

ITEM 2  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING Mar. 17/75

Re: Proposed Alternate Uses  
Site at South-East Corner of  
Erickson Drive and Cameron Street  
Community Plan Area "G"

The following is a report of the Director of Planning dated March 10, 1975 regarding the above.

RECOMMENDATION:

1. THAT Council approve the change in designation of the subject site at the south-east corner of Erickson Drive and Cameron Street from high-density multiple family development to public institutional/commercial use utilizing the Administration and Assembly District (P2) and the General Commercial District (C3) as operational guidelines.

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PLANNING DEPARTMENT  
MARCH 10, 1975

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PROPOSED ALTERNATE USES  
SITE AT SOUTH-EAST CORNER OF  
ERICKSON DRIVE AND CAMERON STREET  
COMMUNITY PLAN AREA "G" (See Attached Sketch)

1.0 BACKGROUND

At the Council meeting of February 24, 1975, the following motion was made:

WHEREAS Community Plan Area "G" is nearing full development; and

WHEREAS concern has been voiced regarding the density of this area;

BE IT RESOLVED that the designation "Proposed Apartment Area High Density" covering remaining undeveloped sites East of Erickson Drive and North of Loughheed Highway be deleted from the Plan."

The motion was tabled pending the submission of a report by the Planning Department delineating alternative uses for the subject site.

The remaining designated high density apartment site (RMS guidelines at 100 units/acre) is located at the south-east corner of Erickson Drive and Cameron Street with dimensions of 175.86' x 495.32' and an area of 87,120 sq. ft. or 2.0 acres. The subject site is composed of two legal lots of

0.375 acres at 9608 Cameron Street and of 1.625 acres at 9634 Cameron Street. The existing site development consists of two single-family dwellings in good condition. The site has a number of fine tall coniferous tree specimens.

In reports of July 8, 1974 and October 31, 1974 concerning Community Plan Area "G", the Planning Department recommended that "the designation of the proposed high density multiple family development (2.0 acres) site outlined in the Community Plan Area "G" at the south-east corner of Cameron Street and Erickson Drive (within the rationalized Lougheed Mall precinct) be reconsidered in the review of the Apartment Study '69 for other alternate uses possibly commercial (if consolidated into the Lougheed Mall site) or public institutional". In a Planning Department report of December 12, 1974 with reference to a Public Library Site in Community Plan Area "G", it was suggested that the subject site be considered one of the possible sites for a Public Library.

2.0 COMMENT

- 2.1 An institutional use would be appropriate for the subject site since the site lies within the precinct of the Lougheed Town Centre area which acts as a focus of community activity. One of the specific appropriate uses would be for a Public Library.
- 2.2 A commercial use would also be appropriate for the subject site provided that the proposed development were closely integrated into the Lougheed Mall Town Centre complex both visually (architectural quality, physical building links) and operationally (major pedestrian links).
- 2.3 Any proposed development for the subject site should take into consideration the preservation of as many of the existing specimen trees on the site as possible.

