

TO: CITY MANAGER 1996 JULY 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING APPLICATIONS

PURPOSE: To submit the current series of new rezoning applications for Council's consideration.

RECOMMENDATION:

1. **THAT** Council set a Public Hearing for this group of rezonings on 1996 August 27 at 7:30 p.m., except where noted otherwise in the individual reports.

REPORT

Attached please find reports on outstanding rezoning applications. A short form notation of the report recommendations are also outlined for the convenience of Council.

		<u>Page</u> <u>No.</u>	<u>Recommend.</u> <u>Page No.</u>
Item #1	Application for the rezoning of		
RZ #27/96	Lots 7, 6, and Lot 5 Exc. Plc. "A" (Ref. Pl. 3004), Pcl. "A" (Ref. Plan 3341) Lot 4, Pcl. "C" (Ref. 3395) Lot 3, Lot 3 Except Firstly: Pcl. "C" (Ref. Plan 3395): Secondly: Pcl. "A" (Ref. Plan 3527): Thirdly: Pcl. "B" (Plan with charge deposited 31866C), D.L. 159, Plan 2014; Lot "A", D.L. 159, Plan 3992; Pcl. "A" (Ref. Plan 3307) of Lot 2, D.L. 159, Plan 2014; Lot "B", D.L. 159, Plan 3992; Pcl. "D" (Ref. Plan 2807) Lot 2, Pcl. "C" (Ref. Plan 1342) of Lot 2, Pcl. "A" (Ref. Plan 3527) Lot 3, Pcl. "B" (Ref. Plan with charge deposited 31866C) Lot 3, Lot 4, Exc. Firstly: Pcl "B" (Ref. Plan 3226) Secondly: Pcl. "A" (Ref. Plan 3341), Lot 5, all of District Lot 159, Plan 2014.	309	312

From: R2 Residential District

To: R5 Residential District

Address: 8640, 8648, 8656, 8662, 8674, 8680, 8724
Gilley; 5925, 5953, 5963, 5973, 5983
Marine Drive; 6007 and 6015 Byrne
Road.

RECOMMENDATION:

1. THAT Council not give favourable consideration to this rezoning request.

Item #2 RZ #28/96	Application for the rezoning of: Lot 3, D.L. 118, Group 1, Plan 76093	316	319
----------------------	--	-----	-----

From: CD Comprehensive Development District
(based on M1 Manufacturing District and
M5 Light Industrial District)

To: Amended CD Comprehensive Development
District (based on M1 Manufacturing
District and M5 Light Industrial District as
guidelines and in accordance with the
development plan entitled "Bridge Studios
MGM Sound Stage" prepared by Joint
Venture Architects)

Address: 2500 Boundary Road

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be proposed and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) Registration of a 215 Covenant and deposit of sufficient monies to guarantee the demolition of the existing building on the site within twelve months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing building on the site is vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The granting of any necessary easements and covenants.
- f) The dedication of any rights-of-way deemed requisite.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) The payment of any requisite City taxes by the Provincial Government with respect to the subject site and development.
- i) The granting of a 215 Covenant restricting use of the Henning Drive access to the property.

- j) Provision of a study regarding any possible contamination of the site due to previous uses and appropriate remediation measures, if required, to the approval of the ministry of Environment, Lands and Park and Environment Health Services.

Item #3	Application for the Rezoning of:	324	327
RZ #29/96	Portion of Lot 170, D. L. 74, Group 1, Plan 49759		

From: R3 Residential District

To: P4 Cemetery District

Address: Portion 3789 Royal Oak Avenue

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.4 of the report be approved, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27 at 7:30 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The consolidation of the subject legal parcel with the larger cemetery property.
- f) The granting of any necessary easements.
- g) The retention of identified existing trees on the site, their protection by registration of a Section 215 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- h) Completion of the Highway Exchange Bylaw.
- i) Provision of a study regarding any possible contamination of the site due to previous uses and appropriate remediation measures, to the approval of the Ministry of Environment, Lands and Park & Environmental Health Services.

CITY MANAGER
REZONING APPLICATIONS
1996 July 17 ... PAGE 6

		<u>Page No.</u>	<u>Recommend. Page No.</u>
Item #4 RZ #30/96	Application for the Rezoning of: Lot 21, D.L. 152, Group 1, NWD, Plan 1520	333	335
	From: C4 Service Commercial District		
	To: CD Comprehensive Development District (based on P8 Parking District and the Metrotown Development Plan as guide- lines) & C7 Drive-In Restaurant District		
	Address: 5094 Kingsway		

RECOMMENDATION:

1. **THAT** staff be authorized to work with the applicant towards preparation of a suitable plan of development for presentation to a Public Hearing.

Item #5 RZ #31/96	Application for the Rezoning of: Lot B and Lot C, D.L. 91, Plan 18487	339	341
	From: R1 Residential District		
	To: R2 Residential District		
	Address: 6423, 6437 Canada Way		

RECOMMENDATION:

1. **THAT** Council not give favourable consideration to this rezoning request.

Item #6 RZ #32/96	Application for the Rezoning of: Lot 89 Exc. Firstly: Pcl. "A" (Ref. Plan 34085), Secondly: Pcl. "B" (Ref. Plan 34085), D.L. 153, Group 1, NWD Plan 33066.	344	347
	From: C3 General Commercial District		

<u>Page</u> <u>No.</u>	<u>Recommend.</u> <u>Page No.</u>
---------------------------	--------------------------------------

To: CD Comprehensive Development District
(based on C3 General Commercial
District guidelines)

Address: 4444 Kingsway

RECOMMENDATION:

1. THAT staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

Item #7
RZ #33/96

Application for the Rezoning of:
Lots 14, 13, 12 & 11, Block 1, District Lot 116, Group
1, NWD Plan 1236

351

354

From: R5 Residential District

To: CD Comprehensive Development
District (based on RM7 Multiple Family
Residential District and the Hastings
Street Area Plan as Guidelines)

Address: 3765, 3775, 3785 and 3791 Albert
Street

RECOMMENDATIONS:

1. THAT staff be authorized to bring forward for abandonment Amendment Bylaw No. 9, 1995, Bylaw No. 10194, Rezoning Reference #73/94, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.

<u>Page</u> <u>No.</u>	<u>Recommend.</u> <u>Page No.</u>
---------------------------	--------------------------------------

2. THAT staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

Item #8 RZ #34/96	Application for the Rezoning of: Lot 36, D.L. 166A, Group 1, Plan 48494	358	360
----------------------	--	-----	-----

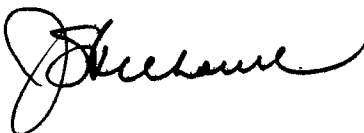
From: CD Comprehensive Development (based on M1 Manufacturing District and M5 Light Industrial District as guidelines)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District as guidelines)

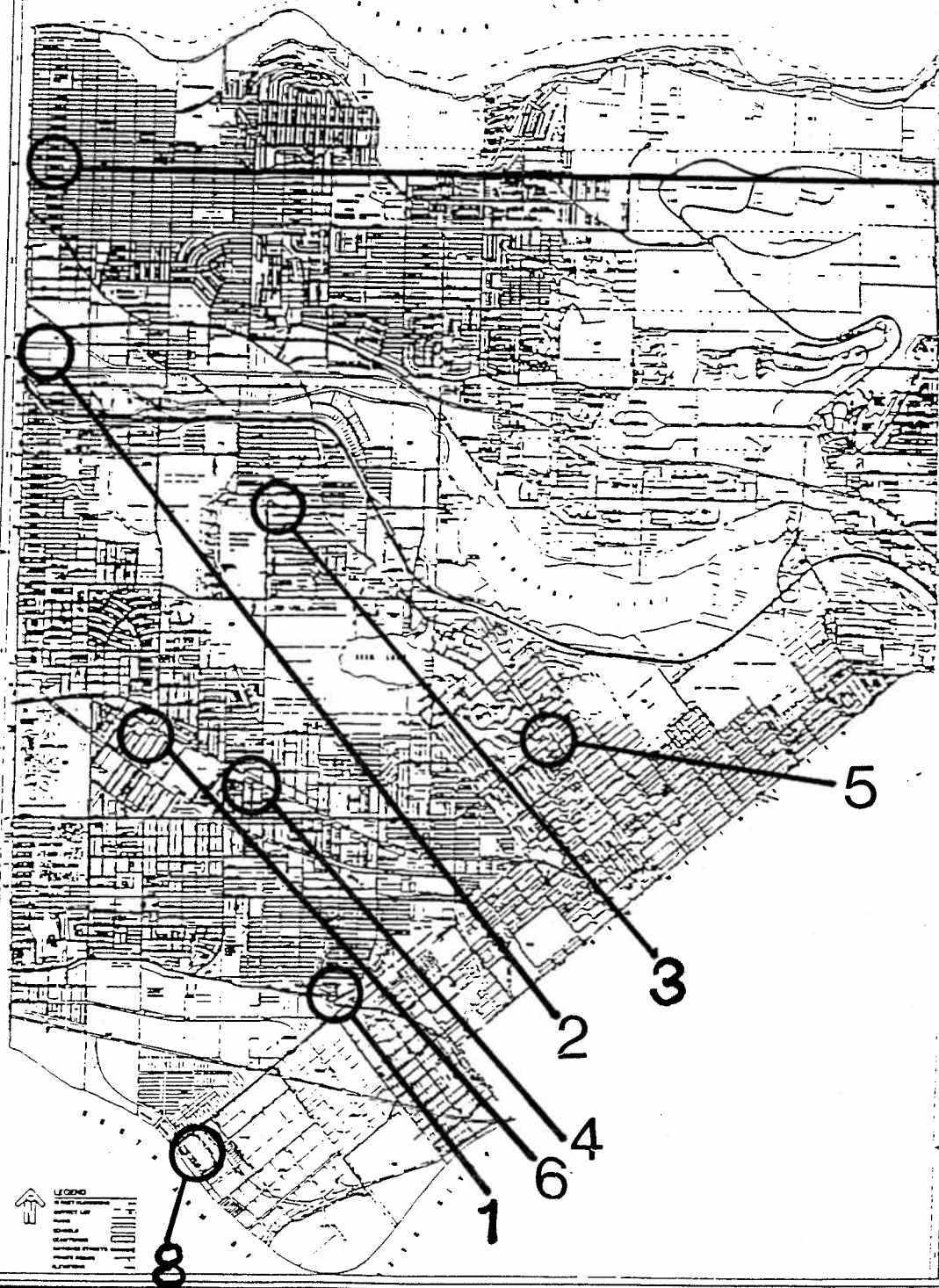
Address: 7422 Fraser Park Drive

RECOMMENDATION:

1. THAT staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.



D. G. STENSON
DIRECTOR PLANNING AND BUILDING



Date:

1996 JULY 22

Scale:

Drawn By:



City of
Burnaby

Planning & Building Dept

REZONING KEY MAP

DENOTES ITEM NO.

308

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #27/96 1996 JULY 22

ITEM #1

1.0 GENERAL INFORMATION

- 1.1 Applicant: Mr. Ken Kish
8640 Gilley Avenue
Burnaby, B.C. V5J 3Y5
- 1.2 Subject: Application for the rezoning of:
See Attached Schedule "A"
- From: R2 Residential District
- To: R5 Residential District
- 1.3 Address: See attached Schedule "A"
- 1.4 Location: The subject site is located between Gilley Avenue and Byrne Road north of Marine Drive (see attached sketch).
- 1.5 Size: The site is irregular in shape with an approximate area of 2.27 acres (98,914.8 sq. ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit small lot residential subdivision.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is predominantly occupied by small, older single-family dwellings in fair condition, with the exception of three newer, larger single-family dwellings along Gilley Avenue. The area to the northeast between Gilley Avenue and Byrne Road is occupied by older single-family dwellings of varying sizes. To the south across Marine Drive, there are a gasoline service station, two older single-family dwellings and a B.C. Tel remote switching station. To the northwest across Gilley Avenue there is Glenwood Elementary School and an R2 District zoned area of largely small, older single family dwellings.

The properties across Byrne Road to the east are owned by Burnaby and are part of Byrne Creek Ravine Park. With the exception of two old dwellings to the east along Marine Drive, these properties are vacant and covered with trees and brush. Vehicular access is currently available from Gilley Avenue, which is constructed with a curb walk on the northwest side and interim paving on the southeast side; and from Marine Drive, which is constructed to a full standard. Byrne Road is constructed as a gravel lane primarily giving rear access to a number of lots with access to the lane via Firth Avenue and an exit only at Marine Drive.

3.0 GENERAL DISCUSSION

3.1 The applicant is proposing to rezone the subject 15 properties essentially in order to permit subdivision of the property located at 8640 Gilley Avenue utilizing the R5 Single Family Dwelling - Small regulations. The applicant then suggests that the remaining properties within the subject site would be permitted to subdivide in the future as further requests are received. The R2 District requires a minimum lot area of 668.8m² (7,200 sq. ft.) and a width of 18.28 m (60 ft.), while the R5 District - small permits lot areas of 334.4 m² (3,600 sq. ft.) and widths of 9.1 m (30 ft.).

3.2 This type of rezoning request does not fit into any established zoning policy changes adopted by Council. The concept of an area being rezoned to permit small lot residential subdivision is similar to rezoning to the R9 District which requires an area of two acres or more; however, the applicant has applied for rezoning to R5 District, which could permit 30 foot wide lots, while the minimum lot width for the R9 District is 40 feet.

