

RE: REZONING REFERENCE #148/81
LOT A, AND LOT 3, BLOCKS 12 & 13 OF PLAN 79, GROUP 1, PLAN 22178, NWD
4116/4136 NORLAND AVENUE
(ITEM 4 OF ITEM 14, REPORT NO. 43, 1981 SEPTEMBER 21)

ITEM	2
MANAGER'S REPORT NO.	67
COUNCIL MEETING	1982 12 06

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1982 NOVEMBER 26

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #148/81
LOT A, AND LOT 3, BLOCKS 12 & 13 OF PLAN 79,
GROUP 1, PLAN 22178 N.W.D.

FROM: R4 RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED UPON THE CENTRAL ADMINISTRATIVE AREA
PLAN AND THE P2 DISTRICT GUIDELINES)

ADDRESS: 4116, 4136 NORLAND AVENUE
(REFER TO ATTACHED MAPS 1, 2, & 3)

RECOMMENDATION:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1983 January 04 and to a Public Hearing on 1983 January 17 at 18:45 h, 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 and the completion of a servicing agreement covering all requisite services. All services are to be designed and constructed to the approval of the Director Engineering. 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. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The provision of a public pedestrian walkway easement and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.
- j) The deposit of a charge of \$0.2982 per square foot to go towards the cost of the Canada Way pedestrian bridge.
- k) The contribution of funds in the form of a letter of credit for the cost of placing the existing overhead wiring abutting the site, underground.

REPORT

Applicant: Mr. M. Audain,
Whithorn Properties Ltd.,
1604 - 1166 Alberni Street,
Vancouver, B.C., V6E 3Z3

1.0 INTENT OF PROPOSED BYLAW:

The intent of the proposed bylaw is to obtain rezoning in order to construct a two and a half storey, 3222 m² (34,685 ft²) multi-tenant office building.

2.0 BACKGROUND:

- 2.1 This site falls within the Central Administrative Plan Area which was approved by Council in 1974. The development proposal is consistent with the plan in terms of scale, density and land use, however the development site is smaller than that called for in the plan with a frontage of 36.5 m (120 ft), although this configuration does not limit the future re-development of the lands to the north of this site.
- 2.2 Council on 1981 September 21 received the report of the Planning Department concerning the rezoning of the subject site and authorized the Planning Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

3.1 The subject development is being rezoned.

From: R4 Residential District
To: CD Comprehensive Development District
(based on the P2 District use and the Central Administrative Area Plan Guidelines)
See attached Map 1.

3.2 Servicing Requirements.

The developer will be required to post the funds for the services necessary to the development of the site. This will include a 1.5 m (5 ft) concrete walkway along the east edge of the property and the completion of Norland Avenue to a finished standard. The wiring abutting the lot is to be placed underground. While no funds are held for this work from the developed lots to the south it would be appropriate to do the undergrounding at such time as the road is reconstructed to a finished standard. A Letter of Credit for the works would be held from this developer until such time as the work can be done.

3.3 Required Easements.

A 3 m (10 ft) pedestrian easement will be required to be provided to accommodate the walkway system pathway along the eastern edge of the property. This walkway requirement is consistent with the Central Administrative Area Plan. The walkway easement area will be maintained by the owners of the property.

3.4 Development Cost Charges.

This site falls within the Canada Way Pedestrian Overpass cost charge area which applies to developments in this area. The charge is \$3.21 per gross square metre (\$.2982 ft²) of building floor area.

3.5 Ministry of Transportation and Highways.

The approval of the Ministry to the rezoning bylaw will be required.

3.6 Development Impacts.

The building height and scale will be compatible with the newer office buildings in the area. The building will be 2 storeys on the Norland frontage and taller at the rear (east) end of the site as the site slopes moderately to the east. Traffic will be handled by a single driveway along the north property line which leads to two levels of underground parking and a seven stall surface parking area at the easterly end of the site.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross site , .33 ha (.82 ac) 3302 m².
Dedications , nil.
Net site - .33 ha²
Site Coverage - 1366 m² (14,707 ft²) = 41.4%.

4.2 Gross Floor Area:

- ground floor 1309 m² (14,089 ft²).
- second floor 1218 m² (13,116 ft²).
- third floor 695 m² (7,480 ft²).

Floor Area Total 3222 m² (34,685 ft²).

Floor Area Ratio $\frac{3222}{3302} = \frac{\text{building area}}{\text{site area}} = 0.976$

Building Height:

- at Norland front 7.3 m (24 ft).
- at rear 15.8 m (52 ft).
- average height approx. 13.4 m (44 ft).
above grade

4.3 Parking:

Required: - @ 1:46 m² of gross floor area = 70 spaces.

