

TO: CITY MANAGER

2004 October 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #04-48
Proposed Restaurant to Serve the Employees
of Surrounding Industrial Area
Strata Lot 2 D.L. 166A, Group 1, NWD Strata Plan NW3297
Portion of 7450 Lowland Drive (See attached sketch)

PURPOSE: To provide Council with information in response to the questions raised at the 2004 October 04 Council meeting with respect to the subject rezoning application

RECOMMENDATION:

1. **THAT** Council receive this report for information

R E P O R T

1.0 BACKGROUND

Council, at its regular meeting of 2004 September 27, received the report on the subject rezoning application which recommended that the rezoning request to establish a restaurant to serve the surrounding industrial area not be given favourable consideration. At that time, Council tabled the recommendation for one week to allow a delegation related to this matter time to appear before Council

On 2004 October 04, Mr. Barucci, the applicant for the subject rezoning application appeared as a delegation before Council to discuss his restaurant proposal. On that occasion, Council requested that a further report be submitted to Council on the issues and questions raised at the meeting.

2.0 GENERAL DISCUSSION

The following information responds to the issues and questions that were raised at the 2004 October Council meeting.

How many people are working in the Big Bend area ?

The subject site is located within an industrial/business park enclave situated in the southern portion of the Big Bend area of Burnaby. At the present time, there are approximately 8,000

employees working within the various industrial areas and business parks located in the Big Bend area. It is expected that up to 30,000 people will be employed in the Big Bend area when all of the designated industrial, business park and commercial development sites are completely built according to the adopted Official Community Plan.

How will the employees working in the Big Bend area be provided with restaurant services ?

There are currently four M “r” zoned restaurants within the existing industrial enclaves of the Big Bend which together provide a total of 127 seats. One is located at 4663 Byrne Road, approximately 300 meters from the subject site. Another is located at 7525 Lowland Drive about 100 meters distant from the subject site and operates as a deli-style restaurant. Both restaurants are open day time hours, Monday to Friday and are within walking distance from the subject site. Two other M “r” type restaurants are located in the Big Bend area at 8980 Fraserwood Court and at 3871 North Fraser Way.

Another 102 seat restaurant is located adjacent to the clubhouse as part of the Riverway Municipal Golf Course. A small service commercial development located on the south side of Marine Drive just west of Byrne Road includes the 150 seat pub/restaurant (Marine Neighbourhood Pub) and the 50 seat Hawaii Café. These facilities are located at the northern edge of the Big Bend area and are within a short distance for many customers who are employed in the Big Bend area.

Several of the large office developments located within the Glenlyon Business Park also provide internally oriented restaurant/cafeterias to serve the needs of their employees. Such food services are provided as an ancillary use within the office buildings of Telus, Ballard Powers Systems, Future Shop/Best Buy and Commonwealth Construction and provide a total of 360 seats to serve their employees.

In addition, there is a major retail centre proposed for the southeast corner of Marine Way and Byrne Road (Rezoning Reference #03-22) which is intended to satisfy much of the general retail service needs of the Big Bend area. This complex proposes to include a total of four restaurants; two with drive-through windows and two other full service restaurants with floor areas in the 344m² (3,700 sq. ft.) to 465m² (5,000 sq. ft.) range.

There are also other sites within the various industrial and business parks located within the Big Bend area that have the potential to be rezoned to the M “r” district in order to provide restaurants to serve the day-to-day needs of industrial developments and their employees. In this regard, it is expected that applications may be made to rezone specific sites within the

Glenwood Industrial Estates, the Burnaby Business Park, Glenlyon Business Park and other business parks for M “r” restaurants. Each of these applications would be evaluated on the basis of the Council adopted guidelines to ensure that such restaurants are conveniently located in an evenly distributed and manner within the Big Bend area without preempting industrial and business park land and concentrating a number of restaurants within any of the industrial enclaves.

Does the applicant’s food catering business comply with the M3 “r” rezoning request as an ancillary use ?

The subject site includes a two level unit within a multi-tenant industrial building that is currently zoned M3 Heavy Industrial District. The main level has a floor area of approximately 195m² (2,100 sq. ft.) and the second level, 120m² (1,300 sq. ft.). The restaurant is proposed to occupy the front portion of the ground floor which has a large window and door facing Lowland Drive. The remainder of the ground floor and second level is proposed to be used for the storage of equipment and supplies and office uses in association with the applicant’s food catering business.

The proposed food catering business is a permitted use in the M3 District and is not considered to be an ancillary use to the proposed restaurant. If approved, the requested M3 “r” zoning would apply only to the portion of the ground floor of the unit where the restaurant is intended to be located. The balance of the unit would retain its current M3 zoning. Both the restaurant and food catering business would be expected to fully comply with the pertinent zoning regulations with respect to use and required off-street parking.

