

ITEM 3  
MANAGER'S REPORT NO. 4  
COUNCIL MEETING 1982 01 18

RE: REZONING REFERENCE #151/81  
LOT 2, 3, 4, LOT 5 EXCEPT WEST 82' AND WEST 82' OF LOT 5 EXCEPT REFERENCE  
PLAN 33125, BLKS. 1 AND 2, D.L. 6, GROUP 1, PLAN 4155  
3249, 3283 AND 3325 NORTH ROAD AND 9913 AND 9977 CAMERON STREET

MUNICIPAL MANAGER'S RECOMMENDATION

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION  
SUBJECT: REZONING REFERENCE #151/81  
ADDRESS: 3249, 3283 and 3325 North Road and 9913 and 9977 Cameron Street. (Attached Sketches)  
LEGAL: Lot 2, 3, 4, Lot 5 except West 82' and West 82' of Lot 5 except Reference Plan 33125, Blks. 1 & 2, D.L. 6, Group 1, Pl. 4155.  
FROM: Residential District (R2)  
TO: Comprehensive Development District (C.D.) based on C3 District use guidelines.

RECOMMENDATION

THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1982 February 01 and to a Public Hearing on 1982 February 16 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. One of the conditions for 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. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- 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.
- h) The retention of as many existing mature trees as possible on the site.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.

SUMMARY:

The developer has provided an appropriately designed office/retail proposal compatible with Community Plans 5 and 10 which is suitable for further consideration of Council and for submission to a Public Hearing.

REPORT

Applicant:

Urban Design Group, Architects,  
210 - 18 Gostick Place,  
NORTH VANCOUVER, B.C.

1.0 Rezoning Intention:

The intention of this proposed rezoning is to accommodate the development of an office and retail development conforming to the General Commercial District (C3) use guidelines and to the adopted Community Plans 5 and 10.

2.0 Background:

The subject site is designated in the adopted Community Plans 5 and 10 as suitable for high density commercial development. A 15.25 m (50 ft.) wide landscaped buffer strip is noted on the Community Plan (Sketch 2, attached) to separate the commercial development from the residential area to the north.

Council on 1981 September 21 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 has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 General Comments:

- 3.1 The Director Engineering has been requested to provide estimates of the services necessary to serve the site. The required services will include:
- a) The widening of the Cameron Street pavement fronting the property to a width of 46 feet with a separated sidewalk at this time.
  - b) Street trees along the Cameron Street and North Road frontages.
  - c) The provision of public pedestrian paving to the street curb along the North Road frontage and in the vicinity of the North Road and Cameron Street intersection.
  - d) The removal of any electrical service poles on the west side of North Road abutting the site.
- 3.2 A 10 foot wide dedication strip is required to accommodate the widening of Cameron Street.
- 3.3 The submitted development proposal includes:
- a) the provision of a 15.25 m (50 ft.) landscaped buffer area along the northern boundary of the site.
  - b) a pedestrian plaza area with warm toned paving is provided at the south-eastern corner of the site to relate to a future pedestrian plaza across Cameron and a future Transit Station beyond.
  - c) significant stepping of the north side of the proposed building to ensure scale compatibility with the existing single family development to the north.
  - d) retention of good quality specimen trees on the site.
- 3.4 The development site has 3 access points, one off Cameron Street and two off North Road. The detailed aspects of these accesses are to be determined in conjunction with the Engineering traffic and Planning transportation staff.

4.0 Development Proposal:

4.1 Gross Site Area	14,871 m <sup>2</sup>	( 159,912 sq.ft.)
Dedications	316 m <sup>2</sup>	( 3,400 sq.ft.)
Net Site Area	14,555 m <sup>2</sup>	( 156,512 sq.ft.) ( 3.6 acres )
Site Coverage	33%	

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4.2 Floor Area:

Offices	13,117 m <sup>2</sup> (141,046 sq. ft.)	108
Retail	2,362 m <sup>2</sup> ( 25,398 sq. ft.)	
Restaurant (180 seats)	827 m <sup>2</sup> ( 9,000 sq. ft.)	
Total Floor Area	16,316 m <sup>2</sup> (175,444 sq. ft.)	
Floor Area Ratio	- 1.12	

4.3 Parking Required and Provided - 376 spaces  
Loading Required and Provided - 6 bays

Height of Project

- Ranges from 1 to 7 storeys depending on the location within the sloping site.  
- Generally the major office building is 4 to 5 storeys high.

4.4 Appearance:

- Buff coloured stucco panels with bronze glazing.
- Pedestrian canopies.
- Special pedestrian paving.
- A Comprehensive Sign Plan is required.

