

**TO:** CITY MANAGER 1999 OCTOBER 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #99-03

**ADDRESS:** 1601 BURNWOOD DRIVE

**LEGAL:** Lot 526, D.L.'s 135 & 138, Group 1, NWD Plan 66144

**FROM:** CD Comprehensive Development District (based on C2 Community Commercial District)

**TO:** Amended CD Comprehensive Development District (based on C2 and C2a Community Commercial District and in accordance with the development plan entitled "Greystone Village" prepared by Dikeakos Cotter Architects)

**APPLICANT:** Dikeakos & Cotter Architects  
212 - 3989 Henning Drive  
Burnaby, B.C. V5C 6N5  
(Att: Mr. Chris Dikeakos)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1999 November 23.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 November 01, and to a Public Hearing on 1999 November 23 at 7:30 p.m.
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 deposit of the applicable GVS & DD sewerage charge.
- d) The provision of facilities for cyclists.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the renovation of the existing shopping centre to include additional retail floor area and illuminated signage.

### **2.0 BACKGROUND**

- 2.1 The subject site is located within Community Plan Seven and has been designated and developed as a community shopping centre (see **attached** Sketches #1 and #2).
- 2.2 In May of 1983, Council gave Final Adoption to Rezoning Reference #40/80 and 52/82 which involved the subdivision of the original parcel into two sites to accommodate the development of a 96 unit low density multi-family residential development and the subject 2,381m<sup>2</sup> (25,636 sq.ft.) shopping centre. In June 1984, Council approved Rezoning Application #58/82A which allowed for the accommodation of a neighbourhood pub within the shopping centre which has continued to operate since that time.
- 2.3 On 1999 March 29, Council received the report of the Planning and Building Department concerning rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, on the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### **3.0 GENERAL COMMENTS**

- 3.1 The subject site is currently zoned CD Comprehensive Development District (based on the C2 Community Commercial District guidelines) and the development plan for the shopping centre includes a total of 2,382m<sup>2</sup> (25,636 sq.ft.) of floor area and 119 surface parking spaces. With the exception of IGA sign on the east side of the centre facing Burnwood

Drive, all of the exterior tenant signs, as part of the original Comprehensive Development plan, are non-illuminated.

- 3.2 The applicant is proposing to add approximately 162m<sup>2</sup> (1,745 sq.ft.) to the shopping centre which will include a small enclosed entry area in front of the existing IGA supermarket as well as architectural design features, expansion of the retail floor areas on the north side of the south building, on the east side of the north building, and the addition of six parking spaces. The applicant is also proposing to install exterior illuminated signs on the east building faces and within the interior courtyard areas and non-illuminated exterior signs on the west and north faces of the buildings. These additions and alterations will require an amendment of the current CD zoning of the site.

The existing beer and wine store, located within the south building, opened prior to the introduction of the C2a zoning district which became effective in 1988. The proposed CD rezoning amendment will also include the C2a designation in order to bring this retail store into conformity with the current zoning bylaw regulations.

- 3.3 The proposed physical changes will have a minimal impact on the surrounding area and the architectural style of the retail centre and will give it an updated appearance. The additional floor areas will be located under the existing covered walkways and the illuminated signs will not face the immediately adjacent residences. There will be no changes to the existing driveway entrances and only minimal alterations will be made to the existing surface parking areas to accommodate six additional parking stalls.

- 3.4 The regional GVS & DD Sewerage Charge (Fraser) of \$0.811 per sq.ft. of total additional gross floor area will apply to this rezoning.

- 3.5 Facilities for cyclists, including bike racks, will be required within the development.

- 3.6 A Comprehensive Sign Plan will be required.

#### **4.0 DEVELOPMENT PROPOSAL**

- 4.1 Net Site Area: - 0.97 hectares (2.4 acres)

- 4.2 Floor Area:

Existing Shopping Centre:	-	2,381m <sup>2</sup> (25,636 sq.ft.)
Proposed Expansion:	-	162m <sup>2</sup> (1,745 sq.ft.)
Proposed Total:	-	2,543m <sup>2</sup> (27,377 sq.ft.)

