

28. Re: General Report and Road Exchange
 Proposed Crown Zellerbach Home Centre
 Lougheed Mall
Lot 78, D.L. 2/6, Plan 35966

Following is a report from the Director of Planning dated August 24, 1972. The report concerns a proposed land exchange that is required for development of a retail establishment at the corner of Lougheed Highway and Austin Road.

RECOMMENDATION:

THAT authorization be given for the execution of the road exchange proposal as outlined in this report.

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PLANNING DEPARTMENT

AUGUST 24, 1972.

MR. M. J. SHELLEY,
 MUNICIPAL MANAGER.

Dear Sir:

RE: GENERAL REPORT AND ROAD EXCHANGE
 PROPOSED CROWN ZELLERBACH HOME CENTRE
 LOUGHEED MALL
LOT 78, D.L. 2/6, PLAN 35966

BACKGROUND

The Planning Department has been in close contact with Trizec Equities Ltd. which is the owner and developer of the subject property and of the adjacent Lougheed Mall and with Crown Zellerbach Stores Ltd. which is the prospective tenant, concerning the establishment of a Proposed Home Centre on Lot 78 at the corner of Lougheed Highway and Austin Road as indicated on the attached sketch. The Crown Zellerbach Home Centre will retail a complete range of home needs including building materials, hardware, heating, plumbing and electrical equipment.

The subject site falls within the jurisdiction of a legal agreement (October 1, 1965) between Lougheed Shopping Centre Ltd. and the Corporation of the District of Burnaby. According to this agreement:

- a) Pedestrian grade approaches shall be provided so that a grade separated pedestrian access may be provided across Austin Road at some future date.
- b) The use and design of the proposed project requires the approval of the Department of Highways and the Municipal Council.
- c) The proposed traffic and parking arrangements requires the approval of the Department of Highways and the Municipal Council. Specific council approval is required for any vehicle access from Austin.

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In addition:

- a) A portion of the site should be maintained for 105 additional parking stalls required by employees of the adjacent Lougheed Mall.
- b) The commercial use of the subject site and the architectural treatment of the proposed project should complement and be compatible with the adjacent Lougheed Mall and the designation of this area as a Town Centre.
- c) The major portion of the site is zoned C3 General Commercial District. A small portion of the site South of the extension of the centre line of Government Place is zoned A2 Small Holdings District.

DEVELOPMENTAL CONSIDERATIONS

1. The Planning Department feels that the proposed project is compatible with the C3 zoning of this site.
2. The Department has worked closely with the applicant and the Department of Highways towards the creation of suitable traffic and parking arrangements. General agreement has been reached among the participants regarding these arrangements and a few remaining details are expected to be resolved shortly.
3. The proposed development, in general, reflects the materials, the use of colour, and the general architectural quality of the adjacent Lougheed Mall Shopping Centre.
4. The proposed development would consist of:
 - a) A 60,650 gross sq. ft. building which includes 46,550 sq. ft. of retail floor area on one level.
 - b) A total of 416 parking stalls have been provided which includes 311 parking stalls for this retail outlet and 105 parking stalls for employees of the Lougheed Mall.
 - c) No vehicular access is allowed from Lougheed Highway.
 - d) Carefully designed vehicular accesses (entry and exit) are provided to this project from Austin Road.
 - e) The proposal involves the rezoning of the portion of the site zoned A2 to C3 General Commercial District in order to accommodate the 105 required parking stalls for employees of the Lougheed Mall. A report on the rezoning application will be submitted with the next group in mid-September.
 - f) The proposal involves the realignment of Government Place and the implementation of a Road Exchange Bylaw. This procedure is further detailed in the following section.

PROPOSED ROAD EXCHANGE BYLAW - GOVERNMENT PLACE

The applicant's development proposal involves a realignment of Government Place. As indicated on the attached sketch (2) the present cul-de-sac indicated as "A" would be exchanged for a new cul-de-sac further west, indicated as "B". The revised layout would better facilitate the development of Lot 78 by freeing additional area in the eastern portion of the site to accommodate the proposed building.

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The applicant wishes to expedite his development. Therefore if Council is agreeable in principle to the proposed land use, the Department feels that this road exchange proposal which is an integral part of the development and which is often a time consuming procedure should be introduced to Council at this time.

The Planning Department is agreeable to the proposed re-alignment and would request Council authority at this time to introduce a Road Exchange By-Law to exchange the existing cul-de-sac indicated as "A" on the attached sketch for the new cul-de-sac indicated as "B". The following conditions would apply:

1. The costs of all surveys and documents will be the responsibility of the applicant.
2. The closed portion of road will be consolidated with Lot 78.
3. The costs of removing the existing cul-de-sac and constructing the new cul-de-sac will be the responsibility of the applicant.
4. Necessary easements will be granted.
5. The costs of relocating any Municipal, Hydro or B. C. Telephone services will be the responsibility of the applicant.

