

ITEM	14
MANAGER'S REPORT NO.	23
COUNCIL MEETING	1981 05 25

RE: REZONING REFERENCE #58/80  
 (REZONING ITEM #13 WHICH COUNCIL CONSIDERED ON 1980 NOVEMBER 17,  
 REPORT NO.70, PAGES 410-414)

Following is a report from the Director of Planning on Rezoning Reference #58/80.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1981 MAY 19  
 FROM: DIRECTOR OF PLANNING  
 SUBJECT: REZONING REFERENCE #58/80

LOT 1, BLOCK 4, E½ OF D.L. 119, PLAN 2855;  
 LOT 15, 16, 17 & 18, EXC. PL. 4957, BLK 4,  
 D.L. 119, PLAN 2855; LOT 1 & 2 OF LOT A, BLK  
 4. D.L 119, PLAN 16108, BLK 2 & 4, D.L. 119,  
 PLAN 2855

From: C3 (General Commercial District)  
 To: CD (Comprehensive Development) (based upon  
 the C3 zoning district guidelines). For the  
 purpose of expanding the Lougheed Hotel and  
 constructing a new office building.

4335 & 4343 Lougheed Highway and  
 1924 Douglas Road  
 (See Attachments, Maps 1 & 2)

RECOMMENDATIONS

1. THAT Council authorize the introduction of a Road Closing By-law according to the terms outlined in Section 3.4 of this report, contingent upon the granting by Council of First and Second Reading of the subject rezoning by-law.
2. THAT the Legal and Lands Department be given authority to negotiate the sale of the redundant portion of the road right-of-way.
3. THAT Council receive the report of the Planning Department and request that a rezoning by-law be prepared and advanced to First Reading on 1981 June 15 and to a Public Hearing on 1981 June 23 at 19:30 h., 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 and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer.
  - c) The installation of 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.

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- d) The consolidation of the net project site into one legal parcel including the redundant portion of Douglas Road.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) Applicant's schedule for the construction staging of the subject proposal.

REPORT

Applicant: Rhone Morton Architects,  
165-1020 Mainland Street  
Vancouver, B.C., V6B 2T5

1.0 PROJECT DESCRIPTION

The applicant is requesting rezoning in order to prepare a comprehensive expansion and upgrading scheme for the Lougheed Hotel which would include consolidation of the Douglas Road road allowance and the small triangular site on the south side of Douglas Road. 126 new hotel rooms are proposed along with meeting and convention facilities along with a 4,000 m<sup>2</sup> (44,000 sq. ft.) office building. The new hotel room building is to be 15 storeys high and the office building five storeys in height.

2.0 BACKGROUND:

Council on 1980 November 17 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 report was to be submitted at a later date.

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: C3 (General Commercial District)

To: CD (Comprehensive Development - based on the C3 District guidelines)

3.2 Servicing Requirements:

The applicant will be required to provide all the necessary services to serve the site. In terms of surface works, the applicant will be required to complete the abutting portions of Rosser Avenue, Buchanan Street and Madison Avenue. A servicing agreement will be required.

3.3 A Road Closing By-Law will be required to close the redundant portion of Douglas Road for incorporation of the road right-of-way into the development site. The Ministry of Transportation and Highways has concurred with this suggestion. The existing underground services situated on the right-of-way are considered too expensive to relocate and will therefore be protected by easements.

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3.4 The Municipal Solicitor has estimated the value of the road right-of-way based upon the presence the following services

- 12" storm sewer
- 10" water main
- 30" water main
- 230 KV hydro transmission line

The estimate of \$6.00 per square foot or \$213,000 (dated 81 Jan. 05) is based upon the fact that these services prevent construction on the surface of the right-of-way area and the floor area ratio does not govern the density of this project however the incorporation of the road allows a better design and utilization of the site.

Authority for the Municipal Solicitor to negotiate for the sale of this property is required subject to this rezoning obtaining First and Second Reading.

3.5 The proposal includes a new 15 storey room tower and a five storey office building with meeting and convention facilities. The size and height of this proposed development will complement the Brentwood Town Centre area which lies immediately to the east across Rosser Street. The proposed room tower is situated approximately 150 m (500 ft.) due south of the 23 storey residential tower on the north side of Halifax at Rosser which was recently approved.

3.6 The approval of the Ministry of Transportation and Highways will be required for this rezoning proposal.

3.7 In terms of access, the hotel and office complex main access will be from Rosser Avenue with secondary access from Buchanan Street. No direct access to the Lougheed Highway will be provided.

3.8 Servicing, loading and delivery areas will be placed on the Buchanan side of the project and will be screened from view from the street.

4.0 DEVELOPMENT PROPOSAL:

Gross site area: 12,747 m<sup>2</sup> (137,220 sq. ft.)

Dedications: nil

Building Area:

Existing hotel building area: 2,922 m<sup>2</sup> (31,456 sq. ft.)

Proposed additional hotel building area: 10,291 m<sup>2</sup> (110,770 sq. ft.)

