

ITEM	15
MANAGER'S REPORT NO.	5
COUNCIL MEETING	1980 01 21

RE: REZONING REFERENCE #9/79  
LOTS 4 AND 5, BLOCK 3 OF LOT 12, D.L. 95, PLAN 1796  
7250 AND 7264 ARCOLA STREET

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Following is a report from the Director of Planning regarding Rezoning Reference #9/79.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1980 JANUARY 16  
FROM: DIRECTOR OF PLANNING  
SUBJECT: REZONING REFERENCE #9/79  
LOTS 4 AND 5, BLOCK 3 OF LOT 12, D.L. 95, PLAN 1796  
7250 AND 7264 ARCOLA STREET (SEE ATTACHED SKETCH NO. 1)

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RECOMMENDATION:

1. THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared, and that the rezoning be advanced to Public Hearing on 1980 February 19 at 19:30h and that the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions of the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the bylaw.
  - e) The consolidation of the net project site into one legal parcel.
  - f) The granting of any necessary easements.
  - g) The dedication of any rights-of-way deemed requisite.

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Applicant: Mrs. Fatima Mohammed  
No. 1 - 7257 Kingsway  
Burnaby, B.C. V5E 1G5

1.0 SHORT DESCRIPTION  
OF THE PROJECT

The applicant proposes to construct a single storey office building.

2.0 BACKGROUND

Council on 1979 March 19 received the report of the Planning Department concerning the rezoning of the subject site and authorized the Planning Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

The applicant originally proposed to construct a two storey building comprising ground floor commercial uses with second storey residential space. However, for financial reasons, the residential component has been removed from the project.

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

3.0 GENERAL COMMENTS

3.1 The subject development is being rezoned

From: R5 Residential District  
To: CD Comprehensive Development District  
Utilizing the C3 General Commercial District  
as a general guideline.

3.2 The site is located within the Kingsway/Edmonds District Centre and Apartment Study Area "0" which is presently in its final review stages. In view of the site's location within the commercial core area, development in accordance with the General Commercial District C3 designation is appropriate.

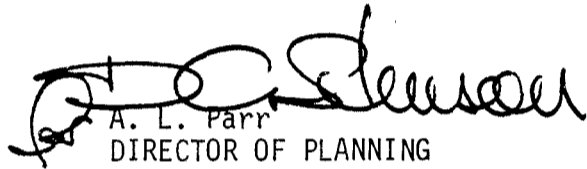
3.3 The proposed building will be oriented to the north with all off street parking and vehicular access located to the rear. The building will be "U" shaped with a central landscaped courtyard oriented towards the street. This courtyard area will include brick paving, planter boxes and bench seating and will extend approximately 10.5 metres south from the front property line. The remaining portion of the building will observe a 1.5 metre front yard setback. Exterior building finishes will include golden buff colored brick and contrasting dark brown aluminum fascia.

3.4 The subject proposal is consistent with the land use objectives outlined in the Kingsway/Edmonds District Centre and Area "0" plans and will provide convenient office facilities to serve the surrounding residential and retail/commercial population. In view of the proposed building's low profile, landscaped courtyard, and rear parking, an appropriate interface with the apartment complexes across Arcola Street will be achieved.

