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| ITEM | 12 |
| MANAGER'S REPORT NO. | 68 |
| COUNCIL MEETING | 1978 10 02 |

RE: REZONING REFERENCE #20/78
PROPOSED OFFICE/WAREHOUSE/DISTRIBUTION DEVELOPMENT
4591 CANADA WAY

Following is a report from the Director of Planning regarding Rezoning Reference #20/78.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1978 SEPTEMBER 27
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE # 20/78
PROPOSED OFFICE/WAREHOUSE/DISTRIBUTION DEVELOPMENT
4591 CANADA WAY

RECOMMENDATION

1. THAT Council authorize the Municipal Engineer to prepare the survey and subdivision plans necessary for the road dedication, for Beta Avenue north of Canada Way.


REPORT

At the 1978 September 18 meeting of Council, Council considered the attached report on Rezoning Reference #20/78 and adopted the recommendations advancing the rezoning to a Public Hearing to be held 1978 October 17.

In conjunction with this development proposal, the developer has agreed to construct Beta Avenue north of Canada Way and provide all necessary servicing as further described in the report received by Council.

In conjunction with this construction work it is necessary to provide the right-of-way for this industrial access roadway which will serve both the subject development site and the extensive municipal holdings lying to the west of Beta Avenue.

In order to advance it is therefore appropriate at this time to initiate the steps leading to right-of-way dedication, and it is therefore being recommended that the Municipal Engineer be authorized to prepare the survey and subdivision plans necessary for the road dedication involving these municipal properties.


A. L. Parr
DIRECTOR OF PLANNING

DGS/ds
attachment
cc Municipal Engineer
Subdivision Technician
P. Bloxham, Long Range Planner

PLANNING DEPARTMENT
 REZONING REFERENCE #20/78
 1978 SEPTEMBER 18

ITEM # 2

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. Don Williams, Construction Manager,
 The Imperial Group,
 5751 Cedarbridge Way, Richmond, B. C. V6X 2M7
- 1.2 Subject: Application for the rezoning of:

 Portion of Lot C exc. Expl. P1. 10599 & Expl. P1.
 26541, Blk. 2, S.D. 1 & 2, D.L. 73, Plan 4326

 From: Residential District Five (R5)
 To: Light Industrial District (M5)
- 1.3 Address: 4591 Canada Way
- 1.4 Location: The subject property is located on the north east quadrant of Canada Way and Beta Avenue, north of the B.C.I.T. complex.
- 1.5 Size: The subject property is rectangular in shape, has a 160.65 m (527.1 ft.) frontage on Canada Way and has an area of 4.47 ha (11.07 acres) gross.
- 1.6 Services: Water and sanitary sewer is available; storm sewer is not available. The Municipal Engineer is assessing the adequacy of existing underground services. Canada Way is the only constructed street flanking the site. Beta Avenue will be constructed northward from Canada Way to service the subject site and the undeveloped Municipal properties immediately west of Beta Avenue.
- 1.7 Applicant's Intentions: The applicant wishes to rezone the southerly portion of the site (approximately 2.99 acres) from R5 to M5 in order to construct 2, 4-storey office buildings and a parking structure. The balance of the property would be developed for a number of office/warehouse/distribution buildings under the present M1 Zoning.

2.0 SITE OBSERVATIONS:

The site is relatively flat, sloping slightly down towards the Trans Canada Highway to the north and has a view toward North Burnaby. Figure 3 shows that nearby sites exhibit a variety of zoning categories. To the east is the Alltrans Truck Terminal, to the south is the BCIT campus, to the west is a large, approximately 20 acre site largely owned by the Municipality, and to the north is the Trans Canada Highway. The site is currently used as a Golf Driving Range, and has very few existing trees and contains some unstable peat soils toward its lower, north end.

3.0 BACKGROUND AND GENERAL OBSERVATIONS:

- 3.1 The subject site does not fall within an established Community Plan Area. This Department has dealt with other rezonings in the immediate area including R.Z. #77/71 (Alltrans Trucking), R.Z. #21/75 (PSI Office Building) and R.Z. #62/75 (Canadian

Freehold) and has formulated general land use and qualitative criteria intended to ensure a high quality development along the major arterials, and immediately opposite the BCIT Campus.