Provided: - surface parking 7 spaces
- Underbuilding Parking 81 spaces

TOTAL 88 spaces

Includes 31small car (35%).
2 handicap
Loading bays provided: 2.

4.4 Exterior Materials:

The developer is proposing a brick and concrete building with a glass skylight feature over the entry area.

5.0 SUMMARY:

A development proposal has been received by the Planning & Building Inspection Department which is generally in keeping with the campus-like office centre concept proposed in the Central Administrative Area Plan and is suitable for presentation to a Public Hearing.

APL
BR/gf

Attachments

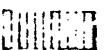
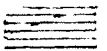
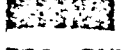

cc: Director Engineering
Municipal Clerk

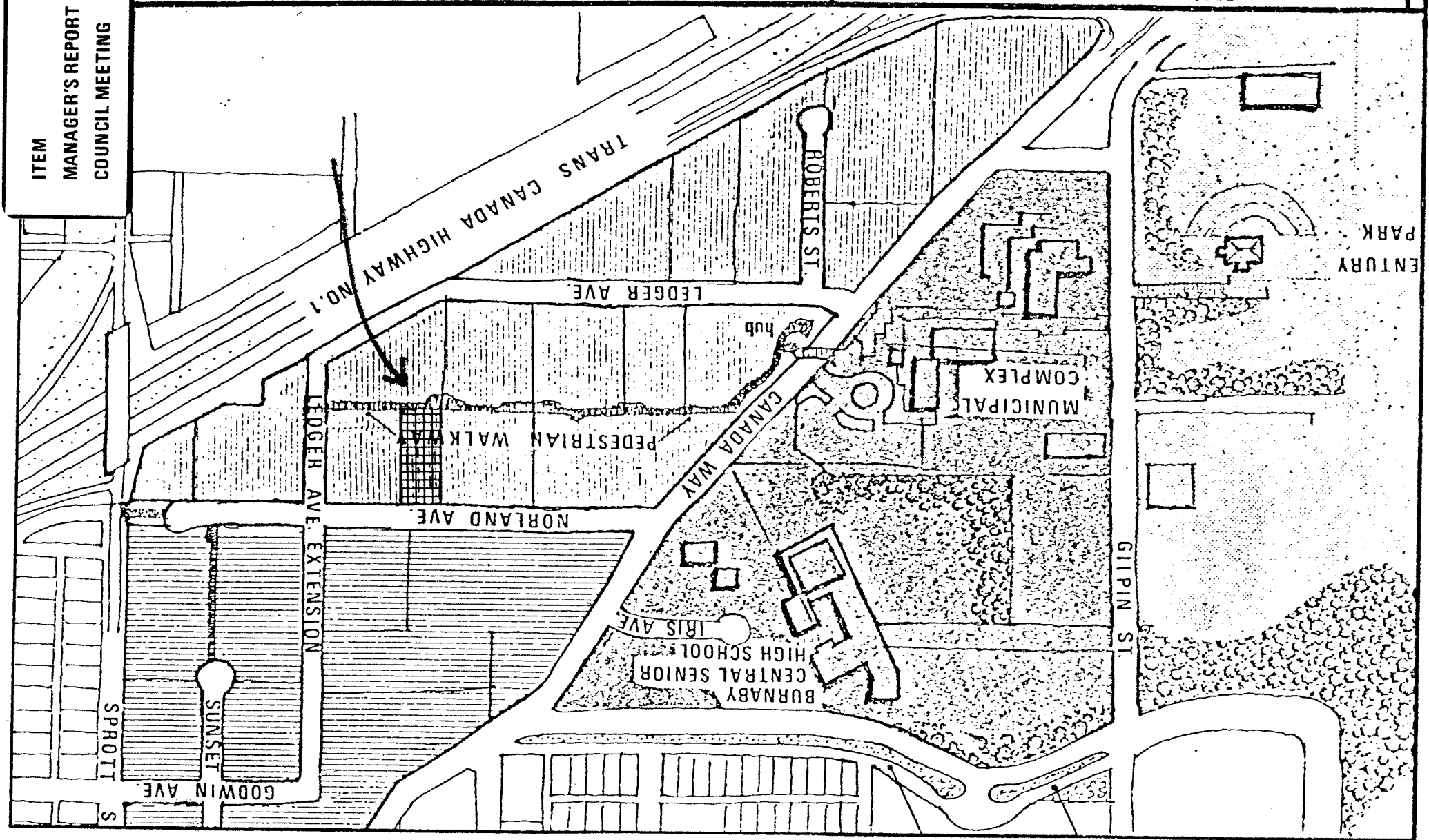

A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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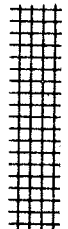
DEVELOPMENT PLAN CONCEPT

