

RE: MICROTEL PACIFIC RESEARCH FACILITY AND ASSOCIATED SITE WORKS
 PART OF CLUSTER DEVELOPMENT SITE "A", SIMON FRASER UNIVERSITY SITE
 DISCOVERY PARKS INCORPORATED
 DEVELOPMENT PERMIT 02.257.1
 (X-REFERENCE: REZONING REFERENCE #9/80)

Following is a report from the Director of Planning on the proposed issuance of a Development Permit for a Research Facility.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER	1980 DECEMBER 03
FROM: DIRECTOR OF PLANNING	FILE: 02.257.1
SUBJECT: DEVELOPMENT PERMIT 02.257.1 — MICROTEL PACIFIC RESEARCH FACILITY AND ASSOCIATED SITE WORKS, PART OF CLUSTER DEVELOPMENT SITE "A" SIMON FRASER UNIVERSITY SITE, DISCOVERY PARKS INCORPORATED (X-REFERENCE: REZONING REFERENCE #9/80)	

RECOMMENDATION

THAT Council authorize the issuance of a Development Permit by the Director of Planning for the subject Microtel Pacific Research Facility and associated site works in accordance with the terms of this report and in compliance with the presented project drawings.

REPORT

- 1.0 The Planning Department has received a Development Permit application for the Microtel Pacific Research Facility and associated site works to be constructed by Microtel Pacific Research and Discovery Parks Incorporated.

Details of the Development Permit Application are outlined in Appendix "A".
 Key map attached.

2.0 Project Review

Authority

Requirements

- 2.1 Chief Public Health
Inspector

Environmental considerations relating to air, water, and noise emissions, waste disposal, hazards and nuisances must meet or exceed the performance standards set forth in Appendix "B" of the adopted Community Plan.

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Authority

Requirements

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- | | | |
|-----|--------------------------------|--|
| 2.2 | Municipal Engineer - Traffic | None. |
| 2.3 | Municipal Engineer - Servicing | Servicing to be provided through Subdivision Reference #45/80. |
| 2.4 | Chief Fire Prevention Officer | The building is required to be fully sprinklered and equipped with fire hose cabinets. Fire truck access road construction and locations must comply with Fire Department specifications. Fire hydrants to comply with Burnaby Municipal standards. An emergency access is also to be provided north from the B.C. Hydro right-of-way. |

3.0 Servicing Requirements

An easement is required to cover fire hydrants and fire hydrant water lines over the project site.

A Letter of Credit in the amount of \$31,000 and an Inspection Fee of \$1,240 to guarantee the provision of the requisite fire hydrants are required to be deposited prior to the release of the Development Permit.

The applicant has also submitted details regarding the handling of storm drainage over the subject site. These storm drainage provisions will require the approval of the Municipal Engineer prior to the issuance of the Development Permit.

4.0 Project Description

- 4.1 The applicants have submitted a complete set of project drawings (19 sheets) including an overall key sketch, site plans, architectural drawings, landscape drawings, and sign drawings. Specifications and schedules are also provided where required.

Corrections and detailed standard Municipal requirements are noted on the submitted project drawings.

4.2 Project Statistics

The following statistics comply with the requirements of the governing Discovery Parks SFU Site Community Plan.

Cluster "A" of Community Plan

- | | | | |
|----|------------------------------------|---|---------------------------------------|
| a) | Gross Site Area | — | 30,965m ² (333,307 sq.ft.) |
| | Cluster "A" | | |
| | Gross Allowable Site Coverage | — | 10,000m ² (107,643 sq.ft.) |
| b) | Site Coverage - Microtel | — | 3,926m ² (42,215 sq.ft.) |
| | Pacific Research Facility | | |
| c) | Gross Floor Area - Microtel | — | 9,611m ² (103,344 sq.ft.) |
| | Pacific Research Facility | | |
| | Research/Administrative Office Use | | 50% |
| | Research Laboratory Use | | 50% |
| d) | Parking | | |
| | - Required | — | 157 spaces |
| | - Provided-Within Structure | — | 212 spaces |
| | -Open | — | 14 spaces |
| | TOTAL PROVIDED | | 226 spaces |