- 3.2 Council has been dealing with a previous rezoning application by Wometco (BC) Limited under R.Z. #46/76, By-Law No. 6995 which received 1st and 2nd Readings on 1977 March 21. Wometco requested rezoning of the southerly portion of the site to M1 to permit the construction of a large soft drink bottling plant (Coca Cola) with an office component. This development would have utilized the whole site.

Wometco has recently sold the land to Imperial Ventures and wish to abandon their rezoning application (R.Z. #46/76). At this time, Imperial Ventures wish to develop the property as described within this report and have filed a new rezoning application.

- 3.3 The proposed land use (offices/warehouse/distribution) is considered suitable in this area providing a high standard of design and layout can be achieved.
- 3.4 The applicant understands that the only access to the site from Canada Way will be via Beta Avenue which will serve both the subject site and the Municipally-owned lands to the west (see Figure 1). The applicant has agreed to construct Beta Avenue to a finished standard and any underground services necessary to serve the site at their cost, if the Municipality dedicates the additional right-of-way necessary for Beta Avenue. Reference to Figure 1 attached indicates that a 40' wide strip off several Municipally-owned lots would be involved together with a 3' wide strip to be dedicated from the applicant's property.
- 3.5 The Beta Avenue right-of-way is located as shown to directly align with a major driveway entrance into the BCIT Complex as shown on the attached air photo (Figure 2). This intersection would ultimately be channelized and signallized to handle the future traffic volumes from the vacant sites north of Canada Way and the BCIT Complex to the south. The proposed 76' wide right-of-way would accommodate a 46' wide industrial collector with separated sidewalks and boulevard planting intended for the use of pedestrians working in the office and warehouse buildings.
- 3.6 The Land Agent has estimated the value of the Municipal lands to be dedicated for Beta Avenue at \$145,500. The comparative costs to the Municipality and developer are as follows:

Developer's costs:

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| Land dedication: | \$ 13,000. |
| Servicing costs: (Estimated by the Municipal Engineer) | \$ 183,000. |
| | <u>\$ 196,000.</u> |

Municipal costs:

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|------------------|-------------|
| Land dedication: | \$ 145,500. |
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The Planning Department and the Land Agent are of the opinion that this agreement on sharing of costs is beneficial to the Municipality in terms of the cost figures indicated above and because the undeveloped Municipal lands lying west of Beta Avenue will be suitably serviced by road and flanking underground services.

- 3.7 The applicant will also be required to dedicate 6.10 m (20 ft.) along the Canada Way frontage of the site in order to accommodate an improved road standard and left turn lane and traffic signal which will be necessary at Beta Avenue for both north and south turning movements.
- 3.8 The approval of the Ministry of Highways is required for the rezoning of this site as this property lies within the Ministry's area of jurisdiction.
- 3.9 Minimum setbacks from Canada Way should be 70 ft. to allow adequate landscaping of front yards and setback of building masses from the major arterial. This Department will seek a design solution using quality materials and finishes and which will demonstrate a varied and articulated massing of building forms, abundant landscaping and open space, with careful location and screening of less attractive service elements such as truck handling, fences, mechanical equipment and general storage of materials. The applicant through preliminary discussion also seeks a quality design solution for this facility.
- 3.10 The applicant will be responsible for all servicing costs necessary to serve the subject site together with the necessary easements.
- 3.11 The applicant intends to build the warehouse/distribution buildings as a first phase under the present zoning with the office component as a later second phase when rezoning to M5 is granted and when the market for office space improves. The applicant understands that it will be necessary to remove existing structures and asphalt from the site and leave the second phase M5 portion as a graded grassed field during any interim period preceding development of Phase 2.
- 3.12 The entire site has been designed comprehensively and utilizes common design theme, materials and circulation functions. In order to gain internal driveway access to the southerly flank of the warehouse/distribution buildings it will be necessary for the developer to build a 24' wide driveway across the northern edge of that portion of the site being rezoned from R5 to M5 during first phase construction.
- 3.13 The relative floor area of the components are as follows:
- | | | |
|------------------------------------|---|---|
| Warehouse/Distribution (1st Phase) | - | 19 860 m ² (213,704 sq. ft.) |
| 2 Office Buildings (2nd Phase) | - | 8 996 m ² (96,800 sq. ft.) |
| Total | - | 28 856 m ² (310,504 sq. ft.) |
| Floor Area Ratio Provided | - | .648 |
- 3.14 The unused northerly portion of the existing 33' Beta Avenue right-of-way will be abandoned and will be consolidated with the Municipal lands to the west.

