

Re: APPLICATION FOR AMENDMENT - REZONING REFERENCE #32A/74
 LOT 198, D.L. 35, PL. 47944
 B.C. TELEPHONE REGIONAL OFFICE COMPLEX
 (Item 10, Report No. 47, June 24, 1974)
 (Item 45, Report No. 51, July 22, 1974)

Following is a report from the Director of Planning regarding the subject development.

RECOMMENDATIONS:

1. THAT a Rezoning By-law be prepared; and
2. THAT the rezoning be advanced to a Public Hearing on April 21, 1976; and
3. THAT the following be established as a prerequisite to the completion of the rezoning:
 - a. The satisfaction of all requisite conditions necessary to gain Subdivision Approval of the subject site.

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PLANNING DEPARTMENT
 MARCH 18, 1976

TO: MUNICIPAL MANAGER
 FROM: DIRECTOR OF PLANNING
 SUBJECT: APPLICATION FOR AMENDMENT - REZONING REFERENCE #32A/74
 FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED
 COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
 LOT 198, D.L. 35, PL. 47944 (see attached sketches 1 and 2)
 B.C. TELEPHONE REGIONAL OFFICE COMPLEX

Applicant: Dominion Construction Ltd.,
 Three Bentall Centre,
 Vancouver, B.C.

1.0 INTRODUCTION:

The applicant has requested an amendment to the existing Comprehensive Development zoning in order to implement subdivision of the subject site for financing purposes.

2.0 BACKGROUND:

On January 27, 1975, Final Adoption was given to R.Z. #32/74 which involved the construction of a large office complex for the regional headquarters of the B.C. Telephone Company. The proposed development included a 19-storey terraced office tower and a 7-storey terraced northern wing and was designed so that construction could be divided into two phases. Construction has commenced on the first phase of the project (19-storey tower).

On September 2, 1975, the Municipal Approving Officer granted Tentative Approval of the subject subdivision (SD Ref. #122/75).

3.0 GENERAL OBSERVATIONS:

3.1 The Planning Department has been working with the applicant towards a suitable subdivision of the subject site. The project was initially designed so that construction

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could be divided into two phases to include the 19-storey tower as a 1st phase and the 7-storey structure as a 2nd phase. Both structures have been suitably integrated and essentially function as one project.

3.2 The proposed subdivision survey plans have been prepared and submitted to this department and clearly reflects the phasing of the project (see attached sketch #2).

3.3 A Restrictive Covenant under Section 24A of the Land Registry Act has been prepared to ensure that reciprocal pedestrian and vehicular access and the common use of services will be maintained over the two lots created under subdivision. The covenant will also provide for the consolidation of the two legal parcels in the event of any future sale of the project.

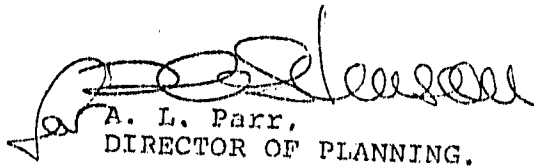
3.4 Subdivision of the site has been proposed for mortgage financing purposes only.


3.5 In connection with the requested subdivision, the financing institution has requested that the CD plan be modified by the insertion of a line showing the proposed interior property line, so as to make evident and official the separation into two sites and eliminate any possibility of future complications when the second phase is to be commenced. This course of action is entirely reasonable, and it is therefore now necessary to introduce the requisite amendment to the existing CD zoning, consisting solely of the addition of the proposed interior property line.

4.0 RECOMMENDATION:

It is recommended THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on the 21st of April 1976 and that the following be established as prerequisite to the completion of the rezoning:

- a) The satisfaction of all requisite conditions necessary to gain Subdivision Approval of the subject site.