Council have also authorized staff to consider requests for adjustments to zoning boundaries in single and two-family residential areas where the development character of the proposed area is more in keeping with the zoning of the abutting residential zoning. In this case the properties across Byrne Road are zoned R5 Residential District; however, they are owned by Burnaby and are part of Byrne Creek Ravine Park. Therefore, they are not pertinent to this type of zoning boundary adjustment.

3.3 In light of the lack of a policy context for this type of rezoning, it must be considered in terms of its potential to be precedent setting and whether or not the change in development character in this area is compatible with the larger residential neighbourhood - the eastern South Slope.

This residential area of the south slope, north of the subject site, is predominantly zoned R2 District, which does not permit two-family dwellings like the R5 District and, as previously discussed, has minimum lot area and width requirements which are double that of the R5 District - small. The surrounding residential area to the north features 15.8 m (52 ft.), 18.3 m (60 ft.) and 20.12 m (66 ft.) single-family dwelling lots, with no lots as small as the potential R5 District lots on this site - 10.15 m (33 ft.).

In particular, the block immediately to the north of the subject area (northwest of Gilley Avenue) has similar large deep single-family dwelling lots. The rezoning of the subject site to permit small lot residential subdivision - or potentially two-family dwelling development - would therefore appear to be out of character with the larger residential neighbourhood.

- 3.4 The subdivision of the properties along Gilley Avenue is also of concern in terms of permitting additional driveways to access this steep section of Gilley Avenue. The Traffic Division of the Engineering Department has expressed concern regarding additional left turn movements into lots by southbound Gilley Avenue traffic due to the steep grades and a somewhat blind curve at the Firth Avenue location.
- 3.5 The applicant wishes to subdivide the property at 8640 Gilley Avenue into four lots. This would require the construction of Byrne Road to an Engineering approved final standard. Staff have completed a preliminary design review of the possible road construction necessary to provide access to the lots off Byrne Road and have concluded that it would be necessary to construct a road to engineering standards requiring dedications to accommodate a cul-de-sac, which would likely eliminate the subdivision potential of 8640 Gilley Avenue into four (4) lots as the lots would not have sufficient area. The required cul-de-sac dedications may have less effect on subdivision if the dedications were taken off the City (park) lands to the southeast, although care needs to be taken not to intrude closer than 50 ft. from the top of the ravine bank. Further City study would need to be pursued if this alternative dedication approach were to be considered. In constructing a cul-de-sac, it would also be necessary to disconnect access to the gravel lane to the northeast on the Byrne Road right-of-way due to the steep grades along this right-of-way, and to construct retaining walls around the cul-de-sac due to the relationship between the proposed road grades and the grade of the top of the ravine bank to the east.
- 3.6 If this rezoning were to be advanced and if small lot subdivision along the Byrne Road right-of-way were possible, the ramifications of subdivision would be the requirement of full servicing as is the case with other larger single-family subdivisions in Burnaby. This would include the construction of the cul-de-sac and retaining walls on Byrne Road, and the completion of construction of Gilley Avenue to a 36 foot standard with a curbwalk.

Such servicing may not be practical to assess or to achieve on a lot by lot subdivision basis but could more constructively be achieved as part of an area rezoning such as is proposed. The fifteen properties involved in this rezoning application as a whole could be assessed the cost of all services as noted, through the rezoning applicant, even though many of the properties do not have any subdivision potential under the requested R5 District zoning. These costs would also likely include the share of the frontage improvements for 8658 Gilley Avenue, the one property within the area whose owner did not participate in this rezoning application.

4.0 CONCLUSION

- 4.1 In light of the fact that this rezoning request does not conform to any established rezoning policy change parameters adopted by Council; that the potential development pattern and form would not be in character with the overall adjacent South Slope residential neighbourhood; and that serious concerns have been raised regarding accessibility, servicing, and possible infringement on parkland, this department does not support rezoning the subject site to the R5 Residential District from its current R2 Residential District.

5.0 RECOMMENDATION:

- 5.1 THAT Council not give favourable consideration to this rezoning request.



BW:hr
Atts.

cc: Director Engineering
 Director Recreation and Cultural Services

REZONING #27/96

SCHEDULE "A"

ADDRESSES AND LEGAL DESCRIPTIONS

8640 GILLEY

LEGAL: LOT 7, D.L. 159, PLAN 2014

8648 GILLEY

LEGAL: LOT 6, D.L. 159, PLAN 2014

8656 GILLEY

LEGAL: LOT 5, EXCEPT: PCL "A"(REF.PLAN 3004), D.L. 159, PLAN 2014

8662 GILLEY

LEGAL: PCL. "A"(REF.PLAN 3341) LOT 4, D.L. 159, PLAN 2014

8674 GILLEY

LEGAL: PCL. "C"(REF.3395) LOT 3, D.L. 159, PLAN 2014

LOT 3 EXCEPT: FIRSTLY PCL. "C"(REF. PLAN 3395); SECONDLY: PCL "A"(REF.PLAN 3527);
THIRDLY: PCL. "B"(PLAN WITH CHARGE DEPOSITED 31866C), D.L. 159, PLAN 2014

8680 GILLEY

LEGAL: PCL. "A"(REF. PL. 3307) OF LOT 2, D.L. 159, PLAN 2014

8724 GILLEY

LEGAL: LOT "A" D.L. 159, PLAN 3992

5925 MARINE DRIVE

LEGAL: LOT "B", D.L. 159, PLAN 3992

5953 MARINE DRIVE

LEGAL: PCL. "D"(REF. PLAN 2807) LOT 2, D.L. 159, PLAN 2014

5963 MARINE DRIVE

LEGAL: PCL. "C"(REF. PLAN 1342) OF LOT 2, D.L. 159, PLAN 2014

5973 MARINE DRIVE

LEGAL: PCL. "A"(REF.PLAN 3527) LOT 3, D.L. 159, PLAN 2014

5983 MARINE DRIVE

LEGAL: PCL. "B"(REF.PLAN WITH CHARGE DEPOSITED NO. 31866C) LOT 3, D.L. 159, PLAN 2014

6007 BYRNE ROAD

LEGAL: LOT 4, EXCEPT: FIRSTLY: PCL. "B"(REF.PLAN 3226) SECONDLY: PCL. "A"(REF.PLAN 3341);
D.L. 159, PLAN 2014

6015 BYRNE ROAD

LEGAL: LOT 5, D.L. 159, PLAN 2014

RZ 27/96

KEN KISH
8640 GILLEY AVE.
BURNABY, B.C.
V5J 3Y5

Tel: (604) 433-7526

CITY of BURNABY
APPROVING OFFICER
CITY CLERK

**RE: REZONING AND SUBDIVISION APPLICATION FOR ALL LOTS LOCATED
FROM 8724 TO 8640 GILLEY AVENUE; FROM 5953 TO 5983 MARINE DRIVE;
AND 6007 BYRNE ROAD, BURNABY, B.C.**

Dear Sirs:

Please be informed that I represent all of the above noted property owners, with respect to this application for rezoning and subdivision application. This letter is to inform the city of Burnaby that it is our intentions to request that all properties represented above, which are currently **ZONED R-2** be **REZONED** to **R-5**.

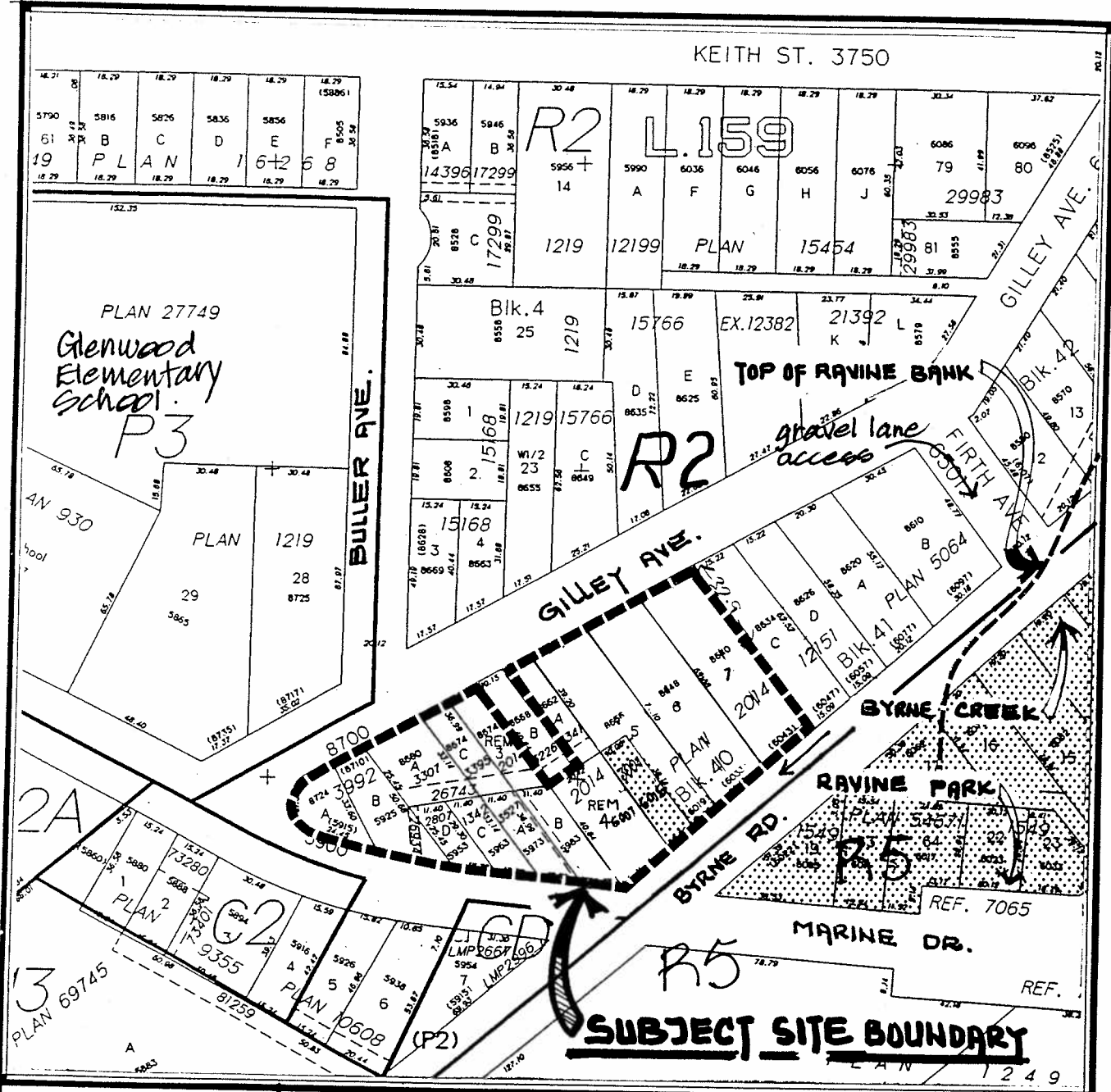
It is our intentions upon the favorable approval of this application to develop the land for affordable single housing on current vacant land located within this rezoning request. The fate of the existing houses would be up to each property owner and/or a subsequent developer. The final intent of this application is to provide four dwelling on lots that currently only have one dwelling on them.

This **LETTER OF INTENT** is intended to provide the applicant with an opportunity to present this petition to initiate an area rezoning process to Burnaby Planning and Building Department, Members of The Burnaby Housing Committee and City Council Members. Once again I would be pleased to discuss this application in person at your convenience.

Sincerely,

Ken Kish May 27/96

KEN KISH



Date:
JULY 1996

Scale:
1:2000

Drawn By:
J.P.C.

City of
Burnaby

Planning & Building Dept.

- CITY OWNED PROPERTY -

REZONING REFERENCE #27/96

SKETCH #1

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #28/96
1996 JULY 22**

ITEM #2

1.0 GENERAL INFORMATION:

- 1.1 Applicant:** Coriolis Consulting Corp.
1505 - 1130 West Pender Street
Vancouver, B.C. V6E 4A4
(Attn: Mr. Jay Wollenberg)
- 1.2 Subject:** Application for the rezoning of:
Lot 3, D.L. 118, Group 1, NWD, Plan 76093
- From:** CD Comprehensive Development District (based on
M1 Manufacturing District and M5 Light Industrial
District)
- To:** Amended CD Comprehensive Development District
(based on M1 Manufacturing District and M5 Light
Industrial District as guidelines and in accordance with
the development plan entitled "Bridge Studios MGM
Sound Stage" prepared by Joint Venture Architects)
- 1.3 Address:** 2500 Boundary Road
- 1.4 Location:** The subject site is located at the south-east corner of Boundary Road
and Henning Drive.
- 1.5 Size:** The site size is approximately 115m (380 ft.) by 150m (500 ft.) with
a gross area of 1.94 ha (4.79 acres)
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning
Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
the development of a film studio.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site is vacant, except for an older industrial building of approximately 900m² (10,000 sq.ft.) in the southwest corner. The existing Bridge Studios which, like the subject site, is owned by B.C. Pavillion Corporation, a provincial crown corporation, is located on the adjacent property to the east. A motor hotel is under construction across Henning Drive to the north. The Burlington Northern Railway line runs along the site's south property line.

