

ITEM 14
MANAGER'S REPORT NO. 33
COUNCIL MEETING May 5/75

Re: Application for an Amendment to Rezoning Reference #84A/69
9501 Erickson Drive

Following is a report from the Director of Planning regarding a proposed amendment to Rezoning Reference #84A/69 (see attached sketch).

RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared as outlined in the Planner's report; and
2. THAT the rezoning be advanced to a Public Hearing on June 17, 1975; and
3. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development incorporating those comments outlined in the Planner's report; and
 - b) The construction, to full Municipal standards, of the public pedestrian walkway through the subject site.

PLANNING DEPARTMENT
APRIL 29, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: APPLICATION FOR AN AMENDMENT
REZONING REFERENCE #84A/69
FROM CD TO AMENDED CD
D.L. 4, LOT 85, PLAN 38877
9501 ERICKSON DRIVE

Applicant: R. Rapske
Rm. #3 - 496 West 40th Avenue
Vancouver, B.C.

1.0 SHORT DESCRIPTION:

Proposed addition of 7,240 sq. ft. of commercial retail space on two levels of the "Lougheed Village" apartment development.

2.0 BACKGROUND:

On March 22, 1971 Council gave final adoption to the subject high rise apartment development. The development has been constructed and consists of two apartment towers of 23 and 25 floors and two 8-storey apartment blocks. An underground parking structure covered by a landscaped deck acting as a pedestrian plaza has also been completed. Recreational facilities (pool, gymnasium, sauna, resident's club) and limited service commercial facilities to serve the residents of the complex on a day-to-day basis are yet to be completed.

3.0 PROPOSED AMENDMENTS:

The applicant has requested an amendment to the originally adopted Bylaw. This amendment primarily consists of additional space to be used for commercial facilities. This will include an addition of approximately 5,200± sq. ft. replacing a portion of the breeze-way/landscaped area on Level "D" and 2,040± sq. ft. on Level "C". These areas together with the initially approved commercial area would provide 16,040± sq. ft. of residential, commercial and specialty service amenities to the development.

The originally adopted suitable plan of development proposed approximately 9,430[±] sq. ft. for retail commercial facilities.

4.0 DEVELOPMENT DESCRIPTION:

The following commercial facilities are proposed to be developed:

<u>Mall Level "D" -</u>	Pharmacy	@	2,736 sq.ft.
	Dentist's Office	@	768 sq.ft.
	Tailor	@	616 sq.ft.
	Women's Boutique	@	600 sq.ft.
	Doctor's Office	@	1,040 sq.ft.
	Florist	@	680 sq.ft.
	Jewelry	@	800 sq.ft.
	Pro Shop	@	500 sq.ft.
	Mini Mart	@	1,584 sq.ft.
	Restaurant	@	3,776 sq.ft.
	Bank	@	900 sq.ft.
	Sub Total		14,000 sq.ft.
<u>Level "C" -</u>	Bank	@	556 sq.ft.
	Beauty Salon	@	1,064 sq.ft.
	Barber Shop	@	420 sq.ft.
	Sub Total		2,040 sq.ft.
	TOTAL		<u>16,040 sq.ft.</u>

5.0 GENERAL COMMENTS:

- 5.1 The Planning Department agrees, in principle, to the expansion of the commercial facilities as outlined, for the use of the residents of "Lougheed Village" as well as its immediate neighbours, on a day-to-day basis.
- 5.2 In order that the pedestrian nature of these additional commercial facilities is maintained, no exterior signage will be allowed on the site. Moreover, no additional parking or conversion of existing parking facilities for support of the proposed commercial element will be allowed.
- 5.3 To upgrade and enhance the pedestrian nature of the proposed facilities, appropriate landscape treatment along the plaza entrance to the mall must be developed.
- 5.4 At the present time, it is essential to note that the pedestrian walkway as was required in the original rezoning of the subject development has not been constructed to Municipal standards. This walkway, running along the southern portion of the site through to the Cameron School site/Lougheed Mall will act as a pedestrian corridor for the surrounding area and it is the responsibility of the developer to construct to full Municipal standards that portion of the walkway passing through his site.
- 5.5 It is also an opportune time to ensure that an appropriate landscape buffer along the southern portion of the subject site be upgraded to the standard originally proposed, to reflect a suitable interface with the Lougheed Highway and provide an acceptable pedestrian environment for the walkway.

