

ITEM	15
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

TO: CITY MANAGER 1993 MARCH 15
 FROM: ACTING DIRECTOR PLANNING AND BUILDING
 SUBJECT: REZONING REFERENCE #54/92
 PORTION OF 6511 MARLBOROUGH AVENUE (See attached sketch)
 NEW FIRE HALL NO. 3

Portion of Lot B, Block 27, Plan 5847, D.L. 152, Group 1,
 N.W.D.

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on
 P2 Administration and Assembly District guidelines and in
 accordance with the development plan entitled "Burnaby
 Firehall #3" prepared by James K.M. Cheng Architects Inc.)

Applicant: City of Burnaby
 4949 Canada Way
 Burnaby, B.C. V5G 1M2

PURPOSE: To seek Council authorization to forward this application to a Public
 Hearing on 1993 April 27.

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1993 April 05 and to a Public Hearing on 1993 April 27 at 7:30 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) 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.

R E P O R T

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the reconstruction of Fire Hall No. 3.

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2.0 BACKGROUND INFORMATION:

2.1 On 1993 January 25, Council received a report from the Planning and Building Department concerning the rezoning of the subject site to permit the reconstruction of Fire Hall No. 3. This report summarized a number of previous reports to Council over the last three years regarding the reconstruction of the fire hall, including the selection of the site and its impact on Lobley Park, the preparation of terms of reference for proposals from architects for detailed conceptual designs and the execution of a Client/Architect Agreement with James K.M. Cheng Architects Ltd., based upon their submitted proposal.

At that time Council authorized staff to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

2.2 In order to receive input from the public on the reconstruction of the fire hall and the resulting changes to Lobley Park, an Open House was held at the No. 3 Fire Hall on 1993 January 30. Approximately 40 people attended the Open House. Those attending generally indicated their support for the reconstruction of the fire hall and indicated their preference to have the tennis courts currently within the park to be relocated within Lobley Park, rather than at a new location.

2.3 On 1993 February 17, the Parks and Recreation Commission approved the relocation of the tennis courts within Lobley Park to permit the reconstruction of the fire hall.

2.4 On 1993 March 08, Council adopted recommendations from the Civic Development Committee authorizing site preparation work at Lobley Park and that a bylaw be brought forward in the amount of \$410,000 to cover the proposed expenditures. These expenditures include completing the detailed design of Fire Hall No. 3, construction of a temporary fire hall facility on McKay Avenue (Rezoning Reference #2/93) and site preparation of the Lobley fire hall site.

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

3.0 GENERAL DISCUSSION:

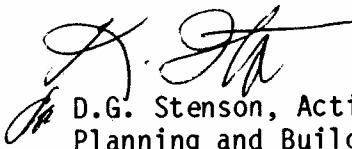
3.1 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the necessary curb cuts and boulevard trees.


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3.2 The development proposal is for a two and one half storey fire hall, with underground parking. The intent of the architectural and landscape concept for the development plan is to integrate the fire hall development into Lobley Park, in terms of minimizing the degree of separation from, and impact on the park. The reconstruction of the fire hall will not necessitate the removal of any trees from Lobley Park. Vehicular access for the firetrucks is provided from Marlborough Avenue through to Bennett Street near the corner.

4.0 DEVELOPMENT STATISTICS:

- 4.1 Fire Hall Site Area: 2113.8 m² (22,754 sq.ft.)
Site Coverage on Fire Hall Site: 34.5%
- 4.2 Floor Area: 2012.5 m² (21,663 sq.ft.)
Building Height: 12.3 m (40.5 ft.)
- 4.3 Parking Provided: 26 spaces (including 3 visitor spaces at grade)
- 4.4 Exterior Materials: Brick, aluminum windows with tinted glass and glass block.


D.G. Stenson, Acting Director
Planning and Building


BW:yg

Attach.

cc: Fire Chief
City Solicitor
Director Parks and Recreation
Director Administrative and Community Services
Director Engineering

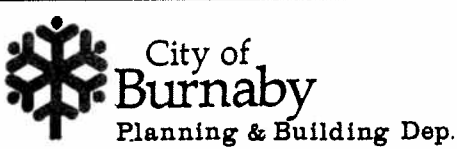
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Date:
JANUARY 1993

Scale:
1:2000

Drawn By:
J.P.C.



REZONING REFERENCE # 54/92
 Reconstruction No 3 Firehall.

