

RE: REZONING REFERENCE #37/89
QUESTIONS RAISED AT THE PUBLIC HEARING
BY MR. K. ISBISTER, 4323 PINE STREET

ITEM 23
MANAGER'S REPORT NO. 49
COUNCIL MEETING 89/07/26

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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1989 JULY 19

TO: MUNICIPAL MANAGER

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #37/89
QUESTIONS RAISED AT THE PUBLIC HEARING
BY MR. K. ISBISTER, 4323 PINE STREET

PURPOSE: THE PURPOSE OF THIS REPORT IS TO RESPOND TO QUESTIONS RAISED BY
MR. K. ISBISTER AT THE PUBLIC HEARING ON 1989 JUNE 20 REGARDING THE
PROPOSED REZONING APPLICATION FOR THE OPEN LEARNING AGENCY IN
DISCOVERY PARKS.

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RECOMMENDATIONS:

1. THAT Mr. K. Isbister, 4323 Pine Street, Burnaby, B.C. V5G 1Z6, be sent a copy of this report.

1.0 BACKGROUND

A rezoning application to accommodate an office, communication and technical production facility for the Open Learning Agency and to establish a future Phase II community plan for the balance of Lot "A" in the Discovery Parks (Willingdon) site has been submitted. At the Public Hearing on 1989 June 20 Mr. K. Isbister, a nearby resident, raised a number of questions regarding the proposed rezoning. On 1989 June 26 Council granted Second Reading to the rezoning and instructed staff to prepare a report on the points raised at the Public Hearing.

2.0 ISSUES RAISED

- 2.1 Proposed revision to Site "A" in Discovery Parks (BCIT Site) to create a site for the Open Learning Agency as well as three smaller future development sites.

The original 1980 plan for Discovery Parks Willingdon had eight large sites proposed in the overall plan (see attached sketch). The subject Site "A" was created at 6.8 ha (16.9 acres) and is the second largest site in the park. These lot sizes were selected based upon the available information and potential research developments at the time the 1980 Plan was determined. Adjustments are required to meet changing circumstances. Adjustments are proposed which are not considered to compromise the overall Discovery Parks concept and are processed through amendment rezoning applications requiring their due submission to a Public Hearing and approval of Council, resulting in a change to the Community Plan for the specific sites being rezoned.

For example, since 1989 Site "I" has been resubdivided and two more are in process. It is intended that the subdivision of the sites will not alter the size of the conservation buffer area which is approximately 20 m wide around the perimeter of Discovery Parks. In the sense that smaller lots will permit sideyards and less potential for extremely large buildings, more landscaping in between buildings may be possible in certain instances.

The 1980 Community Plan permits site coverage in the amount of 175,561 sq. ft. and a total floor space in the amount of 438,440 sq. ft. for Site "A". The current proposal indicates a 37% reduction in site coverage to approximately 110,000 sq. ft. and a 40% reduction in floor space to approximately 260,000 sq. ft. This reduced density will result in less traffic generated by this facility than possible in the 1980 Community Plan. The Open Learning Agency is considered a quiet user with no outside activities. The basic principle of the perimeter conservation areas is not compromised from the 1980 plan. It is still intended to generally cluster the buildings centrally within the site.

The Open Learning Agency is proposed as a two storey building with a partial third storey. With regard to the three-storey buildings proposed east of Huxley Avenue on the Phase II area, which is in line with the 1980 Community Plan, it is to be noted that in addition to the 20 m conservation area, the sites are considerably lower (approximately one to two storeys) than the grade of Huxley.

The proposed revised community plan for this site for Phase II development provides for a long range integrated and coordinated approach to the development of Site "A" and serves as a development guideline, but is subject to future detailed review in conjunction with an amendment rezoning application. In the future when the Phase II sites are being considered for rezoning and detailed plans are prepared, they will be presented to a Public Hearing and the community will be able to comment further on the specific Phase II developments at that time.

2.2 Open Learning Agency Use in the Discovery Parks Context.

While the location of an innovative educational delivery facility such as the Open Learning Agency represents exploration and development in the area of human resources rather than in the physical and biological science areas, research related to learning education is an objective of the Agency strategic plan and the Open Learning Agency Act (1987) states one of the purposes is to "carry out research related to Open Learning Education". Research and development of long distance educational systems is an integral component of Open Learning Agency educational delivery activities. The studio and communication facilities are ancillary to the work that takes place here. Freestanding film or television production studios would not be permitted in Discovery Parks for, for example, BCTV, or the CBC.

The proposed satellite dishes that are located on the ground near the southeast corner of the site are not viewed as an industrial activity that creates noise or involves machinery and as such need not be within an enclosed building as outlined in the Discovery Park guidelines. The proposed location on the ground is viewed as being preferable and less obtrusive than a rooftop location. While the guidelines for the Park did not specifically anticipate satellite dishes, every effort will be made to minimize their visual impact on Discovery Parks.

With reference to microwave transmissions, which are not uncommon in Burnaby, staff understand that they will be oriented skyward to satellites rather than to ground stations. The Health Department will be requested to monitor and confirm the suitability of the specific design.

The possible placement of a large transmission/receiving tower has not been proposed and would not be supported as it is not compatible with the Discovery Parks Plan. The applicant has confirmed that no towers are proposed.

2.3 Traffic Considerations.

The plans submitted indicated a future connection between one of the parking lots and Willingdon Avenue. Burnaby Traffic Staff have reviewed the possible impact of this link and advise that it would be preferable for this link to be eliminated. The developers will be advised to delete this proposed access point.