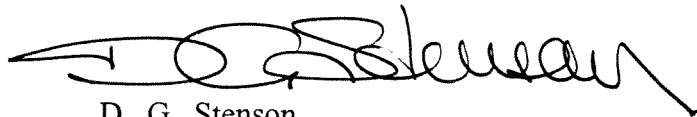
4.3 Parking Required:

Retail @ 1,400m <sup>2</sup> net/14m <sup>2</sup>	-	100 spaces
Office @ 365m <sup>2</sup> /46m <sup>2</sup>	-	8 spaces
Pub @ 85 seats/1 for each 5 seats	-	17 spaces
<b>Total</b>	-	<b>125 spaces</b>

4.4 Parking Provided: - 125 spaces

4.5 Loading Required/Provided: - 2 bays

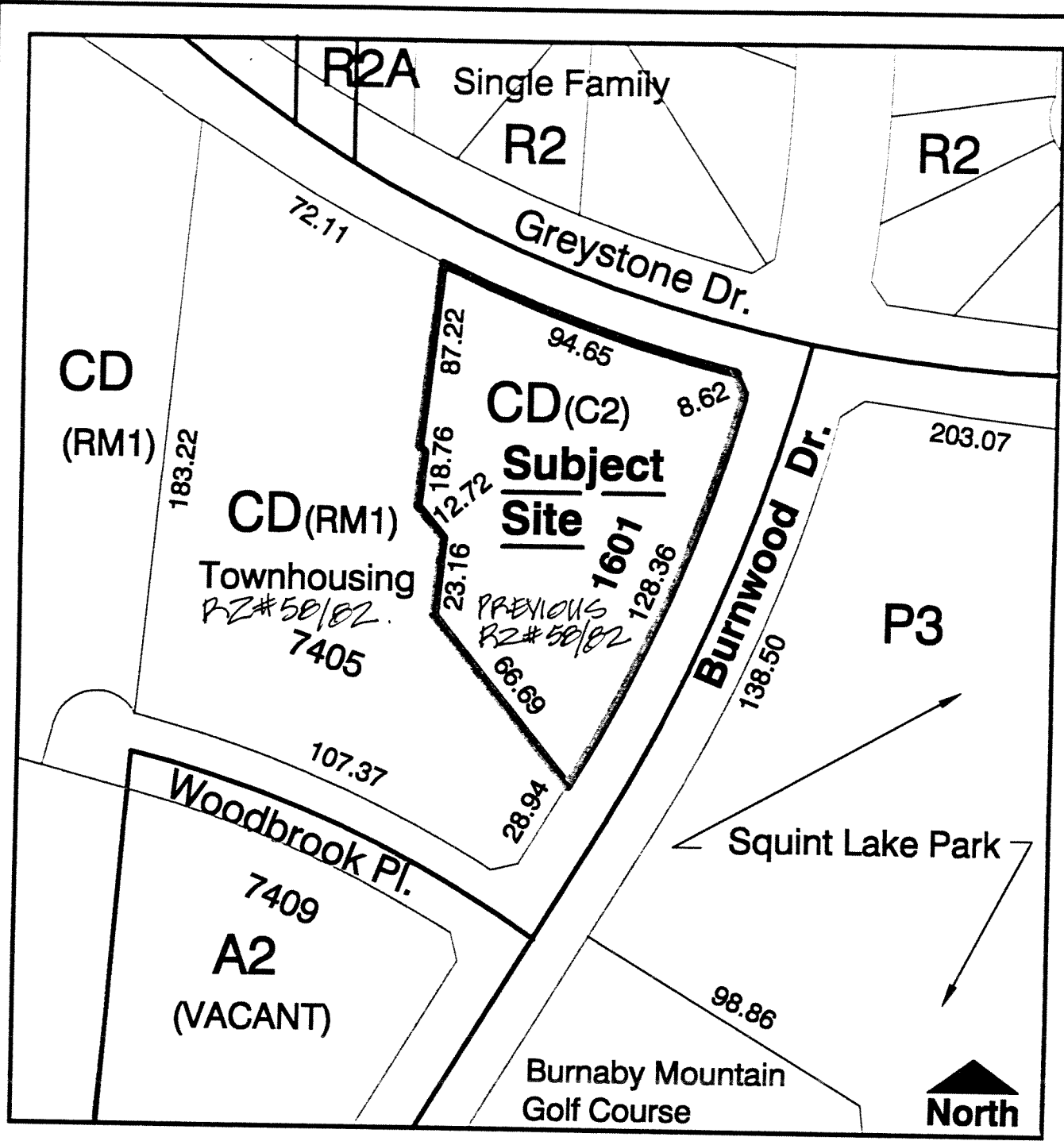
4.6 Bicycle Provisions: - 2 outdoor and covered bike racks for 12 bicycles.



