

Re: REZONING REFERENCE #24/89  
PROPOSED CD REZONING AMENDMENT FOR A  
PROPOSED OFFICE WAREHOUSE BUILDING  
WILLINGDON BUSINESS PARK  
(X-REF. REZONING REFERENCE #118/87)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 MARCH 23

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #24/89  
PROPOSED CD REZONING AMENDMENT FOR A  
PROPOSED OFFICE WAREHOUSE BUILDING  
WILLINGDON BUSINESS PARK  
(X-REF. REZONING REFERENCE #118/87)

PURPOSE: To obtain Council authority to advance the rezoning to a Public Hearing on 1989 May 01.

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RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 April 17 and to a Public Hearing on 1989 May 01 at 18:45 hours and 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 and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services at the standard statement.
  - 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 approval of the Ministry of Transportation and Highways to the rezoning application.

R E P O R T

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. R. Louden  
Project Manager  
Slough Estates  
317 Columbia Street  
New Westminster, B.C.  
V3L 3V6

1.2 Subject: Application for the rezoning of: **120**

Lot L, D.L. 69 & 70, Group 1, Plan 71013,  
N.W.D.

**FROM:** CD Comprehensive Development District  
**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial zone guidelines and the Willingdon Business Park Plan)

- 1.3 Address: 4185 Still Creek Drive
- 1.4 Location: The site is located at the west end of Willingdon Business Park just east of Gilmore Avenue and abuts the south bank of Still Creek (see attached sketches 1 and 2).
- 1.5 Size: The site is irregular in shape but the total area of the lot is 8,360 m<sup>2</sup> (89,994 sq. ft.) (2.06 ac.).

1.6 Services: The Director Engineering will review the adequacy of the existing services to the site.

1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to revise the existing plans for a proposed office/warehouse building.

**2.0 SITE OBSERVATIONS:**

2.1 The site is presently one of the vacant lots in the Willingdon Business Park area which lies between Gilmore Avenue on the west, Willingdon Avenue on the east, Still Creek Road right-of-way on the north and the Trans Canada Highway on the south. Portions of this site have been developed with an office/training centre restaurant at the east end, and a two-storey office building in the centre of the site. The balance of the lots are serviced and lie presently vacant. To the immediate north of this property lies the Still Creek water course and beyond that a large lumber yard area. The site is essentially level.

**3.0 BACKGROUND:**

3.1 This subject site was created by subdivision as part of the overall Willingdon Business Park. A rezoning for a proposed two-storey office/warehouse building was completed as part of Rezoning Reference #118/87. The applicant has, however, not proceeded with the construction of the building that was approved as part of that rezoning and has now indicated that he wishes to make modifications to the size and design of that building.

**4.0 DEVELOPMENT COMMENTS:**

4.1 The current rezoning proposal is considered to be consistent with the Willingdon Business Park development guidelines that were established for the overall Business Park as part of Rezoning Reference #61/84, and represents an improvement over the previously-approved building design.

The difference between previously approved building on this particular lot and the new proposal is that a partial third-storey is being added to provide additional office space and the total area of the building is being increased slightly. In addition, a portion of the parking is removed from the surface and is being placed under the building.

- 4.2 The development proposal provides for an office, warehouse and storage building with some parking being included in the front yard area, however, the balance will be located at the side and rear of the building.
- 4.3 In terms of the development process, the applicant has existing zoning for the previously designed building on the site. The new building is very similar to the original, however, it is slightly larger due to the addition of the top floor and certain very minor changes in the footprint of the building. However, the finishes and materials on the exterior have, in the opinion of staff, been upgraded. The applicant may wish to initiate site preparation work on the site utilizing the existing approval in order to endeavour to complete the construction in a timely manner.
- 4.4 The applicant will be responsible for providing all Municipal services required to serve the project.
- 4.5 The approval of the Ministry of Transportation and Highways will be required for this rezoning application.
- 4.6 The applicant has submitted plans that are suitable for presentation to a Public Hearing.
- 4.7 The developer has indicated to this Department a need to proceed with the development with a minimum of delay, and had hoped to avoid the necessity of a Public Hearing. Due to the nature and extent of the physical changes, however, it is necessary to proceed through an amendment process. As the amendment is a minor one and is unlikely to have significant impact on surrounding properties which are largely undeveloped, Council approval is sought to advance the bylaw to a special Public Hearing to take place at 18:45 hours, immediately preceding the regularly-scheduled Council meeting on 1989 May 01, rather than referring it to the Public Hearing set for 1989 May 16.

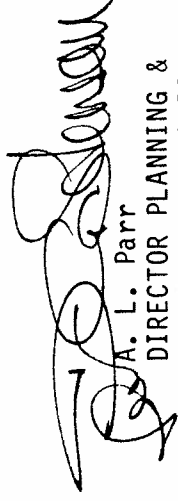
**5.0 DEVELOPMENT PROPOSAL:**

5.1	Site Area:	-	8,360.4 m <sup>2</sup> (89,994 sq. ft.)
	Site Coverage:	-	Approximately 23%
5.2	Floor Area:	-	4,463.7 m <sup>2</sup> (48,048 sq. ft.)
	Floor Area Ratio:	-	Approximately 0.54
5.3	Height:	-	3 storeys
5.4	Parking spaces required:	-	98 spaces
5.5	Parking spaces provided:	-	156 (including 126 above grade)

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5.6 Exterior materials and finish: -

The building will be steel framed, clad in reflective curtain wall glazing. 122



A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR:ap

Attachments

cc: Director Engineering  
Chief Building Inspector  
Municipal Clerk

ITEM

MANAGER'S REPORT NO.

