

ITEM	23
MANAGER'S REPORT NO.	52
COUNCIL MEETING	Aug. 16/76

Re: REZONING APPLICATION #31/76  
PROPOSED OFFICE COMPLEX FOR LEDINGHAM DEVELOPMENTS LTD.

Following is a report from the Director of Planning regarding Rezoning Reference #31/76.

RECOMMENDATION:

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

\* \* \* \*

PLANNING DEPARTMENT  
AUGUST 12, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: REZONING APPLICATION #31/76  
PROPOSED OFFICE COMPLEX FOR LEDINGHAM DEVELOPMENTS LTD.  
LOTS 38 & 39, D.L. 70, PLAN 49896  
FROM: Comprehensive Development District (CD)  
TO: Amended Comprehensive Development District (CD)  
ADDRESS: 4405 Norfolk Street and 4440 Dominion Street  
APPLICANT: Bain, Burroughs, Hanson, Raimet, Architects  
1524 West 6th Avenue  
Vancouver, B.C.

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1.0 SHORT PROJECT DESCRIPTION

The applicant has proposed to construct a phased office complex comprising a four storey structure (Phase I) and a seven storey structure (Phase II) to be situated on two separate legal parcels (see Sketch #2). The office facilities will be on a multi-tenant basis with limited service commercial facilities on the ground floor of the northerly structure (Phase I). Exterior structure materials will include light buff coloured precast concrete (sand blasted) and bronze glass with matching aluminum panels. The majority of the required parking will be located underground, and the site will be well landscaped with an exterior plaza situated between the two structures.

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2.0 BACKGROUND INFORMATION

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On July 21, 1975 Council gave favourable consideration to the proposed development of two high quality general office complexes (Rezoning Reference #21/75) as a comprehensive development plan on two adjacent sites (see Sketch #1). The two sites were to be developed individually with a positive physical and functional orientation to one another. Subsequently, the easterly portion of the two sites fronting Willingdon Avenue received a suitable development proposal from PSI Developments Ltd. for a five storey terraced office building which received Final Adoption on March 29, 1976 and is presently under construction.

The Planning Department has subsequently been working with the subject applicant towards a suitable plan of development for the westerly of the two sites. A development plan that has successfully incorporated the numerous design criteria and building parameters outlined in Council's initial consideration of redevelopment of the two sites has now been achieved. The applicant has submitted appropriate architectural plans for presentation at a Public Hearing which illustrate a desirable integration (from a functional and architectural perspective) with the adjacent building (under construction) and a compatible land use in the context of the immediate area. The two buildings are proposed to be located on a cardinal axis with a well treated external plaza situated between the two buildings which will provide suitable connection to the plaza areas of the office project to the immediate east. The Planning Department therefore advises that this rezoning is now ready for Council's consideration.

3.0 DEVELOPMENT PROPOSAL/PROJECT STATISTICS

3.1 Site Area

Phase I 38,453 sq. ft.  
Phase II 33,856 sq. ft.  
Total 72,309 sq. ft.

3.2 Floor Area Ratio

	<u>Maximum Allowable FAR</u>	<u>Proposed FAR</u>
Phase I	1.50	1.14
Phase II	1.50	1.86*
Total	1.50	1.47

\*Please refer to Section 4.2

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#### 4.0 GENERAL COMMENTS

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- 4.1 The applicant has presented a development proposal for two office structures which will be constructed on a phased basis. At the present time both properties remain undeveloped with numerous trees and natural ground cover throughout.

Construction of Phase I, situated on the northerly of the two sites fronting Dominion Street, will commence in the near future and will comprise a four storey structure with a light buff coloured precast concrete exterior and bronze glass. Limited on-surface parking will be located along the west and south portions of the site. An exterior plaza area will be situated on the easterly portion of the site with a pedestrian connection to the plaza levels of the adjacent office building to the east. The eastern face of the building will be moderately terraced with semi-private patio areas to be used by the tenants. The ground floor of the building comprising 9,286 sq. ft. will be occupied by retail commercial facilities and restricted to those uses permitted in the C1 Zoning District.

