



Item
Meeting 2013 May 27

COUNCIL REPORT

TO: CITY MANAGER 2013 May 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13-08
Cactus Club Patio
Big Bend Development Plan

ADDRESS: 7320 Market Crossing (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 155B, Group 1, NWD Plan BCP21081

FROM: CD Comprehensive Development District (based on C2 Community Commercial District and C7 Drive-In Restaurant District)

TO: Amended CD Comprehensive Development District (based on C2 Community Commercial District, C7 Drive-In Restaurant District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "Proposed Patio Renovation" prepared by Eric Law Architect)

APPLICANT: Randall Olafson Consultants Ltd.
200 – 11575 Bridgeport Road
Richmond, BC V6X 1T5
(Attn: Randall Olafson)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2013 June 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 June 10 and to a Public Hearing on 2013 June 25 at 7:00 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 the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the enclosure of a restaurant patio.

2.0 BACKGROUND

- 2.1 The subject property is located at the southeast corner of Marine Way and Byrne Road and is occupied by the Market Crossing Commercial Development. To the northeast, across Marine Way is a construction equipment rental business, to the northwest, across Byrne Road, are office/warehouse/manufacturing developments and a carpet wholesaler, and, to the southwest, across Market Crossing, is a wholesale lumber facility.
- 2.2 The property was rezoned to the CD Comprehensive Development District (utilizing the C2 Community Commercial District and the C7 Drive-In Restaurant District) under Rezoning Reference #03-22 for the development of the Market Crossing Commercial Development.
- 2.3 The subject rezoning is to permit the enclosure of the existing Cactus Club patio area. The applicant has indicated that they wish to pursue this alteration in order to minimize exposure to the traffic, noise and other impacts from the Marine Way and Byrne Road intersection on which the current patio fronts (see Sketch #1 *attached*). Given the current environment related to traffic at the intersection, the applicant has indicated that the patio is not currently well used.

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

3.0 GENERAL COMMENTS

- 3.1 The subject rezoning is to permit the enclosure of the existing Cactus Club patio area. As open patios are not considered to be floor area, the alteration to enclose it will add an additional 130.9 m² (1,409 sq.ft.) of floor area. The current restaurant accommodates a total seating capacity of 261 seats of which 80 are located on the existing patio. The applicant is not proposing to add any additional seating to the restaurant, or to the patio. As such, the required parking for the site is not affected.

The proposed enclosure consists mainly of glass panels and other elements which are appropriately related to the architectural quality of the remainder of the commercial development.

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3.2 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.


4.0 DEVELOPMENT PROPOSAL

4.1 Current Total Floor Area of Development - 23,339 m² (250,035 sq.ft.)
Proposed Additional Floor Area - 130.9 m² (1,409 sq.ft.)

4.2 Parking and Loading:

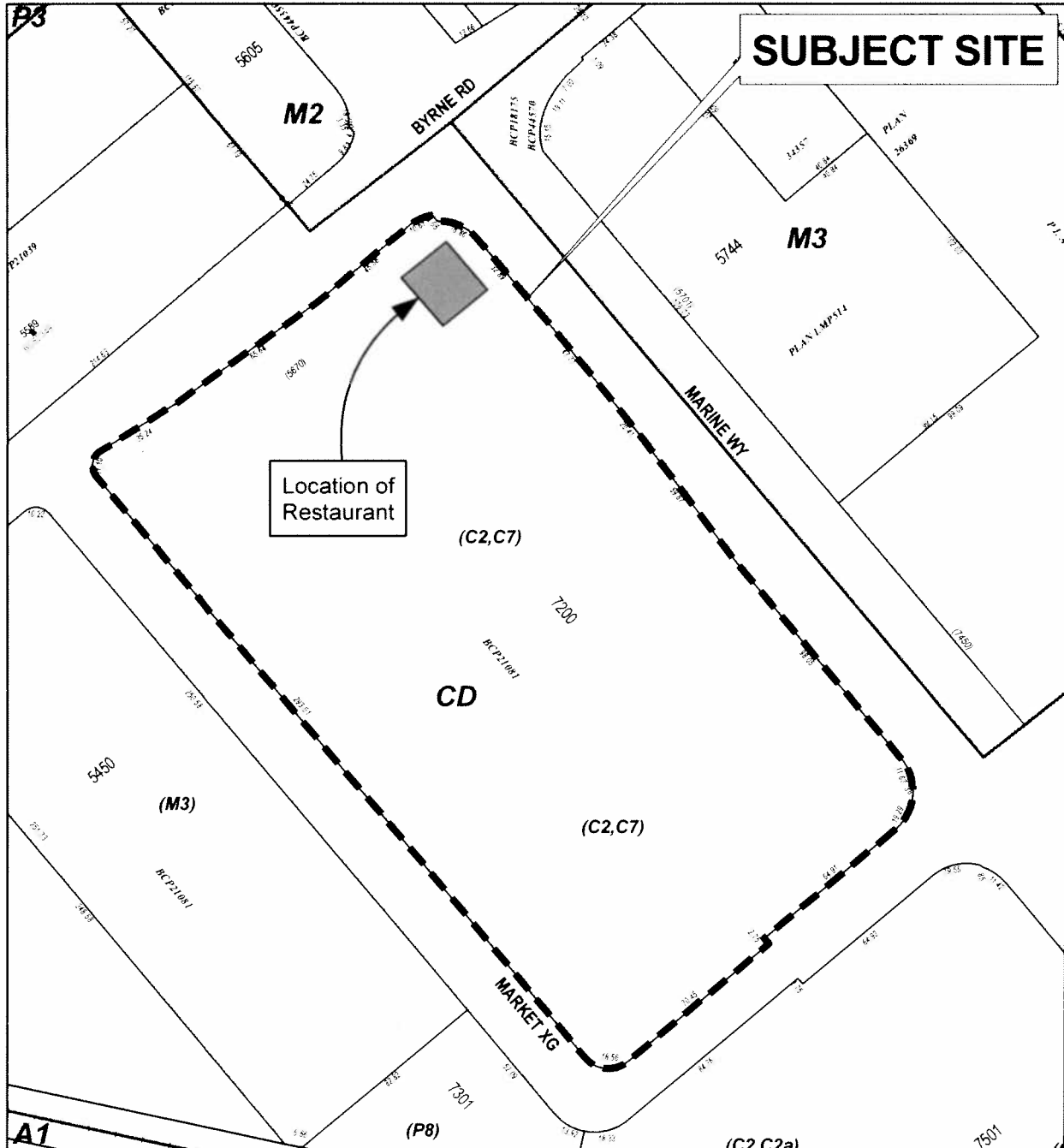
Total Parking Required (entire development) - 1059 spaces (unchanged)
Total Parking Provided (entire development) - 1066 spaces (unchanged)