RECOMMENDATION:

It is recommended:

1. that Council approval in principle be given to the proposed land use.
2. that authority be granted to introduce a Road Exchange By-Law subject to the conditions noted above.

Respectfully submitted,

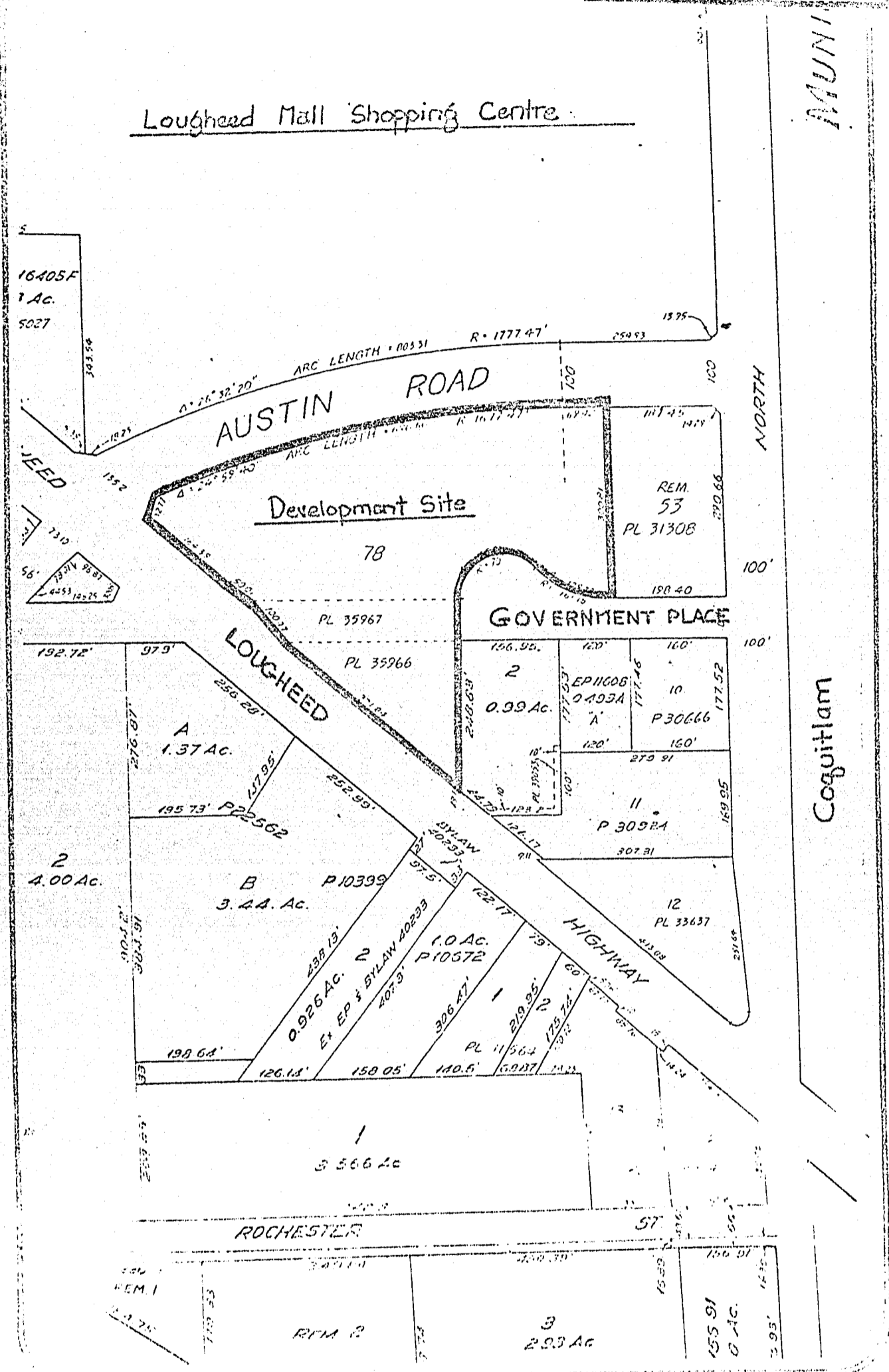
A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING.

