

ITEM	12
MANAGER'S REPORT NO.	37
COUNCIL MEETING	1981 08 10

RE: REZONING REFERENCE #128/81
 PCL "A", REF. PLAN 11251 OF BLOCK 8, D.L. 119W $\frac{1}{2}$, PLAN 206;
 PCL "A", REF. PLAN 11549 OF BLOCK 7, D.L. 119W $\frac{1}{2}$, PLAN 206
 4180 LOUGHEED HIGHWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
 FROM: DIRECTOR OF PLANNING Our File: 02.264
 1981 AUGUST 05
 SUBJECT: REZONING REFERENCE #128/81
 PCL. "A", REF. PL. 11251 of Blk. 8, D.L. 119W $\frac{1}{2}$, Plan 206;
 PCL. "A", REF. PL. 11549 of Blk. 7, D.L. 119W $\frac{1}{2}$, Plan 206
 From: M1 Manufacturing District
 To: CD Comprehensive Development District utilizing
 the M5 Light Industrial District and the MIR District
 as a guideline.

4180 LOUGHEED HIGHWAY (Attached sketches)

RECOMMENDATIONS:

1. THAT Council abandon Rezoning #25/79, Bylaw #7402, Amendment # 39 (1979).
2. THAT a rezoning bylaw be prepared and advanced to First Reading on 1981 August 24 and to a Public Hearing on 1981 September 09, 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 site. 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 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.
- d) 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 bylaw.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) The preparation and execution of a suitable agreement or easement between the two property owners to guarantee reciprocal access over all driveways and street entrances that are common to both legal parcels as outlined in Section 4.4 of this report.

REPORT

1.0 GENERAL INFORMATION:

1.1 Applicant:

Totem Business Parks
5920C No. 2 Rd.,
Richmond, B.C., V7C 4R9 and

Benndorf Verster Ltd.,
1910 Quebec St.,
Vancouver, B.C., V5T 4K1

1.2 Subject:

Application for the rezoning of:

Pc1. "A", Ref. P1. 11251 of B1k. 8,
D.L. 119W $\frac{1}{2}$, Plan 206; Pc1 "A", Ref.
P1. 11549 of B1k. 7, D.L. 119W $\frac{1}{2}$,
Plan 206.

From: M1 Manufacturing District
To: CD Comprehensive Development District
utilizing the M5 Light Industrial
District and the M1R District as a
guideline.

1.3 Address:

4180 Loughheed Highway

1.4 Location:

The subject property is located on the south side of Loughheed Highway between Gilmore and Madison Avenues, north of Dawson Street, and was formerly the site of the Loughheed Drive-In Theatre. (Refer to attached sketches 1 & 2).

1.5 Size:

The site comprises an area of approximately 4.172 ha (10.3 acres) with a frontage of 237.744 m (780 feet) on Loughheed Highway.

1.6 Services:

The Municipal Engineer has been requested to provide the necessary servicing information.

1.7 Rezoning Intention:

The intent of the proposed rezoning bylaw is to permit the development of a comprehensive office and light industrial/warehouse complex.

2.0 SITE OBSERVATIONS:

The subject site was formerly utilized as a drive-in theatre. The property slopes gradually southwards from Loughheed Highway, mature trees line the south property line as well as a cluster located in the southwest sector of the property. To the north is the Loughheed Lanes Bowling facility, Mrs. Willman's Bakery operation, and both the Loughheed and Hirtles Motels. To the south lie the large Cummins Diesel and White Trucks Sales and Service facilities. An automotive parts distribution facilities and Williams Moving and Storage lie to the immediate east, with Robinson Candied Fruit to the west. Dawson Street is constructed to a full industrial standard and the Loughheed Highway, which is under the jurisdiction of the Ministry of Transportation and Highways, is at a currently appropriate standard.

3.0 BACKGROUND INFORMATION:

3.1 On 1979 August 27 First and Second Readings were given to Rezoning Reference #25/79 which involved the development of a 4 phase industrial park complex on the subject site. The proposed rezoning was to the CD Comprehensive Development District utilizing the M5 Light Industrial District as a guideline.

3.2 Subsequently, Rezoning Reference #25/79 was abandoned by the applicant and has now been replaced by the subject new development and rezoning proposal. It is therefore appropriate for Council to abandon the previous rezoning bylaw for this site.

