

ITEM	24
MANAGER'S REPORT NO.	33
COUNCIL MEETING	1981 07 13

RE: REZONING REFERENCE #107/81
 LOT 48, D.L. 70, GROUP 1, PLAN 62014, N.W.D.
 3033 BETA AVENUE
 TELEGLOBE CANADA

Following is a report from the Director of Planning regarding Rezoning Reference #107/81.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1981 JULY 03
 FROM: DIRECTOR OF PLANNING
 SUBJECT: REZONING REFERENCE #107/81
 LOT 48, DISTRICT LOT 70, GROUP 1,
 PLAN 62014, N.W.D. - 3033 BETA AVENUE
 (see attached Figure A)

RECOMMENDATIONS:

1. THAT Council adopt the Community Plan guidelines as noted in the following report.
2. THAT Council request that a rezoning bylaw be prepared and advanced to First Reading on 1981 July 27 and to a Public Hearing on 1981 August 11 at 19:30 h, and that the following be established as prerequisites to the completion of the rezoning:
 - a) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - b) Receipt of written confirmation from Teleglobe Canada that they will pay grants in lieu of taxes equal to the amount of normal Municipal property taxation on the land and intended development. **160**

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: The Corporation of the District of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2
- 1.2 Subject: Application for the rezoning of
Lot 48, District Lot 70, Group 1,
Plan 62014, N.W.D.
From: Manufacturing District (M1)
To: Comprehensive Development District
(CD) utilizing the Light Industrial
(M5) zoning district as a guideline.
- 1.3 Address: 3033 Beta Avenue
Burnaby, B.C.
- 1.4 Location: The subject property is located on the west
side of Beta Avenue between the Trans Canada
Highway and Canada Way.
- 1.5 Size: The site comprises 1.2141 hectares (3.0 acres)
with a frontage of 109.589 metres (359.5 feet)
on the Trans Canada Highway.
- 1.6 Services: The site will be fully serviced as a condition
of the sale of the site as approved by Council
on 1981 May 25.
- 1.7 Intent of Proposed Bylaw: The lands described herein are to be rezoned
in a vacant condition and community plan
guidelines are to be established for the
development of an overseas telecommunications
building to house the offices, control centres,
staff and telecommunications equipment
necessary for Teleglobe Canada to provide inter-
national telecommunication services.

2.0 SITE OBSERVATIONS:

The subject site is vacant and comprises a 1.2141 hectare portion of the larger 7.8185 ha. parcel which is owned by the Corporation of Burnaby. These lands are shown on the attached Figure A.

The Trans Canada Highway abuts this site on its northern boundary. To the east lies the Imperial Square Business Park which contains four single-story office/warehouse structures and a two-story warehouse/distribution structure. Two four-story office buildings are under construction along the Canada Way frontage. On the west side of Willingdon Avenue lies a rapidly developing office/industrial complex containing such facilities as the Sheraton Villa Hotel, the McLaren Centre and a recently completed five-story general office building. To the south, across Canada Way, can be found the campuses of the Pacific Vocational Institute and the British Columbia Institute of Technology.

3.0 GENERAL OBSERVATIONS:

The Municipal lands northeast of the intersection of Canada Way and Willingdon Avenue are proposed for development as a unified office park as illustrated on the attached Figure C. This development concept foresees a group of individual office buildings together with limited high-quality internal light industrial uses in a designed landscaped environment, and may include such ancillary internally-oriented service centre functions such as a restaurant, limited service-retail shops, and sports/recreation facilities, to serve the needs of employees and patrons of the business park. Development under Comprehensive Development (CD) zoning is intended to assure suitably high standards of design, site finishing, and on-going land use control; no outdoor storage or materials handling uses will be considered, and major distribution centres or heavy truck traffic-generating uses will not be permitted. An emphasis on high standards of landscaping and building design will combine to create an appealing environment at this strategic location.

The subject redesignation of zoning for the Teleglobe Canada development is consistent with the above development guidelines and should be considered as the catalyst for future development.

