

RE: REZONING REFERENCE #3/83
LOT 49, D.L. 70, GROUP 1, PLAN 63230, NWD
4545 CANADA WAY

ITEM	11
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1983 01 31

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 January 27

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: R.Z. #3/83
LOT 49, D.L. 70, GP. 1, PLAN 63230. N.W.D.
4545 CANADA WAY
(SEE ATTACHED FIG. 'A')

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RECOMMENDATIONS:

1. THAT Council adopt the Community Plan guidelines as noted in the following report.
2. THAT Council request that a rezoning by-law be prepared and advanced to First Reading on 1983 February 07 and to a Public Hearing on 1983 February 22 at 19:30h, 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.

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 49, District Lot 70, Group 1, Plan 63230, 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: 4545 Canada Way
Burnaby, B.C.
- 1.4 Location: The subject property is located on the south side of the Trans Canada Highway approximately 87m west of Beta Avenue.
- 1.5 Size: The site comprises 0.809 hectares (2.0 acres) with a frontage of 73.933 meters (242.56) 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 1983 January 24.
- 1.7 Intent of Proposed Bylaw: The lands described herein are to be rezoned in a vacant condition subject to adherence to community plan guidelines established for the development of high quality light industrial uses.

2.0 SITE OBSERVATIONS:

The subject site is vacant and comprises a 0.809 hectare portion of the larger 6.370 hectare 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 Teleglobe Canada property on which an overseas telecommunications building is currently being constructed.

On the east side of Beta Avenue lies the Imperial Square Business Park which contains two four-storey office buildings, four single-storey office/warehouse buildings and a two-storey warehouse/distribution structure. On the west side of Willingdon lies a rapidly developing office/industrial complex containing such facilities as the Sheraton Villa Hotel, the McLaren Centre and recently completed general office buildings. 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 lands within the Willingdon Green Executive Park are proposed for development as a united 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.

4.0 DEVELOPMENT PROPOSAL:

4.1 Background.

Council, on 1983 January 24, authorized the servicing and the sale, by Public Tender, of the subject property. The subject rezoning will establish community plan guidelines for development under the CD (Comprehensive Development District) utilizing the M5 (Light Industrial District) guidelines.

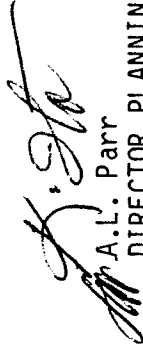
Once the subject rezoning has been finally adopted, the purchaser will be required to apply for an amendment to the CD By-law. The developer would then be in a position to pursue their development plans consistent with their scheduling requirements.

4.2 Community Plan Guidelines

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

- a) Future development will adhere to suitably high standards with an emphasis on building design and landscaping. No outdoor storage uses will be permitted and major distribution centre or heavy truck traffic generating uses will not be permitted.
- 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.
- 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. 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 the newly created internal road.
- h) A minimum building setback of 50 feet (15.24m) shall be maintained from the property line of the Trans Canada Highway.
- i) A minimum building setback of 15 feet (4.572m) shall be maintained from the side property lines.
- j) Buildings should be located to take advantage of and preserve natural amenities of the site.
- k) 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.
- l) Landscaped berms should be used in the development as a supplement to tree planting in important screening areas.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