4.0 RECOMMENDATIONS:

It is recommended THAT Council receive the report of the Planning Department and request that Rezoning By-Law #6995, Amendment No. 7(1977) (Rezoning Reference #46/76) be abandoned and replaced by a new rezoning by-law and that the subject rezoning be advanced to a Public Hearing on 1978 October 17 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 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 By-Law.
- c) The granting of any necessary easements.
- d) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- e) 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.
- f) The dedication of any rights-of-way deemed requisite.
- g) The retention of as many existing mature trees as possible on the site.
- h) The approval of the Ministry of Highways to the rezoning application.
- i) Written confirmation from the applicant that he proposes to build the Phase II office buildings.
- j) Written consent from the applicant to the closure of the existing 33' Beta Avenue right-of-way and consolidation with the adjacent Municipal lands to the west.

Amf
SJB/sam
Attachments



The Imperial Group

A MEMBER OF THE IMPERIAL GROUP OF COMPANIES 5751 CEDARBRIDGE WAY, RICHMOND, B.C. V6X 2M7 (604) 273-7771

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RE 20/78

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August 31st, 1978

Corporation of the District of Burnaby,
Planning Department,
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Dear Sirs:

Re: Office Development, Rezoning application
Canada Way, Burnaby, B.C.

Background

As you are aware from our current P.P.A. submission for the industrial/warehouse proposal, the office complex while forming an integral part of the overall scheme, requires a separate rezoning application as the land is currently zoned R-5. Our intent is to provide a more intense land-use which our market studies have indicated can readily be achieved.

Design Concept

In order to establish a uniform development of the two proposals and achieve a cohesive design, we have decided to use similar materials for both the warehousing and the offices. In this case, tilt-up concrete for the warehouses and precast concrete of the same colour, for the offices.

From the discussions with your department we understand that access from Canada Way is to be discouraged. We have, therefore, oriented the access from the interior of the site (via Beta Avenue) which effectively discourages

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pedestrian/car access along Canada Way by landscaping the frontage and making the office access from the north at the upper parking deck level. By locating the two office towers at the south east and south west corners of the site facing onto Canada Way, we achieve a significant visual impact and identity. The industrial/warehouse facility to the rear (north) of the site is partially obscured by the office towers and the landscaped frontage along Canada Way also softens the elevation of the parking deck.

The two office towers total 96,800 sq. ft. and can provide accomodation for approximately 968 people. This we feel will make a significant contribution to the employment opportunities in the area, and together with the industrial complex, will establish an economic tax base and employment opportunity facility for the Community of Burnaby.

We feel that our proposed design will be in keeping with the requirements of the Municipality for a quality development and it is our understanding that the Municipality intends to encourage the development of the west side of the site in a similarly high quality manner. We therefore ask for your support in this proposal.

Enclosed are three sets of revised drawings incorporating your latest requirements.

