

ITEM 23  
MANAGER'S REPORT NO. 59  
COUNCIL MEETING Sept. 22/75

Re: REZONING REFERENCE #30A/73  
6540, 6590 THOMAS STREET  
PROPOSED AMENDMENT TO APPROVED CD PLAN  
PTNS. OF LOTS 3 & 4, BLOCK 15, D.L. 79N, PLAN 536

Following is a report from the Director of Planning regarding a proposed amendment to an approved CD Plan, Rezoning Reference #30A/73.

RECOMMENDATION:

1. THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT  
SEPTEMBER 19, 1975

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #30A/73  
6540, 6590 THOMAS STREET  
PROPOSED AMENDMENT TO APPROVED CD PLAN  
PTNS. OF LOTS 3 & 4, BLOCK 15, D.L. 79N, PLAN 536

APPLICANT: Mr. Tor Hemmy,  
Norwegian Government Seamen's Service,  
1192 West Pender Street  
Vancouver 1, B. C.

1.0 SHORT DESCRIPTION:

The applicant proposes to amend the approved CD plan for a recently constructed recreational building within the Sports Complex Area in order to permit the addition of a small indoor swimming pool.

2.0 BACKGROUND:

- 2.1 On February 10, 1975 Council granted Final Adoption to R.Z. #30/73 for this site which permitted construction of a one and two storey recreational building for international seamen while in port, situated on a 4.56 acre site containing a soccer field, tennis courts, outdoor parking and sprinting track.
- 2.2 On September 16, 1975 the applicant submitted development plans showing the proposed pool addition at the easterly end of the present building and resulting modifications to the surface parking lot and landscaping resulting from this addition.
- 2.3 As part of the original rezoning the applicant was required to build Thomas Street to a 36' wide interim standard with the necessary underground storm, sanitary, water and electrical/telephone wiring. This construction is still underway to this date.

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3.0 GENERAL COMMENTS:

- 3.1 All Letters of Credit to cover costs of providing services to the site have been previously submitted and are in order.
- 3.2 The proposed changes to the original CD plan approved by Council are as follows:

	<u>R.Z. #30/73</u>	<u>R.Z. #30A/73 (Amended)</u>
Site Coverage	3.38%	4.21%
F.A.R.	.0474	.0653
Gross Floor Area	9,423 Sq. ft.	12,963 sq. ft.
Building height:	2 storeys maximum	1 1/2 storey addition
Use of Materials:	cedar shakes brick cedar shiplap glass	same for addition but steel portal frames for roof structure invisible from exterior of building
Pedestrian and vehicle access	from Thomas	unchanged
Parking	25 car stalls 2 bus stalls	requires 8 more car parking spaces for a total of 33 stalls

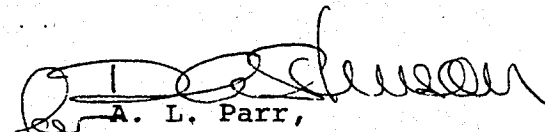
- 3.3 The applicant has presented to this Department plans for the pool addition which is consistent in architectural form, use of materials and detail to the quality of the existing building now under the final stages of construction and in line with area land-use objectives for sport-recreational functions. A few minor details have yet to be worked out on modifications to the landscaping plans but the drawings are sufficiently suitable and complete to warrant Council's consideration for advancing this Amendment Bylaw to a Public Hearing on October 21, 1975.
- 3.4 For the information of Council, we have been advised by B. C. Hydro that due to impending road preloading and reconstruction by the Department of Highways on Kensington Avenue, it is not possible in an engineering sense to place underground wiring ducts within the road allowance until reconstruction is complete. For this reason it has been necessary to make arrangements for an interim overhead service to be approved on a temporary basis only, subject to agreement by the applicant and the utility companies to replace the temporary service with a finished underground facility on or before September 1, 1977.

It would be opportune at this time to request the appropriate undertakings and a deposit of sufficient funds to give effect to this agreement as necessitated under the circumstances.

4.0 RECOMMENDATION:

The Planning Department recommends THAT Council receive the report of the Planning Director and THAT this Bylaw Amendment be forwarded to a Public Hearing on October 21, 1975 and THAT the following be established as prerequisites to the rezoning:

- 4.1 The submission of a complete and suitable plan of development for the subject site.
- 4.2 All electrical and telephone services be placed underground throughout the development.
- 4.3 The receipt from the applicant and B. C. Hydro of sufficient funds and a suitable written agreement to place all power and telephone lines underground from the existing pole line on Sprott Street to the building before September 1, 1977.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

SB:bp  
Attach.