Proposed new office building area: 4,092 m<sup>2</sup> (44,000 sq. ft.)

Total new building area being added: 14,383 m<sup>2</sup> (154,770 sq. ft.)

Total site building area: 17,305 m<sup>2</sup> (186,226 sq. ft.)

Site Coverage: 35% approximately

Floor area ratio permitted: C3 is 6.0 (with full underground parking)

Floor area ratio provided 1.10

Parking required:

Hotel	310 spaces
Office	89 spaces
Total	399 spaces

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Parking provided:

Surface parking	109 spaces
Covered (trellis)	28 spaces
Underground (2 levels)	293 spaces
provided total	<u>430</u> spaces

156

Loading required: 4 bays

Loading provided: 4 bays

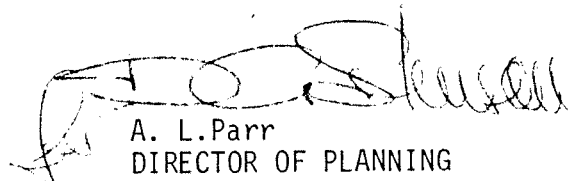
Exterior finish and materials:

The finish materials will include painted or light buff colour concrete, aluminium and glass.

5.0 SUMMARY:

A redevelopment proposal for the Loughheed Hotel has now been prepared and is suitable for presentation to a Public Hearing.

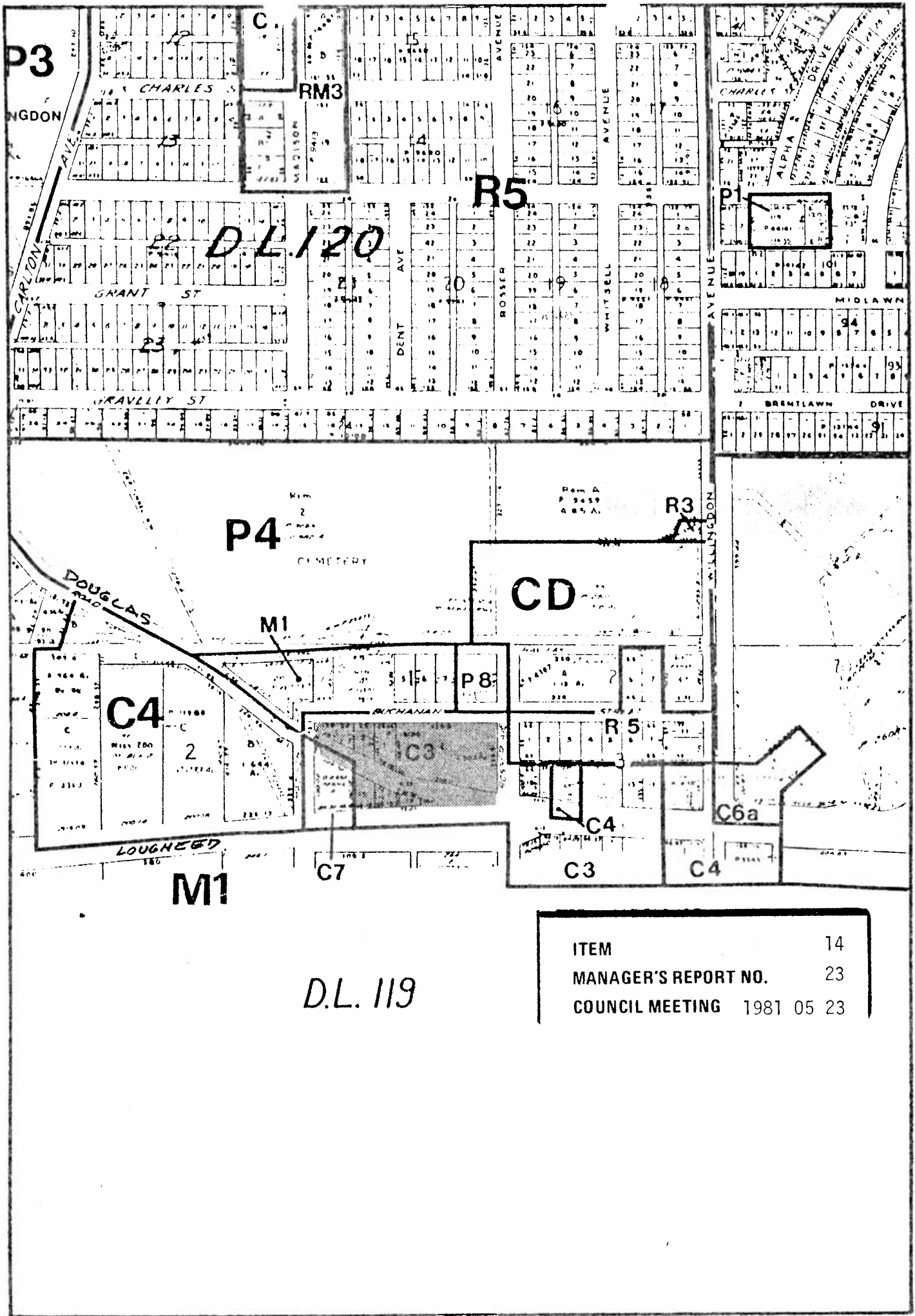
The type of land use and the application and design of this development are supported by the Planning Department.