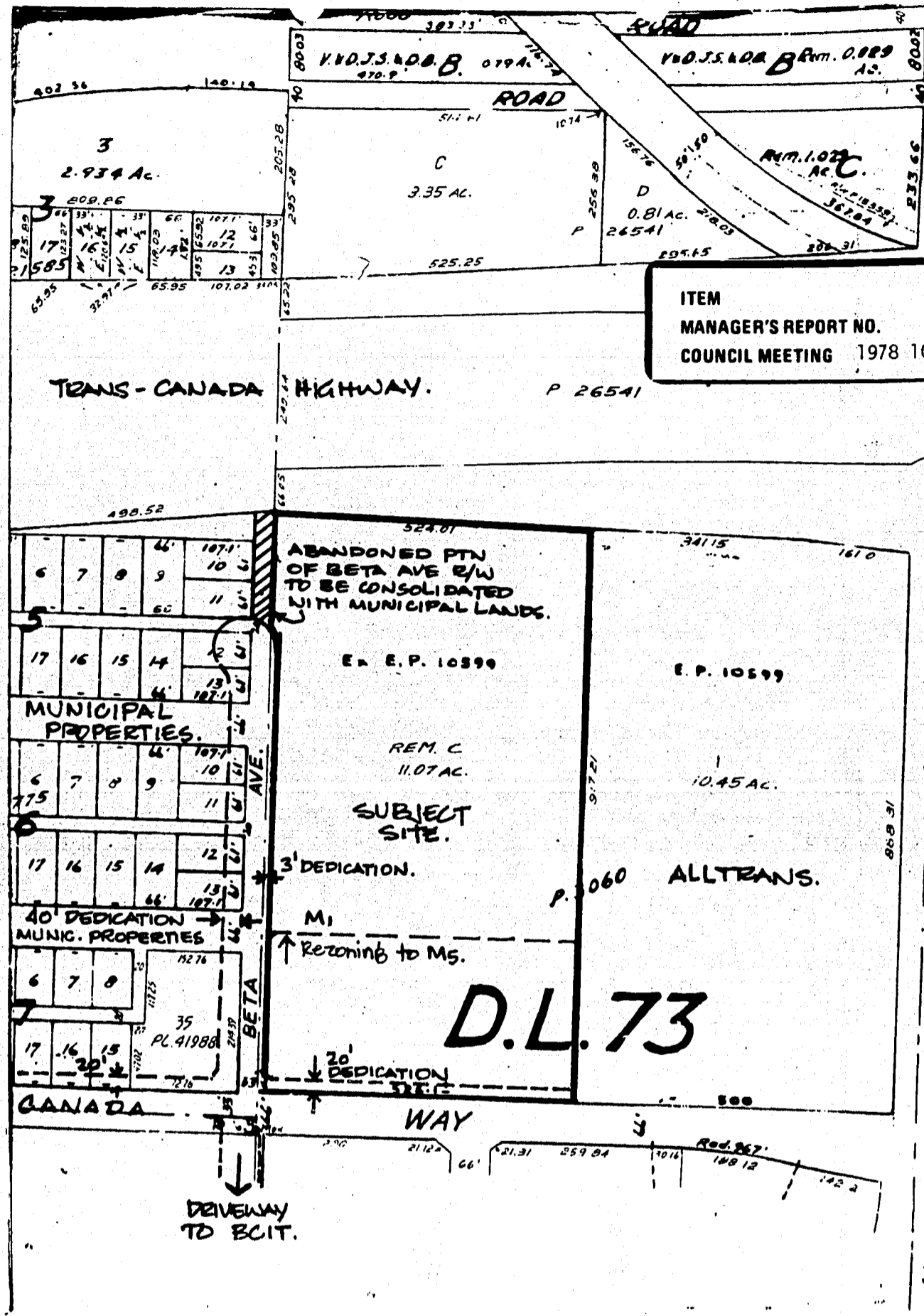
Yours truly,

IMPERIAL GROUP



Don Williams
Vice President Construction

DW/sp



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Date
 1
 SEPT 78

Scale
 1" = 200'

