

ITEM 9  
MANAGER'S REPORT NO. 5  
COUNCIL MEETING 88/01/18

RE: REZONING REFERENCE NO. 148/87  
SOUTH PORTION OF 4705 WAYBURNE DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 JANUARY 13

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #148/87  
PORTION OF LOT "C", D.L. 72, GROUP 1, NWD, PLAN 68136  
SOUTH PORTION OF 4705 WAYBURNE DRIVE (SEE ATTACHED SKETCH)

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RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 February 01, and to a Public Hearing on 1988 February 23 at 19:30 h, and that the following be established as prerequisites to the completion of the zoning:
  - 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 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.
  - 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 granting of any necessary easements.
  - e) The dedication of any rights-of-way deemed requisite.

SUMMARY:

The applicant has now submitted a development plan for the subject site, which is suitable for submission to a Public Hearing.

REPORT

- 1.0 APPLICANT: B.C. Buildings Corporation  
P.O. Box 1112  
3350 Douglas Street  
Victoria, B.C.  
V8W 2T4
- 2.0 REZONING PURPOSE:  
The purpose of the proposed rezoning bylaw amendment is to permit subdivision of the existing lot and conversion of the existing Motor Vehicle Testing Station to a Geotechnical and Paving Laboratory.
- 3.0 BACKGROUND:  
3.1 The subject site comprises the southerly portion of the lot occupied by the provincial Motor Vehicle Licensing Office and the old Motor Vehicle Testing Station. The Licensing Office is to be maintained, while the Testing Station is to be converted into a Geotechnical and Paving Laboratory.  
3.2 Council on 1987 November 16, received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the 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.  
3.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS:

- 4.1 The subject site is being rezoned:  
From: P6 Regional Institutional District  
To: CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines).
- 4.2 The existing parcel will be subdivided into two sites (the southerly parcel for the subject development, and the northerly parcel for an Architectural Vocational College). Due to the fact that the sizes of the two proposed new parcels are less than the minimum parcel size permitted under the existing P6 zoning, it will be necessary that the rezonings (R.Z. #148/87 and R.Z. #152/87 respectively) for both sites be completed prior to the subdivision.
- 4.3 An estimate of required servicing costs will be obtained from the Director Engineering.
- 4.4 A 3.0 x 3.0 m (9.8 x 9.8 ft.) corner truncation is required at the intersection of Wayburne Drive and Moscrop Street.

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5.0 DEVELOPMENT PROPOSAL:

Site Area: 1.631 ha (4.03 acres)  
Floor Area:

Existing License Building:

Office: 741 m<sup>2</sup> ( 7,976 sq.ft.)

Laboratory Building:

Office: 414 m<sup>2</sup> ( 4,456 sq.ft.)  
Labs and Storage: 1,699 m<sup>2</sup> (18,288 sq.ft.)

TOTAL: 2,854 m<sup>2</sup> (30,720 sq.ft.)

Floor Area Ratio: 0.175

Site Coverage: 17.5 per cent

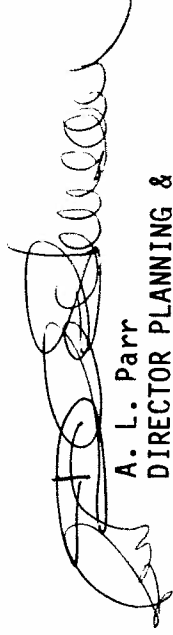
Parking: 44 spaces required  
61 spaces provided

