

ITEM	20
MANAGER'S REPORT NO.	54
COUNCIL MEETING	92/08/24

TO: MUNICIPAL MANAGER 1992 AUGUST 19

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #36/92

LEGAL: LOT 1, D.L. 69 AND 70, PLAN 87524

ADDRESS: 4260 STILL CREEK DRIVE
(See attached Sketch #1)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1992 September 29.

=====

RECOMMENDATIONS:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 September 08 and to a Public Hearing on 1992 September 29 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 permit 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 revision to the site boundaries to achieve the required net site area to accommodate this development.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

1.0 GENERAL INFORMATION:

155

1.1 Applicant: J.W. Scott
Interplan Architecture & Planning Inc.
400 - 131 Water Street
Vancouver, B.C.
V6B 4M3

1.2 Subject: Application for the rezoning of:

Lot 1, D.L. 69 and 70, Plan 87524

From: CD Comprehensive Development
District (based on M5 Light
Industrial District Guidelines)

To: "Amended" CD Comprehensive
Development District (based on M5
Light Industrial District
Guidelines and in accordance with
the Development Plan entitled
"Willingdon Park Slough Estates
Canada Phase III" prepared by
InterPlan Architecture & Planning
Inc.

1.3 Address: 4260 Still Creek Drive

1.4 Location: The subject site is located on the south side
of Still Creek Drive immediately north of the
Trans-Canada Highway and east of the Gilmore
Diversion overpass in the Willingdon Business
Park (see attached Sketches #1 and #2).

1.5 Size: The site is irregular in shape and has an
area of 1.39 ha (3.44 acres). The frontage
on Still Creek Drive is 131.48 m (431.4 ft.).

1.6 Services: The Director Engineering will be requested to
provide all relevant servicing information.

1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw
amendment is to permit construction of a
small laboratory for geotechnical testing and
storage use.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site is developed with the five storey Dominion Directory office
building (Rezoning Reference #44/90) surrounded by surface parking and
landscaping. It is located within Burnaby's Central Valley industrial belt,
west of Willingdon Avenue in the area known as the Willingdon Business Park.
The site lies north of the Trans-Canada Highway by the north end of the
Gilmore Avenue Overpass.

The property to the west is vacant and the subject of a rezoning application
(Rezoning Reference #40/91) to permit the construction of a four storey office
building. To the east lies the two-storey NCR office building. (See attached
Sketches #1 and #2)

3.0 BACKGROUND:

The site lies within the Willingdon Business Office Park area and is currently zoned CD Comprehensive Development under the M5 Light Industrial District guidelines and developed with a recently completed five storey office building.

The purpose of the rezoning is to construct a small free-standing geotechnical testing laboratory for use of a new office tenant locating in the existing building which lacks suitable space for the required laboratory.

4.0 GENERAL COMMENTS:

4.1 Preliminary Project Description

The drawings submitted show a one storey structure architecturally integrated with the existing buildings. Two facades are terraced with planters and the remaining two elevations replicating the glazing, massing and colours of the main building. The roof is to be developed with landscaping and a defined pedestrian walkway is to be provided to link this addition with the main building. The proposed development includes a small loading dock, with the existing service route for the main building providing access. Sufficient parking, considerably above the minimum required by the Bylaw, is still available.

4.2 Relationship to Plan

The development guidelines for Willingdon Business Park, currently being revised as part of Rezoning Reference #40/91, anticipate only one structure on this site. However, since the addition is to be relatively small with a landscaped roof, its use closely related to that of the existing structure and its form an unobtrusive replacement of some extra surface parking stalls it follows the intent of the area's plan to provide for a high quality, high tech office-industrial development.

To ensure the density of the overall site's development remains within the range of the nominal 1.0 F.A.R., the site's boundaries have been slightly adjusted to include part of 4190 Still Creek.

4.3 Servicing Requirements

The Municipal Engineer will assess the need for any further services to the site, which was serviced when the site was previously zoned.

4.4 Easements and Covenants

Any necessary easements and covenants for the site are to be provided.

4.5 Landscape Buffer Strip

The existing 6.0 to 9.0 m wide bermed buffer area between the Grandview Highway and the parking lot is to remain undisturbed.

The overall amount of landscaping on the site will increase as the roof of the proposed development is designed as an accessible terrace with planting.

ITEM	20
MANAGER'S REPORT NO.	54
COUNCIL MEETING	92/08/24

4.6 Site Revision

The new boundaries of the two adjoining properties, 4190 and 4260 Still Creek Drive, would be achieved through the registration of a revised subdivision plan. The site area has been increased somewhat from 13,615 m² (146,559 sq. ft.) to 13,918 m² (149,759 sq. ft.)

