

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

FEBRUARY 6, 1970

REZONING REFERENCE #93/68

MR. H. W. BALFOUR,
MUNICIPAL MANAGER.

Dear Sir:

RE: APPLICATION FROM THE UNION OF OPERATING ENGINEERS
TO REZONE LAND IN THE MUNICIPAL HALL AREA FROM R4
RESIDENTIAL TO CD COMPREHENSIVE DEVELOPMENT, TO
PERMIT THE CONSTRUCTION OF AN OFFICE BUILDING AND
AUDITORIUM
REZONING REFERENCE #93/68

BACKGROUND:

On August 11, 1969, Council gave the above rezoning two readings, the final readings to be contingent upon:

- (1) The submission of a suitable plan of development
- (2) The deposit of \$10,250 to cover the cost of providing storm drainage facilities to the site
- (3) The submission of an undertaking to remove all existing improvements on the lot within six months of rezoning.

The scheme proposes a 4-storey office building connected to a 400-seat auditorium. The subject site is located on Ledger Avenue and is in close proximity to the Municipal Hall and Justice Building.

As Council deemed it necessary to closely relate and integrate the existing elements and the proposed buildings in this area, it was felt that Comprehensive Development rather than Institutional zoning should be considered.

STAGING OF THE DEVELOPMENT:

Recently, the Union of Operating Engineers has expressed their concern that they may be forced into staging of the project because of financing. Construction would start on the office building and would be followed by the auditorium within the next two years. The first stage of development would include complete development of the site and provision of the required landscaping, as specified on the plans which were presented at the Public Hearing and which will ultimately form an integral part of the Syllabus. The applicant has also submitted additional plans showing temporary provisions to be made in the first stage of construction.

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CD zoning requires a statement by the applicant with regard to the schedule of construction. The staging that has now been proposed is a change to the original plans, and since Council considered the auditorium an integral part of the proposal and approved this development on the basis of its comprehensive character, Council concurrence is requested with regard to the staging of the project.

It would appear that the staging is acceptable within the terms stated. Furthermore, the plans that have been submitted covering both stages of the project appear suitable and will guarantee an orderly and satisfactory development of the site. It is therefore recommended that Council approve the proposed staging of this development.

Meanwhile, the applicant has satisfied the conditions attached to this rezoning application as follows:

- suitable plans of development have been submitted
- a deposit of \$10,250 has been received
- existing improvements on the site have been removed

RECOMMENDATION:

It is recommended that Council approve the requested staging of this development and that, since all prerequisites attached to this application have now been satisfied, this rezoning be given its third and final readings.

Respectfully submitted,


A. L. Parr,
Planning Director.

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