Construction of Phase II, situated on the southerly of the two sites, fronting Norfolk Street, will comprise a seven storey structure of similar precast concrete as described for Phase I with bronze glass and matching bronze aluminum panels. A large open plaza area will be located on the northerly portion of the site with a through pedestrian connection to the plaza areas of both the Phase I office building and the office building to the immediate east.

It is essential to note that careful consideration must be taken towards the use of external finishes on the buildings and plaza areas that are complementary to the office facility to the immediate east in order to promote a positive physical relationship.

- 4.2\* Although the subject proposal does not exceed the maximum density requirements (Floor Area Ratio-1.50) when the areas of the two respective legal parcels are combined, there is a slight disparity when considered independently. In this respect, Council will note that Phase II exceeds the maximum allowable density with a proposed Floor Area Ratio of 1.86, whereas Phase I is well under with a proposed Floor Area Ratio of 1.14 (please refer to Section 3.2). The Planning Department advises that this disparity will not create any functional problems and from an architectural point of view will be advantageous through the introduction of a complementary variation of scale and massing of buildings (existing and proposed) in the immediate area, while taking advantage of the slope and vista characteristics. However, in order to ensure that no functional or legal problems arise with respect to the density disparity between the two legal parcels through subdivision, it will be necessary to work out a suitable legal arrangement whereby the respective densities of the two phases can be recognized as reflecting the intent of the overall comprehensive plan for the two parcels. All requisite technical, legal and planning aspects of this arrangement can be dealt with during the approval process.

- 4.3 Suitable pedestrian connection between the two office structures and the office building to the east must be provided via the exterior plaza areas. In this respect, it will be necessary to register a reciprocal pedestrian access easement over the three respective legal parcels.
- 4.4 Construction of Phase I, consisting of the four storey structure on the northerly of the two parcels, is ready to commence in the near future. Scheduling of Phase II has not been determined at this time. As a result, the site associated with Phase II must remain vacant with no unsuitable interim uses or excavations, etc.
- 4.5 The applicant proposes to resubdivide the subject site such that a portion of property line separating the two legal parcels can be relocated approximately 24 feet to the north in order to avoid potential functional difficulties with parking and vehicular access (see Sketch #2). Nevertheless, since the project will involve two separate legal parcels, all independent servicing will be required. The Municipal Engineer will be requested to provide estimates for all necessary works to be undertaken.
- 4.6 The applicant will be responsible for the upgrading of the north side of Norfolk Street and the south side of Dominion Street fronting the subject site, requiring a 5 foot sidewalk, ornamental street lighting and suitable boulevard tree planting.
- 4.7 Independent vehicular and pedestrian access to each site will be provided.
- 4.8 Department of Highways approval is required for this rezoning application.
- 4.9 The applicant has presented a development proposal which requires some further work and refinement. However, the development plans submitted to date are sufficiently complete and acceptable at this time to warrant Council's consideration. The applicant is aware that an essentially complete suitable plan of development will be required prior to the Public Hearing.
- 4.10 Due to the submission of suitable development plans for Public Hearing presentation and Council's initial favourable consideration of office facilities at this location, the Planning Department advises that the Public Hearing should be scheduled prior to the next regularly scheduled date of October 19, 1976.

#### 5.0 RECOMMENDATION


It is recommended THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and THAT the rezoning be advanced to a Public Hearing on September 14, 1976 and THAT the following be established as prerequisites to the completion of rezoning.

- (a) The submission of a suitable plan of development.
- (b) The completion of a suitable legal arrangement to Council's satisfaction regarding the effective control of the density disparity between the two legal parcels as referenced to in Section 4.2 of this report.

