

14. Re: Letter dated January 31, 1974 from Mr. Douglas A. Hall,
Canadian Freehold Properties Limited,
777 Hornby Street, Vancouver, B.C.
Rezoning Reference #38/73

Appearing on the Agenda for the February 11, 1974 meeting of Council is a letter from Mr. Douglas A. Hall, Canadian Freehold Properties Limited regarding Rezoning Reference #38/73.

RECOMMENDATION:

THAT the Planning Department be authorized to continue working with the applicant toward the suitable plan of development, with the understanding that the specific matters of concern to Mr. Hall will be clarified upon Council's adoption of a development concept for the area, and that Mr. Hall's letter be tabled until that time.

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PLANNING DEPARTMENT
FEBRUARY 7, 1974

SUBJECT: REZONING REFERENCE #38/73
CANADIAN FREEHOLD PROPERTIES LTD.

Appearing on the agenda for the February 11 meeting of Council is a letter from Douglas A. Hall, Project Manager, Canadian Freehold Properties Limited, in connection with the captioned rezoning application for property on Roberts Street near Ledger Avenue.

On July 30, 1973 the Council considered a rezoning proposal for the 3.39 acre vacant site adjacent to the Y.M.C.A. property and the Burnaby Winter Club. The recommendation to approve in principle and authorize the Planning Department to work with the applicant toward a suitable plan of development for the site was adopted, and staff have been working closely with the developer's architect toward such a suitable plan.

Several forms of development were explored by the applicant, and the Department has received preliminary sketch plans for a two building office complex with predominantly underground parking. The scheme as presented is considered to be basically in harmony with the site and with area goals as we see them, and Department staff are satisfied that the proposal has the makings of a plan that can be recommended as suitable.

During the course of preparing a development conceptual plan for the area, to which reference is made in an* accompanying report on Rezoning Reference #29/73, our staff felt it only fair to acquaint this developer with the emerging concept and the tentative development guidelines that were being considered, for his assistance in working toward a "suitable plan of development". It was made clear that the guidelines being discussed concerning building height and site coverage were strictly tentative and the whole of the prospective concept subject to Council's decision, but that the Department would not be in a position to make positive recommendations on plans which exceeded the suggested guidelines before they had been presented to Council.

* See Item 8, Page 17 of Manager's Report #11, February 11, 1974.

The developer's proposal at this point represents a good quality design, with low profile buildings that will preserve desirable views from most elevated vantage points in the area and with relatively low site coverage and attendant possibilities for landscaping and pedestrian space development. As mentioned, the Department is favorably disposed toward the scheme in general terms, and intends to continue to work with the applicant toward a completed design that may be recommended to Council.

It is agreed that Community Plans and development guidelines should have built-in flexibility subject to proper Municipal approvals and based upon the particular site, design, and use, and its relationship to the surrounding area. Indeed, the "Conditions of Use" section of the CD zoning district category provides for variations subject to the principle that this "results in an improved relationship between the various parts of the proposed development". In this case, consideration should be given to such factors, but our staff could not at this time recommend with conviction a plan that is not wholly consistent with the concept that is to be presented to Council shortly. Accordingly, a reduction in site coverage was recommended to enable the Department to report in the affirmative in anticipation of the concept report, upon further development of the preliminary design. The developer has not seen fit to follow this approach, but has suggested that the Council is under obligation to approve the development on the basis of the present coverage and density.

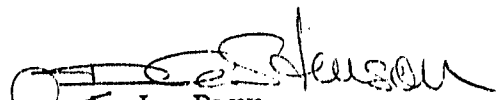
The Planning Department's position is that no obligation exists except that authorized by Council, to work toward a "suitable plan of development" which can be recommended for further consideration. At this point it is our intention to continue to work with the applicant's architect toward solution of those matters which remain to be dealt with in order to bring the basically suitable plan to completion. Until such time as Council has dealt with the development concept for the Central Administrative Area, we will not be in a position to draw any conclusions on the matter of site coverage, and hence this topic should await Council's consideration of the report (expected to be presented February 25). We are optimistic that this and the remaining specific points on the current development proposal may be settled speedily thereafter, and the suitable plan of development returned for Council's attention and submission to a Public Hearing.


Recommendation:

It is recommended that:

The Planning Department be authorized to continue working with the applicant toward the suitable plan of development, with the understanding that the specific matters of concern to Mr. Hall will be clarified upon Council's adoption of a development concept for the area, and that Mr. Hall's letter be tabled until that time.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.


DGS:cm

c.c. Municipal Clerk