

ITEM 3
MANAGER'S REPORT NO. 23
COUNCIL MEETING 85/03/25

RE: REZONING REFERENCE NO. 73/84
3419, 3453, 3475, 3501 AND 3569 NORTH ROAD AND
9894, 9926 AND 9950 CAMERON STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

TO: MUNICIPAL MANAGER 1985 March 25

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #73/84

Lot 2 of D.L. 4, Grp. 1, Plan 7464 Exc. W. 200 ft. and Pcl. "E", Ref. Pl. 33125; S. 198.25 ft. of Pcl. "C", Ref. Pl. 2399 of Lot 8 of D.L. 4, Grp. 1, Plan 845 Exc. S. 99.125 ft. and Pcl. 1, Ref. Pl. 33125; S. 99.125 ft. of Pcl. "c", Ref. Pl. 2399 of Lot 8 of D.L. 4, Grp. 1, Plan 845 Exc. Pcl. 1, Ref. Pl. 33125; Pcl. "E", Ref. Pl. 1286 of Lot 8, D.L. 4, Grp. 1, Plan 845 Exc. Pcl. 1, Ref. Pl. 33125; Parcel "G", Exp. Plan 14388 Exc. Ref. P. 33125 of Lot 8 of D.L. 4, Grp. 1, Plan 845; Lot 1, Pcl. "C", Lot 8 of D.L. 4, Grp. 1, Plan 7464; W. 200 ft. of Lot 2 of D.L. 4, Grp. 1, Plan 7464 Exc. the E. 72 ft.; E. 72 ft. of the W. 200 ft. of Lot 2, D.L. 4, Grp. 1, Plan 746

FROM: C1 NEIGHBOURHOOD COMMERCIAL DISTRICT, C3 GENERAL COMMERCIAL DISTRICT & A2 SMALL HOLDINGS DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 & COMMUNITY PLANS 5 & 10 GUIDELINES) AND C7 DRIVE-IN RESTAURANT DISTRICT

ADDRESS: 3419, 3453, 3475, 3501 AND 3569 NORTH ROAD AND 9894, 9926 AND 9950 CAMERON STREET

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Exchange Bylaw, according to the terms outlined in Section 4.7 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1985 April 01, and to a Public Hearing on 1985 April 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 to Municipal standards and constructed in accordance with the Engineering Design. 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 approval of the Ministry of Transportation and Highways to the rezoning application.
- i) The undergrounding of existing overhead wiring abutting the site.

SUMMARY:

The applicant has submitted a development plan which is suitable for submission to a Public Hearing. This plan for phased high density commercial development, however, includes a proposed restaurant with a drive-in/take-out window in addition to retail shopping space as its first phase. Consequently, it is now proposed that the rezoning of the site include a minor C7 element in addition to the CD (based on C3 guidelines) zoning previously proposed, which would continue to apply to the remainder of the site.

REPORT

1.0 APPLICANT:

First City Development Corporation Limited
1700 - 700 Hornby Street
Vancouver, B.C.
V6Z 1S4

2.0 REZONING INTENTION:

The intent of this rezoning is to accommodate the development of a shopping centre and restaurant as the first phase of a high density commercial development in conformity with the adopted Community Plan.

3.0 BACKGROUND:

The subject site is located within the area of adopted Community Plans Five and Ten (see attached Sketch #3) and is designated for high density commercial development in conjunction with the existing Lougheed Mall development.

Council on 1985 November 13 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the 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 would be submitted at a later date.

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

4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned

From: C1 Neighbourhood Commercial District, C3 General Commercial District & A2 Small Holdings District

To: CD Comprehensive Development District (based upon the C3 General Commercial and Community Plans 5 & 10 guidelines) and C7 Drive-In Restaurant District.

4.2 The developer's proposal consists of a high density commercial project conforming to the adopted Community Plan guidelines which would be developed in two phases. The first phase consists of a retail shopping centre and includes a restaurant. Although this first phase is relatively small and low-scaled, it does conform to the Community Plan 5 guidelines in achieving an urban, high quality, architecturally integrated and appropriately pedestrian-oriented development, while clearly accommodating a future higher density commercial development on the site. A comprehensive sign plan for the first phase will be provided prior to Final Adoption of the rezoning by law.

The restaurant proposed as an element of the first phase development is located in a free-standing building which is integrated with the remainder of the development through a compatible architectural design utilizing the same materials and colour scheme as well as through the design of the vehicular and pedestrian circulation systems on-site. The restaurant proposed would be primarily a "sit-down" restaurant, but would also incorporate a drive-in convenience window for take-out orders. The proposed restaurant must therefore be considered as partially a drive-in restaurant which can only be accommodated in the C7 Drive-In Restaurant District specifically and not under the Comprehensive Development designation. Planning staff consider that zoning a portion of the subject site C7 Drive-In Restaurant District in order to accommodate the drive-in lane and take-out window of the restaurant (as shown on attached Sketch #1) is supportable in the context of the proposed overall architecturally integrated comprehensive development which is supportive of the Loughheed Mall Town Centre and provides for the development of a future high density commercial phase in conformity with the adopted Community Plan.