KI/mdw

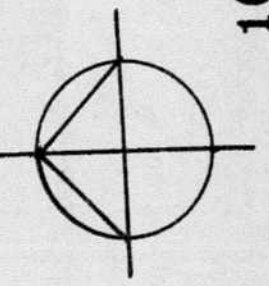
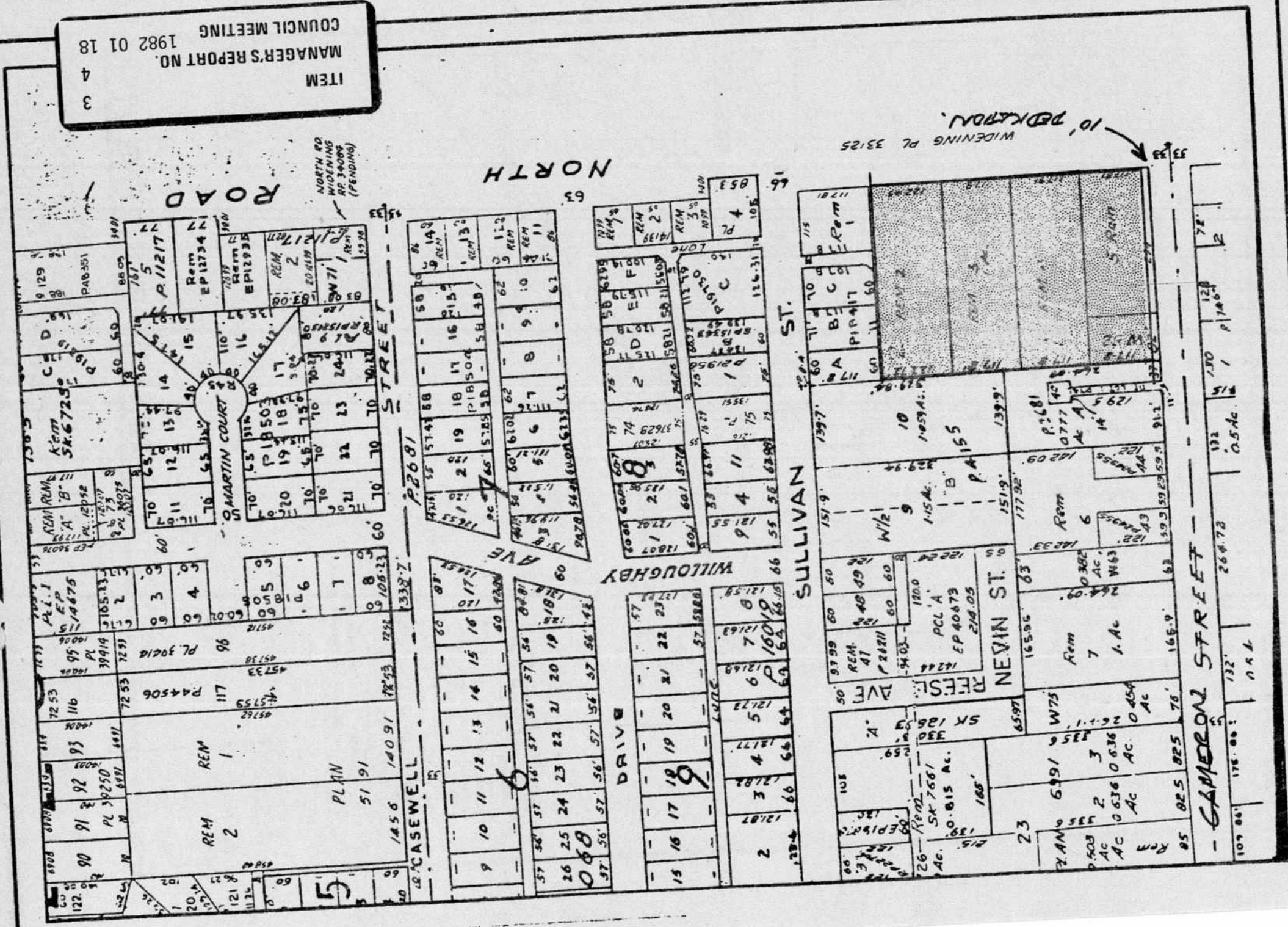
Attachments.

C. C. Municipal Clerk  
Director Engineering



A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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Burnaby Planning Department

Date  
 PBI SEPT.

Scale  
 1" = 200'

REZONING REFERENCE 15/1/91.