4.0 DEVELOPMENT PROPOSAL:

4.1 Background

Council, on 1981 May 25, accepted an offer to purchase the subject property which was received from Teleglobe Canada. One of the conditions of this offer stipulated the redesignation of zoning to Comprehensive Development District (CD) utilizing the Light Industrial District (M5) guidelines. If this property is not so zoned Teleglobe may, at their option, terminate the agreement.

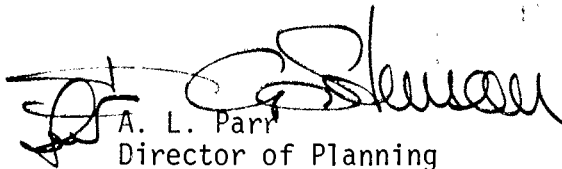
The subject rezoning will establish community plan guidelines for the development of Teleglobe's facilities. Upon final adoption of the rezoning to CD, on the basis of these guidelines, title to the property would be transferred to Teleglobe and the balance of the monies paid to the Corporation of Burnaby. Teleglobe would then be in a position to pursue development of their plans consistent with their scheduling requirements, which plans would then become part of the CD zoning bylaw by way of an application by Teleglobe Canada for a CD plan amendment.

4.2 Community Plan Guidelines

This rezoning application proposes zoning the site to CD (Comprehensive Development District), on the basis of the following:

- a) The use permitted will provide for the construction of an Overseas Telecommunication building to house the offices, control centres and staff necessary to maintain and operate telecommunication equipment to provide international telecommunication services. The structure will reflect, in its design, the high image of the technology it contains. A communication tower, 50 feet in height, will be designed to compliment the overall design.

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- b) It is recognized that the site is currently in a vacant condition and that future development will be the subject of separate detailed plans to be submitted to Council and to a Public Hearing in due course as an amendment to the CD plan, based on the principles established herein.
 - c) Technical requirements for development will conform to the M5 (Light Industrial District) bylaw requirements except for the aforementioned communications tower.
 - d) Parking ratios are subject to Ministry of Transportation and Highways approval. Parking calculations would be based on 1 stall per 400 sq. ft. of gross floor area (37m²) for offices, with the remainder calculated according to the Burnaby Zoning Bylaw on the understanding that the Ministry of Transportation and Highways may require additional parking to conform to their norms.
 - e) Parking areas shall be carefully located, well screened utilizing trellises and/or landscaped berms where applicable.
 - f) Access to this site will be via the newly created internal road or via Beta Avenue. Access will not be permitted to the Trans Canada Highway. Access to the site benefits from the proximity of Canada Way and the Willingdon interchange of the Trans Canada Highway.
 - g) Prime building focus will be towards Beta Avenue or the newly created internal road.
 - h) A minimum building setback of 90 feet (27.43m) shall be maintained from the property line of the Trans Canada Highway.
 - i) The building should be located to take advantage of and preserve natural amenities of the site.
 - j) Existing deciduous and coniferous trees along the northern boundary of the site should be preserved where feasible and supplemented by additional conifers where deemed appropriate.
 - k) Landscaped berms should be used in the development as a supplement to tree planting in important screening areas.


A. L. Parr
Director of Planning

PB/tgg
attachments - Figure A, B. & C

c.c. Municipal Clerk
Municipal Engineer
Municipal Solicitor

Trans Canada Highway

Highway Reservation
By-law No. 7502

Sheraton
Villa Hotel

Companion St

**SUBJECT
SITE UNDER
REZONING**

19.32 ac.