4.3 The proposed rezoning to CD (based on C3 and Community Plans 5 & 10 guidelines) and C7 Drive-In Restaurant District would specifically accommodate the first phase of development on the site, as well as provide general guidelines and parameters for the integrated second phase of the development, which would be the subject of a subsequent rezoning amendment proposal when the developer chooses to proceed with its development.

4.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include widening of the south side of Cameron Street adjacent to the site.

- 4.5 The developer will be responsible for the undergrounding of existing overhead wiring abutting the subject site along Cameron Street and North Road if this proves feasible. Removal of the existing poles and overhead wiring along Cameron Street will be necessary to permit the required widening of Cameron Street.
- 4.6 The net site will be consolidated into one parcel.
- 4.7 A road exchange involving a required 3 m (10 foot) road widening along Cameron Street and 3 m (10 foot) by 3 m (10 foot) corner truncation in return for the closing and incorporation into the site of a small area of lane located behind 3569 North Road is recommended.
- 4.8 One vehicular access will be provided off Cameron Street at the northwest corner of the site, and one access will be provided off North Road at the southeast corner of the site. The developer has also been encouraged to seek the cooperation of the owners of the Loughheed Mall to develop an access for the future phase of the development from the Loughheed Mall property near the southwest corner of the subject site.
- 4.9 The approval of the Ministry of Transportation and Highways will be required.

5.0 DEVELOPMENT PROPOSAL:

5.1 Site Area: Gross: 1.91 ha (4.71 acres)
Net: 1.87 ha (4.62 acres)

5.2 Phase A Development:

Shopping Centre and Restaurant; existing natural vegetation to be maintained on Phase B portion of site.

Gross Floor Area: Shopping Centre - 2,258 m² (24,306 sq. ft.)
Restaurant - 360 m² (3,875 sq. ft.)
Total - 2,618 m² (28,181 sq. ft.)

Floor Area Ratio: 0.14

Site Coverage: 11.8 per cent

Parking Required: Shopping Centre - 121 spaces (based on 1 space per 14 m² of net floor area)
Restaurant - 20 spaces (based on 1 space per 5 seats for the 100 seats proposed)

Total 141 spaces

Parking Provided: 152 surface spaces (of which 11 spaces would be lost as a result of the development of Phase B)

Loading Required and Provided: 3 spaces

Building Height: One and Two Storey plus an architectural clock tower feature.

Exterior Materials and Finish:

- Light Earthtone Acrylic Stucco
- Translucent white teflon barrel vault canopy on substantial beams with stucco finish on concrete columns
- Wood lattice details and screens
- Exposed aggregate concrete and beige paving stone walkways
- Concrete planters

5.3 Phase B Development:

Three office towers on three-storey terraced bases, with underground parking; Phase B is designed to function as an integrated unit with Phase A.

Gross Floor Area:

Office Commercial - 25,116 m² (270,355 sq. ft.)

Floor Area Ratio: 1.34

Site Coverage: 21.9 per cent

Parking Required: 546 spaces (based on 1 per 46 m² of gross floor area)

Parking Provided: 546 underground spaces

Loading Required and Provided: 5 spaces

Building Height: 11 to 15 storeys

Exterior Materials and Finish:

- Green glass curtain wall
- Clear acrylic barrel vault canopies
- Concrete balcony and planter terraces

5.4 Overall Phase A and B Statistics:

Gross Floor Area:

Shopping Centre	-	2,258 m ²	(24,306 sq. ft.)
Restaurant	-	360 m ²	(3,875 sq. ft.)
Office Commercial	-	<u>25,116 m²</u>	<u>(270,355 sq. ft.)</u>
Total	-	25,734 m ²	(298,536 sq. ft.)

