

ITEM	13
MANAGER'S REPORT NO.	82
COUNCIL MEETING	1978 11 20

RE: DEER LAKE CENTRE  
REZONING REFERENCE #29/73  
CANADA WAY/NORLAND AVENUE/LEDGER AVENUE

Following is a report from the Director of Planning regarding  
Rezoning Reference #29/73.

RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1978 NOVEMBER 16  
FROM: DIRECTOR OF PLANNING  
SUBJECT: DEER LAKE CENTRE  
REZONING REFERENCE # 29/73  
CANADA WAY/NORLAND AVENUE/LEDGER AVENUE

RECOMMENDATION

THAT this report be received by Council for information purposes.

REPORT

On 1975 July 07 Council gave Final Adoption to the subject rezoning application for Comprehensive Development of the 9.81 acres site immediately north of Canada Way, opposite the Municipal Hall Complex, to permit development of a four-building office complex.

The initial phase of this development, known as Deer Lake Centre, has been completed and is nearing complete occupancy. At this time the developer, Marathon Realty Company Limited, is preparing to advance to construction of the Second Phase building, to be sited to the west and north of Phase One as indicated on the attached sketch.

In the course of detailed planning for the Second Phase, Marathon has determined that significant economies and improvements in efficiency could be achieved by adopting a modified structural grid for this and succeeding phases. The implications of such a modification (27' - 6" module versus existing 30' - 0" module) include variations in parking level substructure and adjustments in building masses and proportions. Additionally, the developer has obtained the agreement of the Provincial Ministry of Highways to accept, for this Second Phase building, the Municipality's parking ratio standard of one space per 500 square feet gross floor area, subject to certain provisos. (The project was approved under Rezoning Reference # 29/73 with a parking ratio

...../2

DEER LAKE CENTRE  
REZONING REFERENCE # 29/73  
1978 NOVEMBER 16....PAGE TWO

ITEM	13
MANAGER'S REPORT NO.	82
COUNCIL MEETING	1978 11 20

144

based on one space per 400 square feet gross floor area, in accordance with a requirement of the Ministry of Highways, whereas the requirements of Burnaby's Zoning By-law are based on one space per 500 square feet.)

The developer's architect has submitted preliminary drawings which indicate the impact of the proposed adjustments, with respect to both parking areas and the physical building forms. On the basis of these submissions, it would appear that the quality, density, and the basic nature of the development as previously approved will be preserved, despite some changes in the distribution of total floor space between the various phases. The Second Phase building will contain rental office space and a limited amount of plaza-related commercial space, and the approved exterior materials will be retained, although minor architectural refinements to the elevation treatment are foreseen in response to the adjustment in module.

With regard to spatial disposition of buildings, plaza and pedestrian spaces, and landscape concept, the changes are not considered to materially affect the concept as approved, they do result in improved setbacks from property lines, and in any event they preserve the standard of quality and design for the project as a whole.

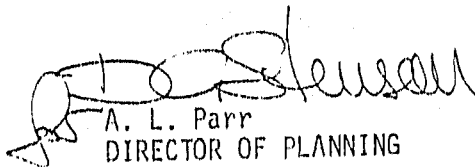
With regard to the parking levels, the major implication is a change in the dimensions of parking stalls which will require the acceptance of a proportion of "small car" stalls which, while reduced in length, will maintain a width greater than the requirements of the by-law. Based on preliminary submissions, a maximum of about 30 per cent of the total parking spaces provided at the end of Phase II will be designated small car stalls, which compares satisfactorily with recent observations in this area which showed that between 32 per cent and 37 per cent of the vehicles accommodated at developments in this area fall into the "small car" category. Council will recall that an examination of the desirability of amending the Zoning By-law to provide for small car parking spaces has been requested, and is currently in the Planning Department's work program.

The acceptance of a limited number of reduced size stalls in the Second Phase building, it is felt, is warranted in recognition of the continuing trend to smaller sized North American and imported automobiles, and possible in light of the Comprehensive Development nature of such a project.

In summary, the adjustments proposed for the Second Phase building are considered to preserve the integrity, the quality, and the design concept as a whole for the project as originally approved, and can be supported as refinements to the original design. The changes to the parking areas are considered to be acceptable based on the points outlined above, and adjustments in the parking ratio for the Second Phase building to reflect the Municipality's standard have been accepted by the Ministry of Highways as mentioned above.