A. L. Parr  
DIRECTOR OF PLANNING

BR/nb  
attach

cc: MUNICIPAL CLERK  
MUNICIPAL SOLICITOR  
MUNICIPAL ENGINEER  
MINISTRY OF TRANSPORTATION



*D.L. 119*

Date  
1980 NOVEMBER

Scale  
1:400

Drawn By



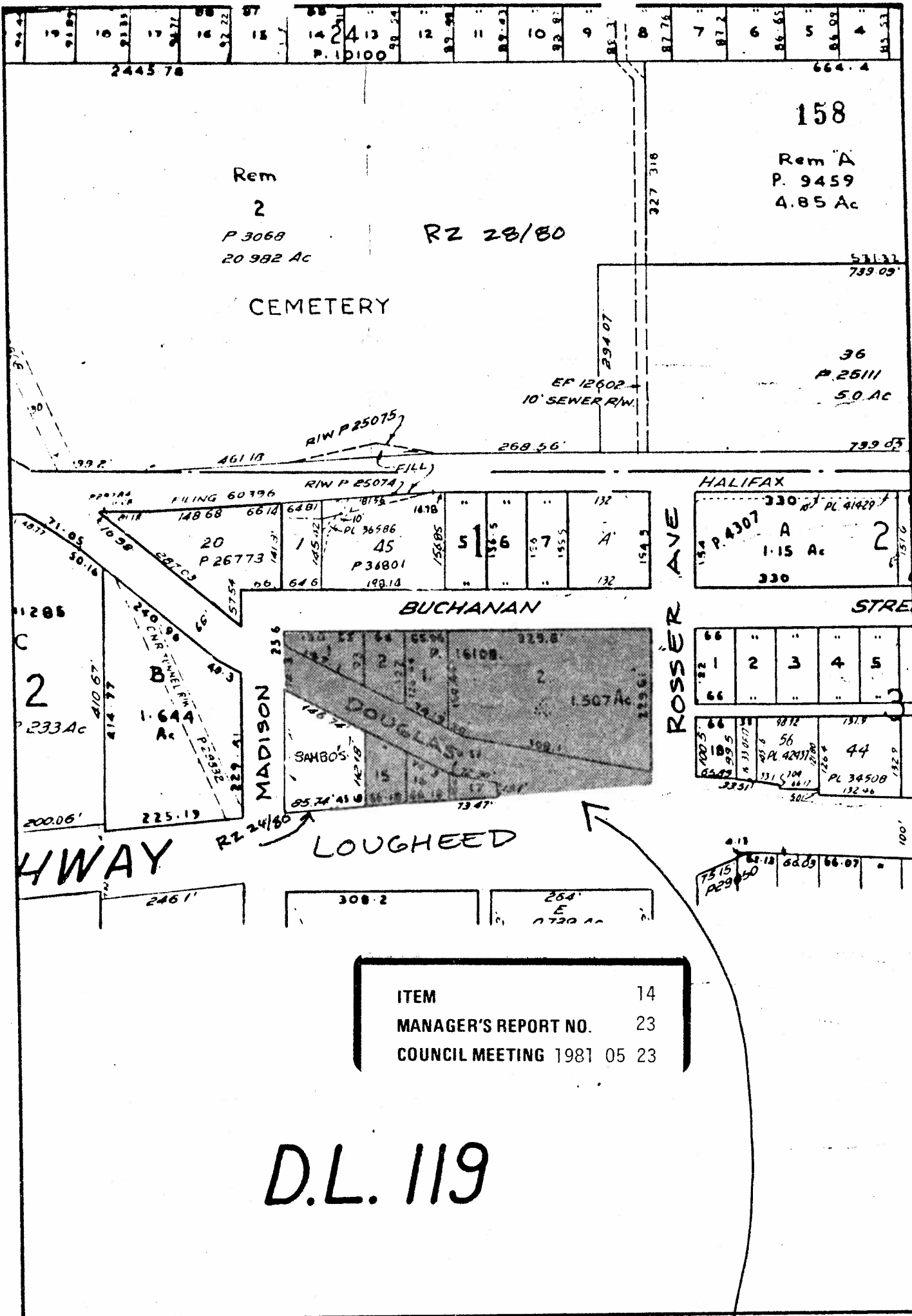
Burnaby Planning Department



RZ 58/30 LOUGHEED HOTEL SITE

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Map # 1



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**D.L. 119**

Date  
 1980 NOVEMBER

Scale  
 1:200

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RZ 58/80 LOUGHEED HOTEL SITE

Map # 2