PROPOSED LAND USE

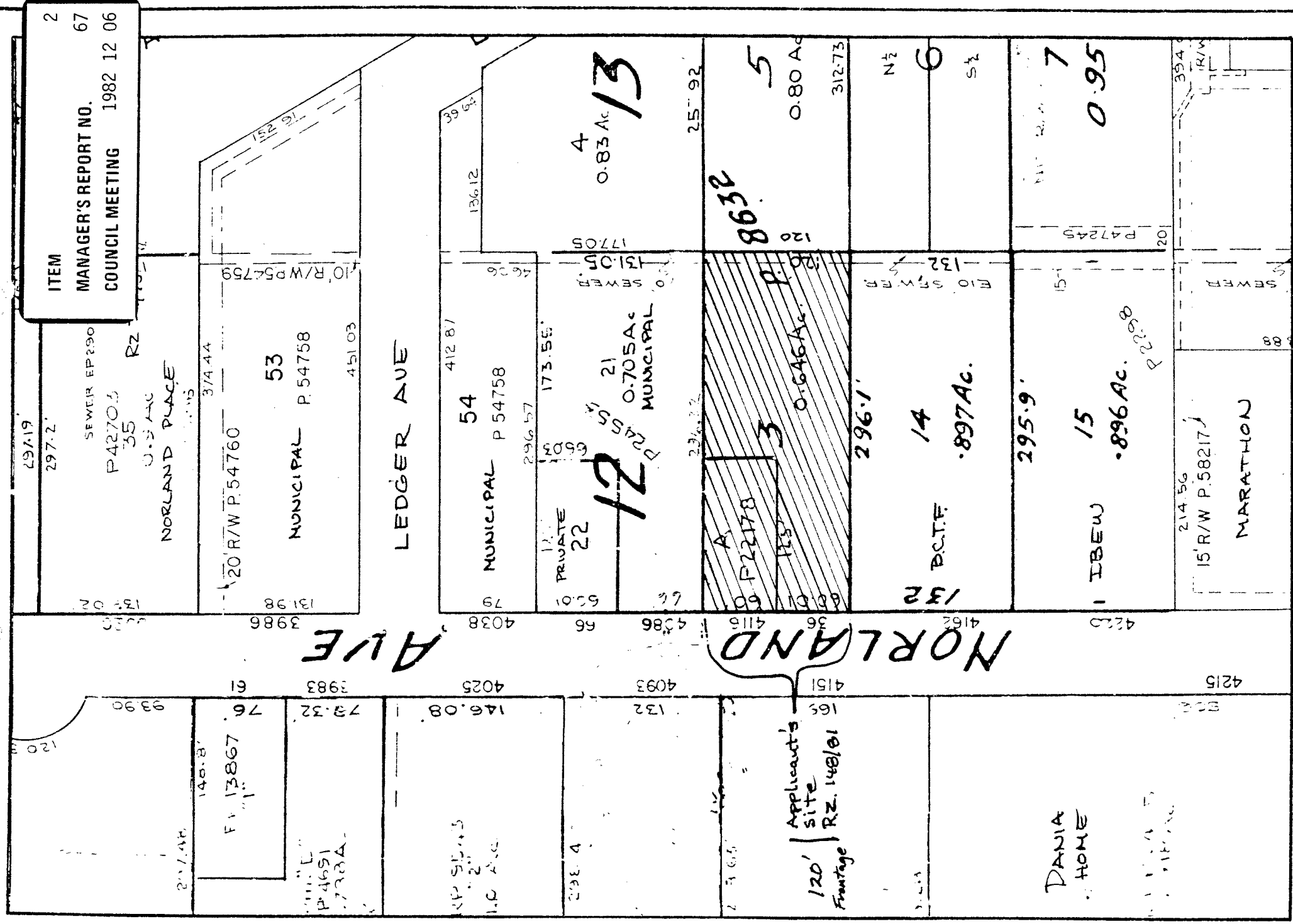
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	Community Institutional
	Public
	Parkland




Date 1981 SEPTEMBER
 Scale
 Drawn By

 Burnaby Planning Department NORTH
 REZONING REFERENCE # 148/81
 SUBJECT SITE 
 MAP # 1 107

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Date 1981 SEPTEMBER
 Scale 1:100
 Drawn By

 Burnaby Planning Department
 NORTH
 REZONING REFERENCE # 140/01
 MAP # 3
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