

ITEM	13
MANAGER'S REPORT NO.	35
COUNCIL MEETING	1981 07 27

RE: DEVELOPMENT PERMIT 02.256.2

MACMILLAN BLOEDEL RESEARCH CENTER AND ASSOCIATED SITE WORKS ON SITE "A"  
LOT 15, D.L. 72, PLAN 60616 (XREF. REZONING #42/80)  
DISCOVERY PARKS INCORPORATED - WILLINGDON (BCIT) SITE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: DEVELOPMENT PERMIT 02.256.2  
MACMILLAN BLOEDEL RESEARCH CENTRE  
AND ASSOCIATED SITE WORKS ON SITE "A"  
WILLINGDON (B.C.I.T.) SITE - DISCOVERY PARKS INCORPORATED  
LOT 15, D.L. 72, PLAN 60616 (X.REF.: R.Z. #42/80)

PLANNING DEPARTMENT

1981 JULY 21

RECOMMENDATION:

1. THAT Council authorize the issuance of a Development Permit by the Director of Planning for the subject MacMillan Bloedel Research Centre 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 development and construction of the MacMillan Bloedel Research Centre and associated site works.

Details of the Development Permit Application are outlined in Appendix "A" (Key Map attached).

2.0 PROJECT REVIEW

AUTHORITY

2.1 Chief Public Health Inspector

REQUIREMENTS

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.

2.2 Municipal Engineer - Traffic

Parking, access and loading provisions are acceptable.

2.3 Municipal Engineer - Servicing

Primary servicing to be provided through Subdivision Reference #88/79.

2.4 Chief Fire Prevention Officer

Fire truck access road construction and locations must comply with Fire Department specifications. Fire hydrants and water lines to serve these hydrants to comply with Burnaby Municipal standards.

3.0 SERVICING REQUIREMENTS

To meet Fire Department requirements, the developer will be required to deposit a Letter of Credit for \$30,000 plus 4% inspection fee of \$1,200 to guarantee the provision of 150 mm  $\phi$  internal water main and three hydrants. This Letter of Credit will be refunded upon satisfactory completion of the work and the deposit of "As Constructed" drawings.

These facilities will be protected by a 3-metre wide easement. The deposit of funds and the easement registration will be required prior to final issuance of the Development Permit.

4.0 PROJECT DESCRIPTION

4.1 The applicant has submitted a complete set of project drawings including an overall key sketch, site plans, architectural drawings, landscape drawings, and sign drawings. Specifications and schedules are also provided where required.

For operational convenience, the provision of three site identification signs for the overall Willingdon Site Discovery Parks is included as part of this Development Permit application. These signs conform to the overall integrated sign program approved for previous Discovery Parks Development Permits.

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

4.2 Project Statistics

The following statistics comply with the requirements of the governing Discovery Parks Willingdon (B.C.I.T.) Site Community Plan. This Development Permit applies only to the development and construction of the initial Phase I facility. The future Phase II project statistics are outlined for information and to indicate compliance of the final site development with the adopted Community Plan.

Site "A" of Community Plan

a) Gross Site Area:	67,959 m <sup>2</sup> (730,742 sq.ft.)	
	6.79 ha (16.7 acres)	
Conservation Area:	13,552 m <sup>2</sup> (145,720 sq.ft.)	
Net Site Area:	54,407 m <sup>2</sup> (585,021 sq.ft.)	
b) Building Footprint:		
Phase I (this application)	8,649 m <sup>2</sup> (93,000 sq.ft.)	
Phase II (Future)	12,973 m <sup>2</sup> (139,494 sq.ft.)	
Final Site Coverage (of Gross Site)	24%	
c) Gross Building Floor Areas:		
		Phase I
Laboratories	2,927 m <sup>2</sup> (31,473 sq.ft.)	Phase II 4,390 m <sup>2</sup> (47,204 sq.ft.)
Offices (Including Laboratory Offices)	2,878 m <sup>2</sup> (30,946 sq.ft.)	4,317 m <sup>2</sup> (46,419 sq.ft.)
Cafeteria/Seminar	776 m <sup>2</sup> (8,344 sq.ft.)	1,164 m <sup>2</sup> (12,516 sq.ft.)
Pilot Plant	4,680 m <sup>2</sup> (50,322 sq.ft.)	7,020 m <sup>2</sup> (75,483 sq.ft.)
TOTAL	11,261 m <sup>2</sup> (121,086 sq.ft.)	16,891 m <sup>2</sup> (181,623 sq.ft.)
d) Parking:		
		Phase I
Required and Provided -		Phase II
On surface	160	158
Below Grade	0	84
TOTAL	160	242
Maximum parking Footprint of Surface Parking	3,809 m <sup>2</sup> (40,964 sq.ft.)	
e) Loading Bays:		
Required and Provided	6 bays	
f) Height of Building:	2 storeys, 12 metres (39.4 ft.) to top of parapet	

#### 4.3 Exterior Materials and Finish

- Cedar rainscreen panel cladding
- Metal window framing
- Accent metal panels and loading door panels
- Screened roof-top mechanical equipment.