4.0 GENERAL DISCUSSION:

- 4.1 The subject site is presently comprised of two legal parcels of land that are proposed to be developed by two independent parties on a comprehensive basis. As such, building siting, parking, access, internal circulation, landscaping, etc. have been designed to ensure that the two development projects will function in a completely integrated fashion. The westerly parcel, Site A occupying approximately 5.1 acres, is proposed to be developed for an administration, sales and warehouse facility for Benndorf Verster Ltd. who operate a business equipment and service enterprise. The easterly parcel, Site B which is approximately 5.2 acres, is proposed to be developed by Totem Business Parks for two office buildings (5 and 6 storeys) and a light industrial warehouse facility.
- 4.2 The subject site is being rezoned from the M1 District to the CD Comprehensive Development District utilizing the M5 Light Industrial District and the M1R District as a general guideline. As such,

approximately 5% or a total of 8,000 sq. ft. of the combined floor areas of the two office buildings proposed for Site B will include related accessory service commercial uses that will serve the tenants on a day-to-day basis. Such uses will be located on the ground levels and include business support services such as office supplies, data services, financial services (excluding commercial banks), etc. The MIR designation will permit the establishment of a restaurant or cafeteria within this 8,000 sq. ft. commercial use area with the proviso that the accessory nature of such a use is emphasized and the facility is intended to primarily service the tenants of the project. The size of such a food service facility would be modest and should not exceed 4,000 sq. ft. in gross area. The facility would be oriented inwardly to the overall development and not readily apparent from the Loughheed Highway or Dawson Street. No primary restaurant signs would be permitted and in general signs should be accessory in character, low key and discrete.

- 4.3 The subject proposal represents a high quality integrated office/ industrial park as demonstrated through the architectural sub-missions. The two office buildings for Site B and the office/warehouse facility proposed for Site A are located within the north half of the project site and oriented towards the Loughheed Highway. Surface parking facilities located to the north of these buildings will be conveniently situated for the visitors of the complex and will be appropriately screened from the Loughheed Highway. Tenant parking has been provided to the south of the buildings and a portion will be located underground on Site B. The industrial structure proposed for Site B is situated within the southerly half of the project site oriented towards Dawson Avenue and accommodates parking on its roof.
- 4.4 A landscape buffer strip along the Loughheed Highway 15.2 m (50 ft) in width will be established in addition to any road widening required along the Loughheed Highway. Landscape materials and berming will be utilized to screen the surface parking areas from the Loughheed Highway.
- 4.5 Primary vehicular access to this project site will be from Dawson Avenue. However, limited access (single entrance) from the Loughheed Highway will be permitted on a right turn in and out basis and restricted to passenger vehicles. No access to the underground parking facility proposed for Site B will be permitted from the Loughheed Highway. These requirements have been established to ensure that the subject proposal will not disrupt the traffic flow on the Loughheed Highway, a Primary Arterial. A reciprocal access easement or agreement between the two property owners will be required to guarantee the use of all driveways and street entrances that are common to both legal parcels.
- 4.6 Ministry of Transportation and Highways' approval to this rezoning and to the site access from the Loughheed Highway will be required.
- 4.7 The Fire Department requirements are presently being assessed and will be met by the developer.
- 4.8 Servicing requirements for the project are presently being reviewed by the Municipal Engineer and will be satisfied through the usual procedure used in the rezoning process.
- 4.9 The applicants have submitted plans of development that are suitable for presentation to a Public Hearing.

5.0 DEVELOPMENT PROPOSAL:

5.1 Site Area

Site A = 20,638 m² (5.1 Acres). Site B = 21,003 m² (5.19 Acres)

Total = 41,641 m² (10.29 Acres)

5.2 Site Coverage:

Provided: Site A = 13.1% Site B = 42% Total (combined) = 26.9%
Permitted: 50%.

5.3 Floor Area Ratio:

Provided: Site A = .28 Site B = .96 Total (combined) = .62
Permitted: 1.0

5.4 Floor Areas:

Site A: Warehouse = 4,249.22 m² (45,738.2 sq. ft.)
& Mezzanine Office = 904.2 m² (9,732.72 sq. ft.)
Site B: Office building (5 storey) = 6,811.74 m² (73,321 sq. ft.)
Office building (6 storey) = 8,224.5 m² (88,527.8 sq. ft.)
Office/Service/Warehouse = 5,858 m² (63,057 sq. ft.).

5.5 Parking:

Site A: Provided = 280	Required = 91
Site B: Provided = 469	Required = 387
Total: Provided = 749	Required = 478

Parking Requirements based upon: office @ 1 space/46 m² (495.16 sq. ft.)
warehouse @ 1 space/186 m² (2,002.15 sq ft)
restaurant @ 1 space/5 seats
servicing @ 1 space/3 employees
Display @ 1 space/46 m² (495.16 sq. ft.)