3.0 GENERAL COMMENTS:

- 3.1 The intent of the rezoning is to expand the existing Bridge Studios onto the adjacent subject property to the west. The two properties are not being consolidated. The site is to be developed in two phases. Phase I consists of a sound stage on east portion of the site, while Phase II consists of a sound stage on the west portion of the site. The proposed development is supportive of the City's objectives for this area.
- 3.2 A road widening dedication is required along the Boundary Road frontage of the site.
- 3.3 The Engineering Department will be asked to provide a schedule and estimate of required servicing, to include, but not necessarily be limited to construction of a right turn lane and separated sidewalk with street trees and boulevard grassing along Boundary Road.
- 3.4 A statutory right-of-way is required for an existing sanitary sewer pump station in the northeast corner of the site.
- 3.5 Vehicular access to the site will be from the existing driveway from Henning Drive into the adjacent Bridge Studios site, via an easement over that property. A further vehicular access to the subject site will be provided along the middle of its Henning Drive frontage, for extraordinary use only, via a locked gate. Due to traffic concerns, a covenant will be provided to ensure that this is not utilized as the primary access for the site.
- 3.6 The perimeter landscaping around the Phase II westerly portion of the site, including the Boundary Road frontage, will be provided as part of Phase I. The remainder of the Phase II site will remain vacant and will not be used for storage or parking in the interim period before development of Phase II.
- 3.7 The existing vacant industrial building in the southwest corner of the Phase II portion of the site (partially on the required road dedication and an area of perimeter landscaping) is to be demolished as part of the Phase I development. Due to special circumstances, Bridge Studios wishes to demolish this within 12 months of final adoption of the rezoning, rather than within the customary 6 months. In order to guarantee demolition, a covenant and bonding monies sufficient to cover the cost of the demolition will be provided.

- 3.8 Environmental Health Services has advised that due to the past use and history of the subject property, an environmental assessment in accordance with the requirements of the Ministry of Environment, Lands and Parks must be conducted under their direction.
- 3.9 Ministry of Transportation and Highway's approval to the proposed rezoning is required prior to Final Adoption.
- 3.10 A development plan for the subject site has been submitted which is suitable for submission to a Public Hearing.

4.0 DEVELOPMENT PROPOSAL:

4.1	Gross Site Area:	-	1.94 ha (4.79 acres)
	Road dedication:	-	0.05 ha (0.12 acres)
	Net Site Area: (subject to survey)	-	1.89 ha (4.67 acres)
4.2	Site Coverage: Phase I	-	18%
	Phase II	-	18%
	TOTAL	-	36%
4.3	Floor Area: Phase I: Sound Stage	-	2,452.6m ² (26,400 sq.ft.)
	Workshops	-	929.0m ² (10,000 sq.ft.)
	Offices	-	929.0m ² (10,000 sq.ft.)
	Sub Total	-	4,310.6m² (46,400 sq.ft.)
	Phase II: Sound Stage	-	2,452.6m ² (26,400 sq.ft.)
	Workshops	-	929.0m ² (10,000 sq.ft.)
	Offices	-	929.0m ² (10,000 sq.ft.)
	Sub Total	-	4,310.6m² (46,400 sq.ft.)
	Phase I & II TOTAL	-	8,621.1m² (92,800 sq.ft.)
4.4	Floor Area Ratio: Phase I	-	0.23
	Phase II	-	0.23
	Total	-	0.46
4.5	Building Height:	-	15.2m (50 ft.)

4.6 Parking Required:

Phase I:	Sound Stage & Workshops	-	36.3 spaces
	Offices	-	20.2 spaces
	Sub Total	-	56.5 spaces

Phase II:	Sound Stage & Workshops	-	36.3 spaces
	Offices	-	20.2 spaces
	Sub Total	-	56.5 spaces

TOTAL	-	113 spaces
--------------	---	-------------------

Parking Provided:	Phase I	-	69 spaces
	Phase II	-	78 spaces
	TOTAL	-	147 spaces

4.7 Loading Required and Provided:

Phase I	-	3 spaces
Phase II	-	3 spaces
TOTAL	-	6 spaces

5.0 **RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be proposed and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) Registration of a 215 Covenant and deposit of sufficient monies to guarantee the demolition of the existing building on the site within twelve months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing building on the site is vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The granting of any necessary easements and covenants.
- f) The dedication of any rights-of-way deemed requisite.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) The payment of any requisite City taxes by the Provincial Government with respect to the subject site and development.
- i) The granting of a 215 Covenant restricting use of the Henning Drive access to the property.
- j) Provision of a study regarding any possible contamination of the site due to previous uses and appropriate remediation measures, if required, to the approval of the ministry of Environment, Lands and Park and Environment Health Services.


RR:gk
Attach

cc: City Solicitor
Director Engineering
Director Finance
Chief Environmental Health Officer

Telephone: 604/681-9711
Fax: 604/682-1193
email: coriolis@coriolis.bc.ca

VIA COURIER

28 May 1996

Mayor and Council
c/o Planning Department
Burnaby City Hall
4949 Canada Way
Burnaby, BC
V5G 1M2

Re: Letter of Intent of the Rezoning of Lot 3 at 2500 Boundary Road (Bridge Studios)

This letter accompanies the application for the rezoning of Lot 3 at 2500 Boundary Road (Lot 3 District Lot 118 Group 1 New Westminster District Plan 76093) from CD (Comprehensive Development District) to CD (Comprehensive Development District). The purpose of the application is to approve the 4.8 acre site for the planned development of two new Sound Stages plus support space as part of an expansion of the Bridge Studios.

Bridge Studios has been a major film and television production success since it opened in 1987, contributing heavily to the rapid growth of the film industry in the Lower Mainland and BC. In response to the strong and growing demand for production space in the Lower Mainland, the Provincial government has committed funding for the expansion of the production space at Bridge. All of the existing facilities are located on Lot 2, leaving no room for expansion. Therefore, the new facilities are proposed for Lot 3, which is immediately adjacent to Lot 2.

Lot 3 (along with the present Bridge Studios site and the Bridge Business Park site) is zoned Comprehensive Development District (CD) by Bylaw 8730, based on the M1, Manufacturing District guideline and M5, Light Industrial District uses. This bylaw does not give specific development details for Lot 3, so this application is to apply for the detailed zoning.

The expansion of the existing studio onto Lot 3 will be completed in two phases:

- The first phase will include a new 25,000 sq.ft. sound stage plus about 19,000 sq.ft. support space (i.e. production offices, workshop space, storage space) and associated truck and car parking. This building is referred to as Sound Stage 5 and is planned to be completed in early 1997.
- The second phase is presently planned to also include a 25,000 sq.ft. Sound Stage, 19,000 sq.ft. of support space (Sound Stage 6) and associated car and truck parking. The development timing of this phase is not yet fixed.

In order to construct these two new Sound Stages, an existing unused industrial building of approximately 10,000 sq.ft. at the southwest corner of Lot 3 will be demolished.

As part of this application, we have attached the application for rezoning form for Lot 3, an authorization form from the General Manager of Bridge Studios, a copy of a title search for Lot 3 and the rezoning application fee of \$1908.50. We are currently working on a detailed development plan for Lot 3 and will be submitting this shortly.

I assume you will contact us if you require any further information or documentation as part of our rezoning application.

Yours truly,

CORIOLIS CONSULTING CORP.



Jay Wollenberg

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #29/96 1996 JULY 22

ITEM #3

1.0 GENERAL INFORMATION

- 1.1 Applicant: Build-A-Vest Structures Ltd.
Unit B, 1300 Ketch Court
Coquitlam, B.C. V3K 6W1 (Attn: Ronald W. Beesley)
- 1.2 Subject: Application for the rezoning of:
Ptn. Lot 170, D.L. 74, Group 1, NWD Plan 49759
- From: R3 Residential District
- To: P4 Cemetery District
- 1.3 Address: Ptn. of 3789 Royal Oak Avenue
- 1.4 Location: The subject site is located at the southwest corner of Royal Oak Avenue and Woodsworth Street (see attached sketch).
- 1.5 Size: The site is rectangular in shape with an approximate area of 2,620 m² (28,202.9 sq. ft.), and frontages of 42.6 m (140 ft.) on Woodsworth Street and 61.4 m (201 sq. ft.) on Royal Oak Avenue.
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of an office building which is accessory to the cemetery use.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is occupied by two older, small single-family dwellings which are sited near the southern edge of the R3 District zoned portion of the property. There are a number of significant trees on the site. Forest Lawn Memorial Park surrounds the site to the south and west, with the main funeral parlour nearby to the south and greenhouses to the west. To the east across Royal Oak Avenue there is a vacant residentially zoned lot and the Canada Way Education Centre, while older single-family dwellings are located across Woodsworth Street to the north. The site fronts onto Royal Oak Avenue, which is constructed with curbswalks and onto Woodsworth Street, which is constructed to an interim standard.

3.0 GENERAL DISCUSSION

- 3.1 The applicant proposes to rezone the site in order to construct an office building approximately 687 m² (7,400 sq. ft.) in size, which would function as an accessory use to the principal cemetery use.
- 3.2 In terms of utilizing the existing zoning, Forest Lawn could potentially apply to subdivide the R3 District zoned portion of the property into three or four single-family lots. The use of this site for single-family development would not, however, be considered an optimum use for this site in light of its close proximity to the cemetery use and its location on the busy intersection of Canada Way and Royal Oak Avenue.
- 3.3 The subject site is part of a property upon which the main sanctuary for Forest Lawn Memorial Park is located and, according to the applicant, the site has been utilized by Forest Lawn for caretakers' residences for many years. The construction of a relatively small two-storey office building should operate as an extension of cemetery use and create minimal land use conflicts with surrounding uses, subject to the development being as internalized as possible.

This can be achieved through siting the proposed office building as close to the existing funeral parlour as possible, not permitting any new vehicular accesses to the property, in particular to the portion being rezoned, and locating additional parking at the rear of the building, as well as retaining as many significant trees as possible on the site along the north and east property lines. In order for the proposed accessory use and development to be integrated with the principal cemetery use, this property should be consolidated with the larger Forest Lawn Memorial Park property (4299 Royal Oak Avenue). If a suitable plan of development were submitted which reflected the above conditions and objectives, an accessory office building should be suitable for this site.

- 3.4 There are significant trees on the property. The site features three rows of trees along the north property line which are 10 feet high and greater, and provide good screening for the dwellings on Woodsworth Street, as well as three large conifers and one deciduous tree at the front of the dwellings along Royal Oak Avenue.

The trees need to be assessed by the City Landscape Inspector to determine if they are in good condition and of sufficient quality to be protected by a Section 215 Covenant. If they are worthy of legal protection, most of the trees along Woodsworth Street should be able to be retained. However, the siting of the trees along Royal Oak Avenue may preclude their complete retention, with the proposed future inclusion of the abutting Royal Oak Avenue right-of-way into the development site.

- 3.5 Environmental Health Services have advised that there may be underground fuel tanks on the site. Staff are reviewing this further and will pursue any necessary remediation measures.
- 3.6 In considering this rezoning application, Transportation Planning and Engineering staff noted that the intersection of Canada Way and Royal Oak Avenue is a serious safety concern both for left turn vehicular movement from Royal Oak Avenue onto Canada Way and for vehicles stopping on Canada Way to turn left onto Royal Oak Avenue.

In light of this rezoning application and that the owner of Forest Lawn Memorial Park also owns the undeveloped triangular property surrounded by Royal Oak Avenue, Sprott Street and Canada Way (4750 Canada Way), it would be appropriate to pursue the redesign of this intersection in connection with this rezoning. It is proposed that a Highway Exchange Bylaw be pursued in order to exchange the necessary lands to redesign the intersection.

The proposed alignment would have Royal Oak Avenue aligned essentially through the middle of 4750 Canada Way and a traffic light at that point on Canada Way (see attached Sketch #2). A portion of the area of Royal Oak Avenue right-of-way in front of the subject site would be closed and consolidated with the subject site. Sprott Avenue would likely be closed to vehicular access from Royal Oak Avenue, but remain open from Canada Way to serve three residences facing Sprott Street. The exact areas to be closed and dedicated would be determined in pursuing the detailed survey plans. Based on the preliminary configuration shown on Sketch #2, it appears that more land would be dedicated by the applicant than acquired.

The timing and cost of intersection reconstruction would need to be pursued separately by the City as part of the Capital Program. However, this is considered an opportune time to rationalize this intersection to improve its safety through the proposed Highway Exchange Bylaw. In the interim until the reconfigured intersection is constructed, public vehicular access will need to be maintained through Royal Oak Avenue, with the legal mechanism still to be determined.

4.0 CONCLUSION

- 4.1** The construction of a small office building as an accessory use to the cemetery use should create minimal land use conflict if the development is as internalized as possible. This is also considered an opportune time to achieve the land exchanges necessary to permit a safer intersection of Royal Oak Avenue at Canada Way. Therefore, this department supports rezoning this site to the P4 Cemetery District.

5.0 RECOMMENDATIONS

- 1.** THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.4 of the report be approved, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
- 2.** THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 August 12 and to a Public Hearing on 1996 August 27 at 7:30 p.m.
- 3.** THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.

- e) The consolidation of the subject legal parcel with the larger cemetery property.
- f) The granting of any necessary easements.
- g) The retention of identified existing trees on the site, their protection by registration of a Section 215 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- h) Completion of the Highway Exchange Bylaw.
- i) Provision of a study regarding any possible contamination of the site due to previous uses and appropriate remediation measures, to the approval of the Ministry of Environment, Lands and Park & Environmental Health Services.



