

ITEM 10  
MANAGER'S REPORT NO. 81  
COUNCIL MEETING Oct. 29/73

10. Re: Proposed Addition to the Sheraton Villa Hotel  
Dominion Street/Sumner Avenue

Following is a report from the Director of Planning regarding a proposed addition to the Sheraton Villa Hotel.

RECOMMENDATION:

THAT the proposed development be approved in principle; and

THAT the proposal be forwarded to a Public Hearing to take place on November 20, 1973; and

THAT the following be established as prerequisites:

1. The submission of a suitable plan of development.
2. The deposit of monies to cover the cost of constructing all requisite services to this site.
3. All electrical servicing (including electrical kiosks, wherever soil conditions permit), telephone, and cable installations be placed underground throughout the development.
4. The consent of the Department of Highways for the permanent use of a leased portion of property (Rem. Lot 10 E $\frac{1}{2}$  of the W $\frac{1}{2}$  of Lot 70, Plan 3216) for parking purposes by the applicant as outlined in this rezoning is required.

\* \* \* \* \*

PLANNING DEPARTMENT  
OCTOBER 24, 1973

SUBJECT: PROPOSED ADDITION TO THE  
SHERATON VILLA HOTEL  
DOMINION STREET/SUMNER AVENUE

Background

On May 22, 1973, Council approved in principle the proposal for a major expansion of the hotel's accommodation, and authorized the Planning Department to work with the applicant towards a suitable plan of development.

The applicant has now submitted a development proposal generally acceptable to the Planning Department and suitable for presentation to a Public Hearing.

General Comments

1. The applicant has proposed a major addition to his existing motor hotel consisting primarily of a 19-storey tower (including above-ground basement) on property north of Dominion and a one-storey office building over a two-level parking structure on property south of Dominion.
2. Dominion Street is a short cul-de-sac which serves only one other parcel of land in addition to the hotel properties.
3. Before completion of the subject rezoning, the applicant must clarify the relationship of Rem. Lot 10 E $\frac{1}{2}$  with regard to this rezoning. At present, Rem. Lot 10 E $\frac{1}{2}$  is leased by the applicant from the Department of Highways for hotel parking.

Yard requirements with respect to Rem. Lot 10 E $\frac{1}{2}$  will require resolution.

4. The Municipal Engineer has submitted preliminary servicing estimates for sanitary sewer and water services.

5. The proposed one-storey office building is designed to complement the existing two-storey office buildings on the north-west corner of Canada Way and Summer Street.
6. No ornamental balcony lighting is to be provided on the proposed hotel tower without the written approval of the Planning Department.
7. At the May 22, 1973 Council meeting it was questioned whether the height of the hotel addition tower (19 storeys) was too high for this area. The applicant has been informed of this concern of Council. He has contended that the tower is:
  - a) compatible with the surrounding uses and provides some variety of form to the area.
  - b) the proposed tower addition provides the most efficient means of servicing and managing the additional guest rooms including minimizing longer corridors.
  - c) the basic size is based on a reasonable scale of addition which would be economic.
  - d) the tower assists in maintaining a greater distance away from the Trans-Canada Highway right-of-way (128± feet).

The applicant will be present at the Public Hearing to answer any further enquiries that Council may have on this matter.

Summary of the Proposal

a) Site Area:

North of Dominion	168,577 sq.ft.
South of Dominion	75,358 sq.ft.
Total	244,284 sq.ft. (5.6 acres)

b) Floor Area: (Allowable F.A.R. = 5.0± using C3 guideline)

North of Dominion	194,526 sq.ft. = 1.15 F.A.R.
South of Dominion	20,000 sq.ft. = 0.26 F.A.R.
Total	214,526 sq.ft. = 0.88 F.A.R.

c) Proposed Additions

Guest Rooms	180 rooms
Dining Room	225 seats
Meeting Rooms	300 seats
Retail Area	3,250 sq.ft.
Office Building	20,000 sq.ft.

d) Parking Required - 626 spaces

Parking Provided - North of Dominion	180 open
South of Dominion	108 open
	169 1st floor covered
	169 2nd floor covered
Total Provided	626 spaces

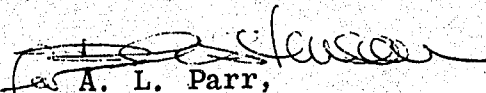
- e) Extensive landscaping is provided especially in buffer strips adjacent to surrounding roads. The main exterior architectural materials are white concrete, brick to match the existing development, and bronze solar glazing.

