

ITEM 13  
MANAGER'S REPORT NO. 74  
COUNCIL MEETING 89/11/14

RE: REZONING REFERENCE NO. 63/89  
4460 SANDERSON WAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 NOVEMBER 08  
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #63/89  
PART LOT 15, PLAN 60616, D.L. 72,  
4460 SANDERSON WAY (DISCOVERY PARKS)  
FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT  
TO: AMENDED CD COMPREHENSIVE DEVELOPMENT  
DISTRICT (BASED UPON THE DISCOVERY PARKS  
COMMUNITY PLAN GUIDELINES)

PURPOSE: To recommend that this rezoning application be sent forward  
to a Public Hearing on 1989 December 12 at 7:30 p.m.

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 7:30 p.m.
2. 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 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.
  - f) The retention of as many existing mature trees as possible on the site and in the perimeter conservation area at the west side of the site.

- g) The completion of the subdivision of this site.
- h) The prior completion of Rezoning Reference #37/89 for the Open Learning Agency that will revise the Community Plans for this area.
- i) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

**1.0 REZONING PURPOSE:**

The purpose of this rezoning is to permit the development of a three-storey research/office building in conformity with the Discovery Parks Community Plan.

**2.0 BACKGROUND:**

On 1989 September 25, Council received a report which authorized staff to work with the developer to prepare a plan of development suitable for presentation to a Public Hearing.

A suitable plan has now been prepared.

**3.0 GENERAL COMMENTS:**

3.1 The subject site is located near the south-west corner of the Willingdon Discovery Parks site, north of Moscrop School. The use proposed is an office/laboratory which is consistent with the Discovery Park land use objectives. The location proposed is part of a larger Site "A" north of Moscrop School which is to be subdivided to accommodate the Open Learning Agency for which rezoning has previously been initiated (Rezoning Reference #37/89). As part of the earlier rezoning, Site "A" will be serviced with a new cul-de-sac roadway connecting to Sanderson Way and the site of this rezoning will occupy one of the proposed lots along the west side of Site "A". Consistent with the Discovery Parks plan, the 20 m (66 ft.) buffer area between the research park and the adjacent residential streets will be maintained in a natural state.

3.2 The development proposal is for a research facility for a food science laboratory oriented to the advancement of food technology.

3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site and detailed requirements will be outlined at the time of subdivision when the new lot for this development is created.

3.4 The building setbacks, buffer areas, and development standards for the site are generally consistent with the Discovery Park standards. No outside storage, testing or assembly will take place.

3.5 The use will comply with the Environmental Health and Safety Standards for Discovery Parks in terms of hazardous materials, noise emissions, lighting and other requirements. Commitments to assure that air quality standards are met will be requested.

3.6 The applicant is aware that the subject rezoning proposal (Rezoning Reference #63/89) must be in compliance with a companion rezoning proposal (Rezoning Reference #37/89) which is currently in process and was granted Second Reading on 1989 June 26 which adjusts the configuration of and Community Plan criteria for Site "A", of which Rezoning Reference #63/89 is a part. Therefore, the rezoning bylaw (Rezoning Reference #63/89) would be advanced for reconsideration and Final Adoption simultaneously with or after completion of Rezoning Reference #37/89.

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3.8 The approval of the Ministry of Transportation and Highways will be required.

**4.0 DEVELOPMENT PROPOSAL:**

- 4.1 Net Site Area: 9,100 m<sup>2</sup> (97,950 sq. ft.)
- 4.2 Building Floor Area: 2,000 m<sup>2</sup> (21,500 sq. ft.) (including parking)
  - Floor Area Ratio: 0.2042
  - Height: 3 storeys
  - Site Coverage: 15%
- 4.3 Parking Required: 19 spaces  
Parking Provided: 26 spaces (primarily under the building)
- 4.4 Exterior Materials and Finishes: prefinished metal, aluminum framed glazing and stone