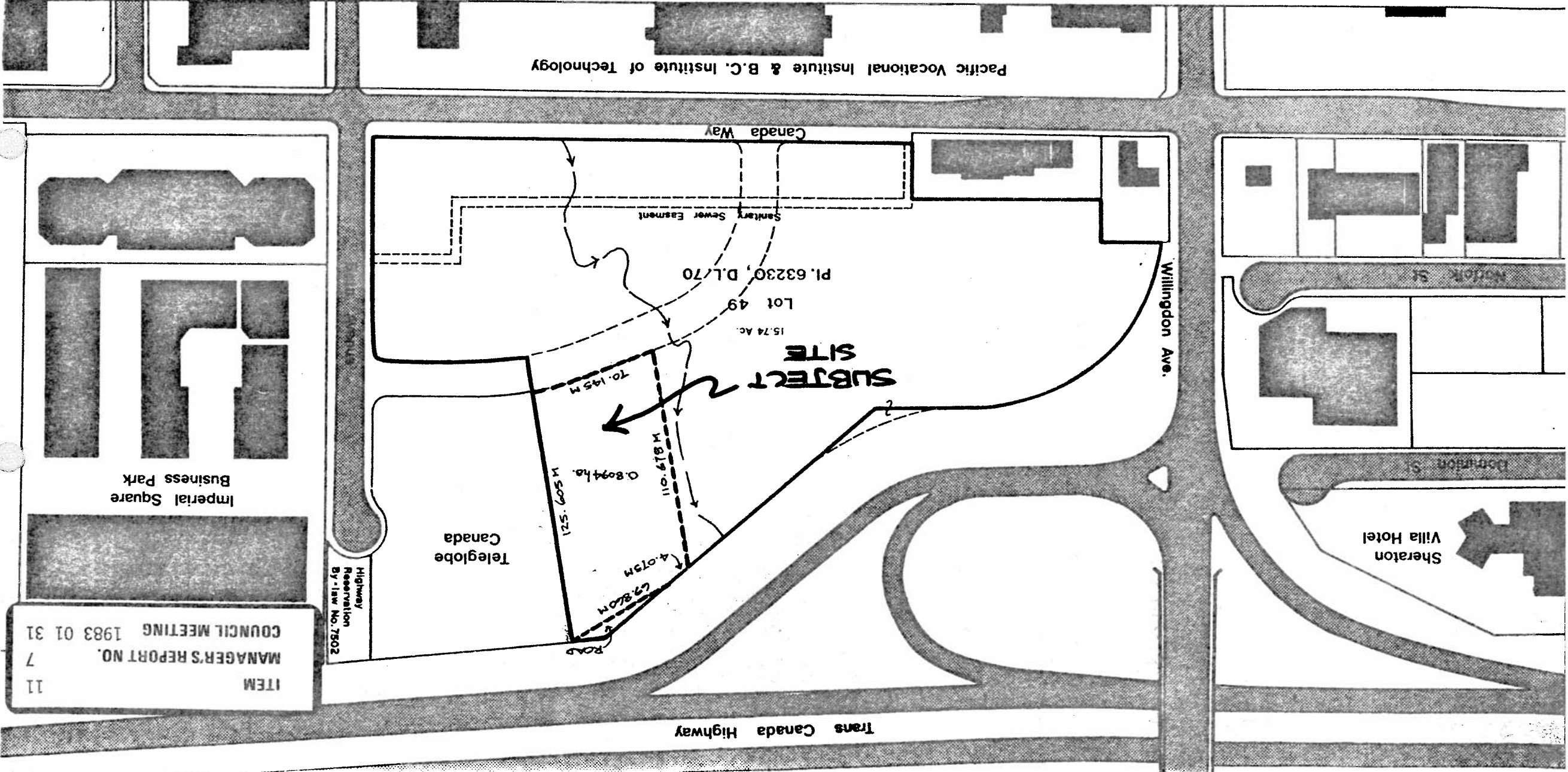
PB/mcb
Attachs:

