

ITEM 9  
MANAGER'S REPORT NO. 78  
COUNCIL MEETING Nov. 25/74

Re: Rezoning Reference #38/73 - 6460 Roberts Street  
Amendment to Approved CD Plan

Following is a report from the Director of Planning regarding Rezoning Reference #38/73.

RECOMMENDATIONS:

1. THAT the proposed amendments be submitted to a Public Hearing on December 17, 1974; and
2. THAT the submission of a suitable plan of development be made a prerequisite to the Rezoning Bylaw.

\* \* \* \* \*

PLANNING DEPARTMENT  
NOVEMBER 21, 1974

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: REZONING REFERENCE #38/73 - 6460 ROBERTS STREET  
AMENDMENT TO APPROVED CD PLAN (See Attached Sketch)

Applicant: Canadian Freehold Properties Ltd.  
1770 Burrard Street  
Vancouver, B.C.

1.0 SHORT DESCRIPTION

Applicant proposes to amend approved CD plan for 2 identical office buildings to reduce the amount of underground parking, in conformity with recent amendments to Provincial Department of Highways standards.

2.0 BACKGROUND

- 2.1 The subject site lies within the area governed by the Central Administrative Area Development Concept and conforms with the area plan and development guidelines.
- 2.2 On April 23, 1974 this project received a successful Public Hearing and on September 9, 1974 final adoption was given to this rezoning.
- 2.3 The project as approved under (2.2) was on the basis of 1 parking stall per 300 sq. ft. (gross) floor area in compliance with the Department of Highways parking norms which govern access and parking standards within this area; as the site is within 1/2 mile of the Trans Canada Highway.
- 2.4 On October 15, 1974 the Department of Highways notified the Planning Department in writing that it was prepared to modify its parking norms for offices in the Central Administrative Area from 1 stall per 300 sq. ft. gross to 1 stall per 400 sq. ft. gross to bring their standards more realistically in line with the Burnaby minimum Bylaw Parking Standards.

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- 2.5 The applicant has requested that the CD plans for this site be amended to reflect the recently permitted reduction in parking by the Department of Highways. This approach is supported by the Planning Department as a ratio of 1:400, is in excess of Bylaw standards, and is adequate to accommodate the usual amount of parking associated with multi-tenant office buildings such as these.
- 2.6 The applicant has now submitted an amended plan of development reflecting the reduction in underground parking space and suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 All letters of credit to cover costs of providing services to the site have been previously submitted during the rezoning process and are in order.
- 3.2 The proposed changes to the original CD plan approved by Council are as follows:
- 3.2.1 Original scheme - parking for 452 cars @ 1 stall per 300 sq. ft. gross (96% underground)
- Revised scheme - parking for 340 cars @ 1 stall per 400 sq. ft. gross (94% underground)
- No changes to the building site coverage, etc. are proposed and the revised scheme will look the same as the original scheme.
- 3.2.2 Some minor elements to the landscaping have been added to provide more trees and a landscaped sunken sitting area in front of the buildings, all of which improve the overall effect.
- 3.3 The applicant has requested that Council forward these revised amendments to a Public Hearing on December 17, 1974 and the Planning Department supports this date for the following reasons:
- 3.3.1 The proposed amendments to the CD plan are minor.
- 3.3.2 There are relatively few neighbouring properties to the subject site.
- 3.3.3 The applicant is ready to build and wishes to avoid costly delays to construction where possible.

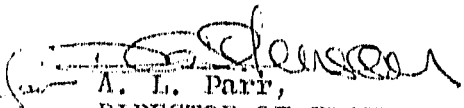
The Municipal Clerk is prepared to co-ordinate a Public Hearing on December 17, 1974 with the Planning Department.

