
TO: CITY MANAGER **DATE:** 2009 August 26

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 41000 05
Reference: **SIT#09-44**

SUBJECT: SITING APPROVAL REFERENCE #09-44
X-REF PRELIMINARY PLAN APPROVAL #09-245
JORDANS FLOOR COVERINGS
5605 BYRNE ROAD
BIG BEND DEVELOPMENT PLAN

PURPOSE: To inform Council of a siting approval request to redevelop 5605 Byrne Road in line with the prevailing M2 General Industrial District.

RECOMMENDATION:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.0 of this report.

REPORT

1.0 BACKGROUND

A Preliminary Plan Approval application has been received for the development of a new Jordan's Floor Coverings warehouse and accessory showroom at 5605 Byrne Road (see attached Sketch #1) under the prevailing M2 General Industrial District. The subject property is located within the Byrne Road and Marine Way Commercial Precinct component of the Big Bend Development Plan, and has been identified for future Motor Hotel and Ancillary Uses (Site F) (see attached Sketches #2 and #3). In 2006, Rezoning Reference #04-50 permitted the development of a majority of Site F for the Riverway Business Centre, and identified the subject site for future Motor Hotel Development. Since that time, staff have encouraged potential applicants to pursue Motor Hotel uses on the subject site without success.

2.0 SITE CONTEXT

The subject property is located at the southwest corner of Byrne Road and Marine Way and is currently occupied by an Autogas Propane refuelling station which has occupied the site since 1996. Access to the site is currently provided from Byrne Road with access via Marine Way being prohibited. In accordance with approved road plans, the subject site is intended to provide necessary dedications along Marine Way and at the southwest corner of Byrne Road and Marine Way for a future right turn lane from Marine Way to Byrne Road and full standard urban trail on Marine Way. Under this road design, access via Marine Way will continue to be prohibited, and

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direct access to the site from Byrne Road is provided for via a reciprocal access easement registered over the adjacent 5589 Byrne Road as part of Rezoning Reference #05-50. This access easement provides for all movements onto Byrne Road from both 5589 Byrne Road and the subject property at 5605 Byrne Road.

3.0 JORDAN'S FLOOR COVERINGS PROPOSAL

As noted, the Jordan's proposal has come forward under a Preliminary Plan Approval application based on the prevailing M2 General Industrial District. As such, the proposed building would operate as a warehouse/distribution centre for Jordan's with a 25% accessory showroom. The current proposal is for the development of a new two storey "business centre" styled building with strong glazing elements fronting Byrne Road and Marine Way, commensurate with the architecture of the adjacent Riverway Business Centre and Marine Way Market developments. Specifically the plan proposes 1,667.5 m² (17,950 sq.ft.) of warehouse, 418.0 m² (4,500 sq.ft.) of mezzanine office and 589.9 m² (6,350 sq.ft.) accessory showroom with 31 parking spaces and 3 loading spaces, subject to approval. The Jordan's proposal is a permitted use under the prevailing M2 General Industrial District and is generally compatible with recent development within the Commercial Precinct area south of Marine Way.

In order to accommodate the desired future improvements to the right turn lane from Marine Way to Byrne Road, and urban trail across the Marine Way frontage, Jordan's has agreed to provide the desired dedications at this time. The construction of these vehicular and pedestrian works would be undertaken at a future date through a subsequent rezoning application or as a City project. Therefore, with Council's approval, staff would initiate a Subdivision and Road Closure Application to dedicate between 2.0m and 3.0m along Marine Way and a corner truncation of 7.0m x 12.0m from the corner of Marine Way and Byrne Road amounting to a combined dedication of approximately 307 m², as well as the closure and consolidation of approximately 30.0 m² of redundant right-of-way along the Byrne Road frontage (subject to survey).

This will achieve the final road right-of-way standard adjacent to the development site for the Marine Way and Byrne Road frontages. The road closure area would be transferred to the applicant, and not sold, as the net dedication area exceeds the road closure area. Further, as access to the site via Marine Way and Byrne Road is not permitted under the approved road design, and the preliminary development plans indicate use of the reciprocal access easement across the adjacent 5589 Byrne Road, the owner has agreed to execute a Section 219 Covenant with respect to limiting direct access to the site from the Byrne Road and Marine Way frontages.

4.0 COMMUNITY PLAN DESIGNATION

As noted, the subject site has been designated in the Council Adopted Byrne Road and Marine Way Commercial Precinct Plan for Motor Hotel and Ancillary uses. Despite the receipt of numerous inquiries on the subject site since the Plan's adoption in 2002, there has been no substantive interest from Motor Hotel operators in the development of the subject site for this

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use. Several Motor Hotel operators have indicated that future interest may arise on alternate larger, more accessible sites in the Commercial Precinct area of the Big Bend as business centre lands and local demand for this use continues to develop over time. As such, staff would propose to continue to encourage the pursuance of a Motor Hotel use within a future redevelopment site within the Commercial Precinct Plan north of Marine Way. Specifically, this use could be appropriately accommodated as part of a future comprehensive commercial redevelopment proposal on Sites D and E within the Plan area, subject to Council approval (see attached Sketch #2).