BW:hr
Atts.

cc: Director Engineering

(Bw)

**BUILD-A-VEST STRUCTURES INC.
UNIT B, 1300 KETCH COURT
COQUITLAM, B.C.
V3K 6W1**

June 26, 1996

Our file No. 96.50

Your File No. RZ 29/96

City of Burnaby
Planning & Building Dept.
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Attn: Mr. Barry Waitt

Dear Sir:

Re: **Rezoning Application for
3789 Royal Oak Avenue (Lot 170)**

Please accept this letter as our letter of intent in support of our application for the rezoning of a part of 3789 Royal Oak Avenue.

The lot is approximately 4,811 square metres in area and currently has split zoning. The portion of the lot a distance of 51.36 metres north of the south property line is zoned P4 Cemetery while the remaining approximately 53 percent of the lot to the north of this area is zoned R3 Residential District.

The land forms a part of the Forest Lawn Cemetery. At present, the cemetery administration and sales office is located on the P4 zoned portion of the lot and two caretaker homes are located on the R3 zoned portion of the lot. The property has been owned by Forest Lawn for approximately sixty years.

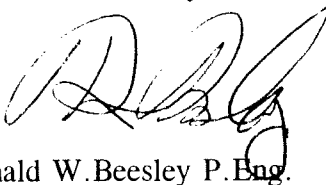
Mr. Barry Waitt

-2 -

June 26, 1996

Due to increasing business demands the owner would like to rezone the R3 portion of the lot to P4 to accommodate construction of an additional office and sales building to the north of the existing building. This would be an ancillary use under the P4 zoning.

Yours truly,

A handwritten signature in dark ink, appearing to read 'R. Beesley', written over the printed name.

Ronald W. Beesley P. Eng.

c.c. Mr. Blair Wallin, SCI
Mr. Wilf Weinkauff

5056	5068	5084	5112	5122	5128	5150	5170	5190
109	110	129	130	132	138			136
16.76	18.17	15.24	16.73	16.73	16.73	14.97	14.97	14.97

P3
REM.68
5251
PLAN 28120
HARWOOD PARK
200.29

HARDWICK ST.

5030	5060	5090	5126	5140	5156
112	111	128	142	144	
26388	36106	EX.36107	EX.42787		
9.51	19.51	22.52	25.13	17.81	17.74

WOODSWORTH ST.

5025	5045	5065	5085	5105	5115	124
119						
15.79	16.76	16.76	16.76	17.43	17.43	17.43

CANADA WAY

5236	5252	5262	5312	5338
77	79			103
PLAN 29644				
16.39	16.15	16.78	24.38	24.38

EX.42250

PLAN 32731

2 E84'

PLAN 39624

SUBJECT SITE

CEMETERY

P4

201.50'

170'

PLAN 49759

R/W PLAN LMP1442

ROYAL OAK AVE.

L.81

SPROTT ST.

PLAN 39624

PLAN 4390

PLAN 34646

PLAN 4770

PLAN 4778


PLAN 4782

PLAN 206

Date:
JUNE 1996

Scale:
1:2000

Drawn By:
J.P.C.

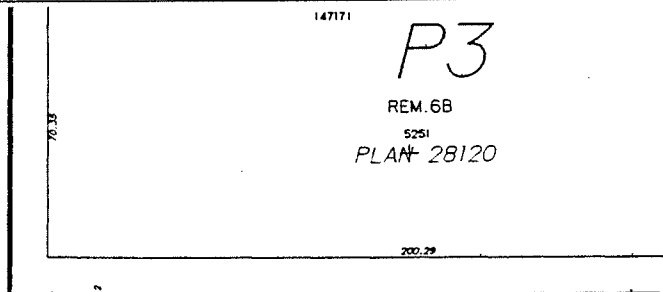
 **City of Burnaby**
Planning & Building Dept.



REZONING REFERENCE #20/96

SKETCH #1.

323	5056	5068	5084	5112	5122	5128	5150	5170	5190
109	110	129	130	132	138	136			
36047									
16.76	16.17	15.24	16.73	16.73	14.97	14.97	14.97		
33746	56045	33374							
108	111	128	104	106	139	141			
5065	5075	5085	5105	5115	5125	5145	5165	5185	5204
16.76	16.17	15.24	16.73	16.73	17.00	17.00	17.01		

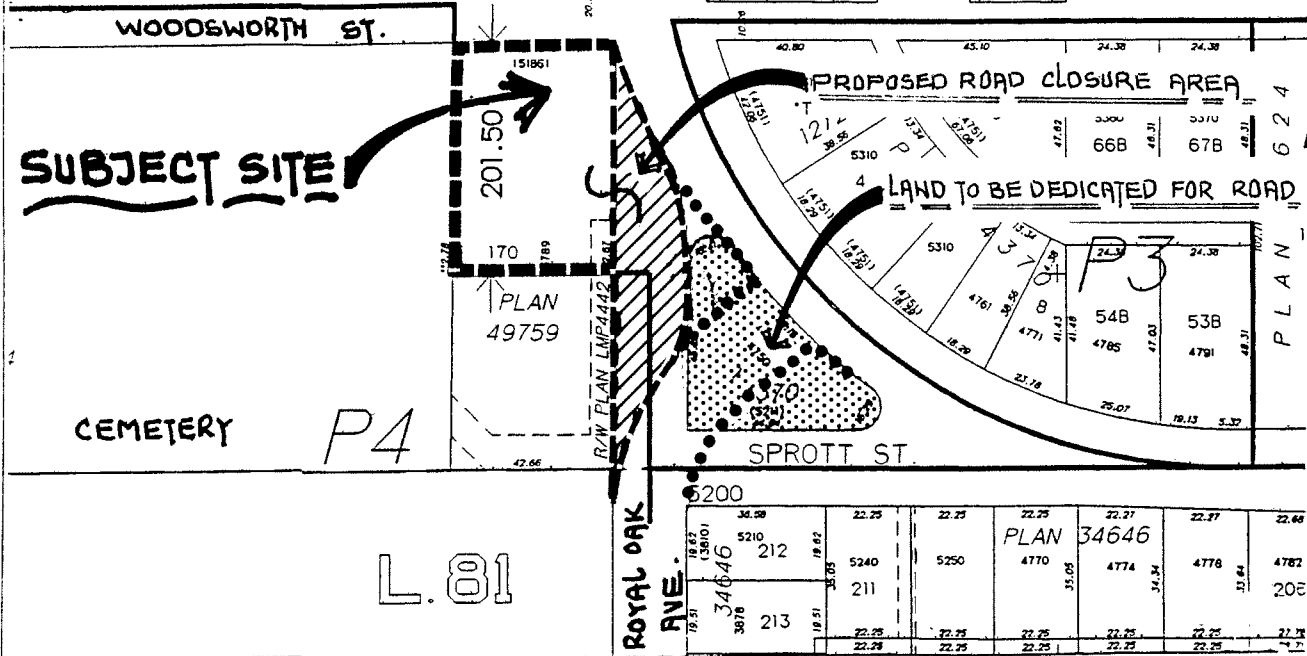


870

5030	5060	5090	5126	5140	5156				
EX. 26388	36106	EX. 36107	142	144					
19.51	19.51	22.52	25.13	17.6	17.74				
16.76	16.76	16.76	16.76	17.43	17.43	17.43			
5025	5045	5065	5085	5105	5115	5125			
16.76	16.76	16.76	16.76	17.43	17.43	17.43			

CANADA WAY

152061	5236	5252	5262	5268	5312	5338			
77	79	1	1	2	103				
PLAN 29644					14739 BIK. 3				
16.39	16.15	16.76	16.76	16.76	16.26	16.26			
4729	80	80130	2	2	100	102			
EX. 42250					5319	5329	5339		
152111	44.93				16.26	16.26	16.26		



Date:
JULY 1996

Scale:
1:2000

Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.



REZONING REFERENCE #29/96
"HIGHWAY EXCHANGE"

SKETCH #2.

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #30/96 1996 JULY 22

ITEM #4

1.0 GENERAL INFORMATION

- 1.1 Applicant: Raymond S.C. Wan Architect Inc.
132 Westchester Drive
Winnipeg, Manitoba R3P 2G6 Attn: Raymond Wan
- 1.2 Subject: Application for the rezoning of:
- Legal: Lot 21, D.L. 152, Group 1, NWD, Plan 1520
- From: C4 Service Commercial District
- To: CD Comprehensive Development District (based on P8 Parking District and the Metrotown Development Plan as guidelines) and C7 Drive-In Restaurant District
- 1.3 Address: 5094 Kingsway
- 1.4 Location: The subject site is located on the southwest corner of Kingsway and Burlington Avenue.
- 1.5 Size: The site is a parallelogram in shape with a width of 17.5 m (57.6 ft.), length of 36.6 m (120 ft.) and area of 643 m² (6,913 sq.ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a parking lot and a drive-through facility for the adjacent restaurant.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property (see attached Sketch #1) currently accommodates a small two-storey KFC (Kentucky Fried Chicken) drive-in restaurant with some on-site surface parking. To the west is a two-storey retail/office building. To the north across Kingsway is one-storey strip commercial development. To the east across Burlington Avenue is the Burlington Square mixed-use development with its heritage building (Glennward) currently accommodating a restaurant. To the south are a single-family dwelling and a vacant lot with low-rise apartments beyond.

3.0 GENERAL DISCUSSION

- 3.1 The subject site is located within the eastern secondary mixed-use Area 2 of Metrotown (see Sketch #2 attached) which designates the Kingsway frontage both north and south sides, between Nelson and Royal Oak Avenues for redevelopment for high-density commercial uses. Due to the small size and limited depth of remaining properties along this stretch of Kingsway, it is likely that maximum redevelopment would result in buildings of two to four storeys.
- 3.2 The redevelopment potential of the subject very small site with a width of 57.6 feet and a net area after road right-of-way dedications of approximately 5,840 sq.ft. is limited. Its optimum redevelopment is likely a two storey commercial building with underground parking designed as an extension of the existing CD zoned (RZ #38/80) two-storey commercial building with underground parking abutting this subject site to the west. This future redevelopment approach is supportable by this department. A further rezoning application would need to be submitted and considered by Council for such future redevelopment.
- 3.3 The applicant proposes to relocate the existing KFC drive-in restaurant into ground floor premises in the existing abutting building to the west. The new restaurant would have less than 50 seats and a drive-through pick-up window on its east side. The existing building on the subject site would be demolished to accommodate additional surface parking for the restaurant as well as the drive-through function. The existing free-standing sign would remain on-site (relocated outside the road widening dedication area) with the proviso that the rotating element be made immobile in line with the sign bylaw.

The site would be rezoned to the CD Comprehensive Development District utilizing the P8 Parking District as a guideline for the surface parking facility and to the C7 Drive-In Restaurant District for the drive-through component and to accommodate the existing free-standing sign.

- 3.4 This rezoning application while considered an interim use of the site, would resolve a number of issues:
- a) A desired 16.5 ft. widening dedication along Kingsway comprising approximately 1,074 sq.ft. would be achieved, the last remaining outstanding widening between Marlborough and Royal Oak Avenues.
 - b) As a restaurant with a drive-through facility, the existing development is non-conforming with respect to the existing C4 Service Commercial District Zoning. This application will bring the site into conformity with the Zoning Bylaw.

- c) Improvements would be made to site accesses, thereby, reducing conflicts with traffic along Kingsway.
 - d) As a CD-zoned site, future redevelopment would require the specific approval of the City through an amendment rezoning application similar to projects to the west and east of this site.
- 3.5 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

4.0 CONCLUSION

This subject rezoning proposal outlines an interim surface parking and drive-through facility for a restaurant relocated to the abutting existing building to the west while protecting the future redevelopment potential of the site in line with the Metrotown Development Plan. The application would achieve a number of desirable City objectives as outlined in Section 3.4 of this report, in particular, a 16.5 ft. road widening dedication along the Kingsway frontage. This rezoning application is supported on this basis.

5.0 RECOMMENDATION

1. THAT staff be authorized to work with the applicant towards preparation of a suitable plan of development for presentation to a Public Hearing.



KI:lf
Attachments

cc: Director Engineering

(KL)

RAYMOND S. C. WAN , ARCHITECT INC.

132 WESTCHESTER DRIVE
WINNIPEG , MANITOBA
CANADA R3P 2G6
TEL: (204) 488-3987
FAX: (204) 488-9579

28 June 1996

City of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

letter of intent

Attention: Mr. Kenji Ito

RE: Proposed Rezoning Application - 5094 Kingsway, Burnaby, B.C.

Dear Ken,

KFC Canada has obtained permission from the current property owner to make an application to rezone the noted property and the current property owner has appointed our firm as representatives for submitting the re-zoning application concerning the above mentioned project. However, our direct Architect / Client relationship is with KFC, Canada.

In review of the existing KFC restaurant located on the above said property, KFC, Canada is currently exploring the possibility of relocating its existing operation to the end rental unit on 5072 Kingsway. In order to maintain the existing drive-thru aspect of the present operation, KFC, Canada will need to maintain their current leasing arrangement of 5094 Kingsway.

We understand that the current zoning for 5094 Kingsway is zoned C-4, which does not allow for a drive-thru facility. Through discussions based on our schematic site plans, it is further understood that a re-zoning application will be required.


It is suggested that the majority of the property be re-zoned to Comprehensive Development with parking group 8 (CD P8), and a designated area at the drive-thru to C-7 (which will permit a drive-thru facility).