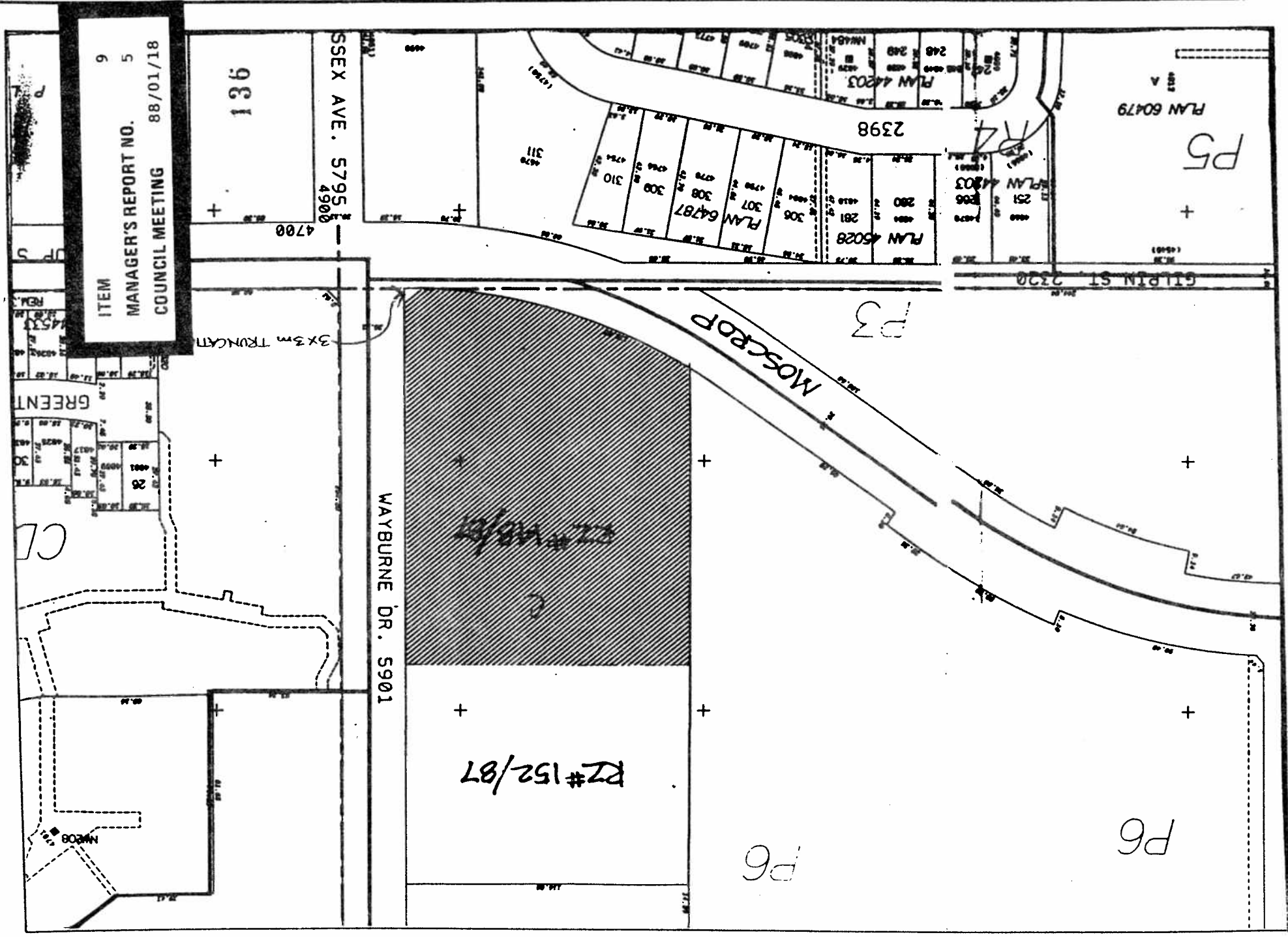
Loading: 2 spaces

Building Height: One Story

Exterior Materials: Metal Cladding

*RR*  
RR:sj

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING DEPARTMENT



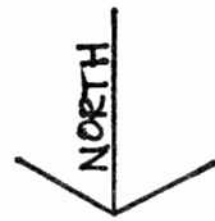
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Date: 1987 NOV.

Scale: 1:2000

Drawn By:



R.Z. # 148/87