#### 4.4 Siting of Building

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

#### 4.5 Ministry of Transportation and Highways

The approval of the Ministry of Transportation and Highways is required for this Development Permit application since the original rezoning (R.Z. #42/80) required the approval of the Ministry. The release of the Development Permit would be contingent upon receipt of the Ministry's approval.

#### 4.6 Proposed Uses

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

"MacMillan Bloedel's new Research Centre to be located in the Discovery Park adjacent B.C.I.T. will be the largest and one of the most advanced corporate research and development centres in the Canadian Forest Products Industry. The experimental activities to be conducted in the Centre will be directed to the investigation and development of new and improved products that may be derived from the forest, and the processes to manufacture them.

"The research and development centre will house about 200 employees. About 70% will have special training in various scientific disciplines and the balance will be skilled trades people, office and other support staff. The laboratories are used for scientific procedures and activities related to the forest products industry, and for experimentation in very small scale on new or improved processes and products. The pilot plants will have equipment and systems to permit the production of non-commercial quantities of products for process and product assessment and occasional market research. The program will address problems and opportunities in the industry in such areas as:

- wood harvesting
- lumber
- plywood, particleboard, waferboard
- chemical pulp
- papermaking
- packaging

"The impact of process effluents and emissions will be an important consideration in the commercialization of new and improved processes; therefore, the programs will include studies of the future needs of the company's manufacturing facilities for environmental protection.

"The Research Centre itself will of course be provided with the proper abatement equipment to ensure that the requirements of the regulatory agencies are complied with, and further to ensure that the Centre will not be an annoyance, or hazard to the surrounding neighbourhood."

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

4.7 Nineteen (19) persons who spoke at the Public Hearing related to the rezoning of the subject property (Rezoning Reference #42/80) have been notified by letter from the Director of Planning that Council would be considering on 1981 July 27 a report with respect to an application for Development Permit Approval for the MacMillan Bloedel Research Centre and associated site works.

4.8 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.


4.9 The Development Permit is valid for two (2) 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 MacMillan Bloedel Research Centre and associated site works complies with the Discovery Parks Willingdon (B.C.I.T.) Site Community Plan which constitutes the governing zoning for this site. The outlined report information and project drawings also relate to and comply with Section 717, Items (a) to (k) of the Municipal Act.

The MacMillan Bloedel Research Centre is considered an appropriate quality development. Representatives of the applicant will be available at the Council meeting of 1981 July 27 to provide any further information or clarification.

It is recommended that Council authorize 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

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#### Attachments

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

ITEM

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MANAGER'S REPORT NO.

35

COUNCIL MEETING

1981 07 27

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APPENDIX "A"

THE CORPORATION OF THE DISTRICT OF BURNABY

DEVELOPMENT PERMIT APPLICATION

APPLICATION NO. 02.256.2

LOCATION OF DEVELOPMENT:

Site "A" of Discovery Parks  
Willingdon (B.C.I.T.) Site  
Community Plan  
Sanderson Way/Willingdon Avenue

LEGAL:

Lot 15, D.L. 72, Group 1, Plan 60616

ZONE:

Comprehensive Development (CD)  
District in accordance with adopted  
Community Plan.  
Rezoning Reference #42/80  
Subdivision Reference #88/79.

THE PURPOSE FOR WHICH THE  
BUILDING AND/OR LAND IS  
TO BE USED:

MacMillan Bloedel Research Centre  
and associated Site Works.

APPLICANT:

Bruno Freschi Architecture, Planning  
& Research  
1575 West 7th Avenue  
Vancouver, B.C. V6J 1S1  
Attention: Mr. P. Bridger  
Telephone: 736-3651

Letter of Application received  
81 02 20

PROPERTY OWNER:

MacMillan Bloedel Limited

APPLICATION FEE:

\$300.00 received.