5.6 Loading:

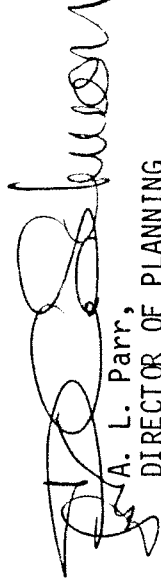
Site A = 5 spaces Site B = 11 bays Total = 16

5.7 Exterior Building Materials:

Site A: Baked enamel steel sloped roofing, reflective glass
curtain wall, ceramic tile.

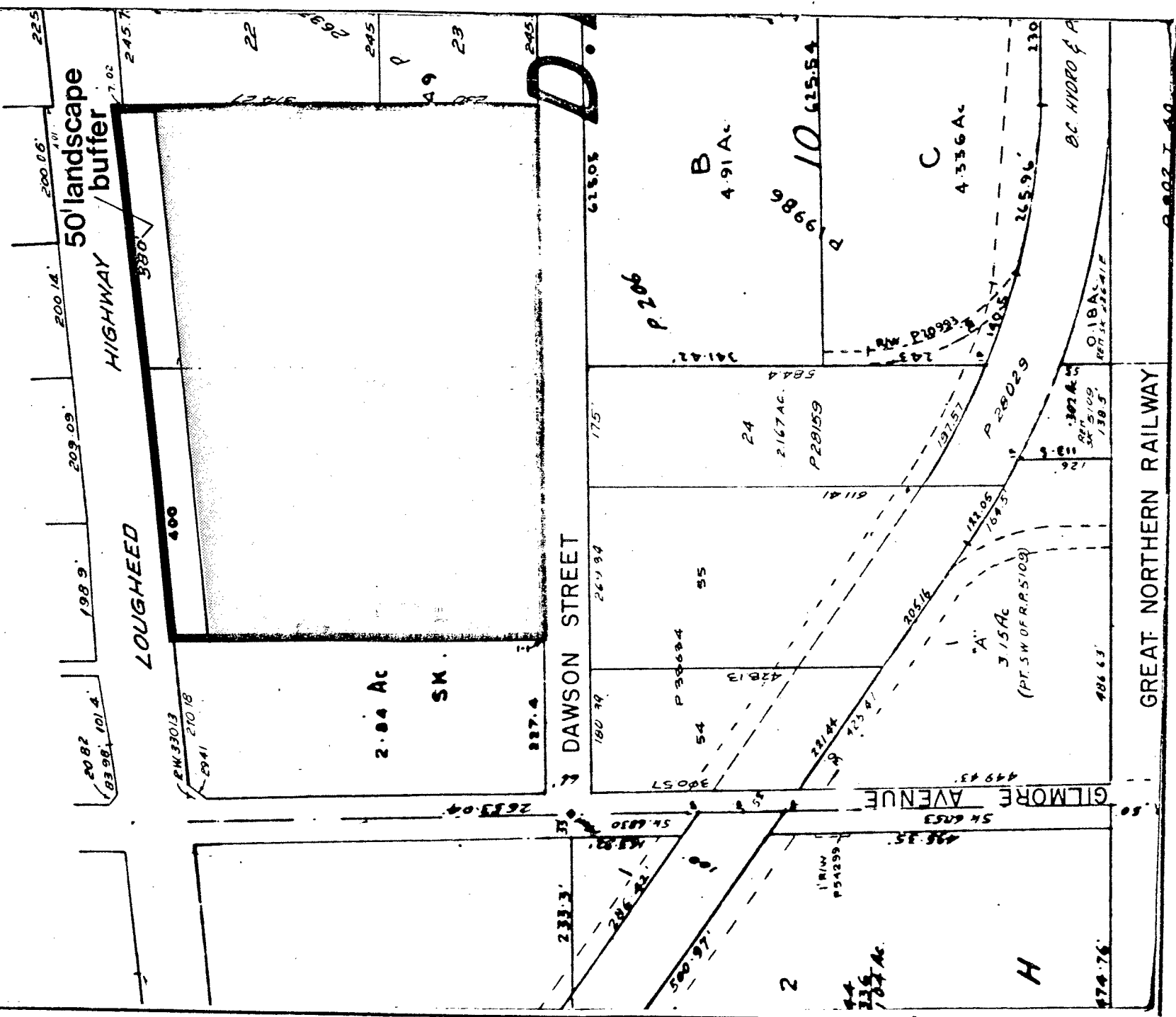
Site B: Off-white exposed aggregate precast concrete, rust
colored brick, anodized aluminum window frames.