cc: Municipal Clerk
Director Engineering
Municipal Solicitor

Site for Proposed Business Park

N.E. Quadrant - Canada Way & Willingdon

REZONING Ref. # 3/83



1983 JANUARY

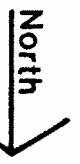
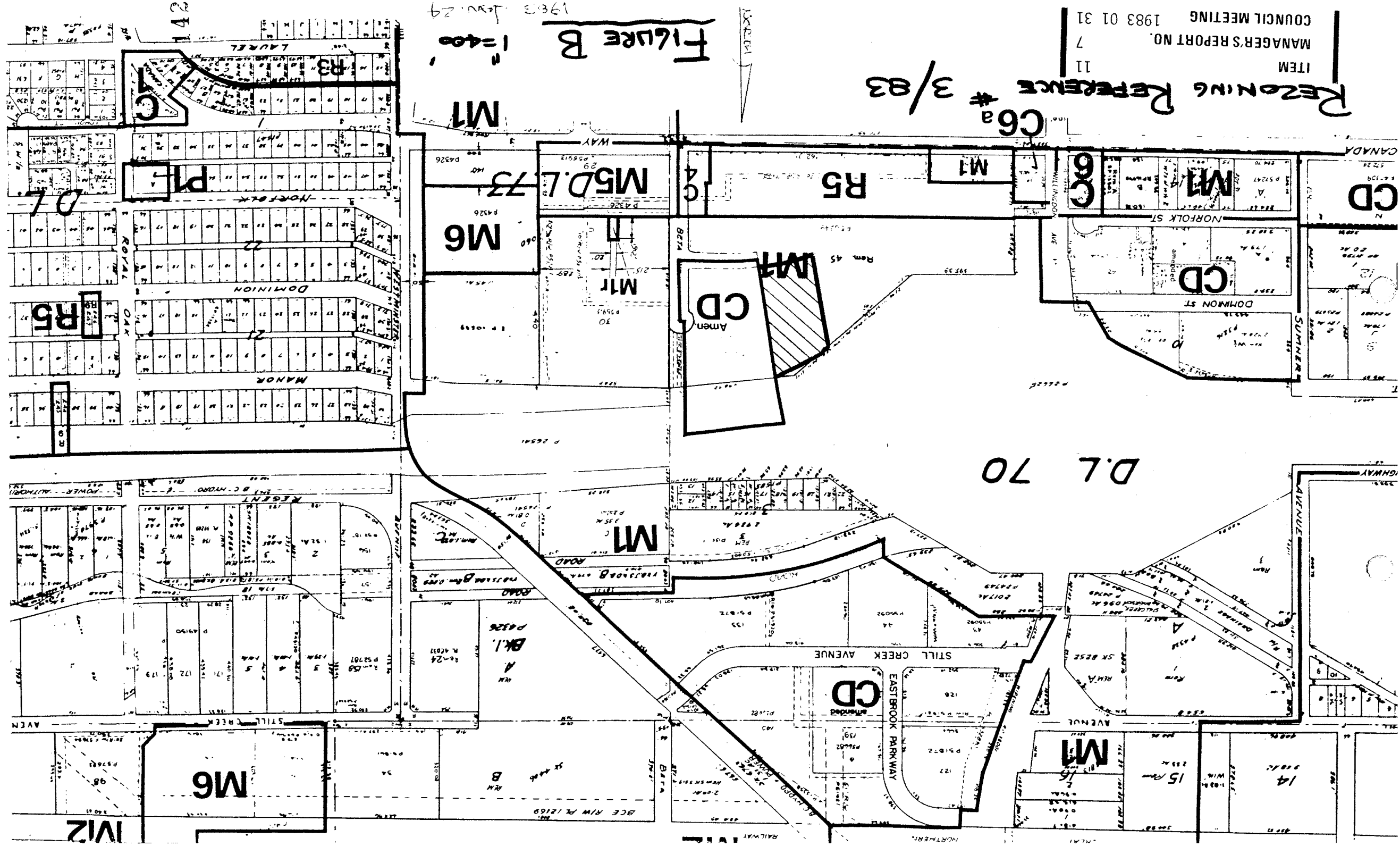


Figure A

ITEM 11
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 COUNCIL MEETING 1983 01 31

