

ITEM
MANAGER'S REPORT NO. 6
COUNCIL MEETING 55
90/09/17

TO: MUNICIPAL MANAGER 1990 SEPTEMBER 12
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #42/90
DISCOVERY PARKS
QUESTIONS RAISED AT PUBLIC HEARING ON 1990 AUGUST 28

PURPOSE: To respond to questions raised by Mr. K. Isbister at
the Public Hearing for Rezoning Reference #42/90 in
Discovery Parks on 1990 August 28.

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RECOMMENDATION:

- 1) THAT copies of this report be provided to Mr. K. Isbister at 4323 Pine Street, Burnaby, B.C., V5G 1Z6, to Wales McLelland Construction, 1777 West 75th Avenue, Vancouver, B.C., V6P 6P2, and to Discovery Parks Incorporated, Suite 200 - Discovery Park, 3700 Gilmore Way, Burnaby, B.C., V5G 4M1.

REPORT

1.0 BACKGROUND:

At the Public Hearing for Rezoning Reference #42/90 on 1990 August 28 for the proposed laboratory facility in the Willingdon Discovery Park site, a number of questions were raised by Mr. K. Isbister, a nearby resident of Pine Street. On 1990 September 04, Council instructed staff to prepare a response to Mr. Isbister's questions. Staff have provided a copy of the questions to Wales McLelland, the developers, who have assisted in preparing the following responses.

2.0 RESPONSES TO THE QUESTIONS RAISED AT THE PUBLIC HEARING:

- 1) Was the Public Hearing sign posted?
 - This site is at the south end of Mathissi Place which is presently under construction. It has been confirmed that the required sign was placed on Sanderson Way at the corner of Mathissi Place prior to the Public Hearing.
- 2) Does the coverage calculation include parking areas?
 - This building has a very low site coverage of approximately 9%, not including the parking for the building which is on surface in keeping with recent developments in Discovery Park. There is a planting area for trees proposed after each group of 15 parking spaces, as outlined in the Discovery Parks Plan.

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- 3) To what degree will the trees in the conservation zone be affected?
- The conservation area which is 20 m (66 ft.) wide around the perimeter of Discovery Park will be preserved. If openings or thinly treed areas are found after site clearing, the developer will be required to plant replacement trees in the edge of the conservation area. The landscape plans reflect this requirement.
- 4) Will grassed areas be permitted in the 20 m conservation area abutting Moscrop School?
- This area will remain treed with infill planting, as noted above.
- 5) When will restoration of disturbed areas take place?
- The applicant has undertaken to infill treed areas prior to completion of the project. The work is called up on the existing landscape plans and will be inspected prior to completion of the project.
- 6) Where will construction access to the site be taken?
- All access will be from Mathissi Place at the north side of the site.
- 7) How will driveways be kept clear in winter given the 13% slope? How will wheelchair access be provided?
- A portion of the driveway has a 13% slope which is acceptable to the Engineering Department. The owner is aware of the need to maintain this area in winter.
- The handicap parking space provided is adjacent to the main entrance.
- 8) Is there to be sidewalks on both sides of the driveway?
- The drawings show a sidewalk only to the west (near the building) side of the driveway. There does not appear to be a need for a sidewalk on the east side of the driveway.
- 9) Will the stainless steel ducts on the roof be visible from Huxley Avenue?
- The vents will extend approximately 3.0 m (10 ft.) above the roof. The vents will be located approximately 90 m (300 ft.) from Huxley Avenue and will be screened by the trees and vegetation, making it unlikely that they will be visible from Huxley Avenue.
- 10) Will there be noise from the air intake louvers on the west side of the building?
- These louvers are normal fresh air intakes for the office building and the architect advises that the noise will not be noticeable.

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- 11) Will there be adequate screening provided to ensure that the loading and garbage areas are not visible from Mathissi Place?.
- There will be landscape screening on the site to ensure that loading and service areas are not visible from the street to the north. To the east, the 7.5 m conservation area will screen views into the area.

3.0 CONCLUSION:

The questions raised by Mr. Isbister at the Public Hearing for this rezoning reflect the public's interest in ensuring that the Discovery Park development guidelines are achieved in the implementation of the detailed plans for each development site. Staff have provided a copy of the questions to the developer's architects and will continue to review the final drawings to ensure that these issues are satisfactorily addressed and that the final finished product reflects these standards.

BR:ap

Attach.

c.c. Chief Building Inspector



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