Rem. Lot 45

Pl. 56349, D.L. 70

Sanitary Sewer Easment

Canada Way

Pacific Vocational Institute & B.C. Institute of Technology

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Site for Proposed Business Park

N.E. Quadrant - Canada Way & Willingdon

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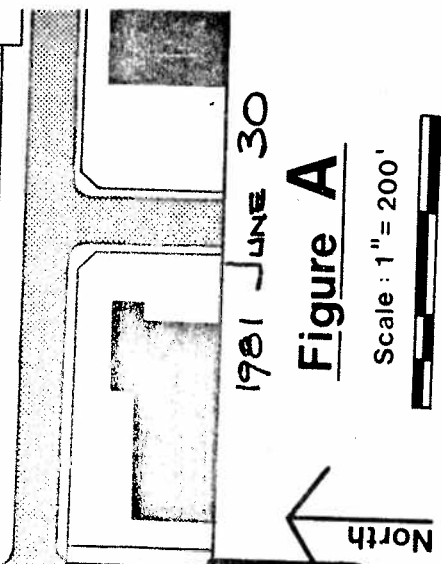
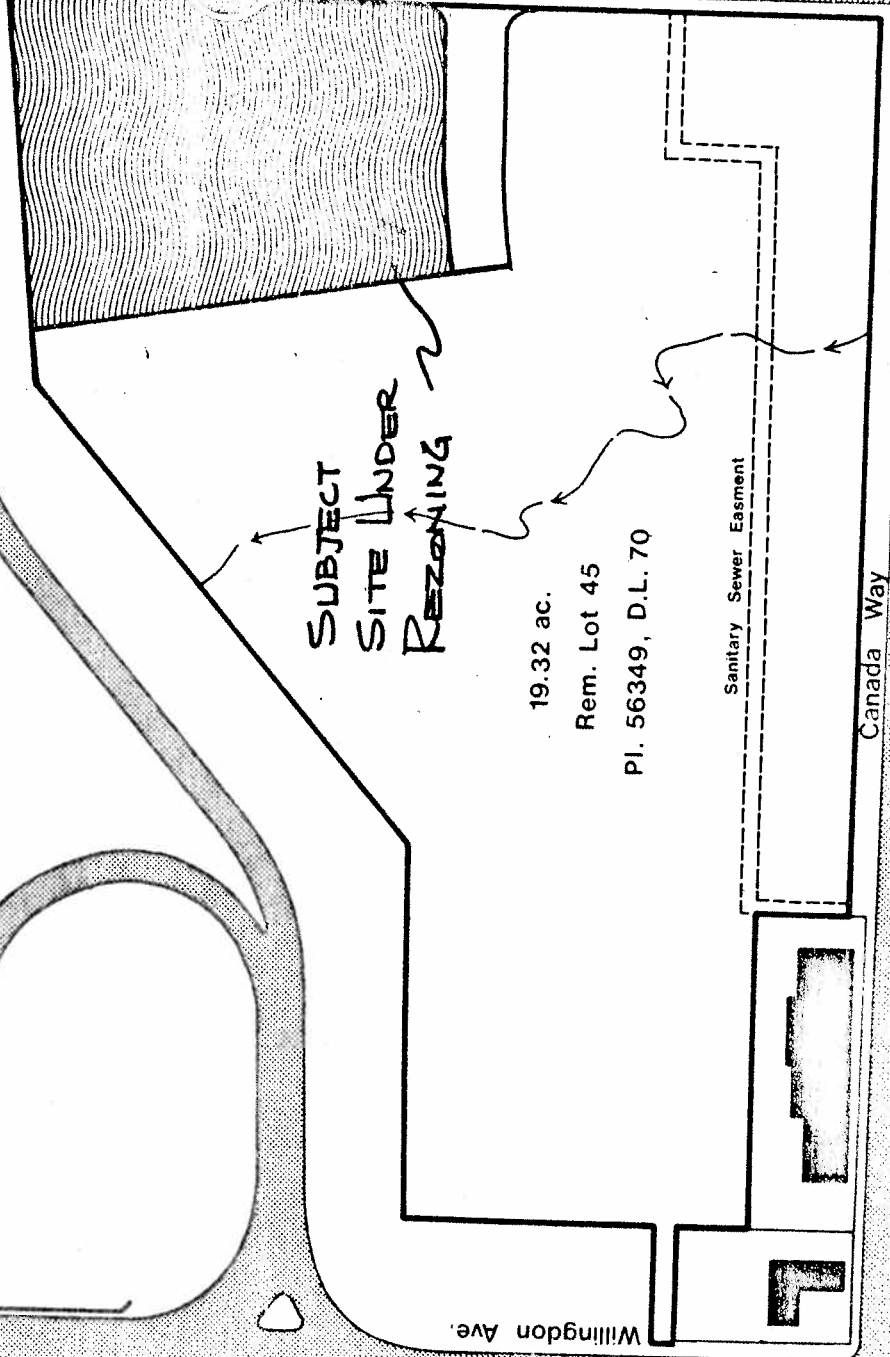
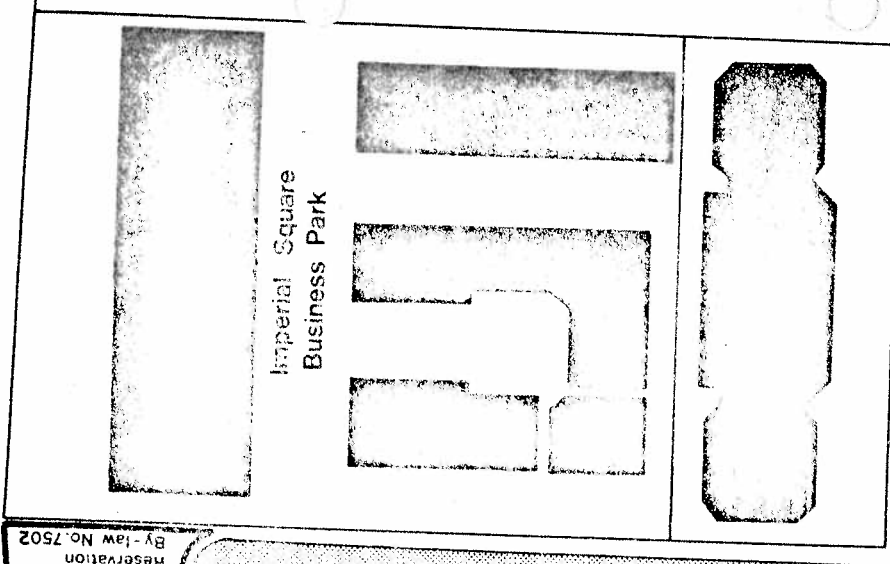
REZONING REF. 107/81