REZONING REFERENCE # 3/83
C6a

FIGURE B
1:400
1983 Jan. 29



Generalized Land Use Concept Willingdon Green Executive Park R.Z. # 3/83




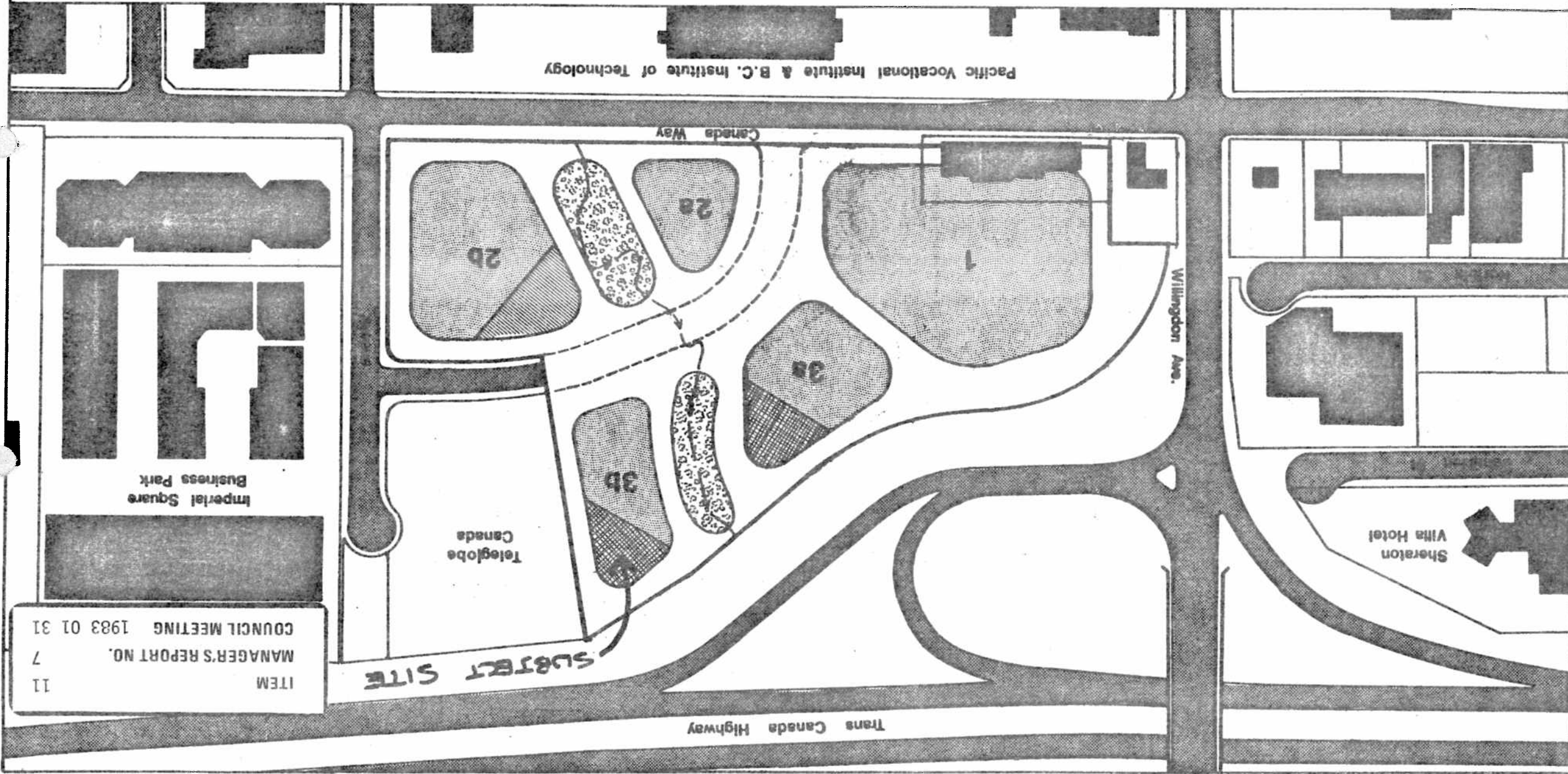
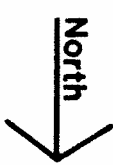
-  General Administrative Office
-  Light Industrial (M5)
-  Certain Commercial Uses

Figure C
Scale: 1" = 200'
1983 January



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