

RE: REZONING REFERENCE NO. 92/85
PORTION OF 4150 STILL CREEK AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 DECEMBER 11
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #92/85 - PORTION OF 4150 STILL CREEK AVENUE

RECOMMENDATION:

1. THAT a rezoning bylaw to cover the above-referenced rezoning application be prepared and advanced to First Reading on 1986 January 06, and to a Public Hearing on 1986 January 28, 19:30 h, and that the following be established as prerequisites to the completion of rezoning:
 - a) The prior completion of Rezoning Reference #61/84 which is the overall guide plan for the Willingdon Business Park project and the completion of the subdivision of the office park site.
 - b) The submission of a suitable plan of development for the building design, landscape plans and comprehensive sign plan.
 - c) 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 to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - d) 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.
 - e) The subdivision of the project site.
 - f) The granting of any necessary easements.
 - g) The dedication of any rights-of-way deemed requisite.
 - h) The approval of the Ministry of Transportation and Highways to the rezoning application.

ITEM 16
MANAGER'S REPORT NO. 78
COUNCIL MEETING 85/12/16

SUMMARY

The applicant has submitted a suitable plan of development which is consistent with the overall Community Plan for this quality office park complex. It is appropriate to forward this rezoning to a Public Hearing on the understanding that this rezoning will not be completed until the lead overall Rezoning #61/84 and subdivision have been completed.

R E P O R T

1.0 GENERAL INFORMATION

- 1.1 APPLICANT: Mr. R. Bolus
Arcop associates Architects
#208 - 131 Water Street
Vancouver, B.C., V6B 4M3
- 1.2 SUBJECT: Application for the rezoning of -
Lot 34, D.L. 69/70, Plan 38469 (Subdivision in process).

From: CD (Comprehensive Development) District based upon the M5 (Light Industrial) District guidelines (in process with RZ #61/84).

To: Amended CD (Comprehensive Development) District based upon the M5 (Light Industrial) District and the overall plan guidelines for the Willingdon Business Park.

1.3 ADDRESS: Portion of 4150 Still Creek Avenue (subdivision in process) (see attached Sketch #1).

1.4 LOCATION: The site is located within the Willingdon Business Park which lies west of Willingdon Avenue immediately north of the Trans Canada Highway.

1.5 SITE: The site is 4 060 m² (43,703 sq.ft.). The dimensions of the site are 45 m by 89 m. The frontage will be on the proposed curvilinear Still Creek loop road.

1.6 SERVICES: The site will be serviced in conjunction with RZ #61/84. Should there be any remaining services to be done, this developer will be required to provide them in conjunction with this rezoning.

1.7 REZONING INTENTION: The intent of the proposed rezoning bylaw amendment is to permit the construction of a two-storey, single-tenant office/warehouse building.

2.0 SITE OBSERVATIONS

2.1 The site lies mid-way between Willingdon and Gilmore Avenues south of the curvilinear Still Creek roadway. The rear of the site abuts the Trans Canada Highway. The lot is part of the Willingdon Business Park site. The site has been cleared and preloaded. There is no development on any of the adjacent sites within the Business Park. The site is low and flat.

3.0 BACKGROUND

The site on which this amendment rezoning is being considered is in the process of being rezoned to CD (Comprehensive Development) based upon the Community Plan for the larger overall site (RZ #61/84). This site will be one of two building sites currently proposed for development in the Business Park.

4.0 GENERAL DISCUSSION

- 4.1 This site lies within the Central Valley industrial belt and would serve as a good example of the type of development proposed in the Willingdon Business Park project which is to provide a mix of office and light industrial uses.
- 4.2 The development of this site requires that the overall Community Plan for the Business Park (RZ #61/84) be completed (it presently has received Third Reading), and that this subject rezoning fits within the development guidelines for the overall site in terms of site planning, building design, landscaping, setbacks and signage in order to provide the unified quality which is to be provided in this office park.
- 4.3 Arrangements for the servicing of this site will be completed in conjunction with the overall rezoning for the Business Park (RZ #61/84). It is necessary, therefore, to complete that rezoning in advance of the completion of the zoning for this site (RZ #63/85).

5.0 DEVELOPMENT GUIDELINES

The development of this project is intended to reflect the office and light industrial setting in the Central Valley area. The guidelines will conform to the overall plan. These guidelines include:

- 5.1 Development based generally upon CD (Comprehensive Development) utilizing the M5 (Light Industrial) District guidelines in terms of uses, density and building mass.
- 5.2 Access to the site will be from the north side of the site off the to-be constructed Still Creek Avenue. A driveway access will be shared with the site to the west. No access will be permitted from Clydesdale Street.
- 5.3 A landscaped buffer area along Clydesdale Street (Trans Canada) of at least 6.0 m (20 ft.) is to be provided and a 9 m (29 ft.) landscaped area along the Still creek frontage is required to assist in screening parking areas.
- 5.4 Parking standards higher than those required by the Municipality will be met in order to satisfy the requirements of the Ministry of Transportation and Highways, whose approval will be required for this rezoning application to be finalized.
- 5.5 A standard of sign design appropriate to a quality office park is required with low scale signage as set out in the Community Plan guidelines for the overall office park to maintain a consistent intensity of signage throughout the development. No signage will be permitted that does not face Still Creek Avenue.
- 5.6 Building design standards reflect the use of materials and approach to design which is of a quality reflective of up-to-date business parks.