Patio Parking Required and Provided (unchanged)
(80 seats @1 per 5 seats) - 16 spaces
Total Restaurant Parking Required and Provided
(261 seats @ 1 per 5 seats) - 52 spaces


Lou Pelletier, Director
PLANNING AND BUILDING

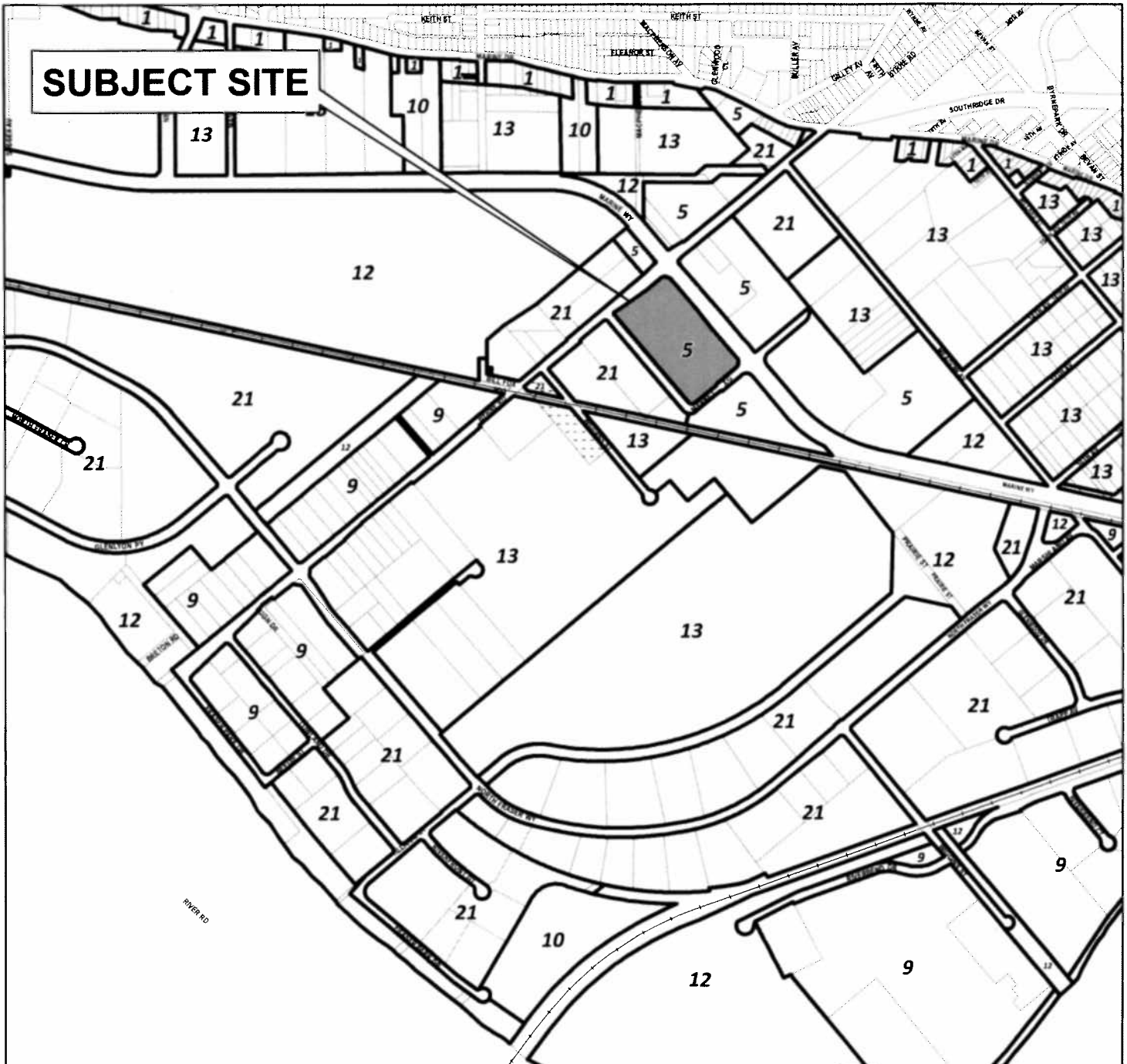
DR:spf
Attachments

cc: Acting Director Engineering
City Solicitor
Acting City Clerk

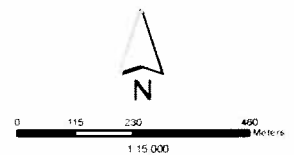


	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>DATE: APR 29 2013</p>	<p>REZONING REFERENCE #13-08 7320 MARKET CROSSING</p>
<p>SCALE: 1:2,500</p>	
<p>DRAWN BY: AY</p>	
 Subject Site	

Sketch #1



- | | |
|---|-----------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

Randall Olafson Consultants, Ltd.

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Richmond, British Columbia
Canada V6X 1T5

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April 14 20134

Mr. Demian Rueter, Community Planner
City of Burnaby
4949 Canada Way
Burnaby, BC, Canada
V5G 1M2

Re: Re-zoning Amendment, Cactus Club Café, 7320 Market Crossing, Burnaby, B.C.

Dear Mr. Rueter,

Please find attached, drawings provided by our Architect Mr. Eric law in aid of providing a minor alteration to the west end of our building that faces west to Byrne road.

The restaurant has been very popular to the local customers as well as those that travel back and forth on Marine Way into the shopping centre to patronise our fellow commercial retailers.

The purpose of this alteration is to lower or reduce the amount of exposed area from our existing patio floor to the upper portion of our sloped roof.

When we first built the building this design was similar in nature to most of our other locations that have a high jutting roof line that is sloped up and away from the patio floor. In this location it has provided more than just a slight challenge for us. This is due to a number of issues however; we believe this alteration will deal with all of them.

The first and foremost is the Marine Way corridor; it is a heavily used truck route that has hundreds of semi-truck trailers and other commercial vehicles pass very close to our patio every day. So along with the wind and the rain and moisture that is allowed to fall further into the patio space because of our higher roof we also (on dryer days) have particulate that the wind carries in on our customers like a small dust storm that is stirred up by the big rigs and the wind.