KI:bp
Attach.

c.c. Municipal Clerk

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Lougheed Mall Shopping Centre



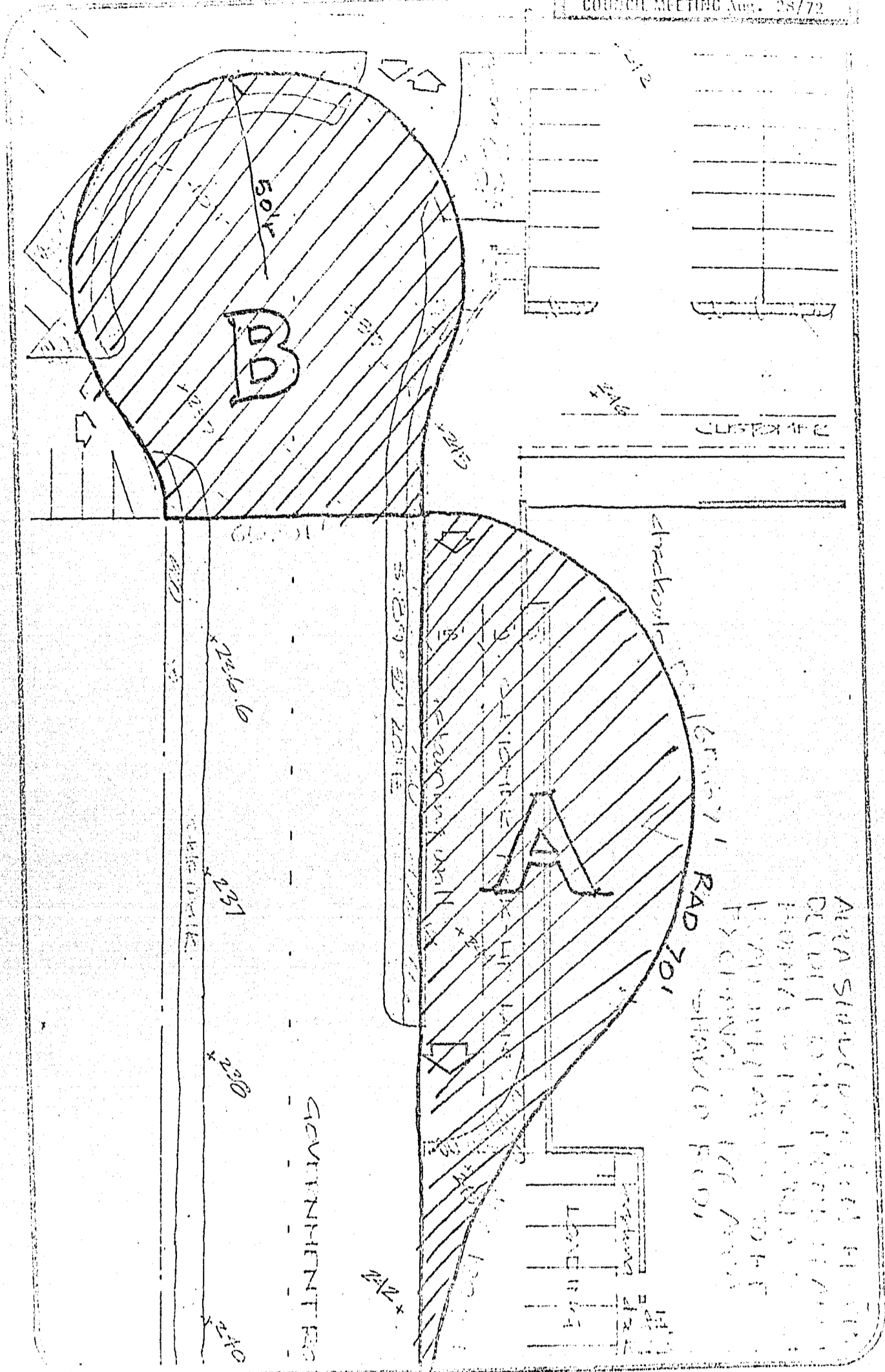
SCALE 1:200

GP 1. PROPOSED ROAD EXCHANGE
 (LOCATION MAP)

AUG/72

DRAWN BY ...

66



AREA SHADDED IN THIS
 PLAN IS TO BE TRANSFERRED
 FROM THE APPLICANT TO THE
 CORPORATION FOR AREA
 SHADDED RED,

SCALE 1" = 30'

2. PROPOSED ROAD EXCHANGE

- AREA 'A' TRANSFERRED TO APPLICANT
 - AREA 'B' TRANSFERRED TO CORPORATION
- PLANNING DEPARTMENT
 OF BRENDA

Aug 15/72