

ITEM 12  
MANAGER'S REPORT NO. 40  
COUNCIL MEETING 92/06/04

**TO:** MUNICIPAL MANAGER  
**FROM:** DIRECTOR PLANING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #40/91

1992 MAY 21

**LEGAL:** LOTS B, C AND D, D.L. 69, PLAN 71013  
**ADDRESS:** 4190, 4220 AND 4240 STILL CREEK DRIVE

(SEE ATTACHED SKETCHES)

**PURPOSE:** To seek Council authorization to forward this rezoning to a Public Hearing on 1992 June 16.

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**RECOMMENDATIONS:**

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 June 01 and to a Public Hearing on 1992 June 16.
- 2) THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The completion of the revised Willingdon Park Community Plan.
  - b) The submission of a suitable plan of development.
  - c) 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.
  - d) 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.
  - e) The consolidation of the net project site into one legal parcel.
  - f) The granting of any necessary easements.
  - g) The dedication of any rights-of-way deemed requisite.
  - h) The approval of the Ministry of Transportation and Highways to the rezoning application.
  - i) The retention of as many existing mature trees as possible in the buffer strip.

The submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.
  - j) The completion of a restrictive covenant to protect the mature trees in the buffer strip identified for preservation.

R E P O R T

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**1.0 REZONING PURPOSE:**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a four-storey office building.

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**2.0 BACKGROUND:**

- 2.1 Council on 1991 November 18 received a report from the Planning and Building 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 would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 2.2 This site is located within the Willingdon Business Park area and was previously rezoned for Comprehensive Development under the M5 zone guidelines as part of Rezoning Reference #61/84. Subdivision of the site was also completed. To date, five buildings in the park have been completed - the McDonald's office, and four other office buildings, one on the north side of Still Creek Drive and three on the south side. To reflect the changing needs and conditions of the new owners and tenants, the developers desired a series of revisions to the original community plan to guide future development. Working closely with staff, a revised Willingdon Business Park Community Plan has been pursued and a virtually complete plan is available for perusal in the Planning Department. A fully complete plan document will be assured prior to Final Adoption.

**3.0 GENERAL COMMENTS:**

The subject site is being rezoned:

- FROM:** CD Comprehensive Development District  
(based on M5 District guidelines)
- TO:** "Amended" CD Comprehensive Development District  
(based on M5 District guidelines and in accordance with the development plan entitled "Willingdon Park Phase IV" prepared by Interplan).

**3.1 REVISED WILLINGDON PARK COMMUNITY PLAN**

The Willingdon Business Park Community Plan (see attached sketch #2) is being revised to update the existing plan. The intent of the plan is to provide a clear, comprehensive guide to future development and circulation within the context of overall patterns of growth in Burnaby. This area is developing as a high quality, centrally located, highly visible industrial/office park.

Overall, the revised Plan continues to uphold the principles and objectives of the previous Plan. The emphasis is still on the planned provision of high quality office/industrial space in a park-like setting using Comprehensive Development District (CD) zoning based on M5 guidelines, although the emphasis has shifted more towards the office element. The maximum F.A.R. remains 1.0 with a slight change in increased height to a permitted maximum of 6 stories in a terraced form on certain internal sites. Proposed lot assemblies tend to be larger, resulting in a simplified service circulation system and more attention to continuous landscape buffers and screening of any surface parking.

Greater attention is now given to the importance of transit links and on-site pedestrian circulation both for public access and employee recreation. Other amenities discussed in greater detail in the revised Plan include the need to enhance and integrate the tree-lined Still Creek as the most influential on-site natural feature, to pursue the provision of an on-site child-care facility for the use of the business park employees and to incorporate for convenience some accessory retail and restaurant uses.

The development approval process remains essentially the same, with each site within the Willingdon Business Park to be considered individually for development using "amended" CD Comprehensive Development District zoning based on the guidelines of the M5 District and the revised Community Plan.

3.2 DEVELOPMENT PLAN

The four-storey building is composed of two parts, each with its own entry. The east wing is a stucco block while the projecting west wing has a curving facade in reflective glass. The building will have two levels of parking below grade level as well as a large surface parking area well screened by landscape buffers.

3.3 RELATIONSHIP TO PLAN

The revised development guidelines for the office park show this site developed with a large building with driveway access from Still Creek Drive adjoining the neighbouring driveway to the west. The density of the proposed development, 0.96 F.A.R., closely reflects the terms of the revised guideplan and the design, as submitted, proposes a high quality office building with a major commitment to underground parking.

3.4 SERVICING REQUIREMENTS

The Municipal Engineer will assess the need for any further services to the site which was previously serviced at the time of subdivision.

3.5 EASEMENTS AND COVENANTS

Any necessary easements and covenants for the site are to be provided, including but not necessarily limited to a restrictive covenant to protect trees within the buffer strip identified for preservation.