### 4.0 RECOMMENDATION

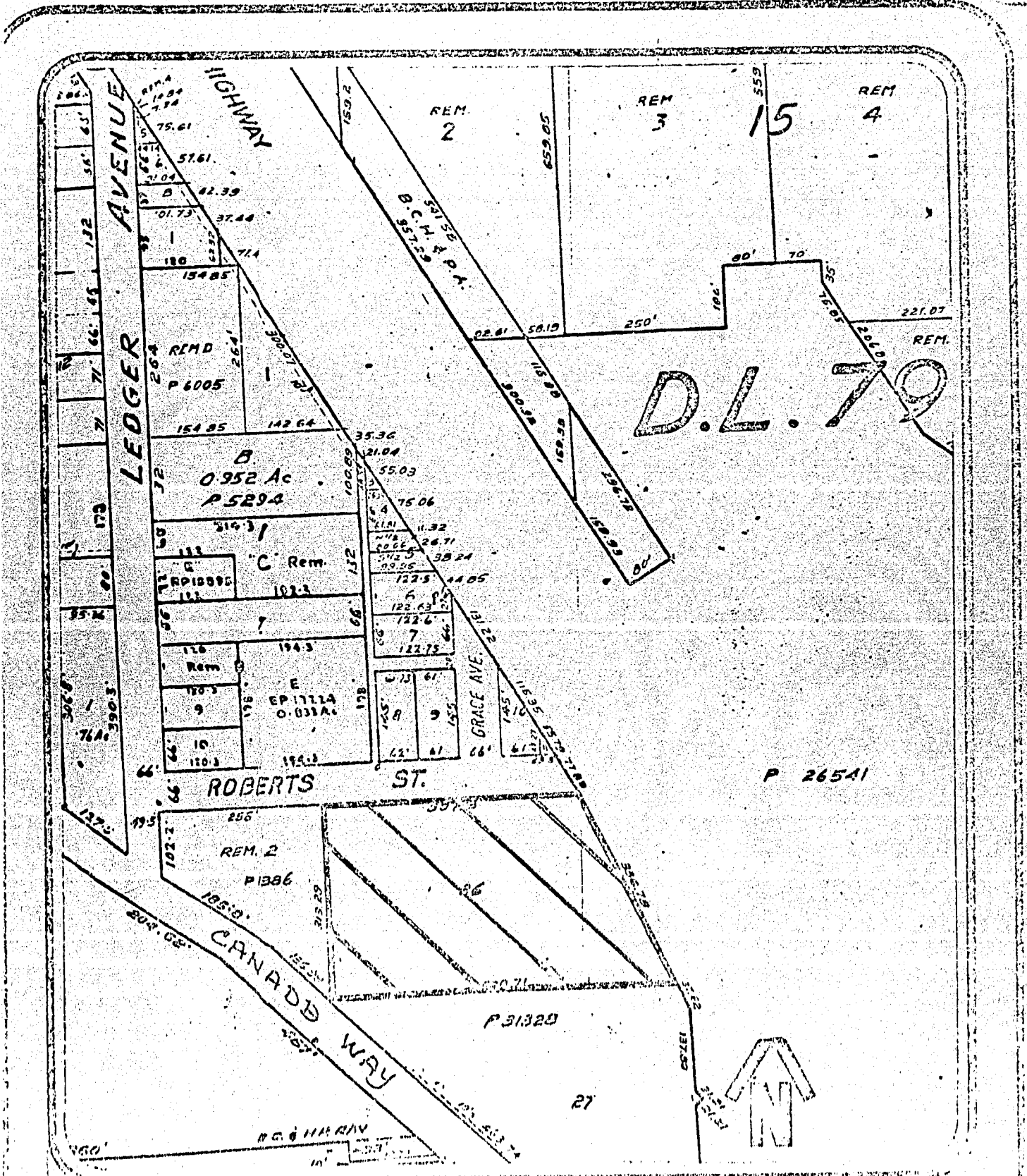
It is recommended:

- 4.1 THAT Council receive the report of the Planning Department for the proposed Bylaw amendment and that the proposed amendments be submitted to a Public Hearing on December 17, 1974
- 4.2 THAT the submission of a suitable plan of development be made a prerequisite to the Rezoning Bylaw.

SJB:cm  
Attach.  
c.c. Municipal Clerk

  
A. L. Parr,  
DIRECTOR OF PLANNING.

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SCALE 1" = 200'  
 DRAWN BY J.H.  
 DATE JULY 73

REZONING REFERENCE 38173