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- e) Loading - Required - 3 spaces
- Provided - 3 spaces
- f) Height of Building - 3 storeys

4.3 Exterior Materials and Finish

- Smooth white precast concrete spandrel panels and columns
- Contrast accent rough textured grey precast panels
- Solar grey double glazing

4.4 Siting of Building

Provided yards are in compliance with building setbacks outlined in the adopted Community Plan.

4.5 B.C. Hydro Right-of-Way Parking

The developer is providing at this time one of the three 70 space surface parking areas within the B.C. Hydro right-of-way as outlined in the adopted Community Plan.

4.6 Proposed Uses

The following information on uses has been provided by the applicant:

"Microtel Pacific Research Limited (MPR) is a wholly-owned subsidiary of AEL Microtel Limited and is basically composed of the two research and development organizations from the companies acquired by the B.C. Telephone Company when Microtel was formed in October 1979. As Canada's second largest manufacturer of telecommunications equipment, Microtel has a continuing need to develop new products using efficient, advanced processes and techniques which maintain its competitive position and the technological state of its equipment.

MPR's primary role is to perform research and development for its parent organization to satisfy the above described need. However, MPR's capabilities are also available to other organizations, e.g. Provincial and Federal Government bodies, Universities, groups such as the Trans Canada Telephone System, etc. - to carry out funded research in areas related to MPR's expertise in Switching, Transmission and Terminal Equipment, manufacturing process development and telecommunications system studies.

The proposed facility in the SFU Discovery Park will be used to bring together the staff of MPR in one location and provide the facilities to conduct its work in the above described areas. The work that will be carried on is essentially the same as that now conducted in the two existing Burnaby locations. More particularly, current work in the switching field involves development of a large, digital end office machine based on mini- and micro-processors using locally developed, advanced software. The transmission group conducts development of micro-wave radio and satellite earth station equipment, frequency division and pulse code multiplexing systems, and mini-computer based supervisory and control systems. In the terminal field, MPR is working on the development of inexpensive home and business terminals which are compatible with the new, Canadian designed Telidon protocol. In support of these product oriented development activities, MPR is engaged in specialized circuit design using CAD (Computer Assisted Design) techniques and the process and technique development required for production in

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Microtel factories of thick and thin film hybrid circuits and components. As a final use, a small portion of the facility will accommodate the corporate headquarters executive and administrative staff (about 12-15 persons).

Due to the sensitive electronic equipment being used by the different research groups, special care will be taken to shield the building from outside radio frequency interference. This will be done primarily by continuous grounding of the metal building components.

The components laboratory and the materials laboratory are "wet" areas where various chemicals will be used. A complete inventory of chemicals is not available at this time, however, the general environment will not be unlike a university research lab. We anticipate a normal laboratory waste system, which will convey waste acids and caustics through a chemical resistant piping system to a neutralization/dilution chamber located outside the building. The effluent from the chamber will be piped through a sampling manhole before interconnection with the sanitary sewer."

The proposed uses are in compliance with the approved zoning bylaw (adopted Community Plan).

4.7 Landscaped Recreation Area

The designated landscaped recreation area directly west of the Cluster "A" Development Site will be developed in conjunction with this proposal. The provision of a pond area is outlined and the retention of existing vegetation is emphasized.

4.8 30 persons who spoke at the Public Hearing related to the rezoning of the subject property (Rezoning Ref. #9/80) have been notified by letter from the Director of Planning that Council would be considering on 1980 December 08 a report with respect to an application for Development Permit Approval for the Microtel Pacific Research Facility and associated site works.