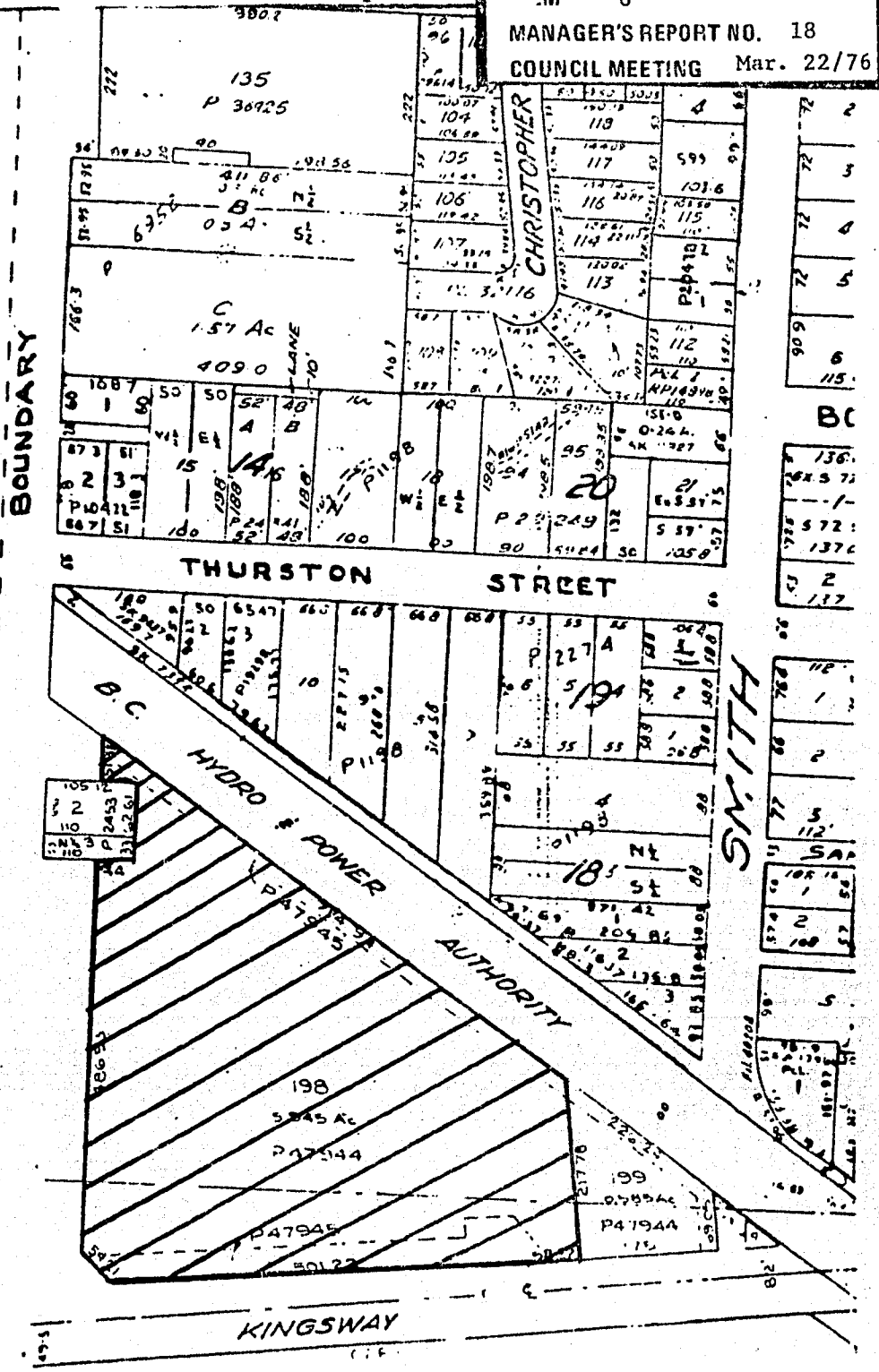

A. L. Parr,
DIRECTOR OF PLANNING.


PDS:cm

Attach.

c.c. Municipal Clerk

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Date
 MARCH/76

Scale
 1"=200'

Drawn By
 P.D.S.