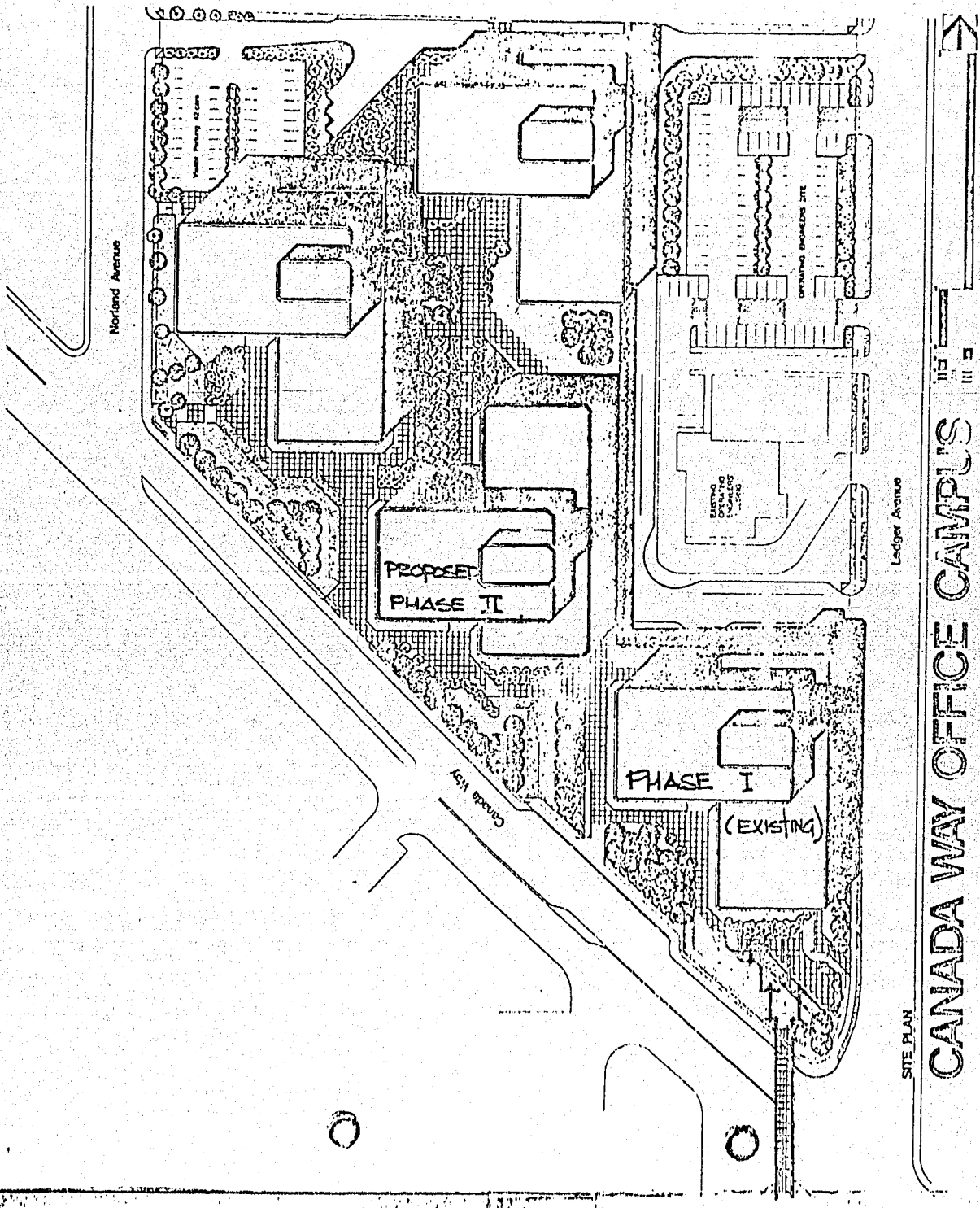
It would be our intention, therefore, to work with the applicant through the preliminary plan process toward issuance of Preliminary Plan Approval for the adjusted design, unless otherwise directed by Council.

This is for the information of Council.

  
A. L. Parr  
DIRECTOR OF PLANNING

ALP  
DGS/ds  
attachment

ITEM	13
MANAGER'S REPORT NO.	82
COUNCIL MEETING	1978 11 20



SITE PLAN  
CANADA WAY OFFICE CAMPUS

Date	13 NOV.
Scale	
Drawn By	

DEER LAKE CENTRE  
 RE # 29/73.  
 KEY PLAN SHOWING LOCATION OF  
 PROPOSED PHASE II.

Burnaby Planning Department

