

TO: MUNICIPAL MANAGER 1992 JANUARY 21

FROM: DIRECTOR PLANNING AND BUILDING

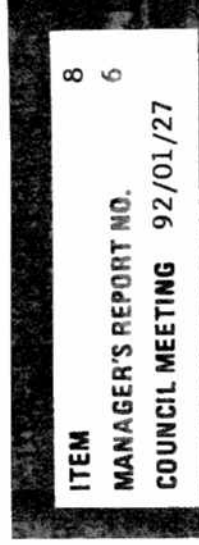
SUBJECT: **REZONING REFERENCE #43/91 - 4705 HAYBURNE DRIVE**
LOT "C" EXC. PART SUBDIVIDED BY PLAN 78056,
DISTRICT LOT 72, PLAN 68136

PURPOSE: To seek Council authorization to forward this application to a
Public Hearing on 1992 February 25.

=====

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1992 February 03 and to a Public Hearing on 1992 February 25 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 permits 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 granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The retention of as much existing mature landscaping as possible on the site, and 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.
 - g) The payment of any requisite Municipal taxes by the Provincial Government and/or operator of the facility with respect to the subject site and development.



SUMMARY

The applicant has now submitted a development plan for the subject site which is suitable for submission to a Public Hearing.

R E P O R T

136

1.0 APPLICANT

MR. R. WARD
EBCO-HAMILTON PARTNERS
2120 VAN DYKE PLACE
RICHMOND, B. C. V6V 1X9

2.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit development of a Vehicle Emissions Inspection Station and offices.

3.0 BACKGROUND

3.1 The subject site (see attached Sketch #1) is currently occupied by the recently closed provincial Motor Vehicle Licensing Office and the former Motor Vehicle Testing Station building. The Greentree Village residential development is located across Wayburne Drive to the east, while a park buffer area and a one and two family residential area is located across Moscrop Street to the south. To the west of the subject site is an area of the B.C.I.T. site, and to the north is Royal Oak College, a private architectural vocational facility, comprising both classrooms and dormitories.

3.2

The subject site comprises the southerly portion of the site previously occupied by the former Motor Vehicle Testing Station. In 1988 the northern 1.022 ha (2.53 acre) portion of the testing facility site, which had been occupied by its parking lot and approach lanes, was subdivided from the site (Subdivision Reference #165/87) and rezoned (Rezoning Reference #152/87) and redeveloped for the Royal Oak College. In conjunction with that rezoning and subdivision, the southerly lot (the current subject site) was also rezoned (Rezoning Reference #148/87) to CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines) to provide for the conversion of the existing Motor Vehicle Testing Station building to a proposed Ministry of Highways Geotechnical and Paving Laboratory, with the existing provincial Motor Vehicle Licensing Office being maintained.

3.3

Development of the proposed Geotechnical and Paving Laboratory on the subject site was not pursued and the Motor Vehicle Licensing Office was recently closed. The current rezoning proposal is to utilize the site for the Headquarters Facility for the AirCare Vehicle Emissions Inspection and Maintenance Program for the Lower Mainland, which comprises twelve inspection centres to be built and operated by Ebco-Hamilton Partners under contract with the Province of British Columbia. The proposed Headquarters Facility on the subject site is to include a three lane Vehicle Emissions Inspection Centre together with the headquarter offices for the program, offices of the Provincial Motor Vehicle Branch responsible for the program and a CVS (Constant Volume Sample) testing laboratory operated by the Provincial Motor Vehicle Branch in conjunction with B.C.I.T. The existing buildings on the site are to be remodelled and expanded to accommodate the facility.

3.4

Council on 1991 November 18, received the report of the Planning and Building Department concerning the rezoning of the subject site, and on 1991 December 16 adopted a recommendation authorizing staff 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.

4.0 GENERAL COMMENTS

4.1 The subject site is being rezoned:

From: CD Comprehensive Development District
(based on P2 District guidelines)

To: "Amended" CD Comprehensive Development District
(based on P6 District guidelines, and in accordance with the development plan entitled, "AirCare Vehicle Inspection Centre BC-4", prepared by UMA Engineering Ltd.).

4.2 The proposed facility is considered compatible with existing development in the area. All uses on the site will be conducted within enclosed buildings, and testing will be limited to vehicles with a 5000 kg. (12,355 lb.) gross vehicle weight or less.

4.3 Vehicular access and egress to the site will be from Wayburne Drive only. A trip generation and queuing study for the facility has been submitted. This study indicates that testing and queuing capacity on site will be adequate to accommodate projected demand in 1993, except for the two highest peak days in February, due to the existing uneven monthly distribution of vehicle registrations. The operator is committed to a Public Information Process to reduce the projected peaking by encouraging motorists to get cars checked early in the calendar month, and to encourage owners of February registered vehicles to get them checked in the preceding three months which have extremely low registrations. If these measures do not reduce peaking sufficiently, the operator will extend hours and open on Sunday. Should vehicles queue to the street, the operator will assign a person or persons to prevent vehicles from overflowing onto the street by speaking to each individual and advising them when to return to minimize the wait.

4.4 A road widening dedication of approximately 3.7 m (12 ft.) is to be provided along Moscrop Street in order to accommodate a separated sidewalk and an asphalt bike trail as part of the planned Municipal Urban Trail along the subject site.

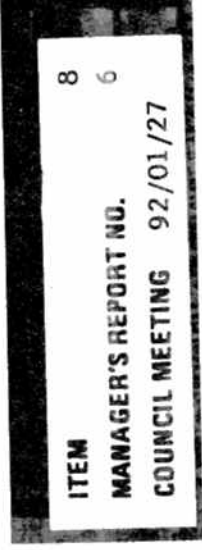
4.5 The Director Engineering will be requested to prepare a schedule and cost estimate for required servicing, including but not necessarily limited to the following:

- replacement of the existing curb walk with a standard separated sidewalk
- provision of boulevard grassing and street trees
- reconstruction of driveway accesses
- 50% cost share for future Wayburne Drive/Moscrop Street traffic signal.

It is also intended that the bicycle path along Moscrop Street should be constructed by the developer at Municipal expense, at the time that the adjacent separated sidewalk is constructed. Details of this will be the subject of a future report.

4.6 The development plan provides generous landscaped setbacks with no driveway or parking areas along Moscrop Street (38 ft. from the new property line) and Wayburne Drive (35 ft.), reflecting the site's location on the periphery of residential and park areas.

4.7 The development plan provides for preservation of much of the existing established landscaping on the site.



5.0 DEVELOPMENT PROPOSAL

NET SITE AREA:
(subject to survey) 1.59 HA (3.92 ACRES)

138

FLOOR AREA:

. Air Care Head Office	514 m ²	(5,533 sq.ft.)
. Provincial Office	384 m ²	(4,133 sq.ft.)
. Test Centre	1,025 m ²	(11,033 sq.ft.)
. CUS Test Facility	<u>532 m²</u>	<u>(5,727 sq.ft.)</u>

TOTAL..... 2,455 m² (26,426 sq.ft.)

FLOOR AREA RATIO:

0.154

SITE COVERAGE:

15.4 %

PARKING:

37 spaces required
60 spaces provided

LOADING:

2 spaces provided

BUILDING HEIGHT:

one storey

EXTERIOR MATERIALS:

Split face and textured concrete masonry,
prefinished metal panels, stucco finish.

RR:1f

Attch.

cc: Director Engineering

A. L. Parr, Director
Planning and Building

