

ITEM 23
MANAGER'S REPORT NO. 23
COUNCIL MEETING Mar. 25/74

Re: Rezoning Application #38/73
Proposed Multi-Tenant Office Development
Lot 26, D.L. 79, Plan 31328
6460 Roberts Street

Following is a report from the Director of Planning on Rezoning Application #38/73.

RECOMMENDATIONS:

- THAT the proposed project be approved in principle; and
THAT the rezoning be forwarded to a public hearing on April 23, 1974; and
THAT the following be established as prerequisites to the rezoning:
1. The submission of a suitable plan of development.
 2. The dedication of any road rights-of-way deemed requisite in order to construct a partial cul-de-sac at the easterly end of Roberts Street.
 3. The deposit of monies to cover the cost of constructing all requisite services to this site including ornamental street lighting, sanitary and storm sewer and the completion of roads and sidewalk as covered under Section 4.7 of the Planning Director's report.
 4. All electrical and telephone services to be placed underground throughout the development.
 5. The acquisition of a 20' wide easement to permit pedestrian and fire truck access to the site from Canada Way.
 6. The provision of a 15' wide easement as required by the Municipal Engineer across the easterly portion of the site to allow for a future sewer connection from the Burnaby Winter Club property to Roberts Street.
 7. The provision of mature evergreen screen planting and landscaped berms as required by the Planning Department.

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PLANNING DEPARTMENT
MARCH 21, 1972

SUBJECT: REZONING APPLICATION #38/73
PROPOSED MULTI-TENANT OFFICE DEVELOPMENT
LOT 26, D.L. 79, PLAN 31328
FROM: SMALL HOLDINGS DISTRICT (A2)
TO: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Address: 6460 Roberts Street

Applicant: Mr. Douglas A. Hall,
Canadian Freehold Properties Ltd.,
1770 Burrard Street,
Vancouver, B.C.

1.0 SHORT DESCRIPTION

Two identical 4-storey office blocks of textured concrete and glass are proposed consisting of rentable office space and a restaurant-cafeteria located somewhere within the complex as well as a bank, small drugstore, and barber shop-beauty salon located on the ground floor. Nearly all of the required parking will be located underground and the site will be extensively landscaped.

2.0 BACKGROUND

On July 30, 1973 Council approved, in principle, the proposed development of the subject site for a multi-tenant office building complex including some service-retail components under Comprehensive Development Zoning. At the time Council found that the applicant's proposal for two or more office buildings in this location "was compatible with the present and future planning aims for this area", and it was noted that development in this location should reflect a high standard of design and landscaping in keeping with the park-like character of the areas around the Municipal Complex.

On February 25, 1974 the Planning Department presented Council with a planning report on the area entitled 'Central Administrative Area Development Concept' and the study area within the report included the subject site. This report dealt with the objectives pertinent to quality development in a parklike area for this precinct and made a number of more detailed recommendations related to specific matters such as building scale, site coverage, building heights, and requirements for underground parking. Council has now had an opportunity to refer this report to the Advisory Planning Commission for their recommendations and is subsequently considering this document on the agenda for March 25, 1974; therefore it seems appropriate that this rezoning report be considered at the same time.

3.0 SUMMARY OF THE PROJECT

- 3.1 Site Area - 143,730 sq. ft.
Site Coverage - 23.5%
- 3.2 Floor Area Ratio = .94
2.0 x 143,730 sq. ft. = 287,460 sq.ft. (allowable under P2 zoning)
135,520 sq.ft. Provided
- 3.3 Total Floor Area - 16,940 x 4 storeys = 67,760 sq.ft. gross
- 3.4 Parking: Underground spaces - 426
 Surface parking spaces - 26
 Total provided 452

Department of Highways required parking @1 per 300 sq.ft. gross is satisfied.

- 3 truck loading spaces
- access to the site by all vehicles - off Roberts Street

3.5 Facilities Provided:

- 3.5.1 General - 2 buildings each with 4 floors of rentable office space.
- central core of washrooms, 2 elevators, stairs and storage

3.5.2 Communal:

- Ground Floor - a small bank
- a small drugstore
- barber shop & beauty salon
- lobby area

- a restaurant-cafeteria facility,
- extensive underground parking
- landscaping, plazas and courtyards

4.0 GENERAL COMMENTS

- 4.1 The applicant proposes a development with a site coverage of 23.5% which is slightly higher than the (20% approximate) site coverage recommended in the Central Administrative Area Development Concept. However, in view of the fact that the proposed project is a quality development which meets all of the other recommendations of the Area Development Concept, the Planning Department considers the current design proposal acceptable.
- 4.2 The applicant is providing a quality low-profile development with abundant landscaping and public open space consistent with the area development concept and the parklike setting of the area.


- 4.3 Distant views from nearby developments will be preserved over and through the development.
- 4.4 Pedestrian access to the site will be provided from Canada Way.
- 4.5 The developer together with representatives of the Burnaby Winter Club, the abutting property to the south, are presently negotiating a possible permanent leasing arrangement for the parking of 75 Winter Club cars on evenings and weekends in the applicant's underground parking facilities. Pedestrian links will then be made between the two sites.
- 4.6 The applicant proposes to commence construction of one building as soon as possible with the second structure commencing within one or two years. A satisfactory interim site planning and landscape design must be shown between Phase I and II.
- 4.7 The applicant is required to upgrade Roberts Street and should be upgraded to a finished standard of 36' of pavement with curb and gutter both sides, a 5' separated sidewalk on the south side, and ornamental street lighting. Roberts Street is also to be widened as far west as Ledger Avenue to a 36' paved interim standard including the continuation of the 5' sidewalk on the south side of Roberts Street as far west as Ledger Avenue. The applicant must reposition existing poles where applicable.

5.0 RECOMMENDATION

The Planning Department recommends approval in principle be given to this office development with limited service retail component and that this rezoning be forwarded to Public Hearing on April 23, 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 dedication of any road rights-of-way deemed requisite in order to construct a partial cul-de-sac at the easterly end of Roberts Street.
- 5.3 The deposit of monies to cover the cost of constructing all requisite services to this site including ornamental street lighting, sanitary and storm sewer and the completion of roads and sidewalk as covered under Section 4.7 in this report.
- 5.4 All electrical and telephone services to be placed underground throughout the development.
- 5.5 The acquisition of a 20' wide easement to permit pedestrian and fire truck access to the site from Canada Way.
- 5.6 The provision of a 15' wide easement as required by the Municipal Engineer across the easterly portion of the site to allow for a future sewer connection from the Burnaby Winter Club property to Roberts Street.
- 5.7 The provision of mature evergreen screen planting and landscaped berms as required by the Planning Department.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.