SUBMISSIONS:

Architectural Drawings  
Site Plans  
Landscape Drawings  
Sign Program  
Project Statistics  
Proposed Uses

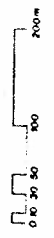
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**COMMUNITY PLAN SKETCH 3**

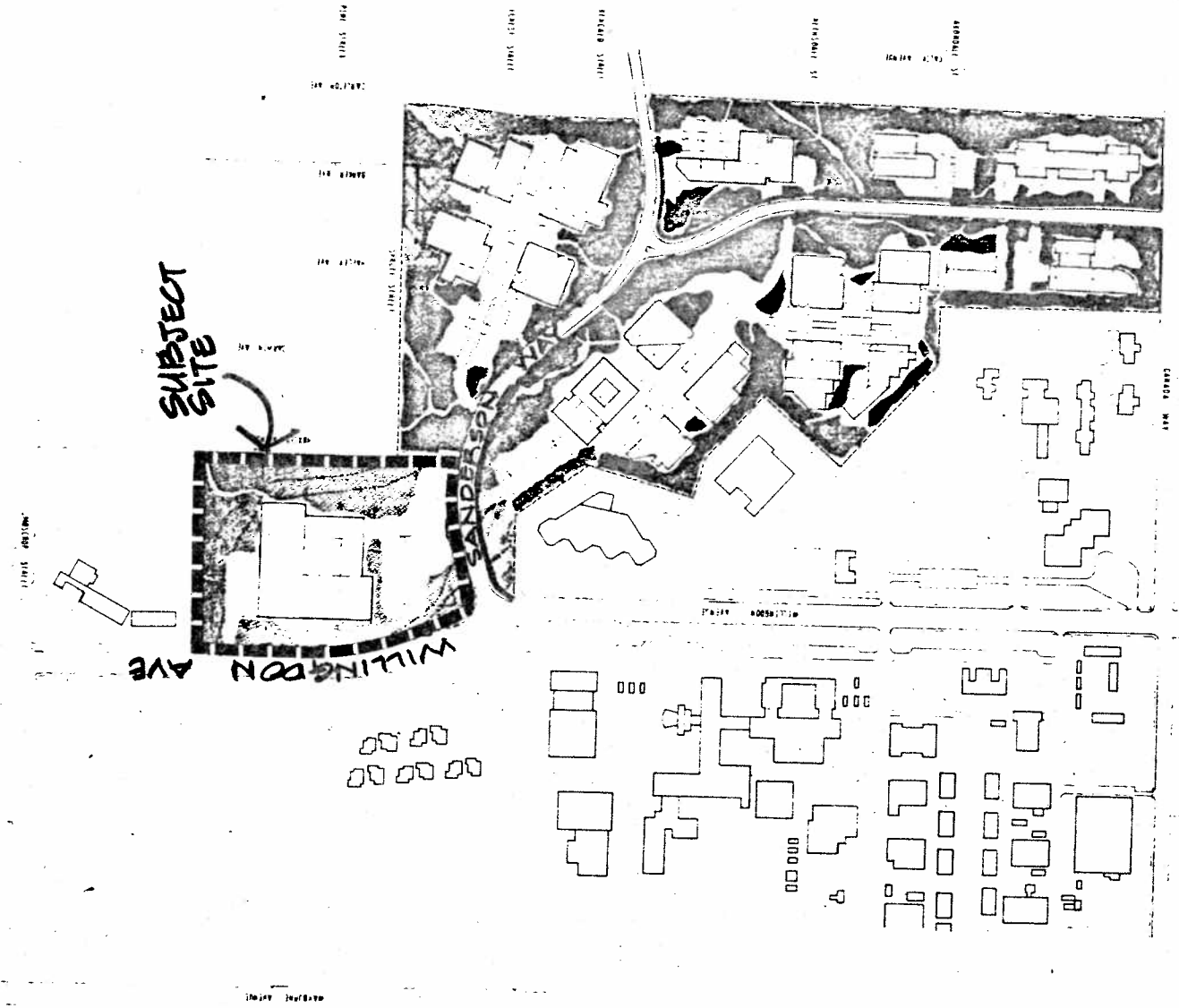
**DISCOVERY PARKS INCORPORATED  
WILLINGDON SITE  
BURNABY, BRITISH COLUMBIA**

NOTE: THESE TWO BUILDINGS MUST BE PRESENT  
A TWO STOREY PRIVATE TO THE NEIGHBOURHOOD  
TO THE SOUTH AND WEST

NOTE: THIS PLAN DEMONSTRATES THE MAXIMUM  
ALLOWABLE FOOTPRINT OF THE DEVELOPMENT  
IT DOES NOT DEMONSTRATE THE EVENTUAL  
BUILDING SHAPES



**BURNABY PLANNING DEPARTMENT 1980-9-15**  
Russell Vandiver Architects



Sketch  
**MACMILLAN BLOEDEL RESEARCH CENTRE KEY MAP**