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Figure A

Scale: 1" = 200'

North



Trans Canada Highway

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Sheraton
Villa Hotel

Dominion St

Norfolk St

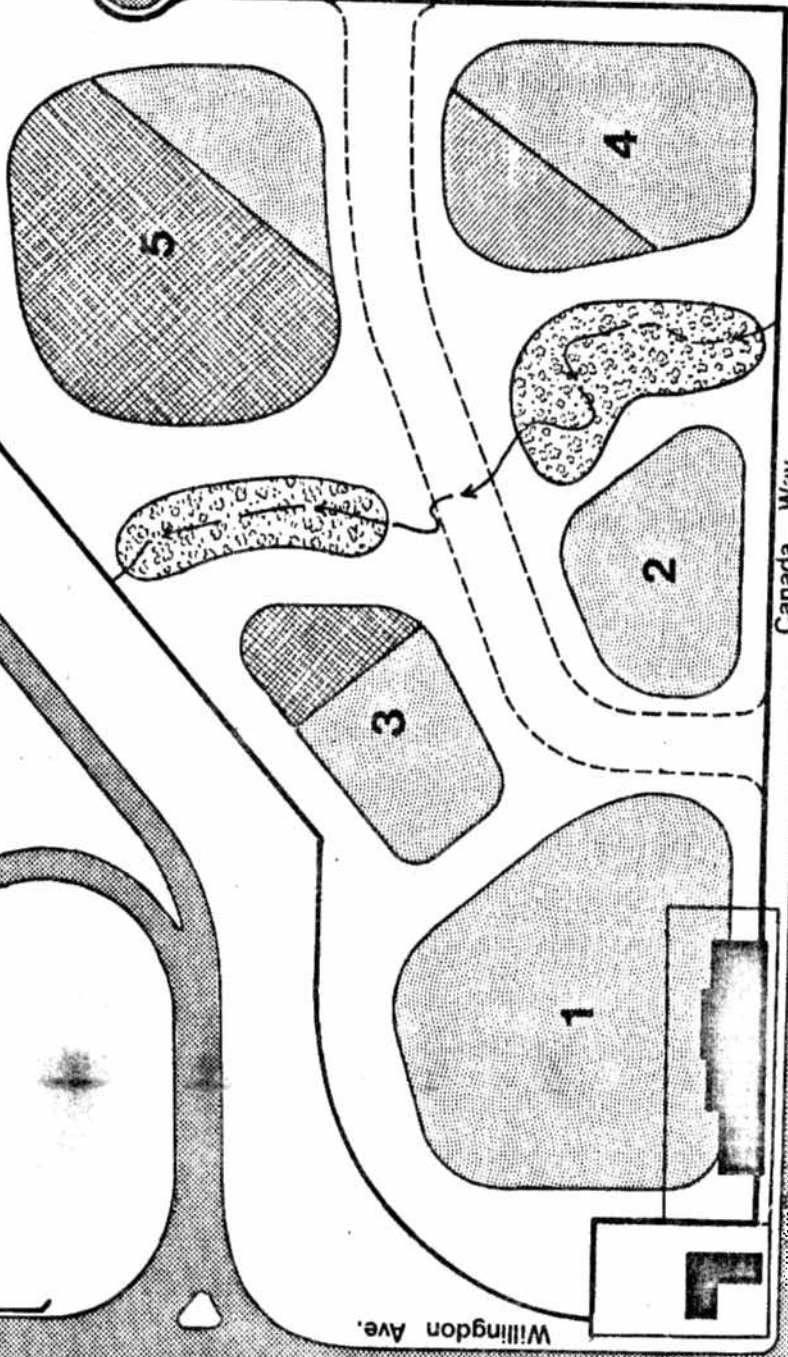
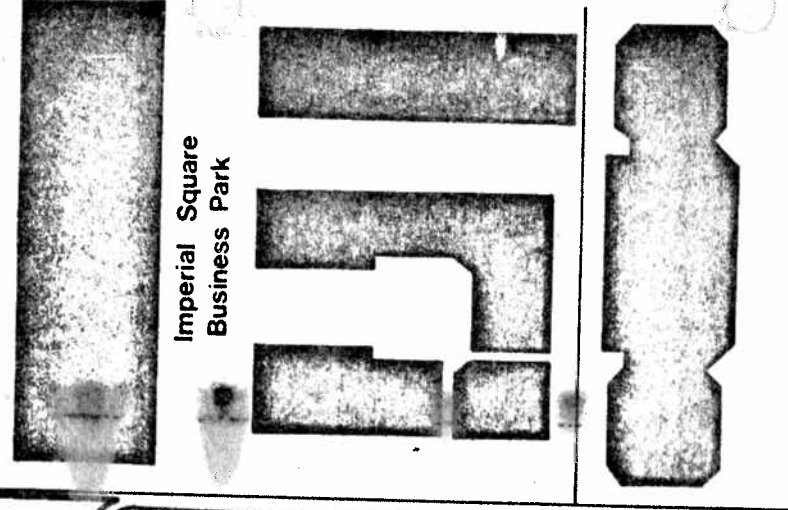
Willingdon Ave.

Beta Avenue

Canada Way

Pacific Vocational Institute & B.C. Institute of Technology

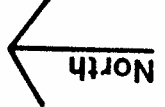
Imperial Square
Business Park



1981 JUNE 30

Figure C

Scale: 1" = 200'



-  General Administrative Office
-  Light Industrial (M5)
-  Certain Commercial Uses

Generalized Land Use Concept

Proposed Business Park - Canada Way & Willingdon