3.6 ACCESS

All vehicular access will be from Still Creek Drive. Ministry of Transportation and Highways approval is required.

3.7 LANDSCAPE BUFFER STRIP

A strip of tall deciduous trees of varying quality separates most of the site from the Gilmore Diversion. The ones identified for preservation are to be protected during construction by snow fencing.

3.8 CONSOLIDATION

The three lots are to be consolidated.

4.0 DEVELOPMENT PROPOSAL:

4.1	GROSS/NET SITE AREA	13,139 m <sup>2</sup>	(141,427 sq. ft.)	
	SITE COVERAGE (approximately)	27%		146
4.2	GROSS FLOOR AREA	12,625 m <sup>2</sup>	(135,850 sq. ft.)	
	FLOOR AREA RATIO	0.96		
	HEIGHT: Four storeys above two-level below-grade parking structure	17.83 m	(58.5 ft.)	
4.3	PARKING:			
	REQUIRED (12,625 m <sup>2</sup> /46 m <sup>2</sup> )	275		
	PROVIDED (subject to final design)	376		
	- Underground	296		
	- Surface	81		
	- Loading Bays	3		
4.4	EXTERIOR MATERIALS AND FINISH:			

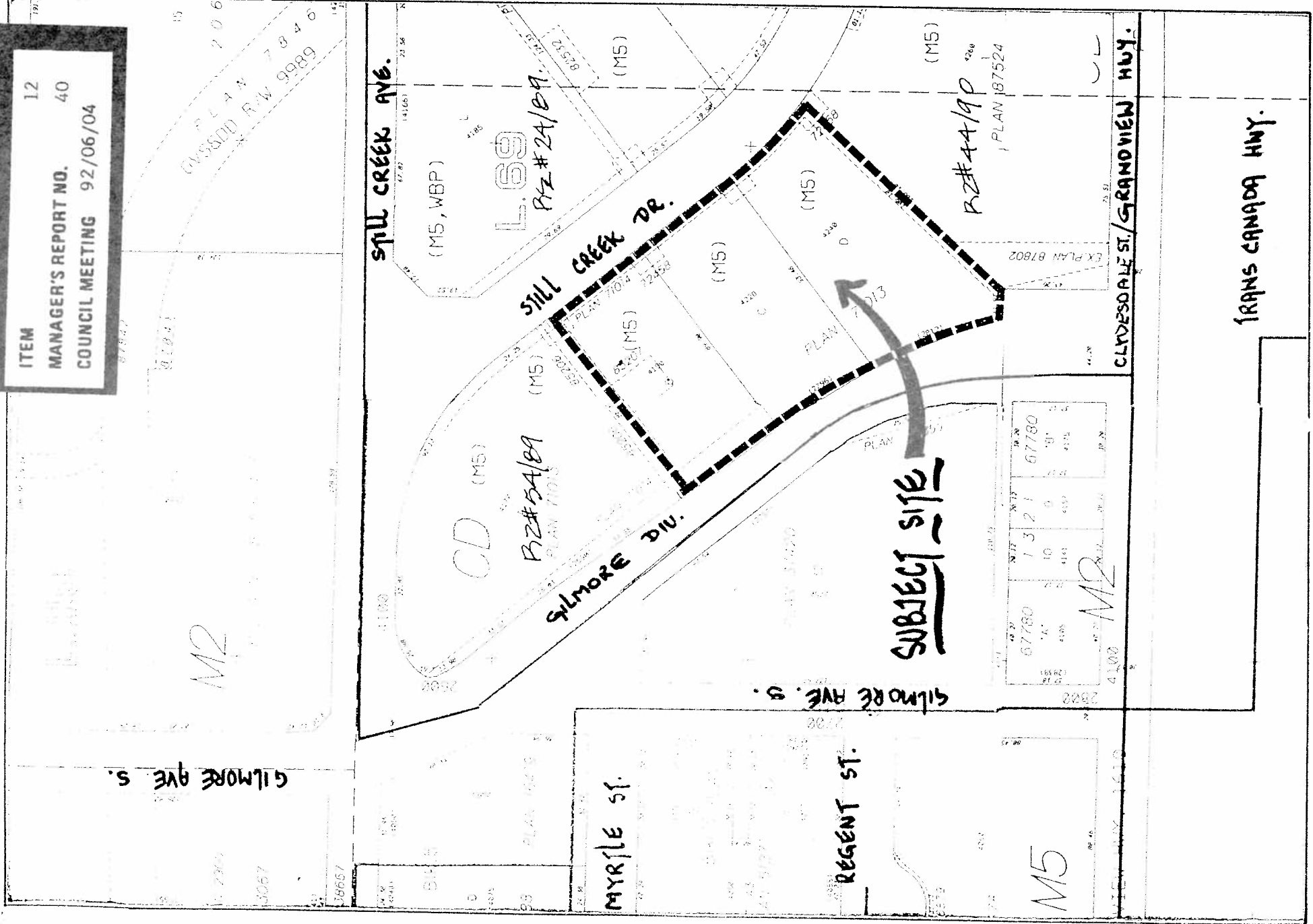
Finishes include stucco and reflective glass.