Recommendations

The Planning Department recommends approval in principle to this proposed addition to the Sheraton Villa Hotel and small office building and that this application be forwarded to Public Hearing on November 20, 1973 and that the following be established as prerequisites to the rezoning:

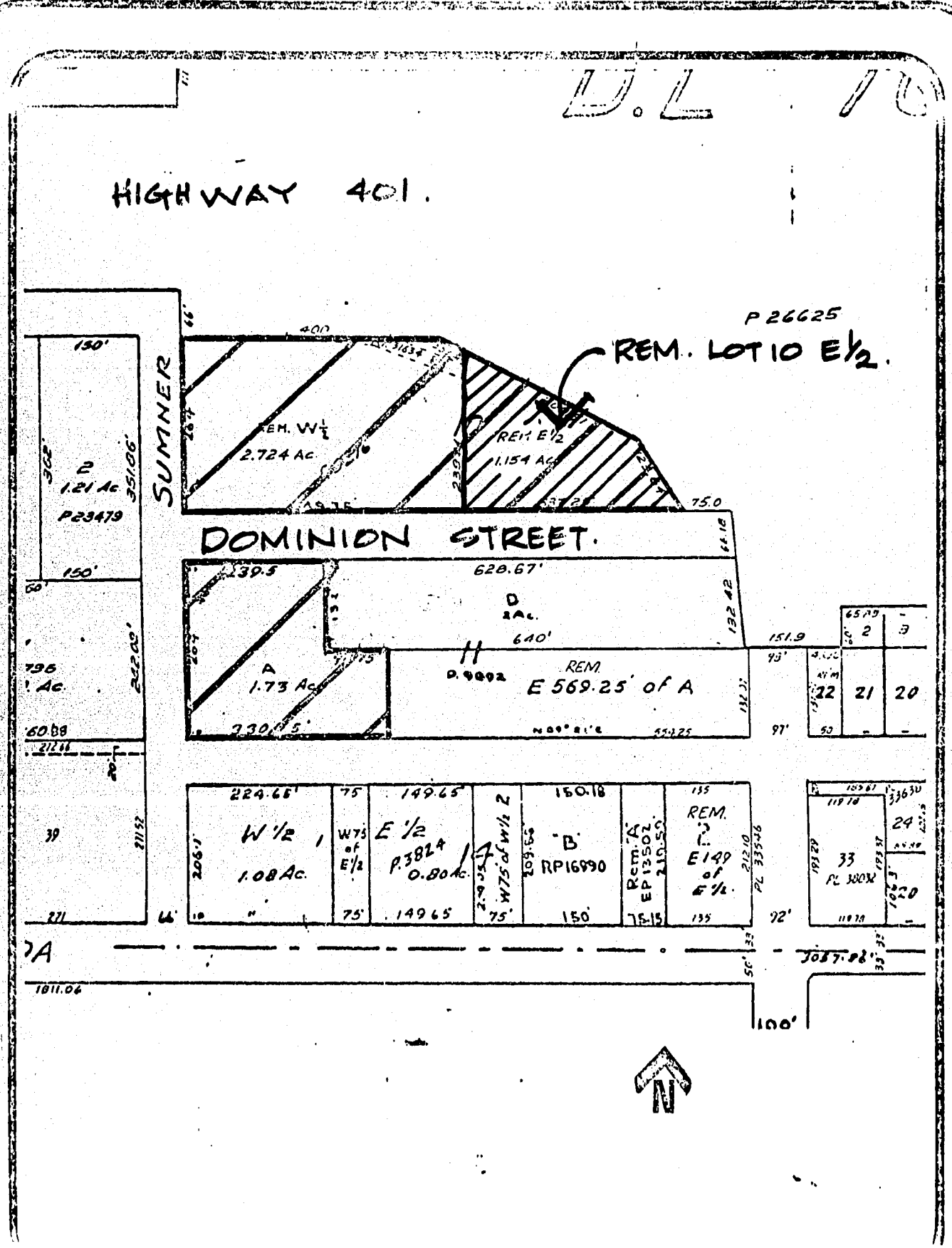
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Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

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SCALE 1:200  
 DRAWN JH  
 DATE MAY 73

REZONING REFERENCE 3/73

MUNICIPALITY OF BURNABY PLANNING DEPARTMENT