

21. Re: Industrial/Office Proposal
Holdom Avenue/Lougheed Highway
Rezoning #55/73

ITEM 21
MANAGER'S REPORT NO. 13
COUNCIL MEETING Feb. 18/74

Following is a report from the Director of Planning regarding a comprehensive development proposal as shown on the attached sketch.

RECOMMENDATIONS:

THAT the proposed development be approved in principle; and
THAT the proposal be forwarded to a public hearing to take place on March 19, 1974; and

THAT the following be established as prerequisites:

1. The submission of a suitable plan of development.
2. The relocation of Roy Street 264 feet to the north.
3. The dedication of all required rights-of-way and the subdivision of the overall site into four parcels of property.
4. The submission of all requisite easements required for servicing purposes.
5. The deposit of monies to provide all required services to the site.
6. All electrical servicing (including electrical kiosks, wherever soil conditions permit), telephone, and cable installations be placed underground throughout the development.

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PLANNING DEPARTMENT
FEBRUARY 13, 1974

SUBJECT: INDUSTRIAL/OFFICE PROPOSAL
HOLDOM AVENUE/LOUGHEED HIGHWAY
R.Z. #55/73

Applicant: Mr. B. Netupsky
Netupsky Engineering Co. Ltd.
1485 - 1075 West Georgia Street
Vancouver, B.C.

1.0 Short Description

Comprehensive development proposal (20.85 acres) composed of extensive warehousing, offices, and an existing garden centre.

2.0 Background

On September 24, 1973, Council gave approval in principle to this development and authorized the Planning Department to continue working with the applicant towards the development of a detailed suitable plan of development. Department of Highways approval for the project has been obtained after extensive discussions. The Department of Highways approval is subject to the possibility that the access directly to the Lougheed Highway may be closed at some future date if deemed necessary. A plan of development suitable for presentation to a Public Hearing has now been submitted by the applicant.

3.0 Proposal Comments

- 3.1 The Engineering Department has provided servicing estimates for:
- storm sewers
 - sanitary sewers
 - water
 - roads and sidewalk
 - ornamental street lighting.

- 3.2 The relocation of the existing unconstructed Roy Street 264 feet to the north is a requirement.
- 3.3 The overall site is to be subdivided into four parcels.
- 3.4 Extensive road rights-of-way (2.59 acres) are to be dedicated.
- 3.5 A 60 foot wide landscaped buffer area is to be provided between all structures and the Lougheed Highway.
- 3.6 The new vehicle storage area is to be screened from the public street by a screen fence and a 20 foot wide landscaped strip.
- 3.7 The main building materials are rusticated tilt-up concrete panels and precast concrete panels.

4.0 Summary of the Project

- 4.1 Area 1 - Site Area = 210,830 sq. ft. (4.84 acres)
- Existing Garden Centre to remain.
- 4.2 Area 2 - Site Area = 72,700 sq. ft. (1.67 acres)
 - Offices (3 storey) 34,500 sq. ft.
 - Parking Provided 70 parking spaces
 - Loading Bays Provided 3 bays
- 4.3 Area 3 - Site Area = 290,980 sq. ft. (6.68 acres)
 - New Car/Truck Preparation Centre and Warehouse.
 - Offices 4,900 sq.ft.
 - Warehousing 25,559 sq.ft.
 - Parking provided 23 parking spaces
 - Loading Bays Provided 4 spaces
 - Warehousing 80,800 sq.ft.
 - Accessory Office 14,200 sq.ft.
 - Parking Provided 69 parking spaces
 - Loading Bays Provided 12 bays
- 4.4 Area 4 - Site Area = 33,600 sq. ft. (7.66 acres)
 - Warehousing 144,200 sq.ft.
 - Accessory Office 22,650 sq.ft.
 - Parking Provided 138 parking spaces
 - Loading Bays Provided 15 bays
 - Outdoor new vehicle storage area.

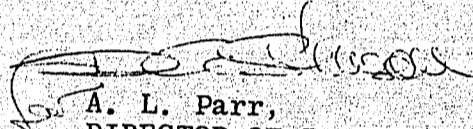
5.0 The Planning Department recommends approval in principle to this "comprehensive" project and that this application be forwarded to Public Hearing on March 19, 1974 and that the following be established as prerequisites to the rezoning:

- 5.1 The submission of a suitable plan of development.
- 5.2 The relocation of Roy Street 264 feet to the north
- 5.3 The dedication of all required rights-of-way and the subdivision of the overall site into four parcels of property.
- 5.4 The submission of all requisite easements required for servicing purposes.

- 3 -

- 5.5 The deposit of monies to provide all required services to the site.
- 5.6 All electrical servicing (including electrical kiosks, wherever soil conditions permit) telephone, and cable installations be placed underground throughout the development.

Respectfully submitted,

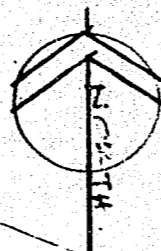

A. L. Parr,
DIRECTOR OF PLANNING.

KI:cm

Attach.

c.c. Municipal Clerk

D.L. 130



SCALE	1"=200'
DRAWN	K.I.
DATE	24 SEPT. 1973
REVISIONS FEB/74	
↑ H REZONING REF # 55/73 BURNABY PLANNING DEPARTMENT	

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