

RE: REZONING REFERENCE #31/76A
PROPOSED OFFICE DEVELOPMENT
4405 NORFOLK STREET AND 4370 DOMINION STREET

ITEM	7
MANAGER'S REPORT NO.	25
COUNCIL MEETING	1981 06 01

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

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1981 MAY 27 ,
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #31/76A
PROPOSED OFFICE DEVELOPMENT
FROM: COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
TO: AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT
(CD) (BASED UPON P2 GUIDELINES WITH A MAXIMUM
F.A.R. OF 1.5)
ADDRESS: 4405 NORFOLK STREET AND 4370 DOMINION STREET
LEGAL: LOTS 40 AND 41, D.L. 70, PLAN 51755
(REFER TO ATTACHED SKETCH)

RECOMMENDATION:

1. THAT Council request a rezoning bylaw be prepared, and that the rezoning be advanced to First Reading on 1981 June 15 and to a Public Hearing on 1981 June 30 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 deposit of sufficient monies to cover the costs of all services necessary to serve the subject site and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The granting of any necessary easements.
 - d) The satisfaction of all requisite conditions associated with the consolidation of the subject site into one (1) legal parcel.
 - e) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to any existing service.

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- f) The placement underground of existing overhead wiring abutting the site.
- g) Approval of the Ministry of Transportation and Highways.

REPORT

Applicant

Mr. R.R. Cordwell,
LAING PROPERTY CORPORATION
560 Granville Square
200 Granville Street
Vancouver, B.C.

1.0 DESCRIPTION OF THE PROJECT:

The applicant is requesting rezoning in order to construct two office buildings. A six storey building is proposed for the portion of the lot which fronts on Dominion Street and a four storey building is proposed for the portion fronting on Norfolk office.

A limited amount of commercial development 1,390 m² (15,000 sq. ft.) will be permitted, as an alternative to office space on the ground level of the development. This commercial floor space will be oriented to servicing the convenience service needs of the employees of the building.

Exterior structural materials will include precast concrete. The majority of the parking will be underground with some exposed parking.

A previous C.D. plan for this site was approved in 1977 March and a second proposal went to Public Hearing in 1979 July. The current scheme is basically a more straight forward design with a slightly higher site coverage than the original project. The maximum permitted floor area ratio remains unchanged in the current proposal.

2.0 BACKGROUND INFORMATION:

This project represents a third proposal for a development scheme for this site. The earlier projects were not pursued by the developer and a new proposal has now been received by the Planning Department which is suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

- 3.1 The subject site is being rezoned from CD to Amended CD Comprehensive Development, utilizing the P2 zoning designation as a guideline. The maximum permitted F.A.R. for this project is 1.50 which is not exceeded by the proposal.
- 3.2 The applicant will be required to submit sufficient funds to cover the costs for all required services to the site. An estimate for undergrounding all existing overhead lines on Dominion Street adjacent to the subject site will be requested from B.C. Telephone Company and B.C. Hydro and Power Authority. The Engineering Department has been requested to prepare an update of services required and the current estimated costs.
- 3.3 A pedestrian link to the adjacent P.S.I. building to the east will be necessary.
- 3.4 Fire access to the building will be reviewed by the Fire Department.

- 3.5 Ministry of Transportation, and Highways' approval is required for this rezoning application.
- 3.6 The applicant has presented a development proposal which requires some further refinement. However, the development plans submitted to date are sufficiently complete and acceptable at this time to warrant Council's consideration.
- 3.7 Tree planting on the street frontages of Norfolk and Dominion to Municipal standards will be required.
- 3.8 There are no development cost charges applicable to this development.
- 3.9 The relationship of the proposed building form to adjacent buildings is satisfactory. The site is located south, across Dominion, from the Villa Hotel tower and immediately west of the Ledingham P.S.I. building which is five storeys tall. The Villa parking structure is located on the west side.

The scale and general design of the building is in concert with other development in the area.

- 3.10 Traffic generated by this project will travel west along either Norfolk or Dominion and gain access directly to Gilmore Avenue or to Canada Way via Sumner Avenue.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross site area 6,722 m² (72,333 sq. ft.)
Net site area: as above.

Allowable site coverage: 50%
Provided site coverage: 42%
- 4.2 Floor Area: 10,066 m² (108,318 sq. ft.)
Floor Area Ratio permitted: 1.5 (CD guidelines)
Floor Area Ratio provided: 1.49
- 4.3 Maximum building height:

Dominion Street building six floors 22.5 m
Norfolk Street building four floors 14.4 m.
- 4.4 Parking:

Requirement: Burnaby 1 space 46 m² (495.16 sq. ft.)
Ministry of Transportation and Highways
Standard: 1 space per 400 gross sq. ft.

Provided: 165 parking spaces (1 per 393 sq. ft.)
Underground 115 car spaces
Exposed 40 car spaces
- 4.5 Loading: Required: four bays
Provided: four bays

The design of the loading bays and garbage handling is subject to further design.
- 4.6 Exterior finish materials will include precast exposed aggregate concrete, bronze glazing with bronze aluminum frames.