3.0 RECOMMENDATION

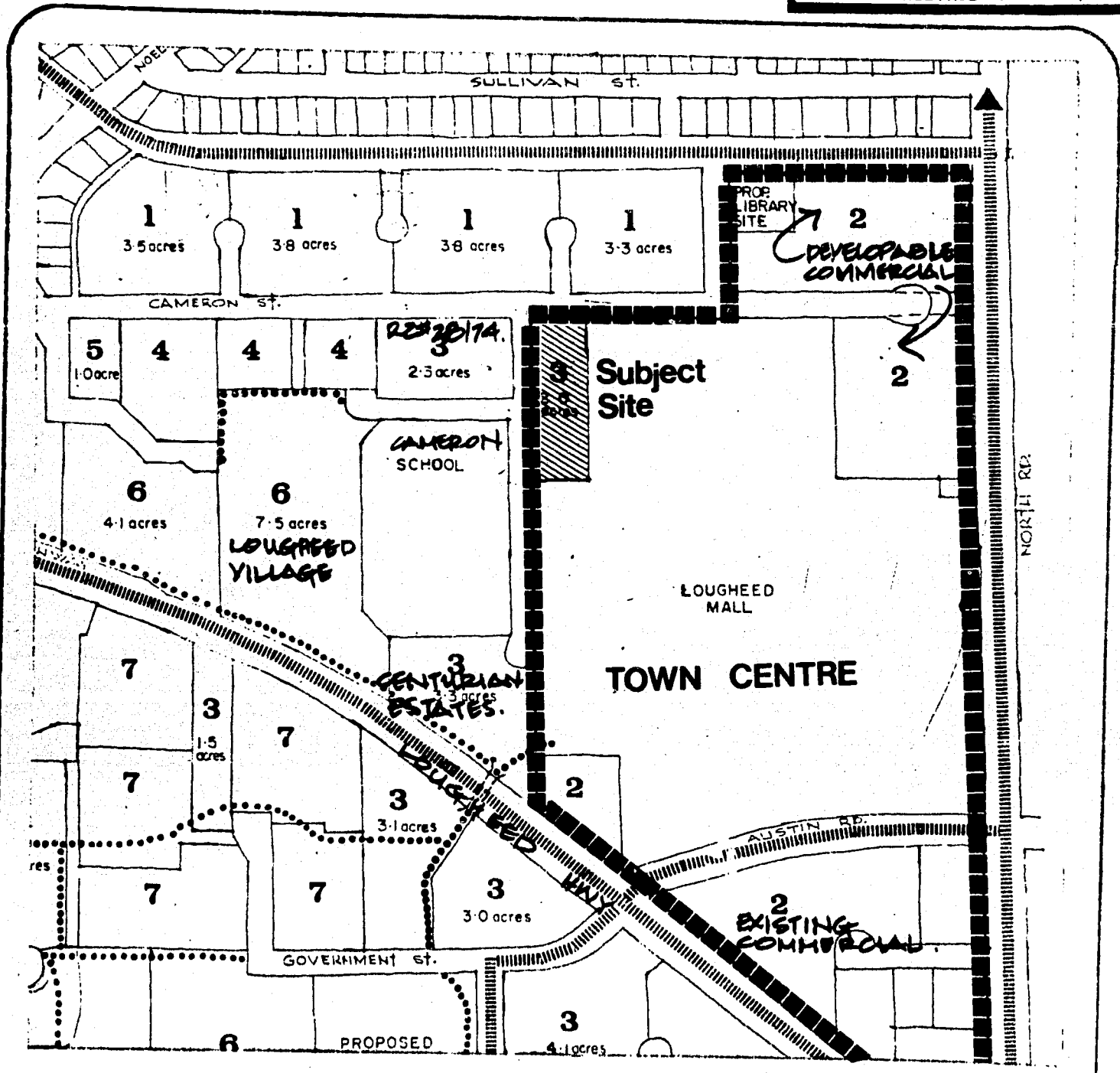
It is recommended that Council approve the change in designation of the subject site (see attached sketch) at the south-east corner of Erickson Drive and Cameron Street from high-density multiple family development to public institutional/commercial use utilizing the Administration and Assembly District (P2) and the General Commercial District (C3) as operational guidelines.



A. L. Parr,  
DIRECTOR OF PLANNING.

KI:cm  
Attached sketch.

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Date  
 MAR/75

Scale  
 1" = 400'

Drawn By

Burnaby Planning Department

COMMUNITY PLAN AREA "G"

PROPOSED CHANGE IN USE  
 - SITE AT SOUTH-EAST CORNER OF  
 ERICKSON AND CAMERON.  
 FROM HIGH DENSITY MULTIPLE FAMILY DEVELOP.  
 AT 100 U.P.U.  
 TO PUBLIC INSTITUTIONAL / COMMERCIAL.