Considering the above information, we respectfully submit our re-zoning application for the property 5094 Kingsway. Attached please find copy of the following:

- Application for re-zoning
- Copy of Certificate of Title
- Authorization form
- Cheque in the amount of \$ 850.00 - re-zoning fee
- Copy of schematic site plan and floor plan

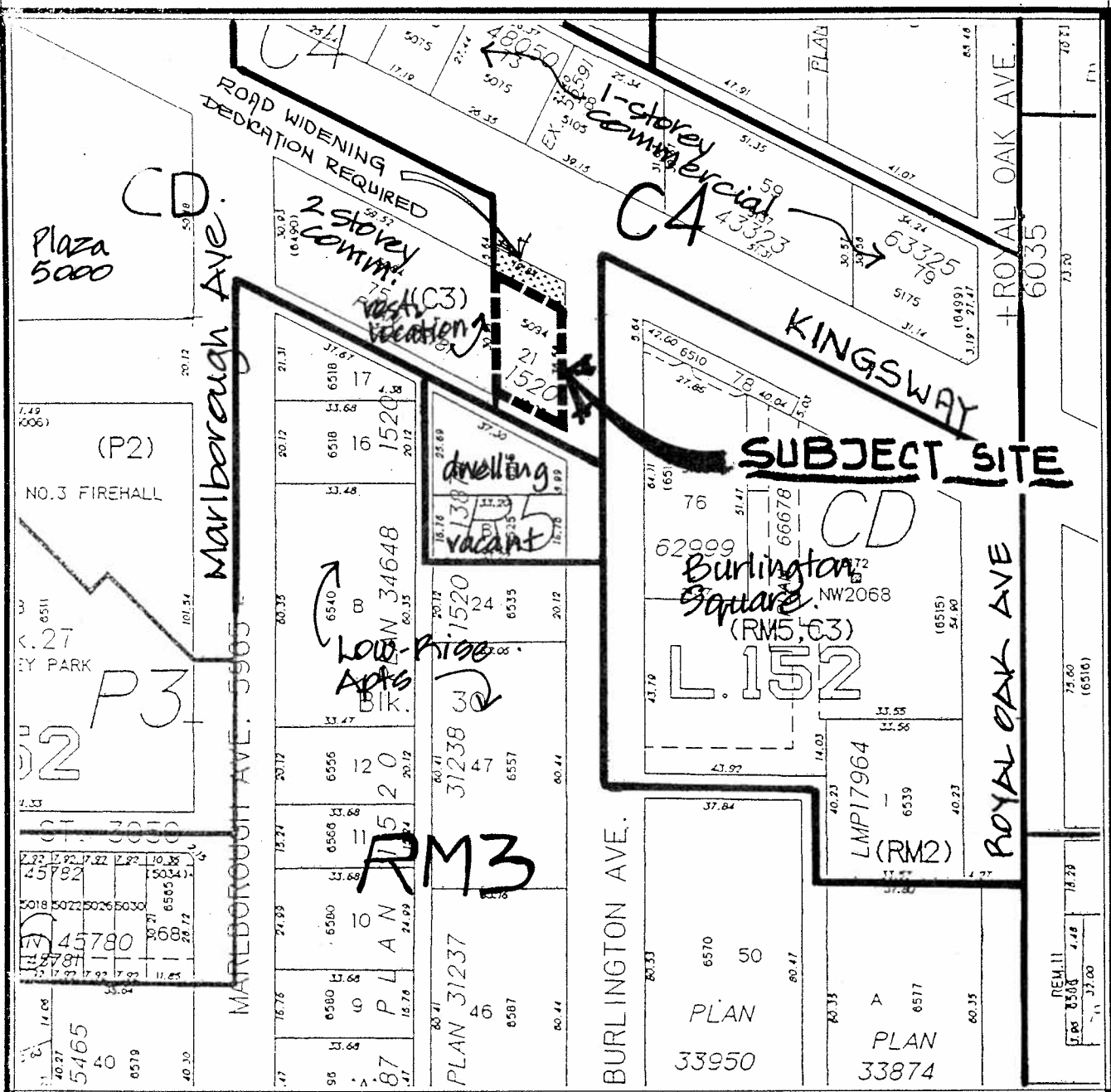
Should you require any further information, please contact our office. Your assistance is much appreciated.

Yours Truly,


Raymond S.C. Wan, MAA, MAIBC, MOAA, MNAA, MRAIC

c.c. KFC, Canada - Mr. Wynn Spencer
Mr. Brian Leonard

536



Date:

JULY 1996

Scale:

N.T.S.

Drawn By:

J.F.C.



City of
Burnaby

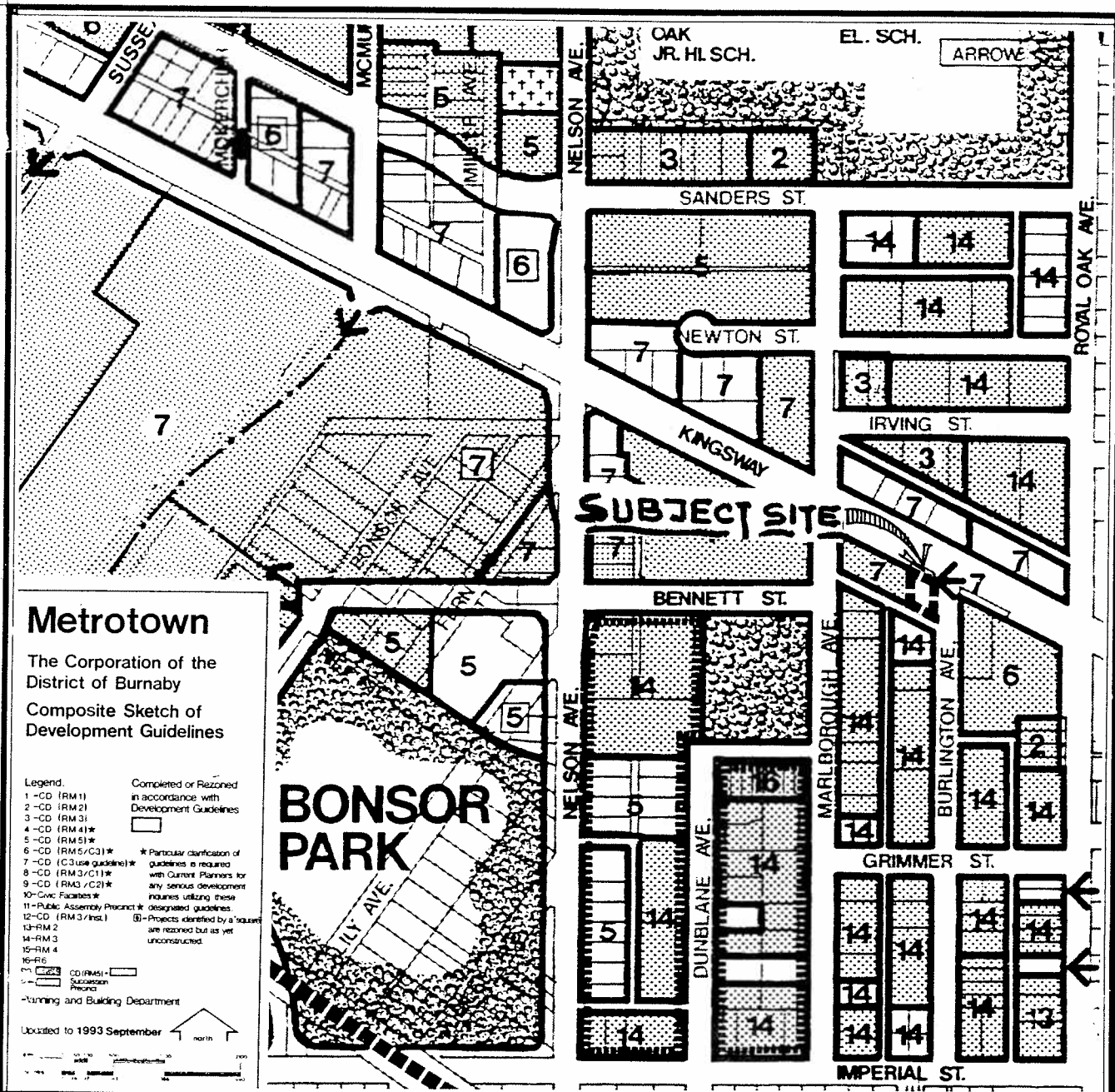
Planning & Building Dept.



North

REZONING REFERENCE #30/96

SKETCH #1



Date:
JULY 1996

Scale:

N.T.S.

Drawn By:

J.P.C.



City of
Burnaby

Planning & Building Dept.

REZONING REFERENCE # 30/96



North

SKETCH #2

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #31/96 1996 JULY 22

ITEM #5

1.0 GENERAL INFORMATION

- 1.1 Applicant: Abed Mustafa
5510 Spruce Street
Burnaby, B.C. V5G 1Y6
- 1.2 Subject: Application for the rezoning of:
- Legal: Lot "B" and Lot "C", District Lot 91, Plan 18487
- From: R1 Residential District
- To: R2 Residential District
- 1.3 Address: 6423 and 6437 Canada Way
- 1.4 Location: The subject site is located on the southwest side of Canada Way between Stanley Crescent and Morley Drive (see attached sketch).
- 1.5 Size: The site is rectangular in shape with an area of 2,523 m² (27,157 sq. ft.), a width of 57.3 m (188 ft.) and a depth of 44 m (144 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit subdivision into three residential lots.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is currently occupied by two small, older single-family dwellings in good condition. The site is very well screened by a hedge and trees. The single-family dwellings to the southwest across the lane, to the northeast across Canada Way and to the southeast at 6455 Canada Way are approximately 25 - 35 years old, moderate in size and in good condition, while a newer, larger dwelling is located to the northwest at 6391 Canada Way. Vehicular access is available to the site from Canada Way, which is constructed with curbswalks and from a rear lane.

3.0 GENERAL DISCUSSION

- 3.1 The applicant has requested rezoning in order to permit the two properties to be subdivided into three 62.6 foot wide lots, presumably to construct three new single-family dwellings.
- 3.2 From time to time rezoning applications requesting rezoning from one residential zoning district to another, in order to permit the subdivision of properties, have been submitted over the last few years. Such applications require consideration on an individual, ad hoc basis which could be precedent setting and are in a sense reminiscent of the R9 type of rezoning applications that were entertained between 1980 and 1989, prior to the establishment of a new policy approach through amendments to the Zoning Bylaw.
- 3.3 The rezoning of single and two-family residential sites in stable single-family residential areas in order to permit subdivision not permitted by the prevailing zoning is inadvisable from a general policy viewpoint. It has also been maintained that residential spot zoning contributes to the erosion of the character and essential nature of established, single family residential neighbourhoods. It has further been noted that residential properties which are greater in size than the zoning District's minimum lot area and width requirements provide a residential neighbourhood can be a positive feature, allowing for increased open space and landscaped areas. In addition, this type of rezoning reduces certainty in single-family residential areas regarding future redevelopment of lots.
- 3.4 With regard to the points raised in the applicant's Letter of Intent, the following comments are provided. The existence of three legal lots on the subject site in 1958 is not pertinent to our assessment of the zoning relative to today's standard. The lot area and width requirements for single-family residential properties in Burnaby has been governed for 31 years by the 1965 Burnaby Zoning Bylaw, which is amended from time to time, but is the appropriate standard to assess rezoning requests.

With regard to the suggestion that through rezoning, two driveway accesses to Canada Way would be removed and that lane access would be utilized for the new lots, access via the lane would likely occur even if the properties were not the subject of a rezoning and subdivision application. If a Building Permit application were received for new single-family development under existing zoning on this site, vehicular access to Canada Way would very likely not be permitted by the Ministry of Transportation and Highways due to this section of Canada Way being a Provincial arterial and secondary access being available.

- 3.5 However, it is noted that the existing lot pattern on the block face from 6357 to 6493 Canada Way, apart from the subject lots, is comprised entirely of lots (7 lots) with widths of about 62 feet, and areas of about 8,900 square feet. These existing lots, therefore, are smaller than the minimum lot width and area requirements contained in the prevailing R1 zoning, and are a better "fit" with the R2 District.

In this light, this block front may be a candidate for the City's area rezoning policy where the existing lot pattern does not conform to the prevailing zoning. If Council so desires, this issue could be referred to the Housing Committee to determine the advisability of pursuing an area rezoning for this block face.

4.0 CONCLUSION

This department does not recommend that favourable consideration be given to this rezoning application from one single-family residential zoning district to another single-family residential rezoning district in order to permit the subdivision of the site on an ad hoc, spot rezoning basis.

However, if Council wishes, the issue of the possible pursuit of an area rezoning of the block face to the R2 District could be referred to the Housing Committee for consideration.

5.0 RECOMMENDATION:

1. THAT Council not give favourable consideration to this rezoning request.



BW:hr
Attach.

cc: Chief Building Inspector
Director Engineering

Abed Mustafa.

5510 Spruce Street, Burnaby, B.C. V5G 1Y6 Telephone and Fax: (604) 294-2726

June 28, 1996

City of Burnaby,
4949 Canada Way,
Burnaby, B.C. V5G 1M2

Attention: Burnaby Planning Department

Dear Sirs:

Reference: Application for Rezoning of Lots B and C on Canada Way (formerly Douglas Road)

Presently registered as 6423 and 6437 Canada Way.

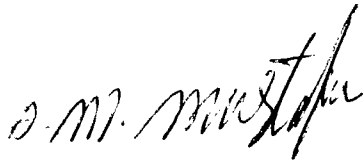
Prior to March 14, 1958 the above 2 lots were registered as Lots #15, 16 and 17, Block F, on Douglas Road. Application for Zoning on that date was made to allow driveway access to Canada Way from both Lots #15 and #17. To accomplish this Zoning approval was granted to divide Lot #16 equally between Lots #15 and #17, to allow for construction of the driveway on Lot #17.