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5.0 SUMMARY:

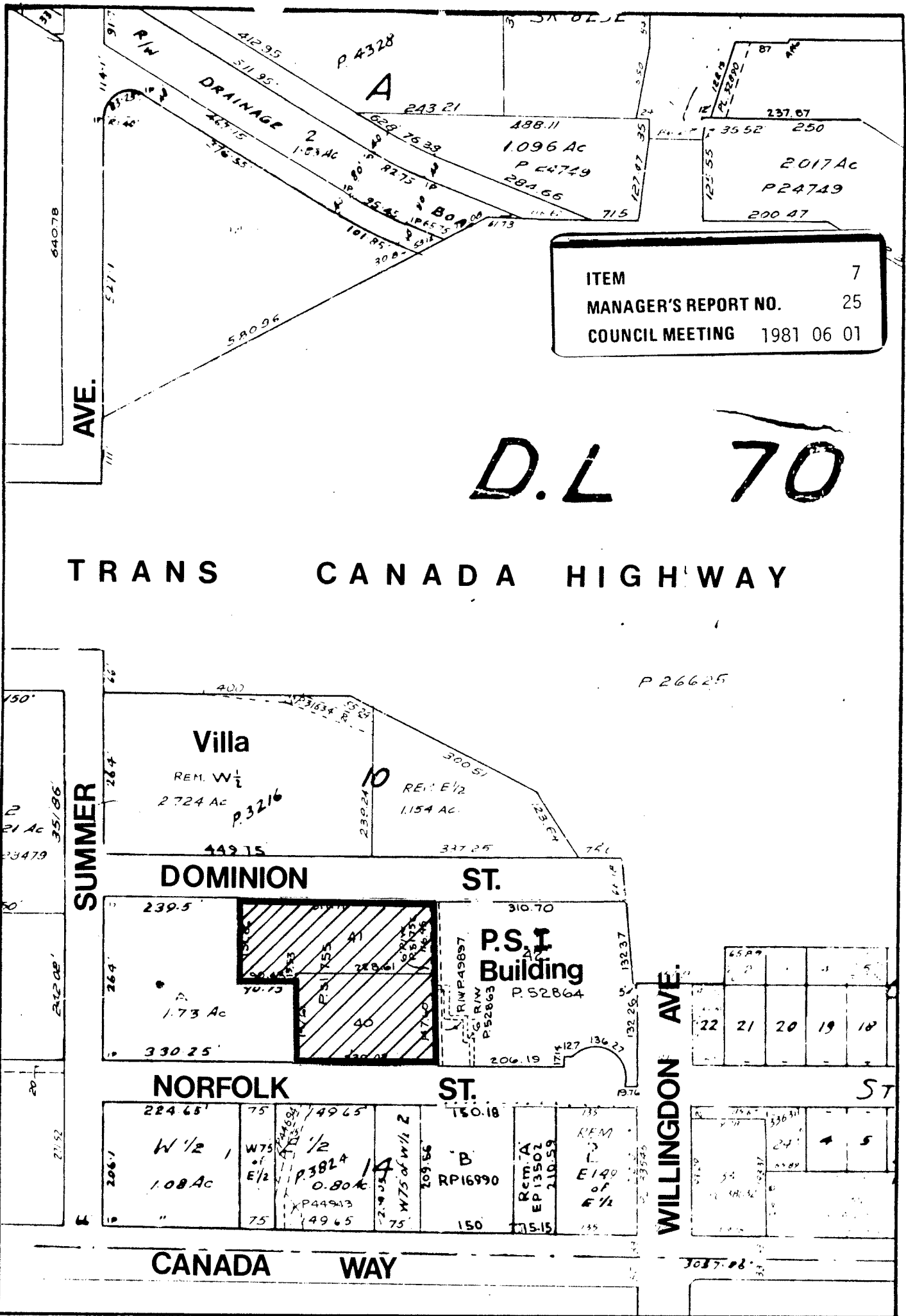
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The applicant has prepared a revised proposal for this development site which will include one four and one six storey office building with a total floor area of 10,066 m² (108,318 sq. ft). The scale and design of the proposed building is generally in keeping with the existing development in the area and the proposal is supported by the Planning Department.


A. L. Parr,
DIRECTOR OF PLANNING

AW
BR/g1
Attachment

c.c. Municipal Engineer



D.L 70

TRANS CANADA HIGHWAY

SUMMER

DOMINION ST.

NORFOLK ST.

WILLINGDON AVE.

CANADA WAY

P.S.I. Building

Villa

10

40

14

Date
JUNE 1979

Scale
1" = 200'

Drawn By
J.C.



Burnaby Planning Department

REZONING REFERENCE #31/76A



SUBJECT SITE

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SKETCH #1.