Floor Area Ratio: 1.48

Site Coverage: 33.7 per cent

Parking Required: 687 spaces

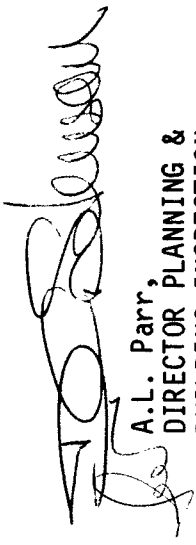
ITEM 3
MANAGER'S REPORT NO. 23
COUNCIL MEETING 85/03/25

Parking Provided: 141 surface spaces
546 underground spaces - 116

TOTAL: 687 spaces

Loading Required and Provided: 8 spaces

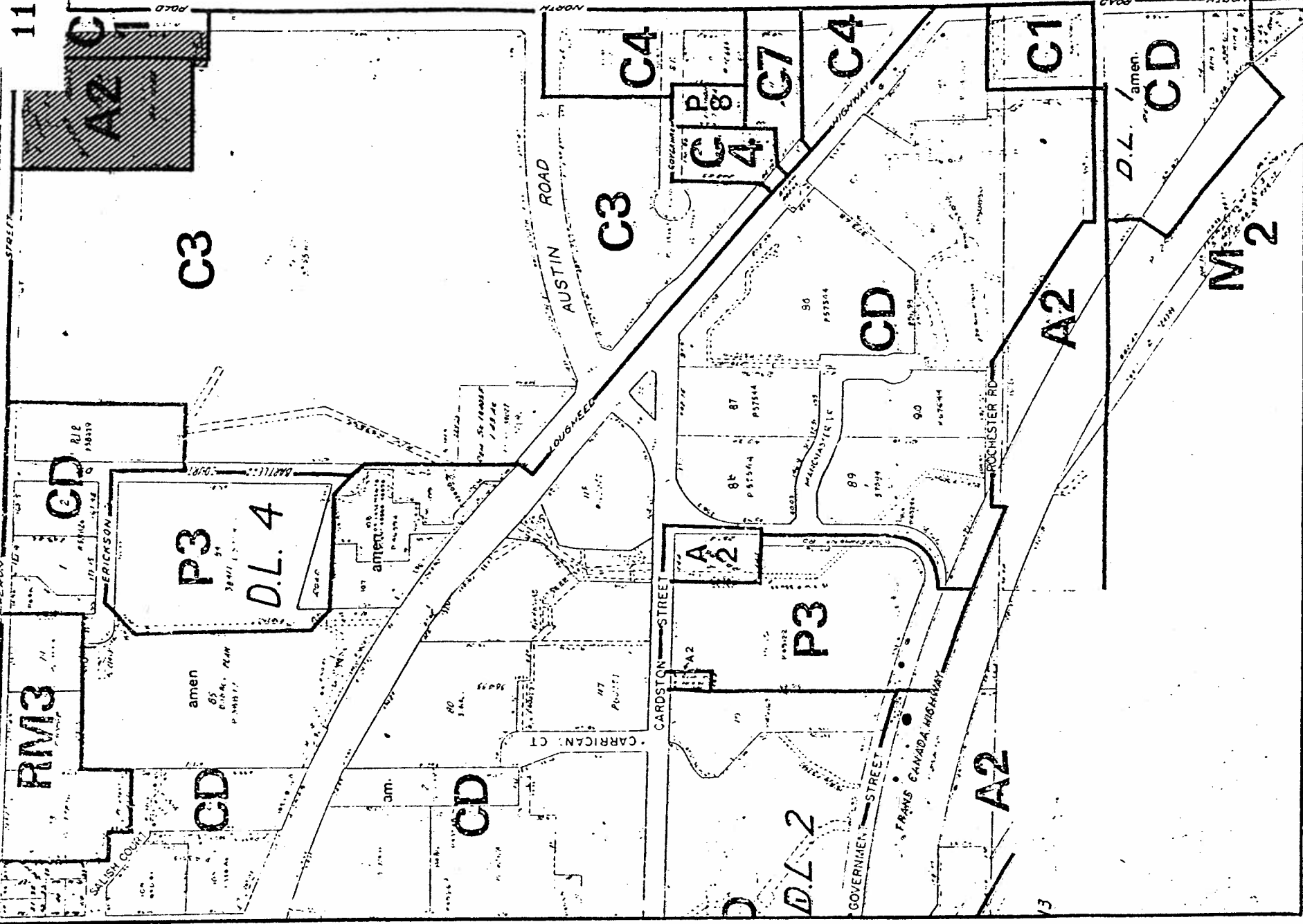
RR
RR/js
Attach.


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 3
 MANAGER'S REPORT NO. 23
 COUNCIL MEETING 85/03/25