4.9 Two complete sets of reduced project drawings will be required prior to the release of the Development Permit.

In addition to the project drawings, the final Development Permit package retained on file by the Director of Planning will include copies of the application form, report to Council related to the Development Permit, and a release form signed by the owner and developer of the property indicating his agreement to abide by all conditions of the Development Permit.

4.10 The Development Permit is valid for two years from the date of Council authorization. Further six month extensions of the Development Permit require the specific approval of Council.

5.0 Summary

The subject Microtel Pacific Research Facility and associated site works complies with the Discovery Parks SFU Site Community Plan which constitutes the governing zoning for this site, including the cluster building concept, maximum permitted floor areas, maximum site coverages, and permitted uses. The outlined report information and project drawings also relate to and comply with Section 717 Items (a) to (k) of the Municipal Act.

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This Microtel Pacific Research facility, the first building for the Discovery Parks SFU Site, is an appropriate quality development.

It is recommended that Council authorize the issuance of a Development Permit in accordance with the terms of this report and in compliance with the presented project drawings.


A. L. Parr
DIRECTOR OF PLANNING

KI/ds

attachment

cc Municipal Engineer
Chief Building Inspector
Municipal Solicitor
Municipal Clerk
Chief Public Health
Inspector
Director - Fire Services
Chief Licence Inspector

APPENDIX "A"

THE CORPORATION OF THE DISTRICT OF BURNABY
DEVELOPMENT PERMIT APPLICATION
APPLICATION NO. 02.257.1

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- | | |
|--|---|
| LOCATION OF DEVELOPMENT | — South Part of Development Cluster Site "A" of the Discovery Park Simon Fraser University Site, North of the University Ring Road and South of the B.C. Hydro Right-of-Way. |
| LEGAL | — Part of Lot 145 of District Lots 31, 101, 102, 141, 144, 147, 209, 210, 211, 212, 213 and 214, Plan 27774, Group 1, NWD