6.0 DEVELOPMENT PROPOSAL

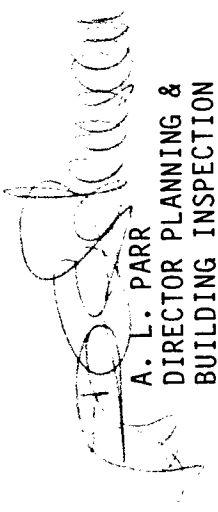
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- 6.1 NET SITE AREA: 4 060 m² (43,703 sq.ft.)
- 6.2 GROSS FLOOR AREA: 1 446 m² (15,565 sq.ft.)
- HEIGHT: Two Storeys
- SITE COVERAGE: 18% Approximately
- 6.3 PARKING REQUIRED: 31 spaces
PROVIDED: 50 spaces
LOADING REQUIRED: 1 bay
PROVIDED: 1 bay
- 6.4 EXTERIOR MATERIALS AND FINISHES: Painted stucco, tinted blue/green glass, glass blocks, anodized silver-coloured metal panels, concrete columns.
- 6.5 COMPREHENSIVE SIGN PLAN: A comprehensive sign plan incorporating all signs will be provided.

BR:Tf

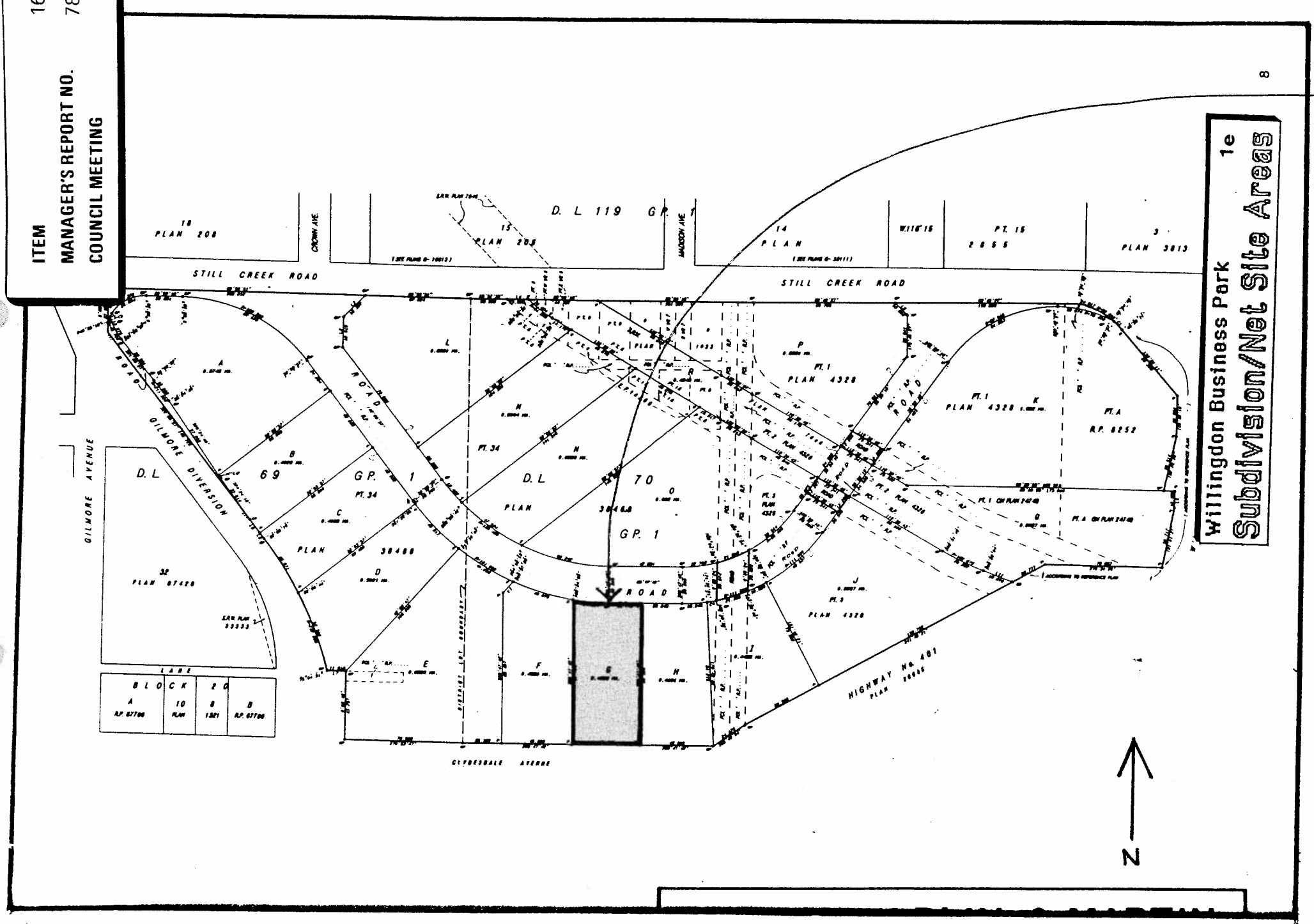
Attachment

cc: Director Engineering


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

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ITEM
MANAGER'S REPORT NO.
COUNCIL MEETING



Willingdon Business Park
Subdivision/Net Site Areas
1e



Burnaby Planning Department

Date	1985 DECEMBER
Scale	N.T.S.
Drawn By	

REZONING REFERENCE # 92/85 SITE
 REFER ALSO RZ 61/84
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