The modifications to the patio area by reducing down some of the exposed roof height with a valence and then glazing in the North and South ends will greatly improve our ability to provide our customers a pleasing exterior dining experience. (without wind storms or sand particles joining them) This will be enhanced further by providing clear commercial grade vinyl panels that will be raised or lowered as the evening's environment dictates.

We also believe that these improvements will give us some better visibility on the corner of the site. The site itself is quite large and as you approach the intersection of Byrne Road on Marine Way heading east you do not see our signage as it faces Marine Way as it is located in the middle of our building well past the intersection.

What one does see upon approaching the intersection of Byrne Road & Marine Way heading east is a large illuminated Canadian Tire Store sign (along with other of our fellow retailers). This sign has a fairly bright luminosity at night the does not really contribute to the ambience that is in keeping with our objectives for our customers.

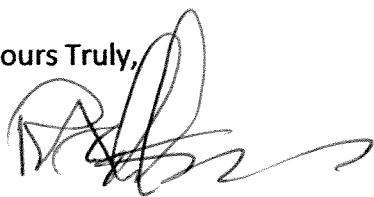
Although there may be the technical aspect of increasing floor area, we are not adding anything in the way of additional seating or more actual floor area. All work is contained within the building confines under the existing patio roof.

Therefore, ideally for us this change will provide;

- a) A better environment for our customers by glazing in the North and South ends of the patio, thus cutting down the wind,
- b) An opportunity to decrease the rain from coming so far into the patio by reducing the roof height by the use of a valance,
- c) A more comfortable exterior dining experience by being able to raise and lower the commercial grade clear vinyl panels as needed,
- d) The Easterly traffic to see our building and patio and recognize our restaurant (by the new changes) instead of their eyes being immediately drawn to the Canadian Tire Sign pylon signs.

If there are any questions please email me at your convenience.

Yours Truly,



Randall Olafson
RANDALL OLAFSON CONSULTANTS LTD