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4.0 DEVELOPMENT PROPOSAL

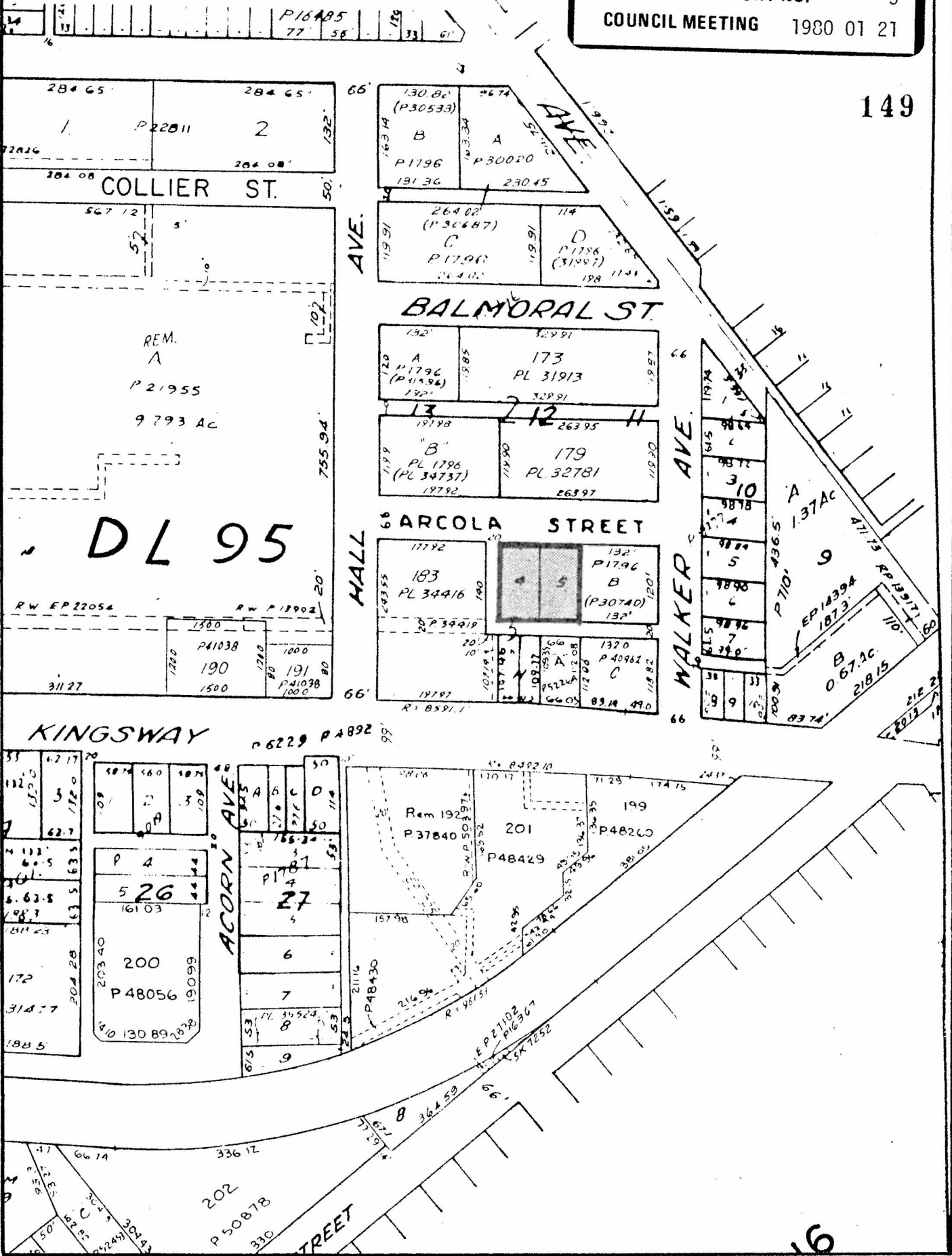
- 4.1 Site Area — 1,473m<sup>2</sup> (15,840 square feet)
- 4.2 Site Coverage — Proposed 33 per cent
- 4.3 Floor Area Ratio — Proposed .33, Max. Permitted 6.0
- 4.4 Building Height — 4 meters (13 feet)
- 4.5 Parking — Provided:22 Required:18
- Loading — Provided: 1 Required: 1
- 4.6 Exterior Building Finishes — Golden buff brick, dark brown  
aluminum fascia cladding

  
A. L. Parr  
DIRECTOR OF PLANNING

PDS/ds

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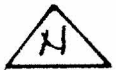
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Burnaby Planning Department



REZONING REFERENCE # 9/79