The Lots #6423 and #6437 are ready for redevelopment. To review the size of the lots immediately adjacent to these properties it would appear that they are consistent with planning in 1958. The 2 lots in question are out of place in their location. Therefore, we request your consideration to rezone the current 2 lots to their former 1958 zoning as 3 legal lots.

With this in mind we propose that access to Canada Way, from the Lots B and C, be eliminated, and that vehicle access to these Lots be from the lane way immediately behind the properties. This will reduce the hazards of accessing traffic to and from Canada Way. This will be of immediate benefit to my neighbour and me, and to the City of Burnaby.

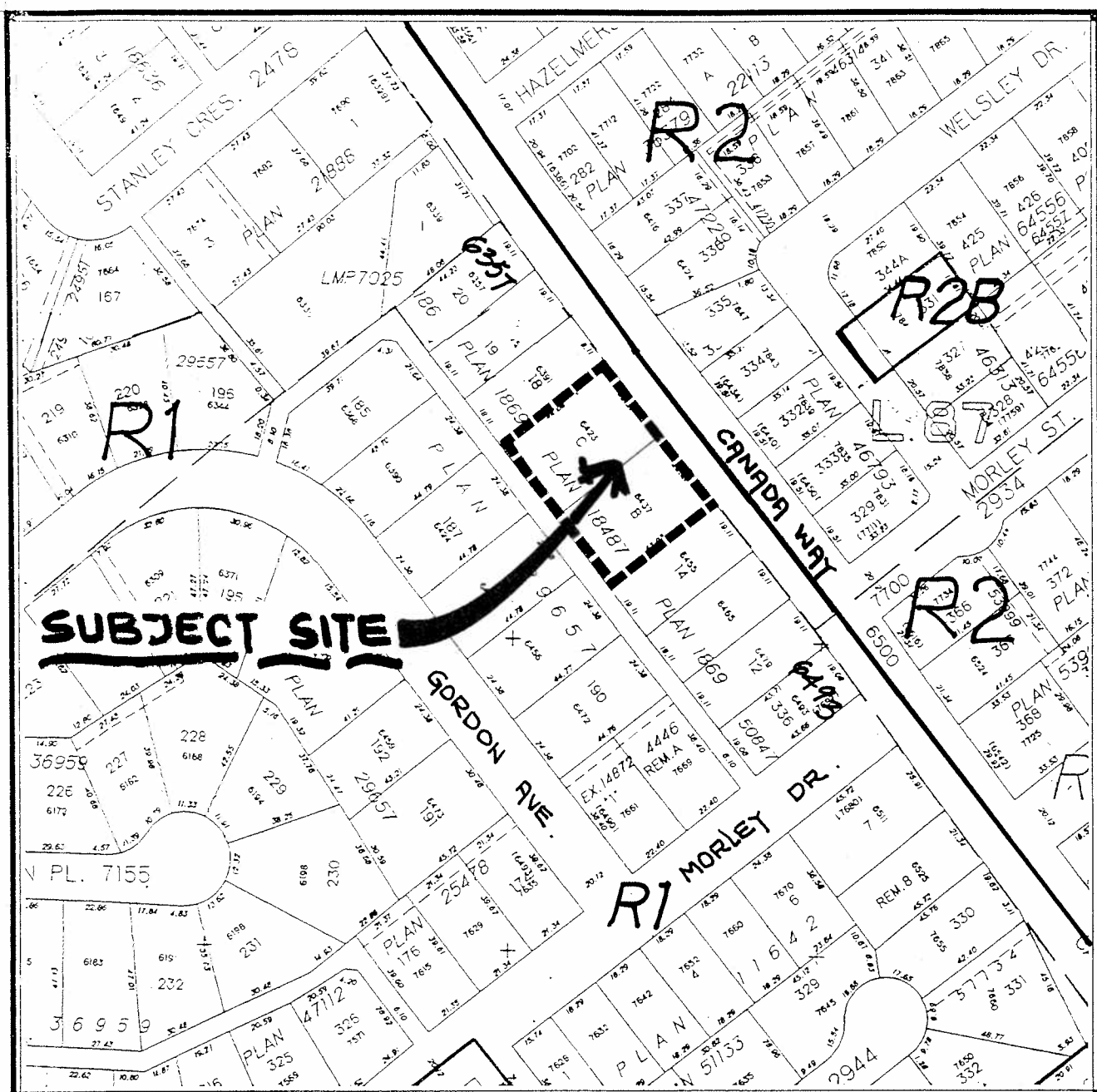
Thank you for your consideration.

Sincerely



nm AM BURNABY.L#1

Mr. Abed Mustafa



Date:

JULY 1996

Scale:

1:2000

Drawn By:

J.P.C.



City of
Burnaby

Planning & Building Dept.



North

REZONING REFERENCE #31/96

SKETCH #1

343

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #32/96 1996 JULY 22

ITEM #6

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Imperial Oil Limited
1900 - 4720 Kingsway
Burnaby, B.C. V5H 4N2
(Attn: Lawrence Ng)
- 1.2 Subject: Application for the rezoning of:
Lot 89, Except: Firstly: Parcel A (RP34085), Secondly: Parcel B
(RP 34085), D.L. 153, Group 1, NWD, Plan 33066
- FROM:** C3 General Commercial District
- TO:** CD Comprehensive Development District (based on C3
General Commercial District guidelines)
- 1.3 Address: 4444 Kingsway
- 1.4 Location: The subject site is located between Willingdon and Kathleen
Avenues and between Kemp Street and Kingsway (see attached
Sketch #1)
- 1.5 Size: The site is roughly square in shape with an approximate area of
8,511 m² (91,614 sq. ft.), and frontages of 91.2 m (300 ft.) on
Kingsway and 87.9 m (288 ft.) on Willingdon Avenue.
- 1.6 Services: The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning
Purpose: The purpose of the proposed rezoning bylaw amendment is to
permit development of a gasoline service station (replacement) with
accessory uses and to establish community plan guidelines for the
future redevelopment of the site.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

- 2.1 The subject site is currently occupied by an older service station, featuring a large service building. A high rise commercial/office development (Metrotown Place) is across Kathleen Avenue to the west, while the Dragon Inn restaurant and two small, older single-family dwellings are located across Willingdon Avenue to the east. Old Orchard Shopping Centre is located across Kingsway to the north, while a three storey apartment building and an older single-family dwelling are located across Kemp Street to the south. Vehicular access is currently available from Kingsway and Willingdon Avenue which are constructed to an interim standard and from Kathleen Avenue and Kemp Street which are constructed to a full standard.

3.0 BACKGROUND:

- 3.1 The subject site is within the Council-adopted Metrotown Development Plan and is designated for CD Comprehensive Development District zoning (based on C3 General Commercial District guidelines) (see attached Sketch #2).

4.0 GENERAL DISCUSSION:

- 4.1 The applicant wishes to replace the existing gasoline service station and to include a retail convenience store and an automatic car wash.
- 4.2 The subject property is an important site in the Metrotown Development Plan, located at the key intersection of Kingsway and Willingdon Avenue, a gateway to the Metrotown core area. Planning staff have had a number of discussions with the applicant regarding the City's development objectives for this site and the surrounding area. These discussions have emphasized the need to move toward a higher intensity use of the site in keeping with the nature of Metrotown as a Regional Town Centre and the development parameters of C3 District zoning. The long term development of this site should provide a density of development which is appropriate for this location near the Metrotown core and compatible with other commercial redevelopment in the area, as well as a pedestrian orientation in terms of both urban design and the uses at street level.
- 4.3 This application for CD Comprehensive Development District zoning has been submitted with a view to addressing the applicant's objective of redevelopment of the service station and the City's objectives of encouraging higher density redevelopment in keeping with the site location near the Metrotown core. The Comprehensive Development (CD) Plan would permit the replacement of the service station in the northwest corner of the site in the interim (Site A on attached Sketch #1) as Phase 1 of the development. Staff have worked with the applicant to minimize the land required for Site A, which accommodates the gasoline service station.

The CD Plan would also provide a conceptual community plan for the whole property. This would address the development potential for the remaining L-shaped parcel (Site B), which would likely be developed as Phase 2 and the eventual redevelopment potential for the service station site (Site A) for a higher density use as Phase 3. Alternatively, the entire property (Sites A and B) could be redeveloped at the same time in the future when the service station is demolished by the owner.

A conceptual community plan for this block has been submitted which shows commercial at street level, two office towers and a feature mid-rise office development at the corner of Willingdon Avenue and Kingsway. However, further detailed work must be pursued to create workable, independent development sites for Sites A and B as well as an integrated overall proposal combining Sites A and B. As part of the interim redevelopment of the service station, urban design features would be incorporated into the plan of development to make this use as compatible as possible with development objectives for this site and the Comprehensive Development plan would show the interim treatment of the remaining L-shaped Site B. In view of the visibility of this high profile location, it is recommended that Site B be grassed with some shrubs along the street fronts, rather than be used as an interim parking lot.

- 4.4 As part of this rezoning, the applicant would dedicate the following rights-of-way for road improvements (subject to further refinement as necessary):

- 1) 4.6 meters widening along Willingdon Avenue
- 2) 6.1 meters widening along Kingsway
- 3) 18.3 meter radius truncation at Willingdon Avenue and Kingsway
- 4) 3 meter by 3 meter truncation at Kathleen Avenue and Kingsway

The Metrotown Development Plan calls for the future closure of Kemp Street to the south. Therefore no vehicular access would be permitted to the site from Kemp Street.

Vehicular access to the future Comprehensive Development site involving the entire property would be provided from Willingdon and Kathleen Avenues on an integrated basis, while access to the interim service station development would be from Kathleen Avenue and Kingsway.

- 4.5 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site once the final subdivision configuration has been determined. The servicing requirements will include but not necessarily be limited to:

- 1) Widening Kingsway to a final standard including a separated sidewalk, curbs, pedestrian lights, boulevard trees, relocation of street lights and undergrounding of overhead wiring.

- 2) Construction of a separated sidewalk along Willingdon Avenue in the final location.
- 3) The provision of boulevard trees abutting the site and undergrounding of overhead wiring along Kathleen Avenue.

Further servicing requirements along Willingdon Avenue and Kemp Avenue would be pursued at the time of the specific Comprehensive Development amendment rezoning for Phase 2.

- 4.6 The Metrotown Public Open Space Charge of \$0.50 per gross square foot is applicable to the interim phase of this rezoning proposal.
- 4.7 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted prior to advancing to a Public Hearing.

5.0 CONCLUSION:

- 5.1 While the interim development of this site does not strictly conform to the Metrotown Development Plan objectives for this site, the proposed rezoning would in place of the existing C3 General Commercial District zoning establish Comprehensive Development District zoning and Community Plan guidelines for the entire property. While this rezoning would permit the redevelopment of the service station on Site A, development guidelines in accordance with the Metrotown Development plan would be established for Site B as a second phase and ultimately for the entire property. As well important dedications of road widening rights-of-way of the Kingsway and Willingdon Avenue frontages could be achieved as well as major road improvements along Kingsway. The guidelines for the site would indicate the future closure of Kemp Street and access restrictions in line with the overall Metrotown Development Plan and its objectives.

Therefore, in light of the rezoning of this site to the Comprehensive Development District, the establishment of community plan guidelines for the site, the dedication of substantial road rights-of-way and the provision of major road improvements, this Department supports this rezoning request.

6.0 RECOMMENDATION:

- 6.1 That staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.



BW/ds

Attach.

per Director Engineering



Imperial Oil

Imperial Oil Limited
Products and Chemicals Division
#1900 - 4720 Kingsway
Burnaby, B.C.
V5H 4N2

Tel: (604) 451-5900
Fax: (604) 451-5949

RZ 32/96

June 28, 1996

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Re: Letter of Intent; Rezoning Application for 4444 Kingsway

This letter will confirm Imperial Oil Limited's intent with regard to the rezoning application for 4444 Kingsway.

The site is currently zoned C3 (General Commercial District) and its current use is a Self Service Gas Bar. There are 2 buildings which sit vacant on the property.

The intent is to rezone the property to CD, utilizing the C3 General Commercial District guidelines. This rezoning would accommodate total redevelopment of the sites in 2 phases:

1. Phase 1 - Self and Full Service Gas Bar, 1,500 sq. ft. convenience store, free standing rollover car wash.
2. Phase 2 - retail/office development with density somewhere between 3.0 and 6.0; the ultimate density would depend on the development's compatibility with the Phase 1 development; depending upon market conditions, there could be an interim use for the phase 2 development lands (i.e. surface parking).