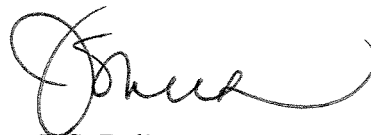
3.0 CONCLUSIONS

In view of the foregoing information, the employees of the Big Bend area of Burnaby are generally considered to be provided with adequate restaurant services to meet their current needs. In this regard, there are currently 12 restaurant and cafeteria facilities located in the Big Bend area which provide a seating capacity of approximately 789 seats to serve the employees of the area. Additional commercial services to include restaurants to meet the needs of future employment growth in the area will be provided by the proposed retail development at the corner of Marine Way and Byrne Road, other commercial development sites designated in the Byrne Road and Marine Way Commercial Precinct Plan and specific sites within the various industrial and business park areas of the Big Bend subject to compliance with the Council adopted policy related to the M “r” zoning designation.

The immediate industrial area in which the subject restaurant proposal is located is considered to be adequately provided with restaurant services with two existing M3 "r" restaurants located within walking distance from the subject site.

As a result, the subject restaurant does not comply with the Council adopted guidelines that are used to assess this M "r" restaurant proposal.

This is for the information of Council.

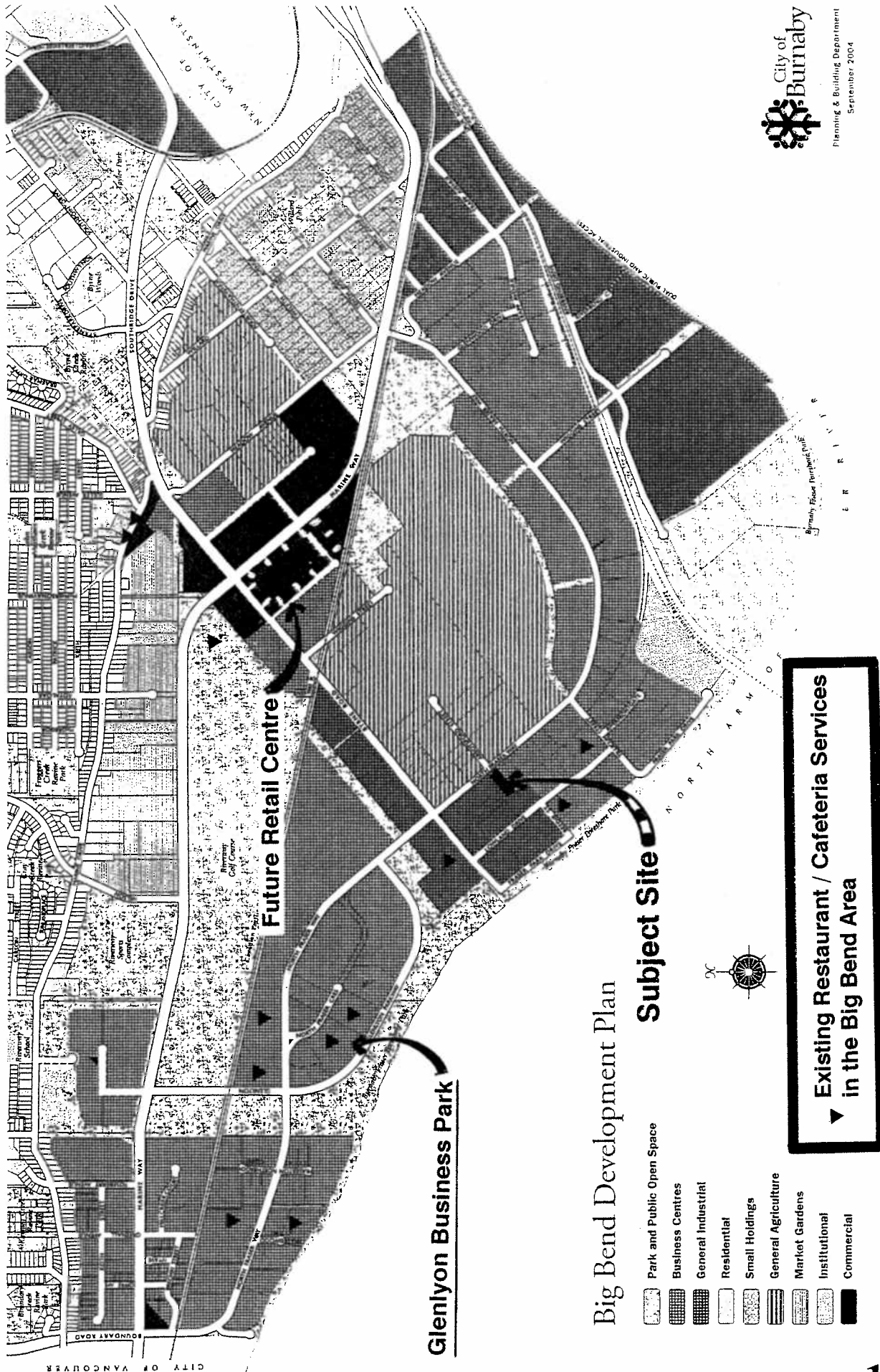


J. S. Belhouse
Director Planning and Building

PS:gk
Attachments

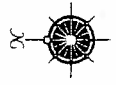
cc: City Clerk

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Big Bend Development Plan

- Park and Public Open Space
- Business Centres
- General Industrial
- Residential
- Small Holdings
- General Agriculture
- Market Gardens
- Institutional
- Commercial



**Existing Restaurant / Cafeteria Services
in the Big Bend Area**

REZONING REFERENCE 04 -- 48
 Unit # 102--7450 Lowland Dr.