APL
PDS/g1


A. L. Parr,
DIRECTOR OF PLANNING

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C O N
 147



Date

1981 AUG¹⁴

Scale

1:2400

Drawn By



Burnaby Planning Department

REZONING REFERENCE #128/81



subject site

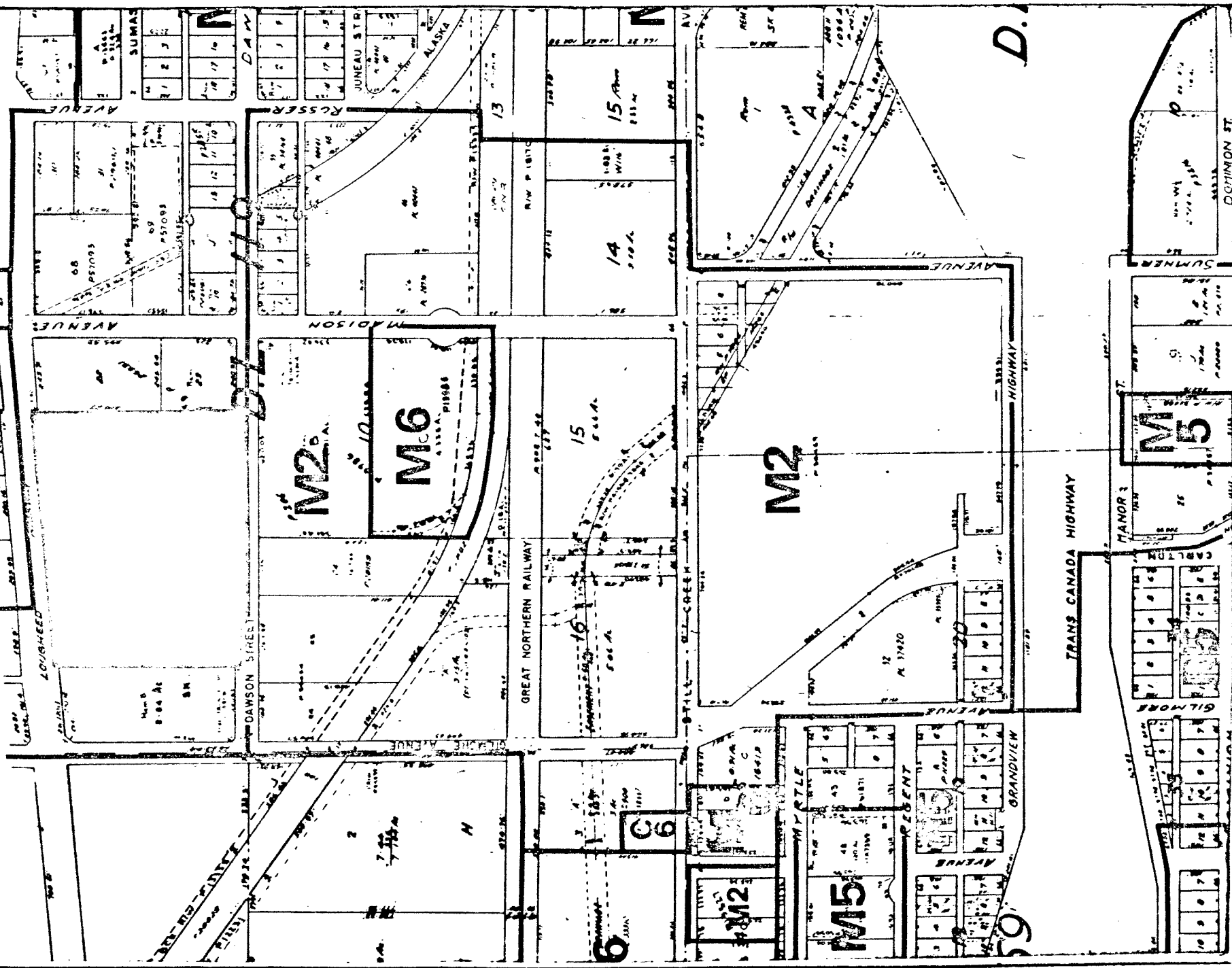
sketch #1



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O N T I N U E

C4 9 C3



Date

1981 AUG

Scale

1:4800

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subject site



148

sketch #2