5.0 CONCLUSION

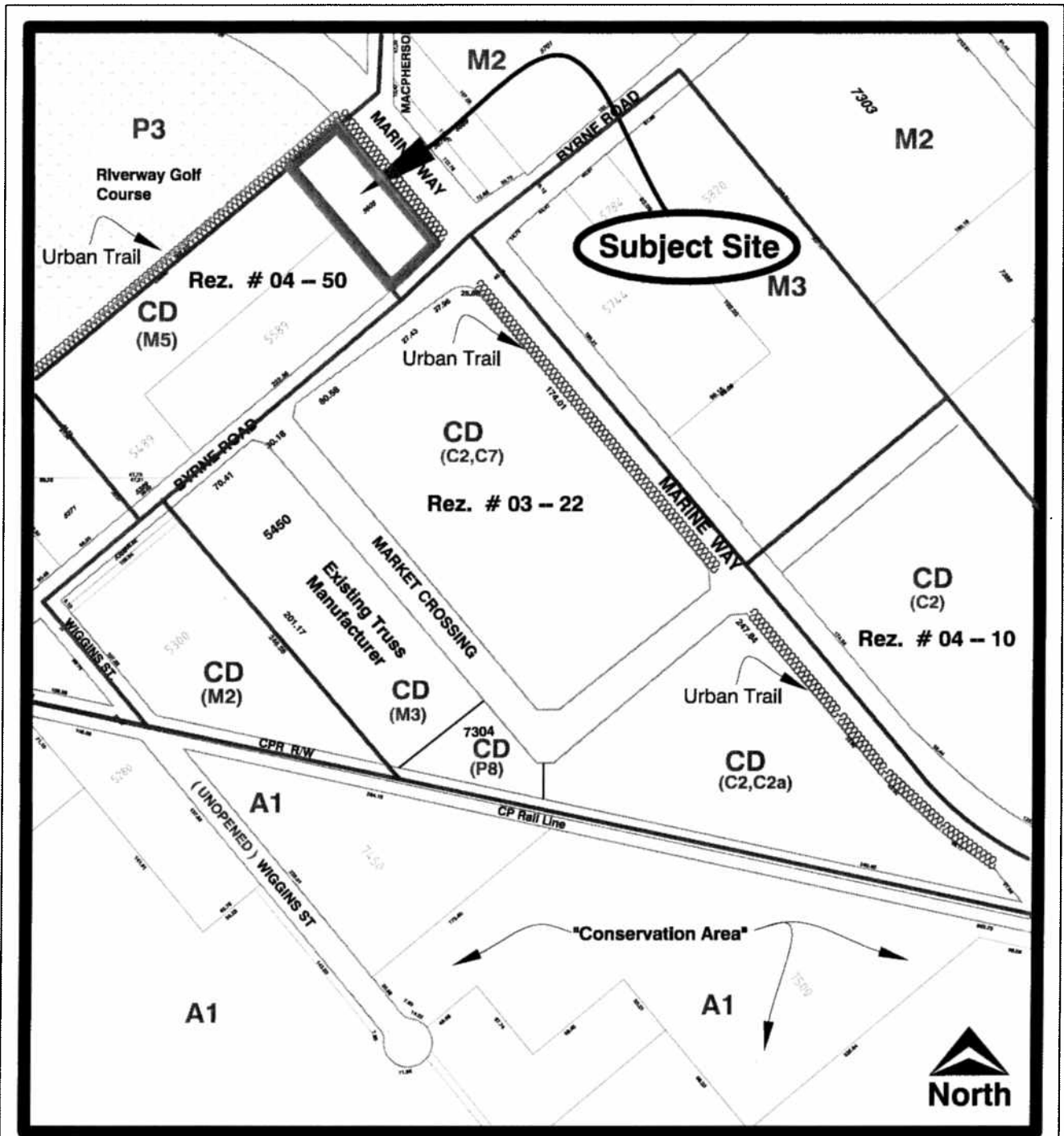
In light of the Jordan's proposal's general compatibility with recent Commercial Precinct development on the south side of Marine Way at Byrne Road, the lack of substantive market interest from operators to pursue development of the subject site for a Motor Hotel use at this time, and its consistency with the prevailing M2 General Industrial District, staff would propose to process the requested Preliminary Plan approval Application for a Jordan's Floor Coverings warehouse and accessory showroom on the subject site. With Council approval, staff would also initiate the necessary Road Closure application, complete with necessary legal documents, to achieve the City's desired road right-of-way requirements. Staff would also continue to work with landowners and potential developers of suitable sites within the Commercial Precinct area towards the inclusion of a Motor Hotel component as part of future Comprehensive Development rezoning applications, subject to Council consideration.



B. Luksun, Director
PLANNING AND BUILDING

JBS:hr/tn
Attachments

cc: Chief Building Inspector
Director Engineering



Planning and Building Department

Scale: N.T.S.

Drawn By: J.B.S.

Date: August 2009

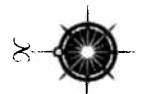
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Sketch # 1



Byrne Road/Marine Way Commercial Precinct Adopted Land Use Designations

	Primary Mixed Use Commercial Centre		Mixed Large/Medium Scale Retail/Suburban Office
	Large Scale Retail		Motor Hotel/Ancillary Uses/Suburban Office
	Suburban Office/Compatible Light Industrial		Civic Use (Potential Fire Hall)
	Local Commercial		



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