With regard to the parking on the site, the applicant has indicated that there will be no fee charged to visitors or staff for parking on the site. The parking provided is considerably in excess of Bylaw requirements. The parking provisions for the Phase II sites will be reviewed when detailed plans are prepared.

3.0 GENERAL COMMENTS


While complete details of the relationships between the Discovery Parks (BCIT Site), the first phase Open Learning Agency project and future Phase Two sites and development which is encompassed by the proposed Community Plan amendment are difficult to convey in brief rezoning reports or on a notice of Public Hearing sign in front of the site, it is important to reiterate that future phases will be required to go through the rezoning and Public Hearing process. At that time residents of the area including Mr. Isbister will be afforded the opportunity to review the development proposals and to present their views on the impact of the development on their environment. In the interim, staff are available to respond to any further or future questions that may arise in the course of the implementation of Discovery Parks (BCIT Site).

This is for the information of Council.

BR/KI:zn

cc: Director Engineering
Environmental Health Department

Attachment



A.L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

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COUNCIL MEETING 89/07/26

180

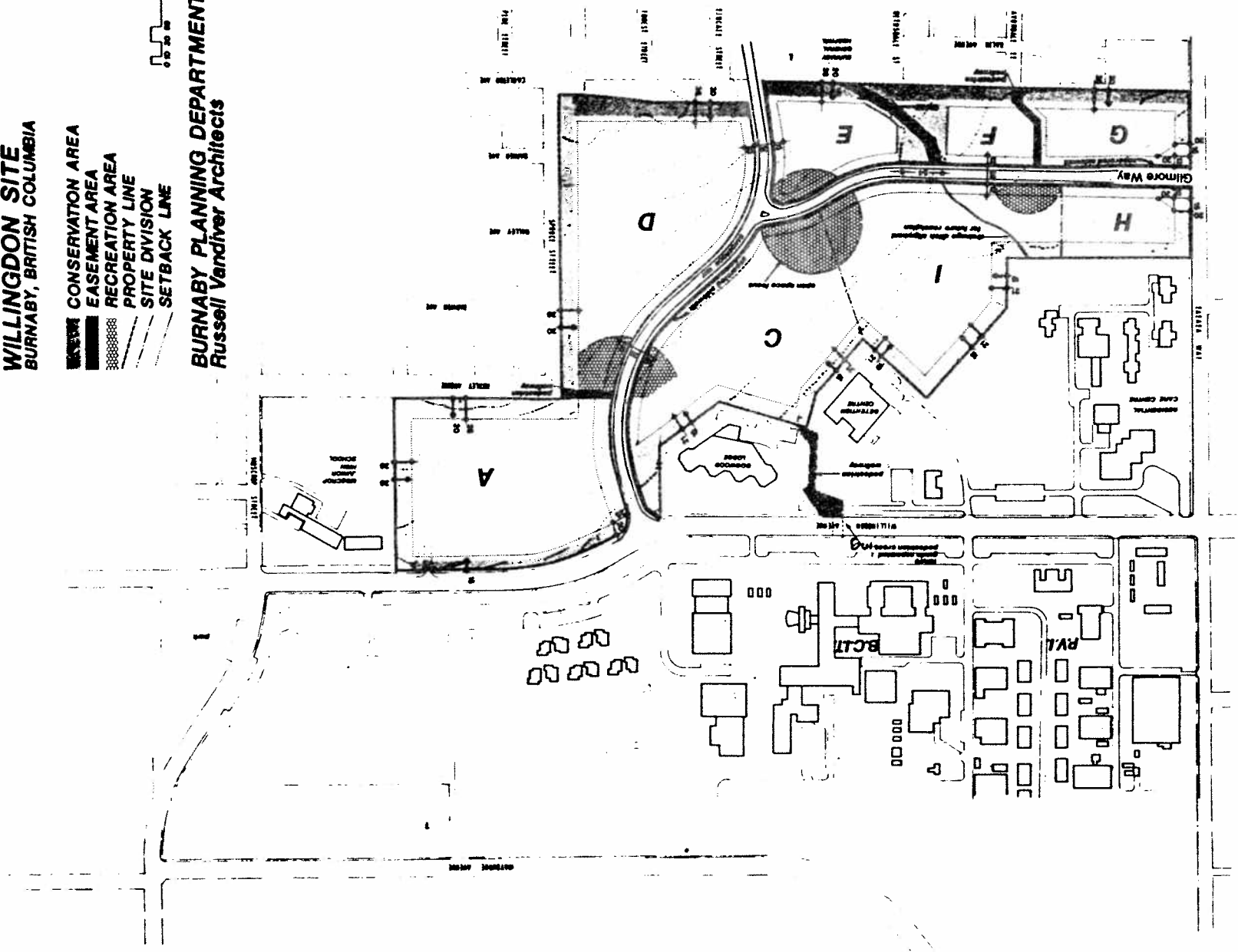
COMMUNITY PLAN SKETCH

**DISCOVERY PARKS INCORPORATED
WILLINGDON SITE**
BURNABY, BRITISH COLUMBIA

- CONSERVATION AREA
- EASEMENT AREA
- RECREATION AREA
- PROPERTY LINE
- SITE DIVISION
- SETBACK LINE



BURNABY PLANNING DEPARTMENT 1990-9-15
Russell Vandiver Architects



Sketch — Development Sites