*AP*  
FA:ap  
Attach.

*A. L. Parr*  
A. L. Parr, Director  
Planning and Building

c.c. Municipal Clerk  
Director Engineering

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Date: OCTOBER 1991

Scale: 1:2000

Drawn By: J.P.C.



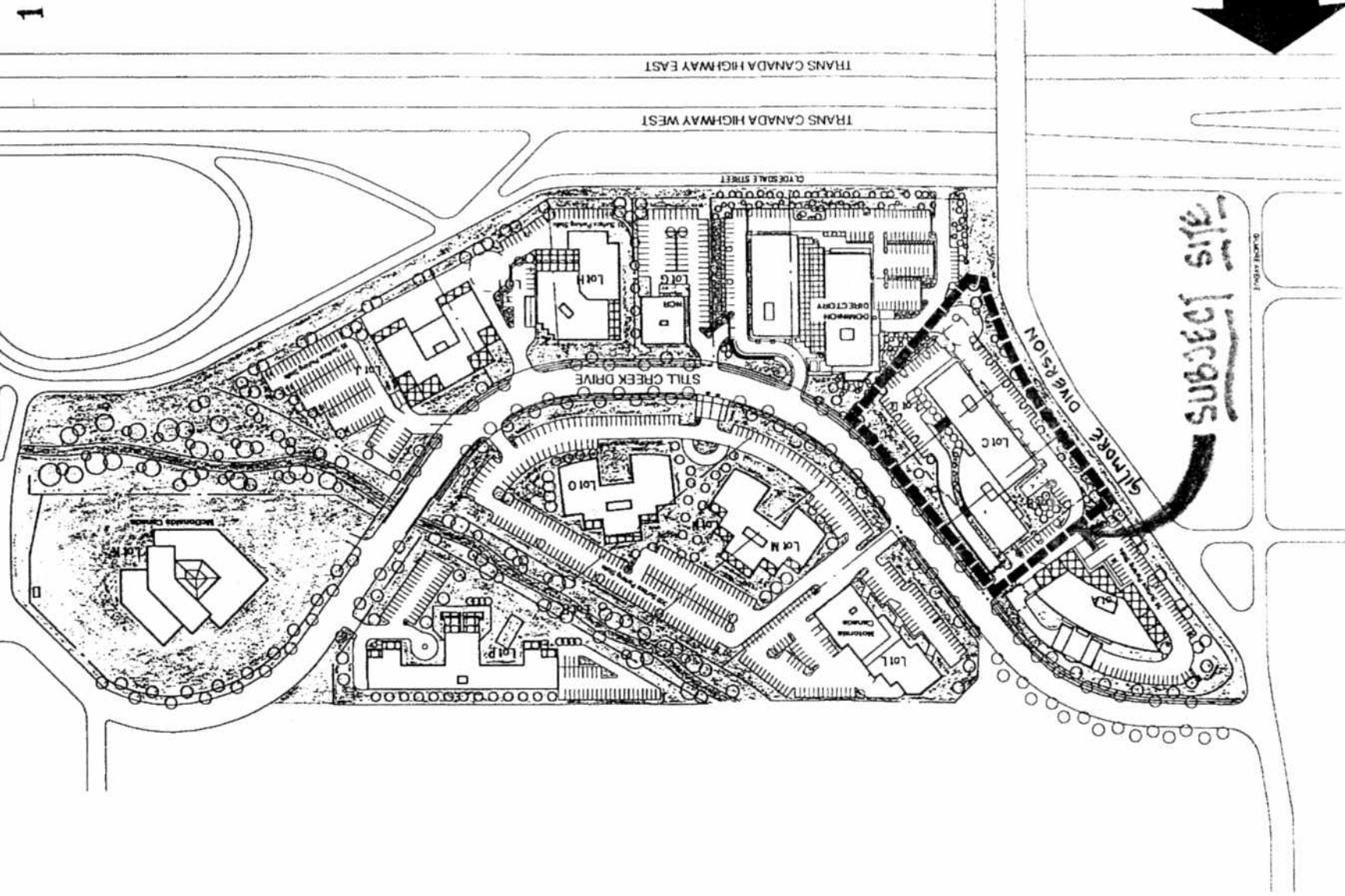
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SKETCH #1

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WILLINGDON AVE



North



THE MUNICIPALITY OF  
**BURNABY**  
Planning &  
Building Department

Date:  
**MAY 1992**

Scale:  
**N.F.S.**

Drawn By:  
**J.P.C.**

**REZONING REFERENCE # 40/91**  
**'WILLINGDON PARK COMMUNITY PLAN'**  
**SKETCH # 2.**