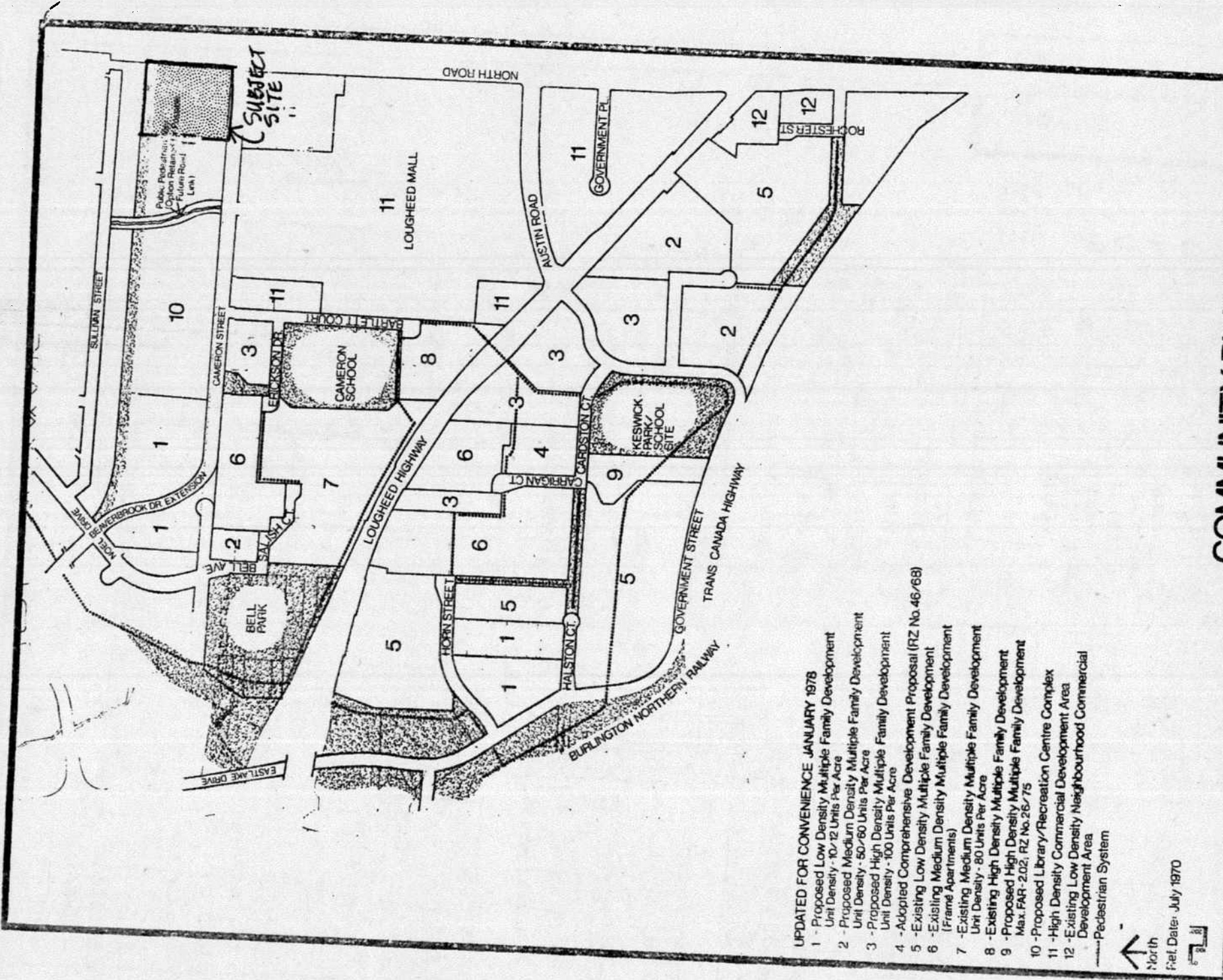
Drawn By

SUBJECT SITE

SKETCH 1

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COMMUNITY PLANS FIVE & TEN

SKETCH 2 RZ 151/81.

- UPDATED FOR CONVENIENCE JANUARY 1978
- 1 - Proposed Low Density Multiple Family Development  
Unit Density - 10-12 Units Per Acre
  - 2 - Proposed Medium Density Multiple Family Development  
Unit Density - 50-60 Units Per Acre
  - 3 - Proposed High Density Multiple Family Development  
Unit Density - 100 Units Per Acre
  - 4 - Adopted Comprehensive Development Proposal (RZ No. 46/68)
  - 5 - Existing Low Density Multiple Family Development  
(Framed Apartments)
  - 6 - Existing Medium Density Multiple Family Development
  - 7 - Existing Medium Density Multiple Family Development  
Unit Density - 80 Units Per Acre
  - 8 - Existing High Density Multiple Family Development
  - 9 - Proposed High Density Multiple Family Development  
Max. FAR - 2.02, RZ No. 26/75
  - 10 - Proposed Library/Recreation Centre Complex
  - 11 - High Density Commercial Development Area
  - 12 - Existing Low Density Neighbourhood Commercial Development Area
- Pedestrian System

North  
 Ref. Date: July 1970