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6.0 RECOMMENDATION:

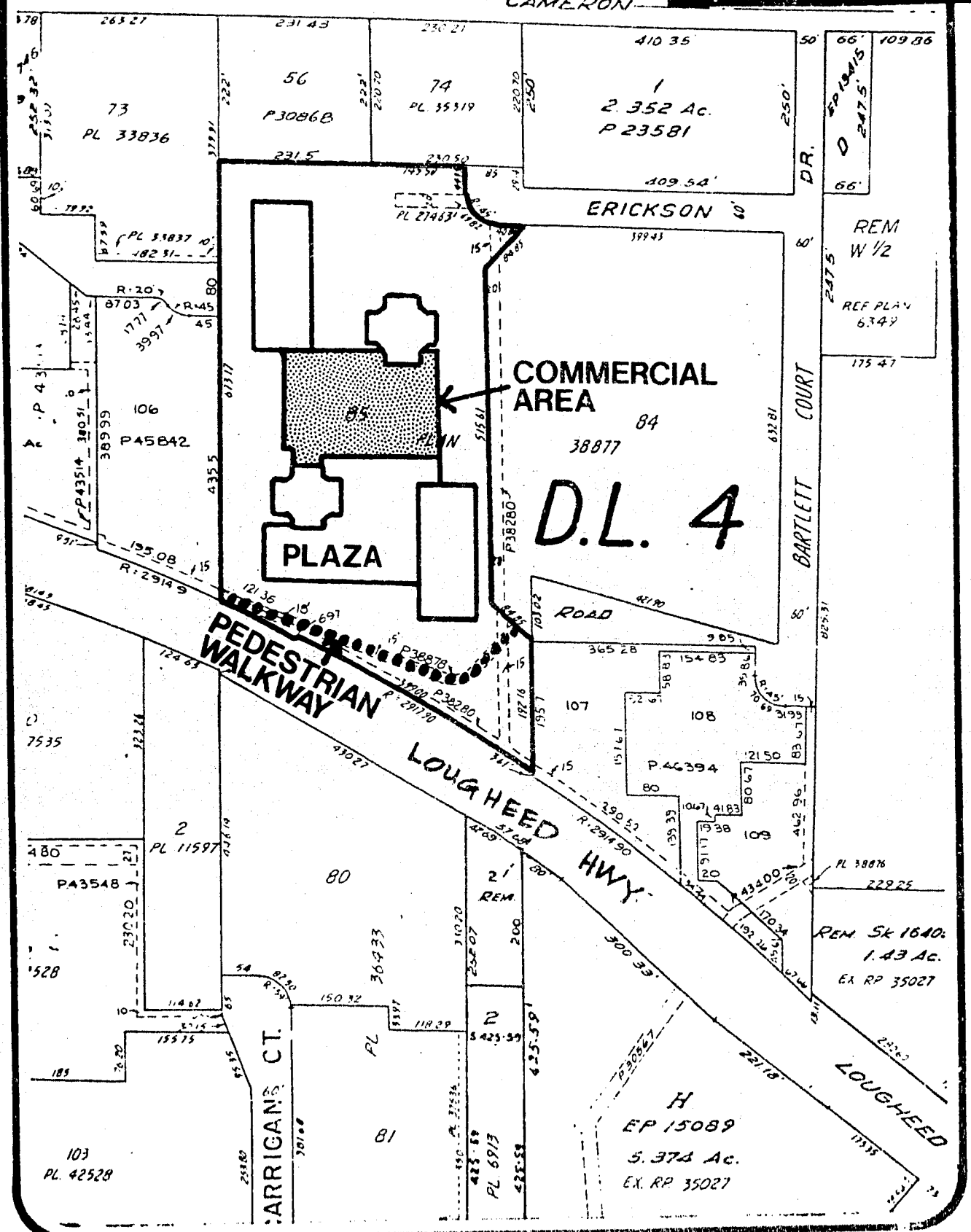
It is recommended that Council receive the report of the Planning Department and request that a rezoning bylaw be prepared as outlined and that the rezoning be advanced to a Public Hearing on June 17, 1975 and that the following be established as prerequisites to the completion of the rezoning:

1. The submission of a suitable plan of development incorporating those comments outlined above.
2. The construction, to full Municipal standards, of the public pedestrian walkway through the subject site.


A. L. Parr,
DIRECTOR OF PLANNING.


PDS:cm

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SCALE	1"=200'
DRAWN	DOB
DATE	APRIL 1975

REZONING REFERENCE: 84A/69

BURNABY PLANNING DEPARTMENT