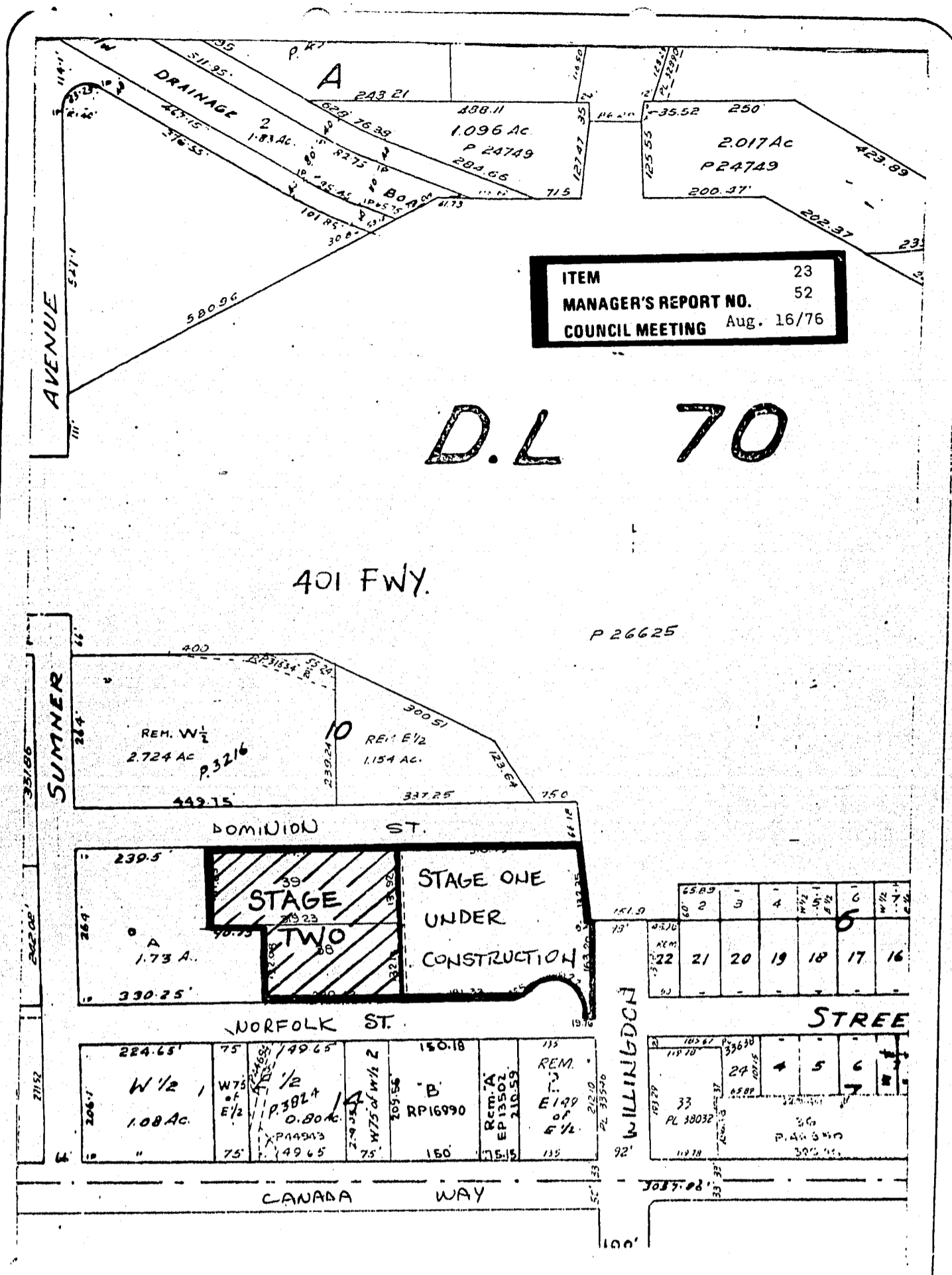
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- (c) The deposit of sufficient monies to cover the costs of all services necessary to serve the subject site.
- (d) The granting of any necessary easements to include the reciprocal pedestrian access easements as described in Section 4.3 of this report.
- (e) The satisfaction of all requisite conditions associated with subdivision of the subject site.
- (f) The dedication of any rights-of-way deemed requisite.
- (g) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to any existing service.
- (h) Approval of the Department of Highways.

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A. L. Parr  
DIRECTOR OF PLANNING

PDS:cw  
Atts.