COUNCIL MEETING 89/04/03

8

26

89/04/03

89/04/03

Gilmour Avenue

Gilmour Overpass

Highway Buffer

GRANDVIEW HIGHWAY

Trans Canada Highway

STILL CREEK DRIVE

Frontyards Landscaped

RZ # 24/89

Watercourse Crossing

Environmental Protection Area

STILL CREEK

Entry Gateway

Willingdon Ave

Willingdon Business Park  
Open Space Plan 4a

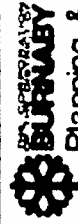
Burnaby B.C.

THE EKOS GROUP

Date:

1987 SEPTEMBER

Scale:



Planning &  
Building Inspection  
Department

N

111

RZ # 24/89 SUBJECT SITE

Drawn By:

123

SKETCH 1

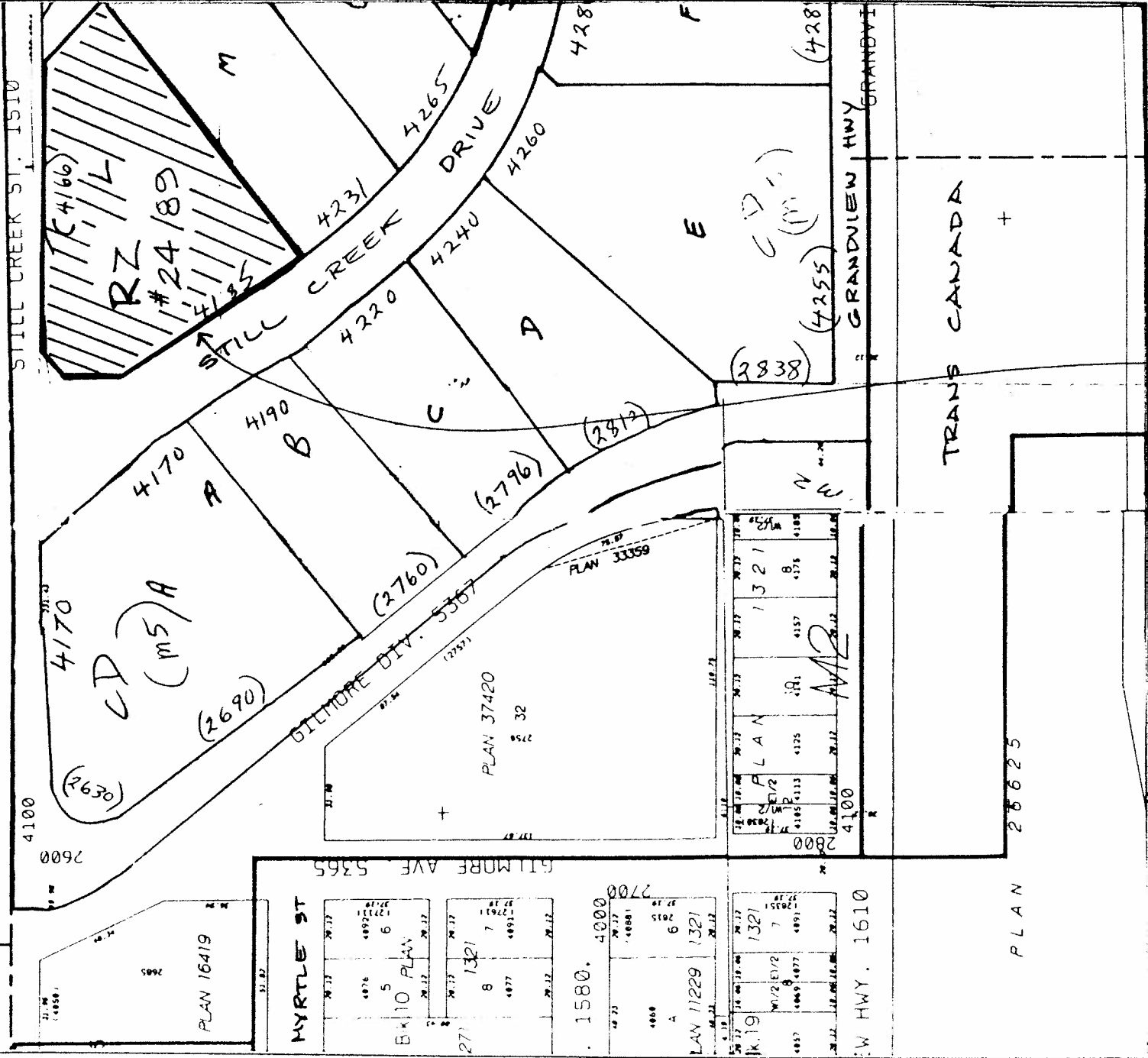
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ITEM 8  
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 COUNCIL MEETING 89/04/03

PLAN 206  
 5600 R/W 9989  
 124  
 (4279)

PLAN 206  
 + LUMBERYARD  
 M2  
 (4279)

SK. 23312E  
 W 1/2  
 16  
 4156



BURNABY  
 Planning &  
 Building Inspection  
 Department

Date:  
 1987 SEPTEMBER

Scale:  
 NTS  
 LOT LINES SCHEMATIC

Drawn By:

← Z  
 5110  
 RZ # 24/89 SITE

SKETCH 2