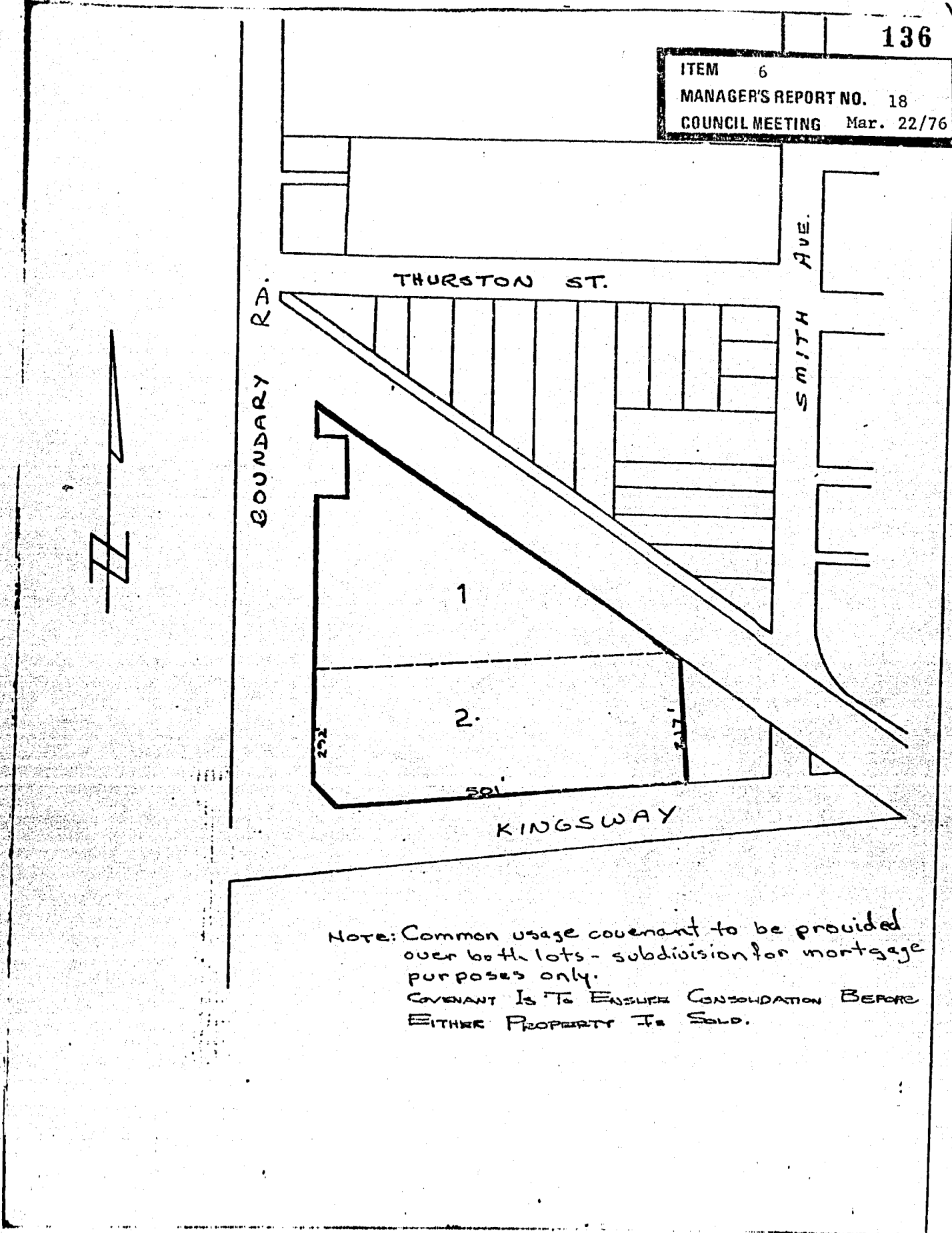
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Sketch #1

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Note: Common usage covenant to be provided over both lots - subdivision for mortgage purposes only.
 COVENANT IS TO ENSURE CONSOLIDATION BEFORE EITHER PROPERTY IS SOLD.

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Scale
 1" = 200'

Drawn By



Burnaby Planning Department

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Sketch #2