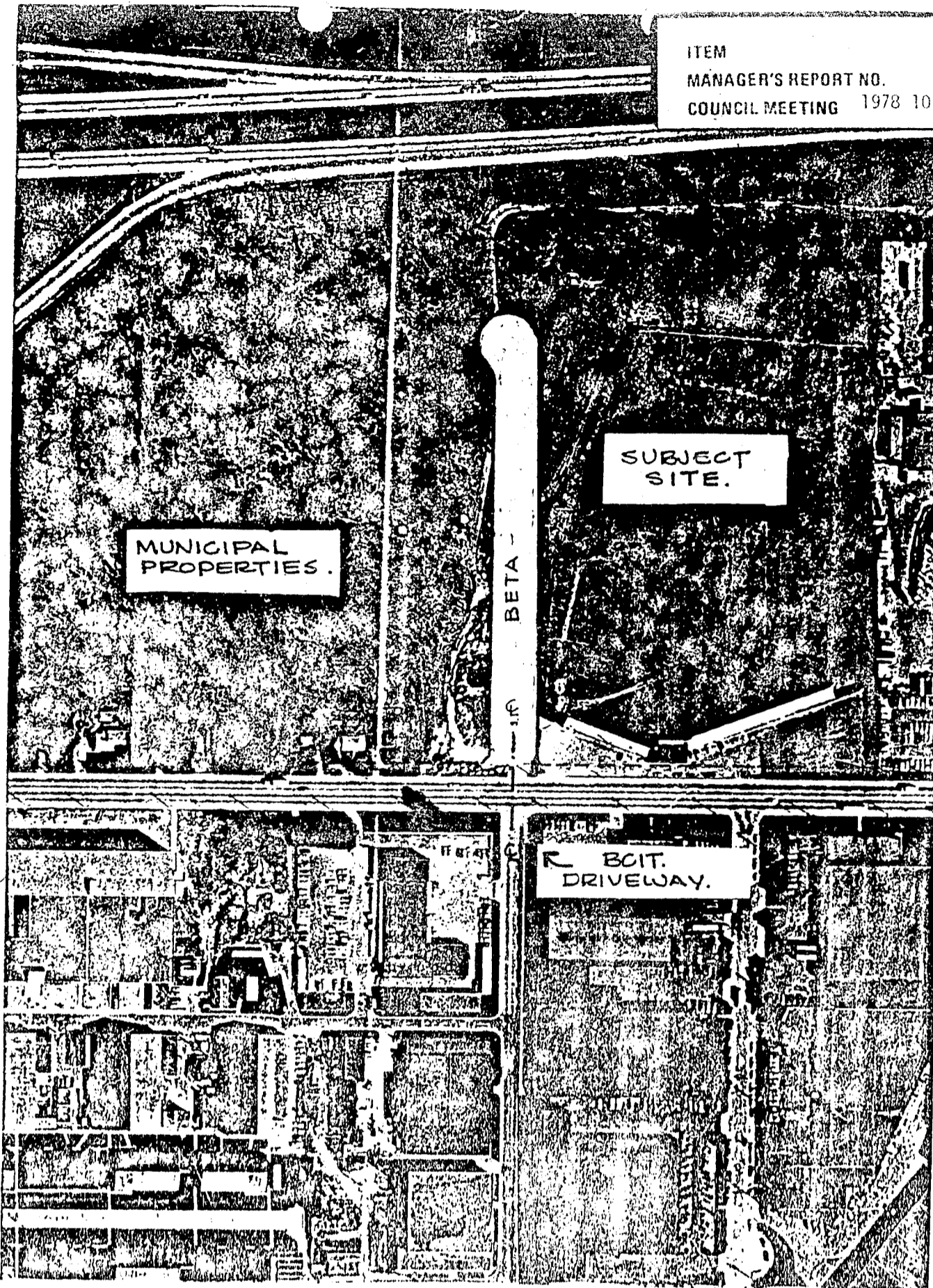
Drawn By
 J.B.