D. G. Stenson  
Director Planning and Building

PS:gk  
Attach

cc: City Clerk  
Director Parks, Recreation & Cultural Services  
Director Engineering  
City Solicitor

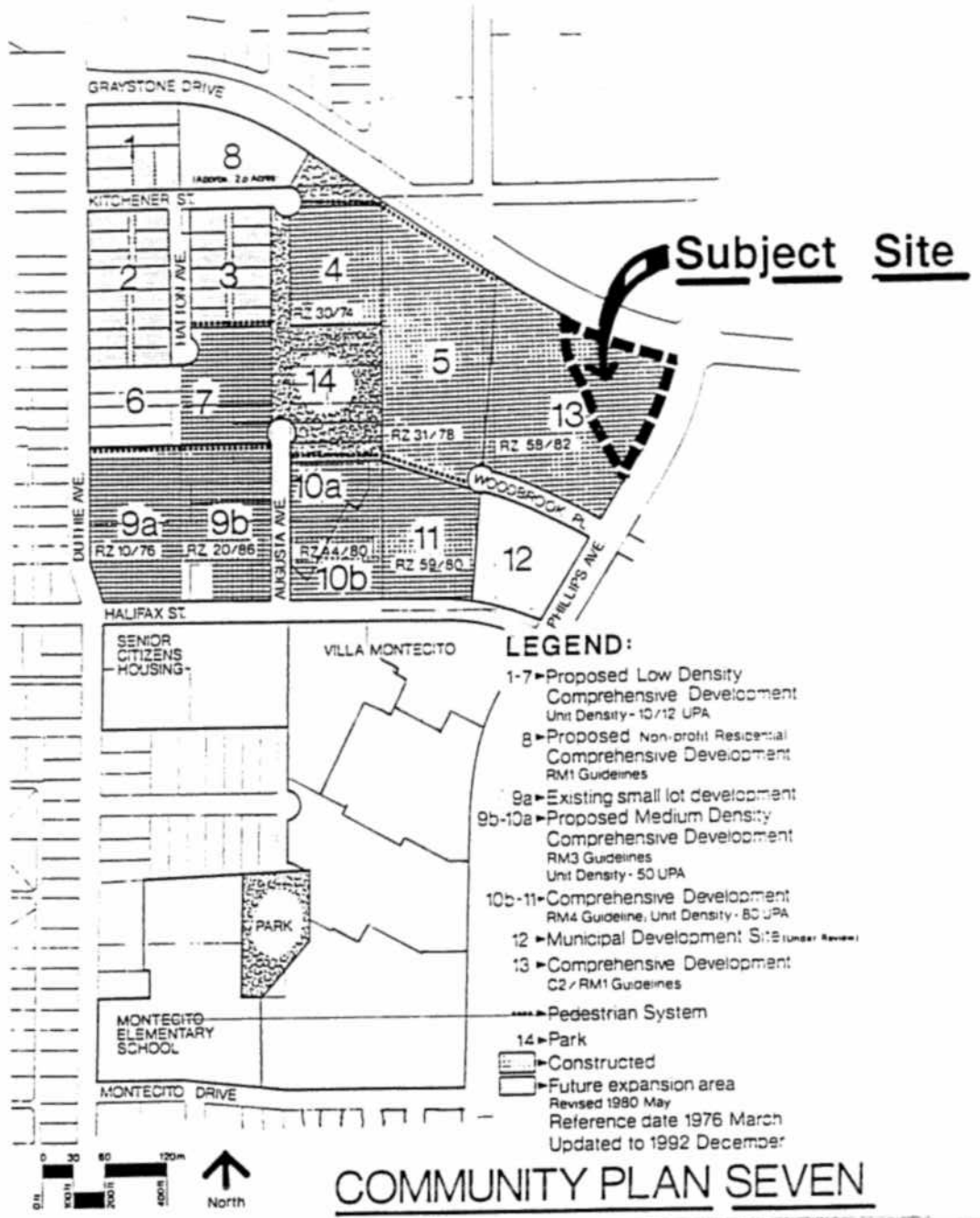


City of Burnaby Planning And Building Department

**Scale:** 1=2000  
**Drawn By:** JPC  
**Date:** March.1999

**REZONING REFERENCE 99 --- 3**

Sketch # /



**Planning And Building Department**

**Scale:** N.T.S.

**Drawn By:** JPC

**Date:** March.1999

**REZONING REFERENCE 99 — 3**

**Sketch # 2**