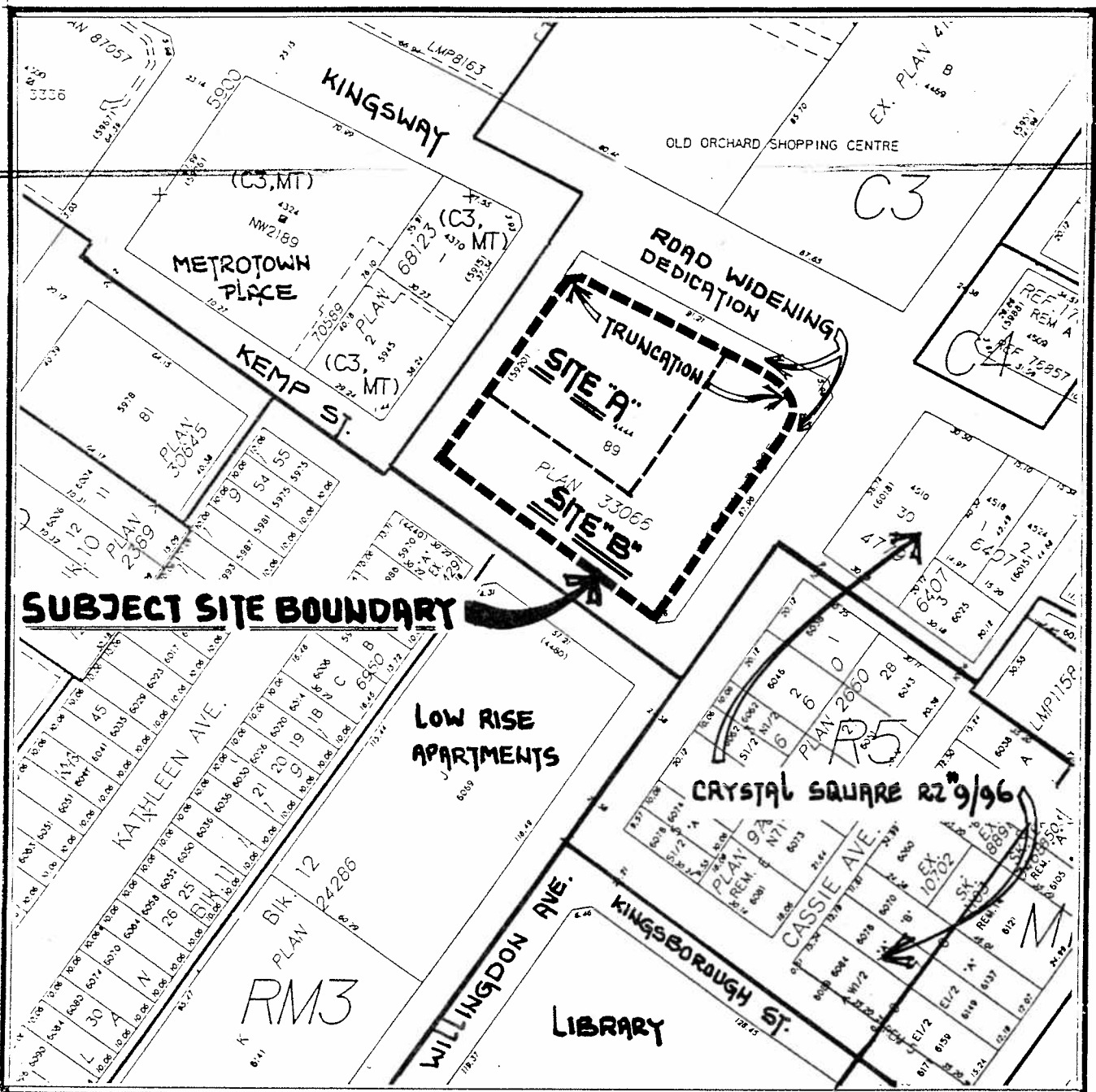
This 2 phased proposal would allow Imperial Oil Limited to redevelop its facilities to a more contemporary and environmentally sound offer as an "interim" use, while allowing part of the site to be developed for high density retail/office use per the Official Community Plan.

Sincerely,

IMPERIAL OIL LIMITED


Lawrence Ng
Senior Accounts Executive - Real Estate
Pacific Automotive Division

Attach.



Date:
JULY 1996

Scale:
1:2000

Drawn By:
J.P.C.



City of
Burnaby

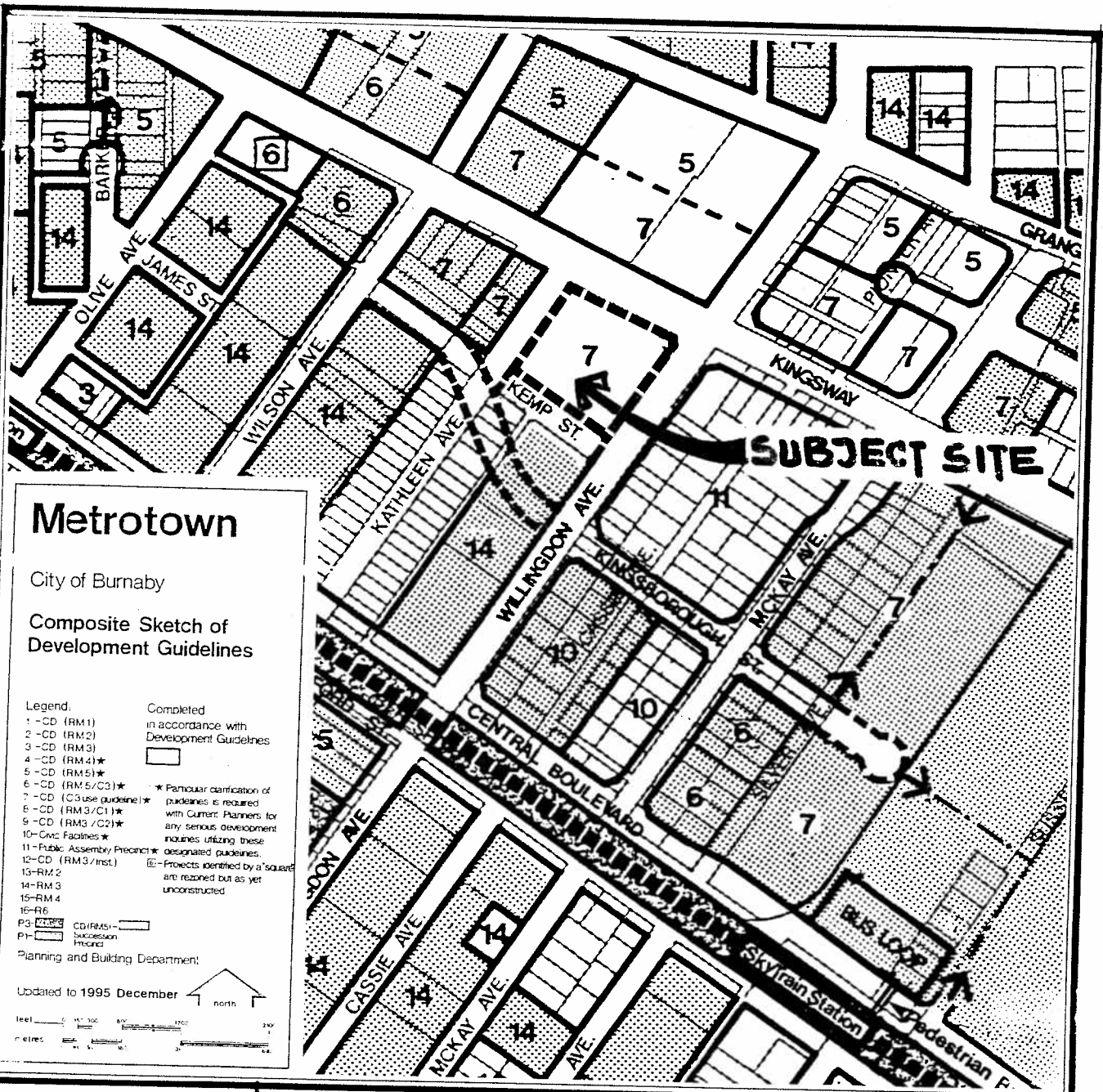
Planning & Building Dept.



North

REZONING REFERENCE #32/96

SKETCH #1.



Date:
July 1996

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
Burnaby

Planning & Building Dept.

REZONING REFERENCE *32/96

SKETCH # 2

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #33/96
1996 JULY 22**

ITEM #7

1.0 GENERAL INFORMATION

- 1.1 Applicant: Elbe, Lock, Walls & Associates
Unit 202, 12448 - 82 Avenue
Surrey, B.C. V3W 3E9
(Attn: David Walls)
- 1.2 Subject: Application for the rezoning of:

Lots 11, 12, 13 and 14, Block 1, D.L. 116, Group 1, NWD, Plan 1236

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM7
Multiple Family Residential District and the Hastings Street
Area Plan as Guidelines)
- 1.3 Address: **3765, 3775, 3785 & 3791 Albert Street**
- 1.4 Location: The subject site is located on the northwest corner of Albert Street and Esmond Avenue, half a block east of Boundary Road in the Hastings Street Area Plan (see attached Sketches #1 and #2).
- 1.5 Size: The site is rectangular in shape, measuring 60.96 m by 37.19 m (200 ft. by 122.01 ft.) for an area of 2,267 m² (24,403.69 sq.ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a non-profit housing, stacked townhouse development, while retaining the existing heritage house.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the northwest corner of Albert Street and Esmond Avenue.

To the north, across the lane, single-family dwellings overlook the site. To the south, across Albert Street, are two high-rise apartment towers. To the east, across Esmond Avenue is an older three-storey apartment building, while to the west is a new three-storey stacked townhouse project, subject of Rezoning Reference #29/91.

The subject sites slopes steeply down to the southwest and is presently occupied by four older houses of varying size and condition, one of which, 3765 Albert Street, is on the Preliminary List of Burnaby's Heritage Buildings. Several mature trees in varying health, including a large Bigleaf Maple and a multi-stem Yew tree, also occur around the edges of the site.

3.0 BACKGROUND

- 3.1 On 1991 June 03, Council adopted the Hastings Street Area Plan, developed after extensive public participation. One key feature of the Plan was the proposed creation of four new zones for the area, including a 3-1/2 storey townhouse district under the Comprehensive Development District zoning at a maximum Floor Area Ratio of 1.1 with full underground parking to ensure a form of development tailored to the specific needs of the site and its proposed uses.
- 3.2 The building at 3765 Albert Street was identified on the 1985 Preliminary Burnaby List of Heritage Buildings as a Classic Box-type pre-World War One residence in good condition, of a type once found frequently in the Heights area but now rare.
- 3.3 A previous rezoning application for the site (Rezoning Reference #73/94) which also proposed stacked townhouses while incorporating the heritage house received Second Reading on 1995 May 01. An information report arising from the 1995 April 25 Public Hearing concerning the feasibility of tree retention noted that the largest, most prominent tree on site, a 100 cm diameter Bigleaf Maple, would be kept and a centrally placed, multi-stem Yew tree would be relocated. This previous rezoning application is now superseded by this subject current application for a non-profit housing development.

4.0 GENERAL COMMENTS

- 4.1 This site is to be developed with 3-1/2 storey townhouses based on the RM7 District as guidelines. The form of townhouses in the Hastings Area is intended to reflect their role as a transitional buffer between R5 District houses and multiple-family dwellings or commercial areas. Four key structural characteristics for the proposed Hastings Street Area townhouses are:

- a) individual ground access to all units;
 - b) pitched roofs to reflect the character of local structures;
 - c) facade modulation to distinguish individual units, and
 - d) absence of common internal corridors.
- 4.2 The applicant proposes that the Heritage House at 3765 Albert Street be retained and renovated to include several stacked units. To facilitate its preservation, several yard setback adjustments have been made. To ensure the house's continued preservation, some form of protective covenant will likely be required.
- 4.3 The preliminary proposal for the project indicates twenty-one (21) 2 to 4 bedroom townhouse units, one of which is designed to be adaptable to persons with disabilities. The heritage house will be kept in its original location and remodeled to include two of the units and an amenity space.
- 4.4 Vehicular access to the site would preferably be from the lane; however, to accommodate the grades it may be accommodated towards the western end of the Albert Street frontage.
- 4.5 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site, including but not necessarily limited to a sewer extension to connect the site to Albert Street and the provision of separated sidewalks and street trees along the Albert Street and Esmond Avenue frontages.
- 4.6 Any necessary easements or rights-of-way will be provided as part of this rezoning.
- 4.7 Given this site's proximity to both Hastings Street and Boundary Road, a suitable sound study will be required.
- 4.8 Provision of an adequately sized and site garbage and recycling area and of a separate car wash stall will be required.
- 4.9 The developer will be responsible for the removal of overhead wiring abutting the site.
- 4.10 The applicable per unit Neighbourhood Parkland Acquisition Charge will need to be deposited.
- 4.11 The site has several notable trees and landscape features. A tree survey is available to indicate their location and health for preservation purposes. A Bigleaf Maple is to be preserved and a multi-stem Yew tree is to be relocated on site. A 215 covenant will be required to guarantee protection of these trees.

- 4.12 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

5.0 RECOMMENDATIONS

1. **THAT** staff be authorized to bring forward for abandonment Amendment Bylaw No. 9, 1995, Bylaw No. 10194, Rezoning Reference #73/94, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. **THAT** staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

FA:lf

Attachments

cc: City Clerk

Director Engineering

Chief Environmental Health Officer

RZ # 33/96

ELBE, LOCK, WALLS & Associates Inc.
ENGINEERING & ARCHITECTURE

Unit 202, 12448 - 82 Avenue
Surrey, B.C. V3W 3E9
Phone: (604) 597-7100
Fax: (604) 597-2099

June 28, 1996

ELW File: 17-96018

City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, B.C. V5G 1M2

Attention: Director of Planning

Dear Sir Madam:

Re: Van Maren Construction Ltd.
Townhouse Development, 3765, 3775, 3785 and 3791, Albert Street, Burnaby, B.C.

Attached please find the Application for Rezoning Form, Authorization Form, title search print, rezoning application fee, the following Letter of Intent and three prints of the Site Plan for the above noted project. Please note that the registered land owners signatures will follow on Tuesday, July 4, 1996.