5.0 DEVELOPMENT PROPOSAL:

157

- 5.1 Gross/net site area: 13,918 m² (149,759 sq. ft.)
Site coverage (approximately) 31.0% (no change from existing)
- 5.2 Gross Floor Area: 14,357 m² (156,478 sq. ft.)
of which approximately 278.7 m² (3,000 sq. ft.) are in the addition
- Floor Area Ratio: 1.04 (no change from existing)
- Height: 5 stories for the main building
1 storey for the addition
- 5.3 Parking:
- | | | | |
|----------------|--|---|------------|
| Required | 14,078 m ² /46 m ² | = | 307 spaces |
| | 279 m ² /93 m ² | = | 3 spaces |
| Total Required | | = | 310 spaces |
| Provided | | = | 537 spaces |
| Underground | | = | 432 spaces |
| Surface | | = | 105 spaces |

- 5.4 Exterior materials and finish (addition to match main building)
- Finishes include precast, concrete and reflective glass

FA:yg

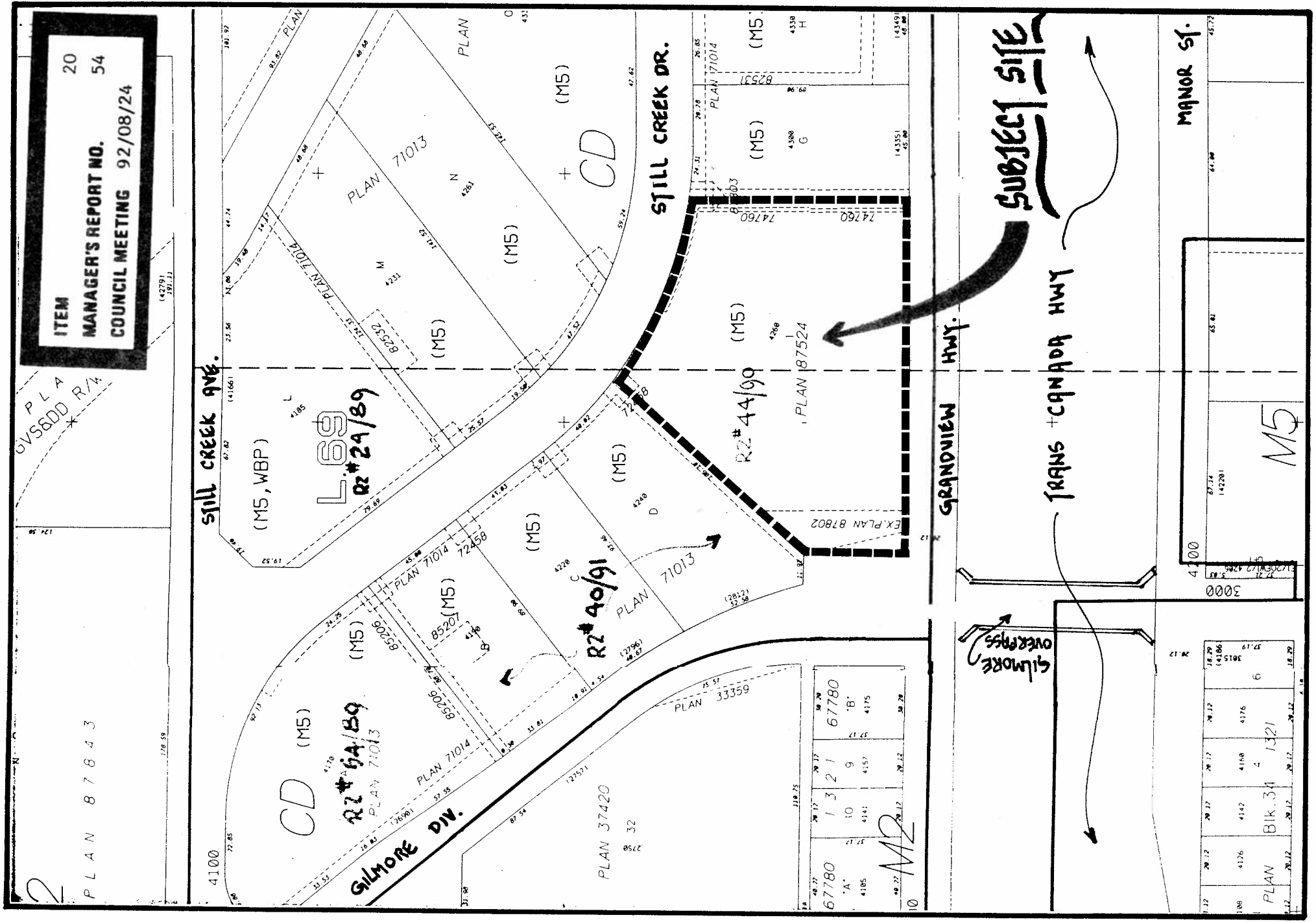
Attach.

cc: Municipal Clerk
Director Engineering



D.G. Stenson, Acting Director
Planning and Building

ITEM 20
 MANAGER'S REPORT NO. 54
 COUNCIL MEETING 92/08/24



SUBJECT SITE

TRANS CANADA HWY

GRANDVIEW HWY.