MUNICIPALITY OF COQUITLAM

118



Date

1984 NOV.

Scale

1:4800

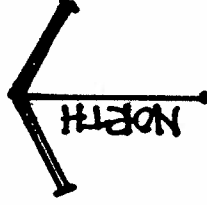
Drawn By



Burnaby Planning Department

REZONING REFERENCE

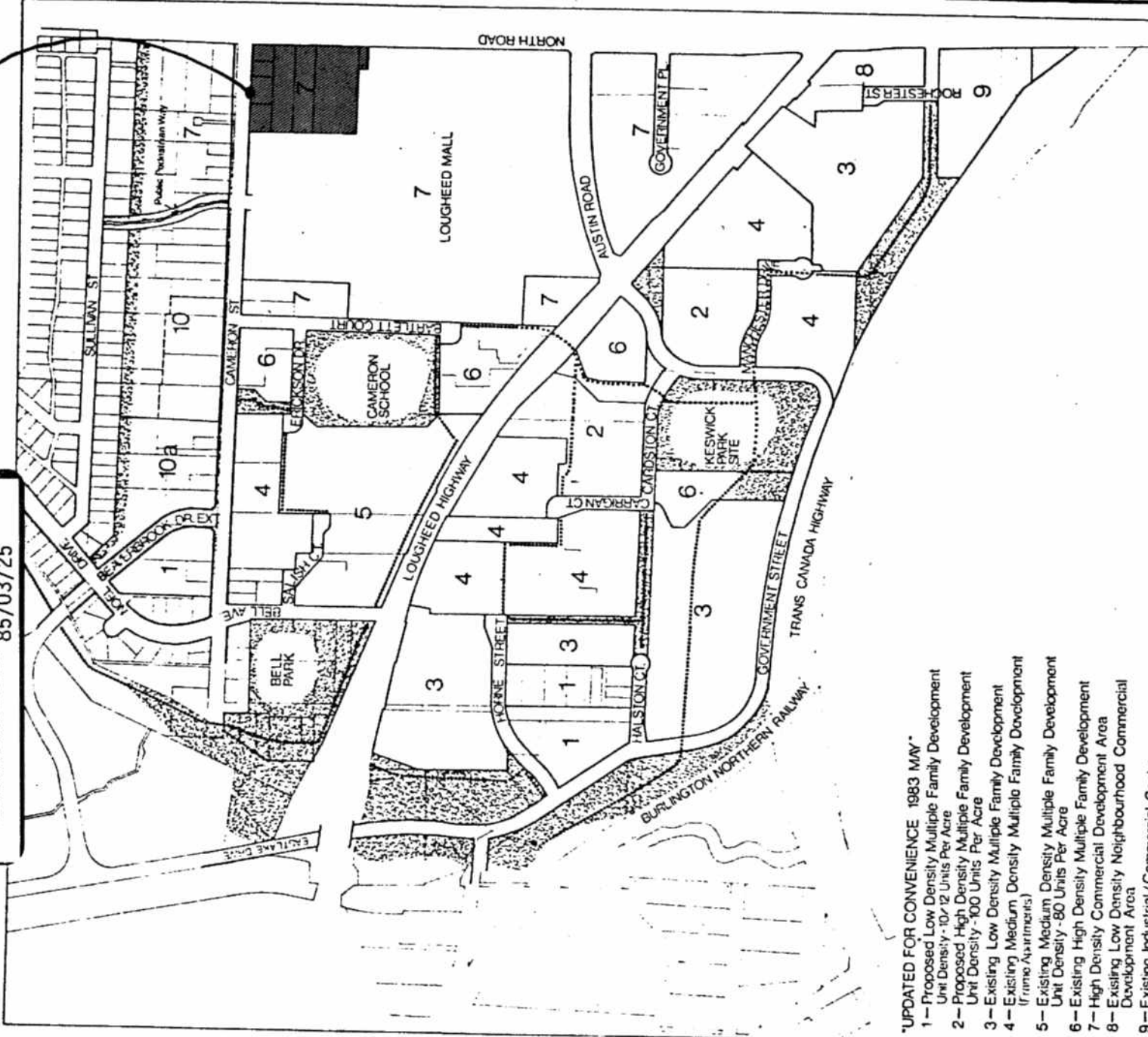
73/84



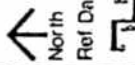
SKETCH 2

ITEM 3
 MANAGER'S REPORT NO. 23
 COUNCIL MEETING 85/03/25

SUBJECT SITE



- *UPDATED FOR CONVENIENCE 1983 MAY*
- 1 - Proposed Low Density Multiple Family Development
Unit Density - 10/12 Units Per Acre
 - 2 - Proposed High Density Multiple Family Development
Unit Density - 100 Units Per Acre
 - 3 - Existing Low Density Multiple Family Development
(Frame Apartments)
 - 4 - Existing Medium Density Multiple Family Development
 - 5 - Existing Medium Density Multiple Family Development
Unit Density - 80 Units Per Acre
 - 6 - Existing High Density Multiple Family Development
 - 7 - High Density Commercial Development Area
 - 8 - Existing Low Density Neighbourhood Commercial
Development Area
 - 9 - Existing Industrial / Commercial Centre
 - 10 - Cameron Library and Recreation Centre
 - 10a - District Playing Field
 - Pedestrian System



Ref Date: July 1970

COMMUNITY PLANS FIVE & TEN



Burnaby Planning Department

119

Date	1984 NOV.
Scale	
Drawn By	

REZONING REFERENCE

73/84

SKETCH 3