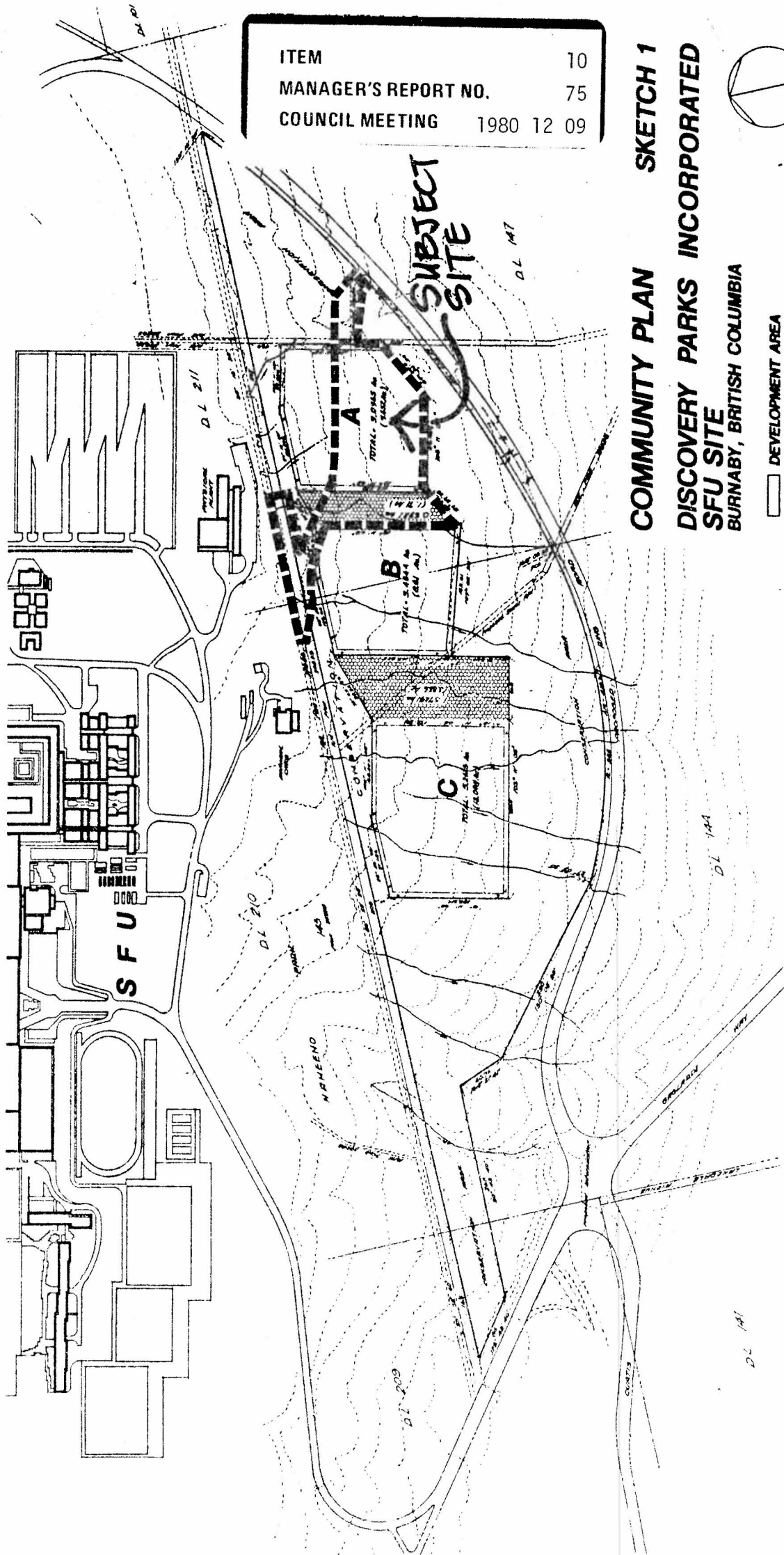
Reference Plan to accompany lease pursuant to Section 99(1)(k) of Land Title Act filed under Plan No.60576 BY 143825 |
| ZONE | — Comprehensive Development District in accordance with adopted Community Plan. Rezoning Reference #9/80 Subdivision Reference #45/80 |
| THE PURPOSE FOR WHICH THE BUILDING AND/OR LAND IS TO BE USED | — Microtel Pacific Research Limited research and development facility and associated site works (see Section 4.6 of report for further details on facility use).

Part of a cluster development on Site "A". |
| APPLICANT | — Microtel Pacific Research Limited
105 - 4664 Lougheed Highway
Burnaby, B.C. V5C 5T5
Telephone: 294-0414
Attention: Dr. J.C. Madden, President

Letter of application for facility dated 1980 October 20.

Discovery Parks Incorporated
57 - 200 Granville Street
Vancouver, B.C. V6C 1S4
Telephone: 687-1780
Attention: Mr. F.C. Hodges
Manager, Property and Development

Letter of application for site works dated 1980 October 17. |
| PROJECT OWNER | — Discovery Parks Incorporated
Microtel Pacific Research Limited |
| APPLICATION FEE | — \$300.00 received |
| SUBMISSIONS | — Architectural Drawings, Site Plans, Landscape Drawings, Sign Program, Project Statistics, Proposed Uses |



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COMMUNITY PLAN SKETCH 1
DISCOVERY PARKS INCORPORATED
SFU SITE
BURNABY, BRITISH COLUMBIA

- DEVELOPMENT AREA
- LANDSCAPED RECREATION AREA
- BUILDING SETBACK LINE
- DRAINAGE CREEK ALIGNMENTS FOR FUTURE RESOLUTION



BURNABY PLANNING DEPARTMENT
 Russell Vandiver Architects
 Underhill Engineering Ltd.

TOTAL SITE AREA - 30.0098 Ha
 (74.16 Ac)