The intent of the application is to rezone the present 0.56 acre site from R5 Residential District to RM7. The proposal is for 21 residential units of social housing, in accordance with the BCHMC Non-Profit Housing Development Guidelines 1996, made up of two and three storey townhouse units as well as stacked one and two storey townhouse units on an underground parking structure. The existing heritage building will be maintained and converted to residential units and the developments amenity space.

We trust you will find the attached information satisfactory. Should you have any concerns or further questions, please do not hesitate to contact the writer at your convenience.

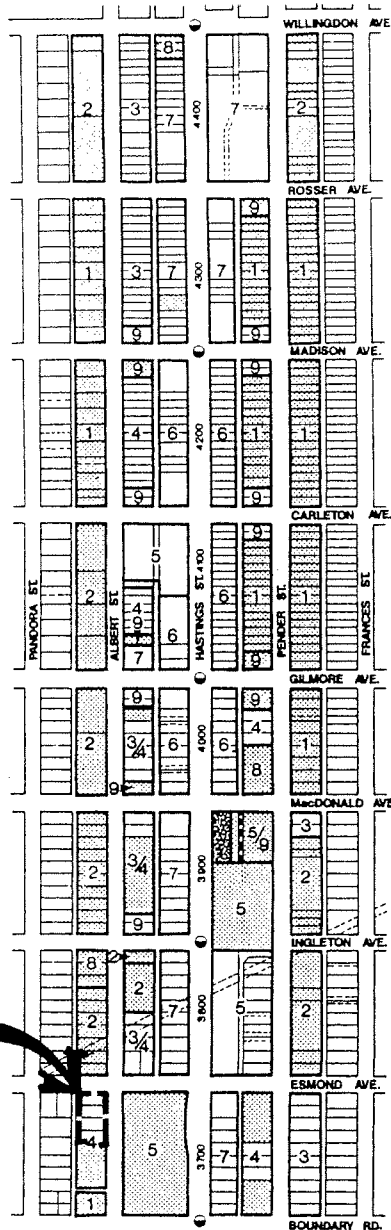
Yours truly,
ELBE, LOCK, WALLS & Associates Inc.

per
David W. Walls, A.Sc.T.
President

DWW nhh

Encls.

cc: Van Maren Construction Ltd., Mr. Bernie Van Maren

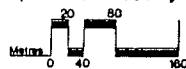


Hastings Street Area Plan (Adopted)

Legend:

- 1 > Single and Two Family Dwellings (Retained)
- 2 > Low Rise Multi Family Residential
- 3 > Single, Two Family Or 2 1/2 Storey Townhousing
- 4 > 3 1/2 Storey Townhousing
- 5 > Comprehensive Development (CD)
- 6 > Core Commercial (4 Storey Mixed Use)
- 7 > Non-Core Commercial (4 Storey Mixed Use)
- 8 > Institutional
- 9 > Parking
- > Park
- > Existing
- > Existing Traffic Signal

Updated to 1996 May



← North

Community Plan Three

**SUBJECT
SITE**

Date:

JULY 1996

Scale:

N.T.S.

Drawn By:

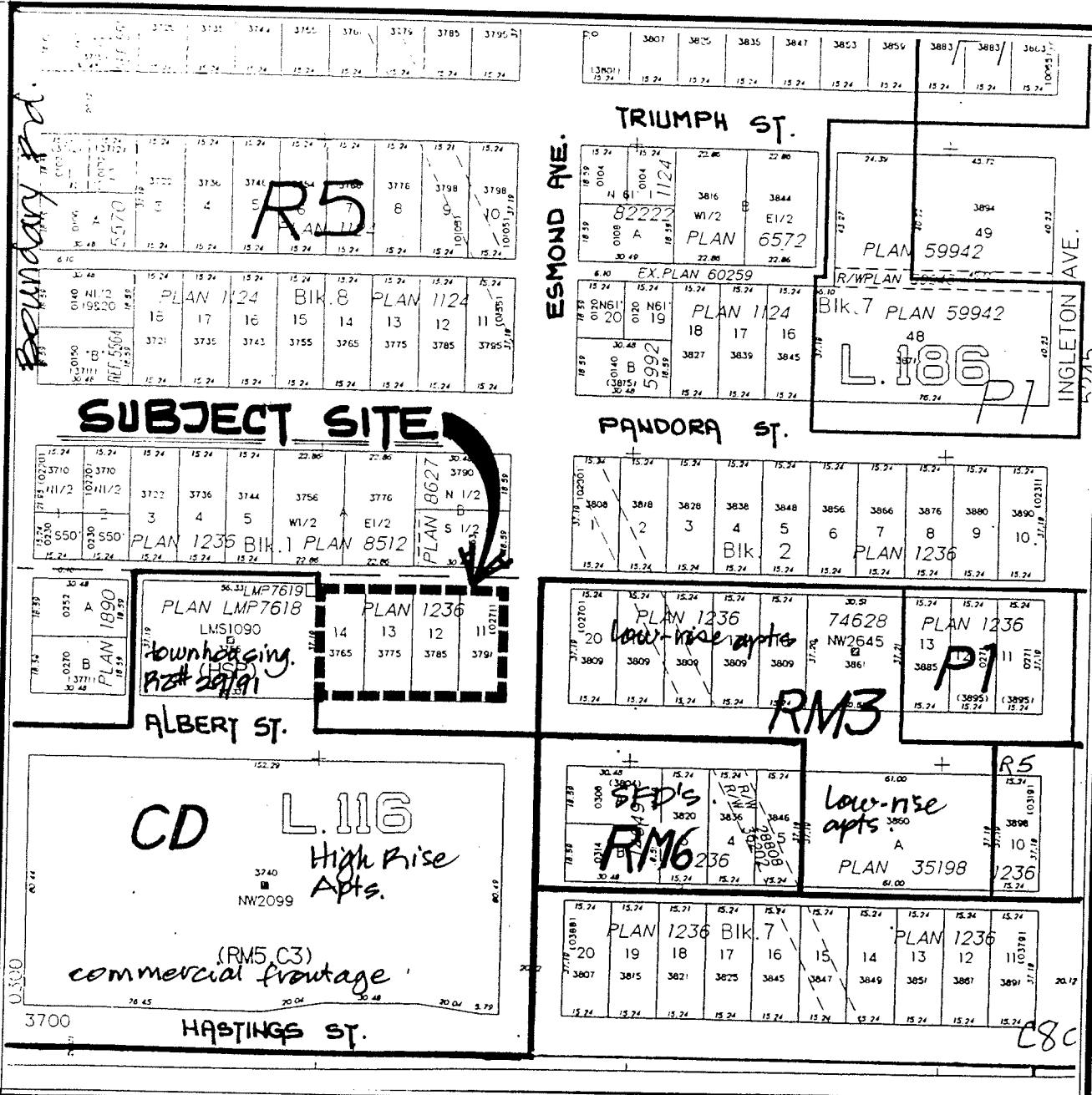
J.P.C.



City of
Burnaby

Planning & Building Dept.


REZONING REFERENCE #33/96
SKETCH #1



Date:
JULY 1996

Scale:
1:2000

Drawn By:
J.P.C.

 City of
Burnaby
Planning & Building Dept.



REZONING REFERENCE *33/96

SKETCH #2

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #34/96 1996 JULY 22

ITEM #8

1.0 GENERAL INFORMATION

- 1.1 Applicant:** M.P.R. Holdings Ltd.
7422 Fraser Park Drive
Burnaby, B.C. V5J 3B9
Attn: Mr. Bob McMillan
- 1.2 Subject:** Application for the rezoning of:
Lot 36, D.L. 166A, Group 1, NWD, Plan 48494
- From:** CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District as guidelines)
- To:** Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District as guidelines)
- 1.3 Address:** 7422 Fraser Park Drive
- 1.4 Location:** The subject site is located on the northeast side of Fraser Park Drive between Byrne Road and Lowland Drive (see attached Sketch #1).
- 1.5 Size:** The site is roughly square in shape with an area of 4,824.5 m² (51,932 sq.ft.), a width of 66 m (216 ft.) and a depth of 73 m (239 ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit expansion of the existing industrial building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is currently occupied by a high-quality 2-storey industrial building. Two storey industrial buildings are also located to the northwest and southeast along Fraser Park Drive. The site to the northwest at 7400 Fraser Park Drive is the subject of a current rezoning (Rezoning Reference #5/96), which was given Second Reading by Council on 1996 July 08. The purpose of that rezoning is to permit a building addition on the part of the site adjacent the subject site. Fraser Foreshore Park is across Fraser Park Drive to the south, while the site to the northeast is used as a storage yard.

Vehicular access is available from Fraser Park Drive, which is constructed with curbs.

3.0 BACKGROUND INFORMATION

- 3.1 On 1988 October 24 Council gave Final Adoption to a rezoning (Rezoning Reference #32/88) to permit the construction of a building for the storage and destruction of files and records. As the property is zoned CD Comprehensive Development District, a CD amendment rezoning is required to permit the expansion of the building.
- 3.2 In order to ensure that development of the site is designed to maximize compatibility with the adjacent Foreshore Park as outlined in the original development concept, Council, at the time of the original rezoning (Rezoning Reference #3/74), endorsed the utilization of the Manufacturing District (M1) technical standards and the Light Industrial District (M5) uses encompassed by the Comprehensive Development District (CD) for sites along the northerly side of Fraser Park Drive.

4.0 GENERAL DISCUSSION

- 4.1 As the site is located across Fraser Park Drive from the Foreshore Park, the building design for the expansion should be of high quality and compatible with the park setting. The addition is proposed, however, to be located near the rear of the property and will be less visible from the Fraser Foreshore Park than the initial building on this property.
- 4.2 The existing building has an approximate gross floor area of 20,364 sq.ft.. The applicant is proposing a building addition of approximately 6,000 sq.ft., however, it has not yet been determined how the required parking and loading would be provided on the site.

- 4.3 According to Section 6.18 of the Zoning Bylaw, it will be necessary to ensure that the building will be constructed above the Fraser River flood plain level.
- 4.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to, the construction of a sidewalk, which is in accordance with Council direction to provide sidewalks in industrial areas.
- 4.5 The proposal will conform to the established Comprehensive Development guidelines for this side of Fraser Park Drive, which are based on M5 District uses and M1 District technical guidelines. This rezoning proposal is supportable in principle, however, a plan of development will need to be submitted which conforms to the M1 District development regulations and the standard parking and loading requirements.
- 4.6 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

5.0 RECOMMENDATION:

- 1. **THAT** staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.



BW:lf

Attachments

CONFIDENTIAL PAPER DESTRUCTION CO. LTD.
7422 FRASER PARK DRIVE, BURNABY B.C. V5J 5B9
PH. 604-433-2255 FAX 604-436-0073

June 29, 1996

City of Burnaby
Planning & Building Department
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

LETTER of INTENT

Attention: Barry Waitt

Dear Barry,

Re: Building addition at 7422 Fraser Park Drive, Burnaby, B.C.
Registered Owner MPR Holdings Ltd.

Further to our telephone conversation Tuesday, I am pleased to submit the following information in support of a revised zoning application for an addition to my building located at the above address.

Building was completed in May 1989 by design/build contractor Wales McLelland Construction Co. Ltd.

Site area is 51,932 square feet $(216.71 + 216.64/2) \times (236.19 + 243.16/2) = 51,932$.

Existing building covers 19,152 square feet of the site, not including a 288 square foot covered but open entrance foyer.

This is a tilt-up concrete building with roof supported by beams crossing at 28 foot and 36 foot intervals. For structure and cost reasons, we anticipate adding to the building in multiples of 36' x 28' areas. (please see attached drawing.)

We understand total building square footage is limited to a maximum 50% of total site area. We assume this would give us $51,932/2$ sq. ft. = 25,966 - 19152 sq. ft. = 6814 sq ft of buildable area.

We would like to build six sections of 28' x 36 ' for a total of 6048 square feet. This would give site coverage of 25,488 square feet or 49.08% of total land area. Addition would be at the north west corner of the building as indicated on attached site drawing. Your consideration for approval to build at this coverage is requested.

The purpose of the addition is to house Confidential Paper Destruction, which presently occupies approximately 7000 square feet at the north end of the building. Existing building would then be utilized entirely by BCRM Services Ltd (present tenant occupying the rest of the building), which provides computerized record storage for a variety of B.C. customers.

No significant change or alteration would be made to the present building.

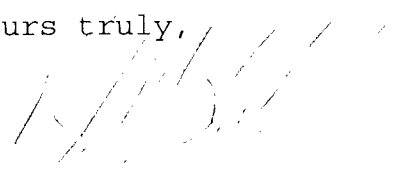
Addition would have ceiling height of twenty-four feet in keeping with existing building.

We presently have nineteen parking stalls on-site. Five or six stalls would be lost with this configuration. We anticipate providing additional angled offstreet parking at the rear (north portion) of the building as there would be a 30' distance from building to the north property line.

Your comments and suggestions on this proposed project would be appreciated. We have included a site plan with the proposed addition shaded in.

Thank you for early review. Please call me at 433-2255 if you have questions or need additional information.

Yours truly,


Bob McMillan
President
MPR Holdings Ltd
Confidential Paper Destruction
Co. (1981) Ltd.
BCRM Services Ltd.

Date:
JULY 1996

Scale:

1:2000

Drawn By:

J. P. C.

City of
Burnaby

Planning & Building Dept.

REZONING REFERENCE # 34/96

SKETCH # 1



North