*APL*  
BR:ap

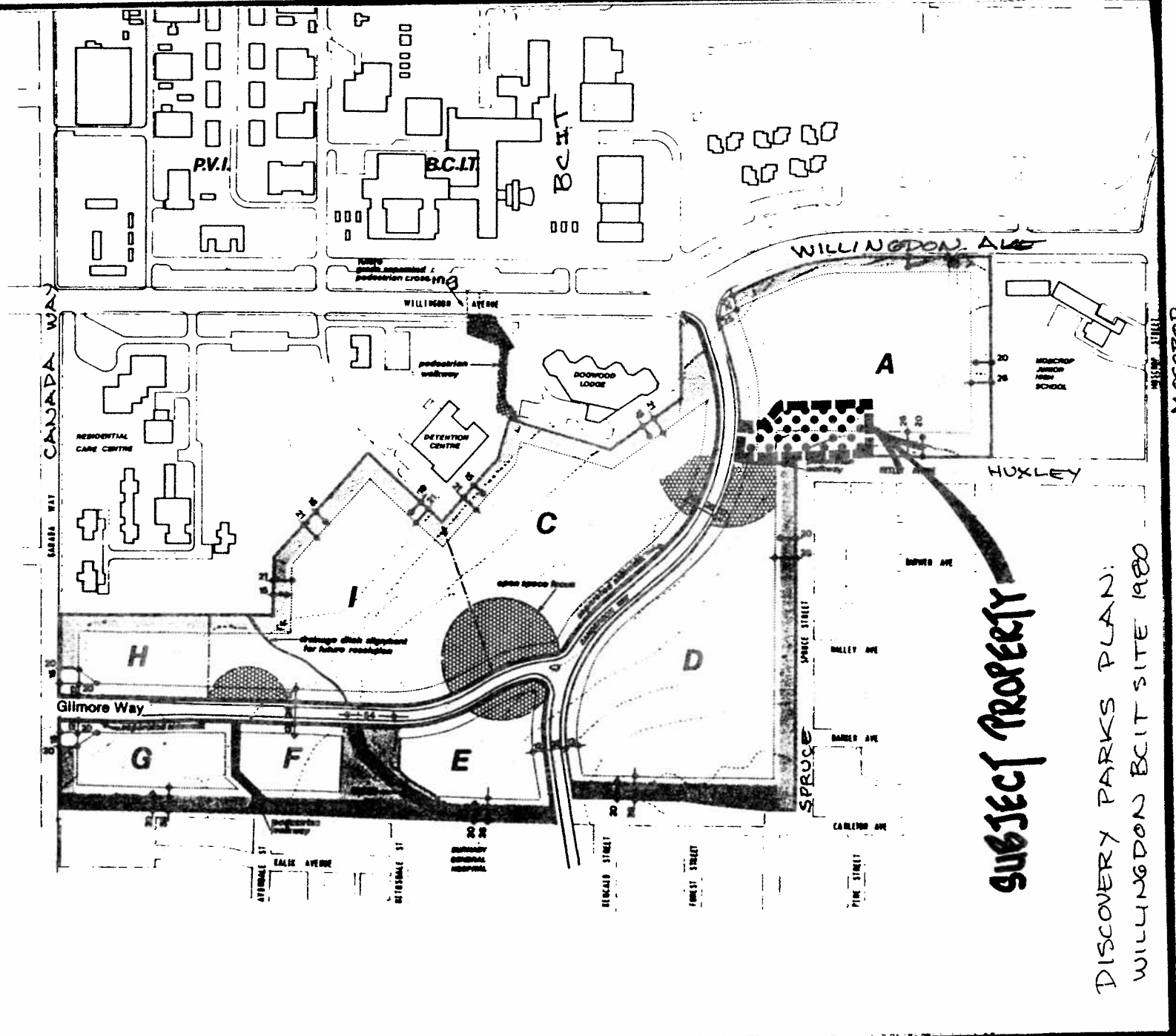
Attach.

cc: Director Engineering  
Municipal Clerk

*A.L. Parr*  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

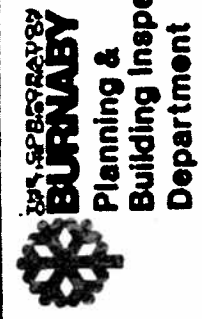
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**subject property**

DISCOVERY PARKS PLAN:  
 WILLINGDON BCIT SITE 1980



Date  
 89 - September

Scale  
 N.1.5.

Drawn By

R.Z. # 63/89



SKETCH 1

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**SUBJECT PROPERTY**

SANDERSON WAY

PROPOSED ROAD

R.Z. #37/89

PROPOSED  
(OPEN LEARNING  
AGENCY)

L.72

WILLINDON AVE

FUTURE  
DEVELOPMENT

MOSCROP  
JUNIOR SECONDARY  
SCHOOL

P6  
B.C.I.T.

B.C.I.T.

date

30 - SEP 1989

scale

REFER ARCHITECT'S  
DRAWINGS

drawn By



Planning &  
Building Inspection  
Department

REZONING # 63/89

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SKETCH 2