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D.L 70

401 FWY.

P 26625

Date  
 AUG/76

Scale  
 1" = 200'

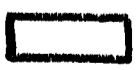
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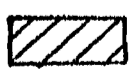
Burnaby Planning Department



REZONING REFERENCE # 31/76



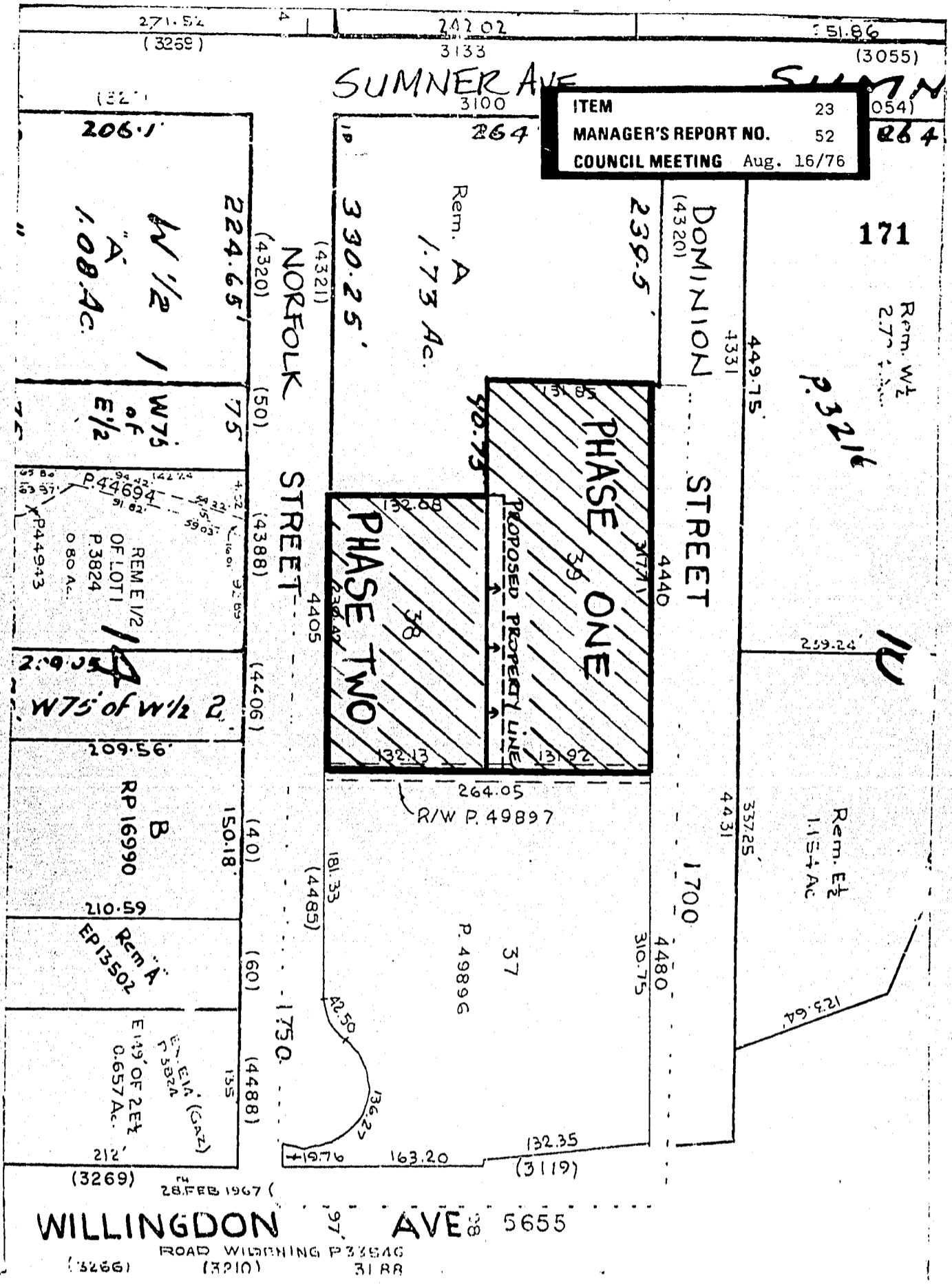
RZ # 21/75 - CD ZONING



SUBJECT SITE

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Sketch #1



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Date  
 AUG/76  
 Scale  
 1" = 100'  
 Drawn By  
 P.D.S.

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 Sketch #2