Burnaby Planning Department



FIGURE 1.
 RZ ref. #20/78.
 SUBJECT SITE. (M1 & M5 PORTIONS)

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Date
SEPT '78

Scale
1" = 200'

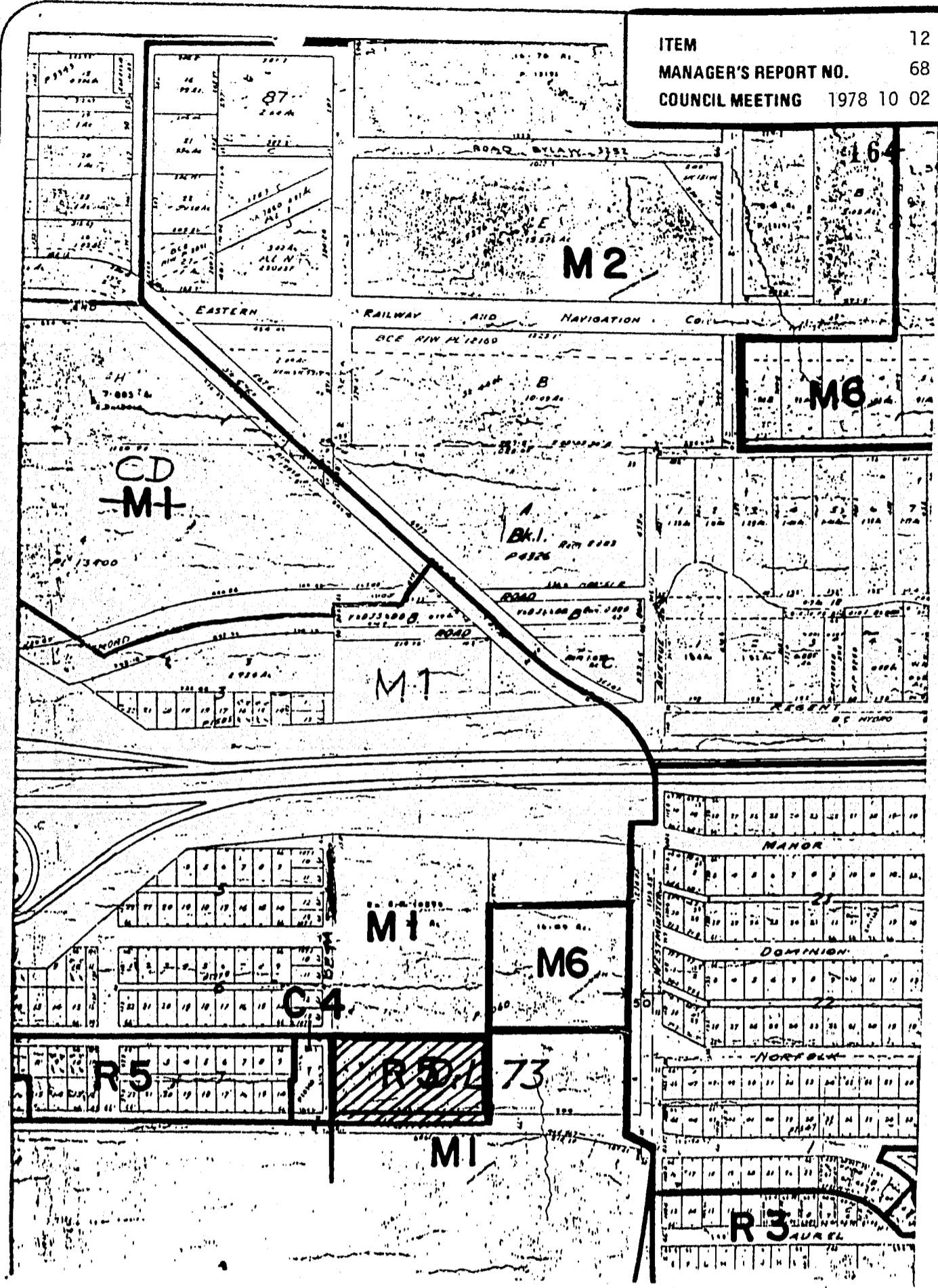
Drawn By

Burnaby Planning Department



FIGURE 2
AIR PHOTO SHOWING SUBJECT SITE
& BETA AVENUE

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Date
 SEPT '78.

Scale
 1" = 400

Drawn By

Burnaby Planning Department



FIGURE 3.
 ZONING REFERENCE # 20/78.