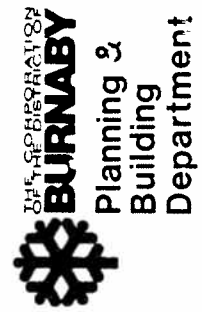
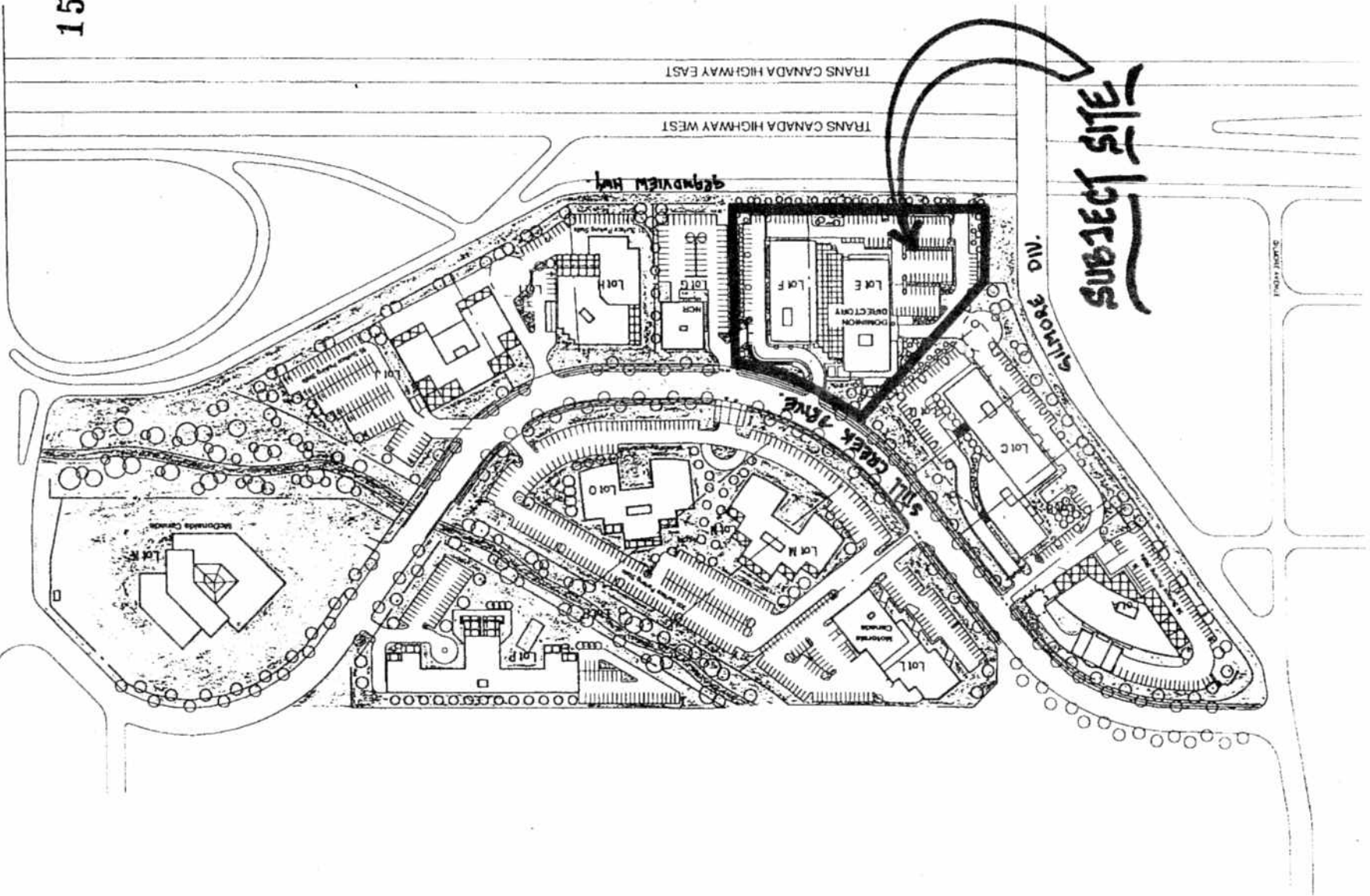
MANOR ST.

GILMORE OVERPASS

 THE CORPORATION OF BURNABY Planning & Building Department		 North
Date:	August 1992	REZONING REFERENCE # 36/92
Scale:	1:2000	158
Drawn By:	J.P.C.	SKETCH # 1

ITEM 20
MANAGER'S REPORT NO. 54
COUNCIL MEETING 92/08/24

159



Date: August 1992
Scale: N.F.S.
Drawn By: J.P.C.

REZONING REFERENCE # 36/92
WILLINGDON PARK COMMUNITY PLAN



SKETCH # 2