

ITEM	5
MANAGER'S REPORT NO.	21
COUNCIL MEETING	Mar. 21/77

Re: REZONING REFERENCE #38/73 - 6460 ROBERTS STREET
 AMENDMENT TO THE APPROVED CD PLAN

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

RECOMMENDATIONS:

1. THAT the proposed amendment be submitted to a public hearing on April 19, 1977, and
2. THAT the submission of a suitable plan of development be made a prerequisite to the rezoning by-law.

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PLANNING DEPARTMENT
 16 MARCH, 1977

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #38/73 - 6460 ROBERTS STREET
 AMENDMENT TO APPROVED COMPREHENSIVE DEVELOPMENT PLAN
 (see attached sketch)

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

1.0 SHORT DESCRIPTION: The applicant proposes to amend the approved CD plan in order to add a small bus garage for a major tenant.

2.0 BACKGROUND

2.1 On September 9, 1974, Council gave Final Adoption to this rezoning which permitted two 4-storey office buildings on the site with underground parking. The site is situated within the Central Administrative Area and conforms with the relevant area development guidelines.

2.2 On June 9, 1976 the applicant initially notified this department about their intention to proceed with an amendment to this rezoning in order to add a small bus garage for McDonalds, one of the major tenants of the office development. Since that time this department has been working with the applicant in order to suitably design and locate such a facility within the project.

2.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

ITEM	5
MANAGER'S REPORT NO.	21
COUNCIL MEETING	Mar. 21/77

110

3.0 GENERAL COMMENTS:

- 3.1 The bus shelter is proposed for the northeast corner of the site and would be a textured concrete structure 45' long, 16' high and 20' wide. The shelter would house the McDonalds Bus and a Winnebago used for charity and promotional purposes.
- 3.2 The applicant's architect has presented an acceptable solution which relates the mass of the bus shelter with adjacent parking structure and the nearby elevator core. Concrete finishes will match finishes used elsewhere in the development and a large horizontal planter around the shelter will reduce the apparent height and add screening. Additional information is required on the entry door which will be visually prominent.
- 3.3 The bus shelter would be accessed from the existing parking area off Roberts Street.
- 3.4 The effect of adding the shelter on the development statistics would be as follows:

Existing:

Site Area	- 143,730 sq.ft.
Site Coverage	- 16,940 x 2 = 33,880 sq.ft. or 23.5%
Floor Area Ratio	- 0.941

Add Bus Shelter (900 sq.ft.)

Site Coverage	= 34,780 sq.ft. or .79 or 24.19%
Floor Area Ratio	= 0.949

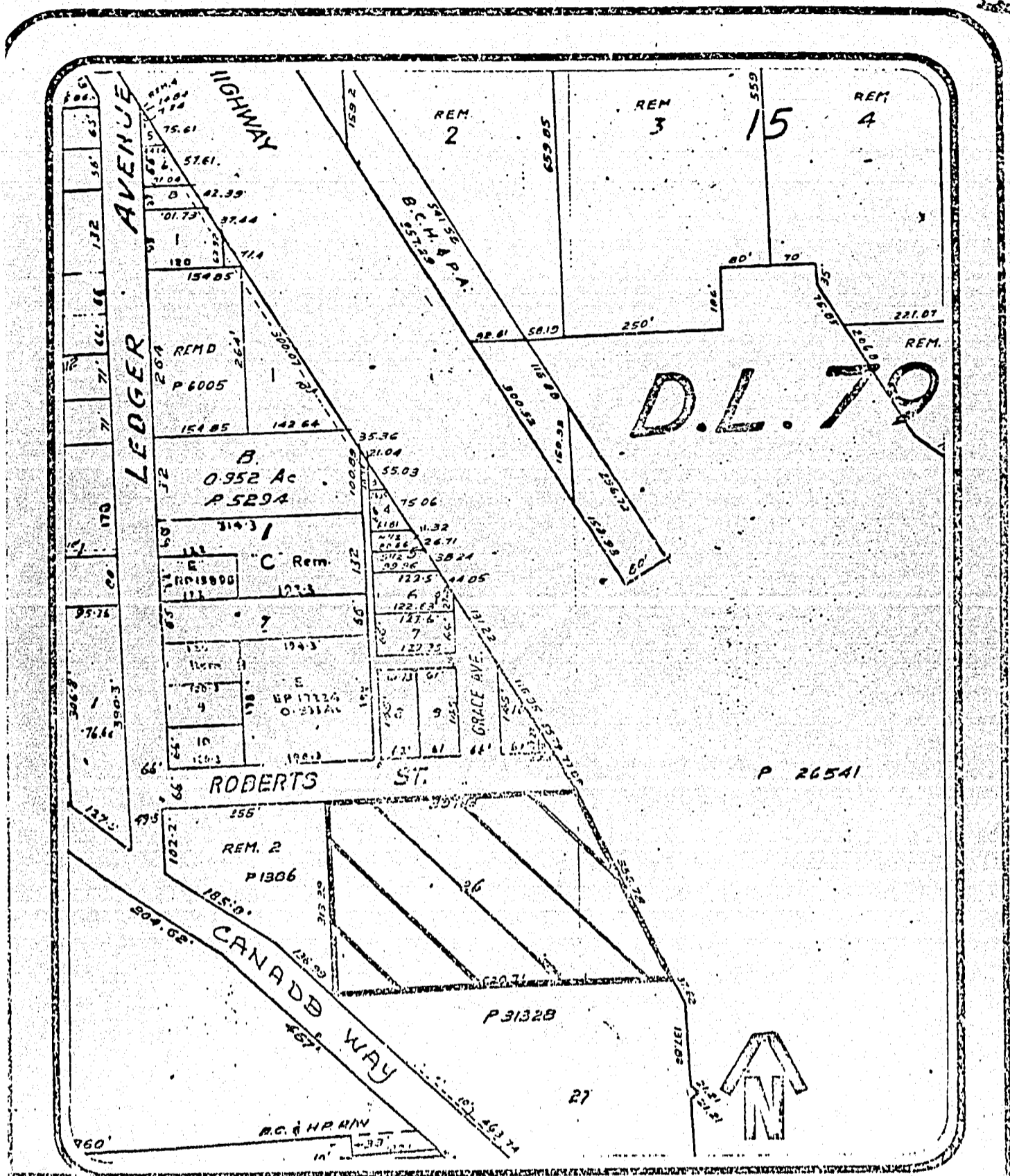
4.0 It is recommended:

- 4.1 THAT Council receive the report of the Planning Department, that a Rezoning By-law be prepared and that the proposed amendment be submitted to a Public Hearing on April 19, 1977.
- 4.2 THAT the submission of a suitable plan of development be made a prerequisite to the By-law Amendment.

AP
SJB:ea
Attchmt.
c.c. Municipal Clerk

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING

ITEM 5
 MANAGER'S REPORT NO. 21
 COUNCIL MEETING Mar. 21/77



SCALE 1:200
 DRAWN JH
 DATE July 73

REZONING REFERENCE 38173^A
 MUNICIPAL PLANNING DEPARTMENT