

ITEM	5
MANAGER'S REPORT NO.	75
COUNCIL MEETING	93/12/20

TO: CITY MANAGER 1993 DECEMBER 14

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #52/93

MOTOR LICENSE OFFICE

ADDRESS: PTN. OF 3890 LOUGHEED HIGHWAY

LEGAL: PTN. OF LOT B, D.L. 118, GROUP 1, N.W.D. PLAN LMP2973
(SEE ATTACHED SKETCHES #1 AND #2)

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES)

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "MOTOR LICENSE OFFICE" PREPARED BY CHADWICK AND PALMQUIST ARCHITECTS)

APPLICANT: CHADWICK & PALMQUIST ARCHITECTS
406 - 1200 WEST PENDER STREET
VANCOUVER, B.C. V6E 2S9
ATTN: BRIAN PALMQUIST

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1994 February 01.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 January 10 and to a Public Hearing on 1994 February 01 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- 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 City 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) Completion of the overall rezoning (Rezoning Reference #8/93) for this area of Bridge Business Park.
- e) Completion of the subdivision (Subdivision Reference #27/93) creating the subject site.
- 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 submission of a suitable engineered design for an approved on-site sediment control program.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a Motor License Office.

2.0 BACKGROUND:

2.1 The subject site (see attached Sketch #1) comprises a portion of one existing

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lot within the Bridge Business Park area, which was formerly occupied by the Dominion Bridge Company. The site is generally level. A watercourse, the north-arm of Still Creek, forms the north-east boundary of the site. The Bridge Studios are located across Henning Drive to the south. An existing office building and vacant sites to be developed for office park uses as well as a motor hotel as part of Bridge Business Park are located to the west.

- 2.2 A Development Plan Concept for development of the Dominion Bridge Lands as an office and R&D Industrial Park was approved by Council on 1990 May 14. In early 1992, the site as part of the larger business park was rezoned (Rezoning Reference #107/88) to CD Comprehensive Development District based upon the M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "A Trammel Crow Development: Lougheed and Boundary".
- 2.3 An amendment rezoning (Rezoning Reference #8/93) and related subdivision application (Subdivision Reference #27/93) are currently being pursued to accommodate subdivision of the existing larger parcel into 8 lots (of which the subject site comprises one), and to establish development guidelines for future individual development of these lots (see attached Sketch #2). The current rezoning application is being pursued for the specific development of the proposed parcel for a Motor License Office.
- 2.4 Council on 1993 September 22 received the report of 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 will be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

- 3.1 The proposed development of the subject site for a Motor License Office is considered supportable and generally consistent with the development guidelines and objectives for Bridge Business Park.
- 3.2 It will be necessary for the rezoning (Rezoning Reference #8/93) and the subdivision (Subdivision Reference #27/93) to create the subject site as a separate parcel to be completed prior to finalization of the current rezoning.

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- 3.3 The subject site will be serviced as a condition of Subdivision Reference #27/93. Engineering will be asked to confirm that there are no additional requirements related to this specific development proposal.
- 3.4 Widening of the creek through Bridge Business Park is being undertaken as a requirement of the previous rezoning (Rezoning Reference #107/88) and subdivision (Subdivision Reference #104/90) of the site. Due to poor soil conditions it has become apparent that a wider channel and additional right-of-way may be required. This issue will be resolved as a condition of the current overall rezoning (Rezoning Reference #8/93) and subdivision (Subdivision Reference #27/93), finalization of which will precede finalization of the subject application. If channel or right-of-way widening is required adjacent to the subject site it will be necessary to adjust the current development proposal accordingly.
- 3.5 The proposed development comprises a single storey office building with a gross floor area of 1,021 m² (10,990 sq.ft.), with 84 parking spaces provided. Public access to the site will be for the purposes of licensing of learner drivers, road testing, license renewal, fine collection and so on. Outdoor testing areas for motorcycles and for four semi-trailers are provided on site.
- 3.6 Vehicular access to the site will be from the private roadway (reciprocal access easement) linking the Loughheed Highway and Henning Drive, and from the proposed lot's Henning Drive frontage panhandle (see attached Sketch #2).
- 3.7 A traffic study has been submitted for the proposed development. Traffic impacts appear very small and will be manageable on the existing road network.
- 3.8 Ministry of Transportation and Highways approval to the proposed rezoning is required.
- 3.9 A report by consulting engineers in acoustics has been submitted regarding the potential noise impacts of the proposed outdoor semi-trailer and motorcycle test areas. The report advises that the proposed test area will comply with the Burnaby Noise or Sound Abatement Bylaw and will avoid any potential negative impacts on surrounding properties, including in particular, the film studios located south of Henning Drive.
- 3.10 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

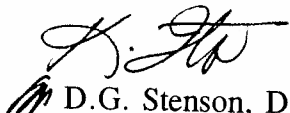
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4.0 DEVELOPMENT STATISTICS:

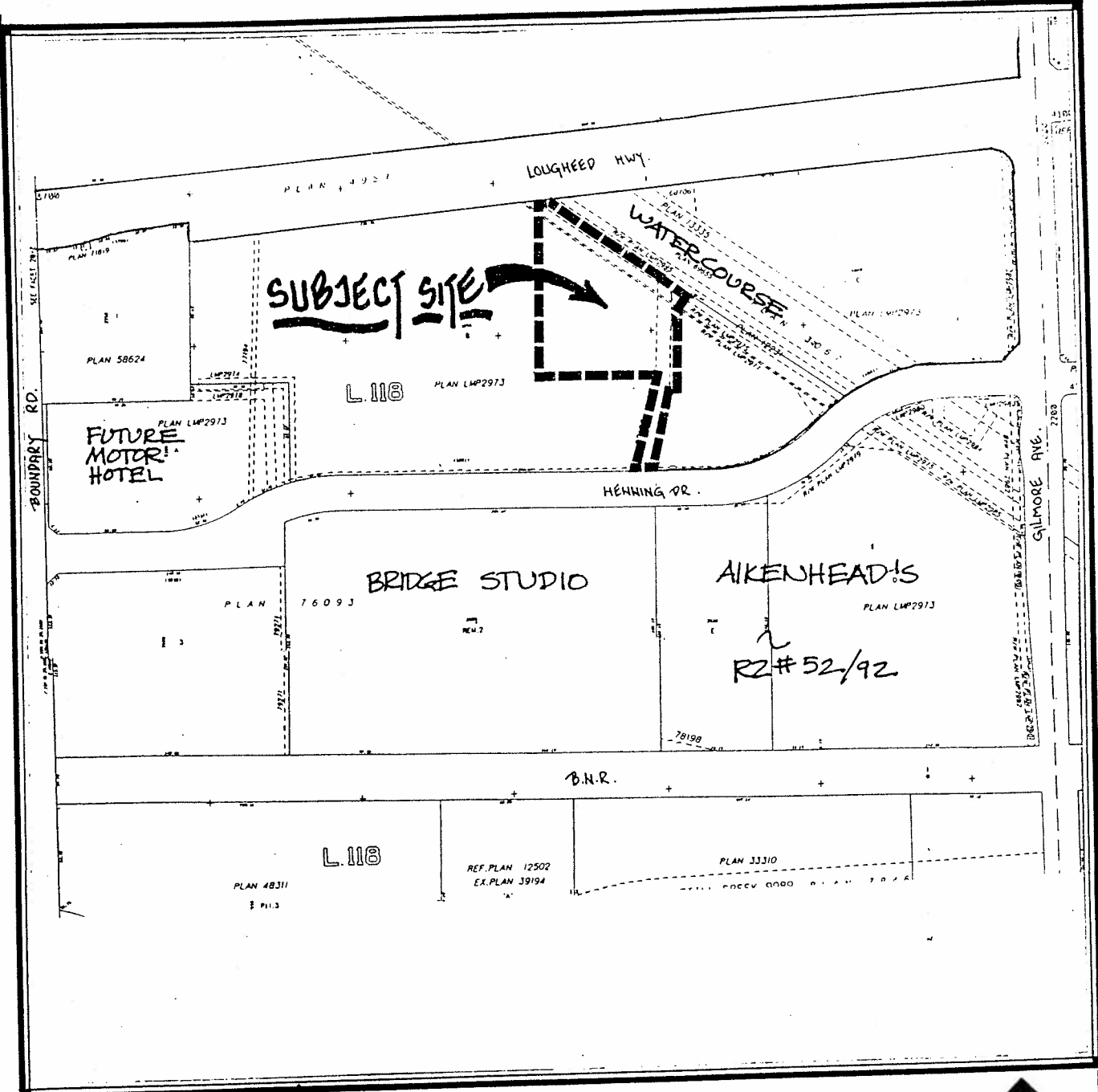
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|-----|----------------------------|---|
| 4.1 | <u>Net Site Area:</u> | 0.93 ha (2.3 acres) |
| 4.2 | <u>Site Coverage:</u> | 11% |
| 4.3 | <u>Floor Area:</u> | 1,021 m ² (10,990 sq.ft.) |
| 4.4 | <u>Floor Area Ratio:</u> | 0.11 |
| 4.5 | <u>Building Height:</u> | one storey |
| 4.6 | <u>Parking Required:</u> | 23 spaces plus one loading space |
| | <u>Parking Provided:</u> | 84 spaces plus one loading space |
| 4.7 | <u>Exterior Materials:</u> | Stucco, split face concrete block,
prefinished sloped metal roofing, and built-up flat roof. |

JRS
RR:yg
Attach.


D.G. Stenson, Director
Planning and Building

cc: Director Engineering
Director Administrative & Community Services
City Clerk

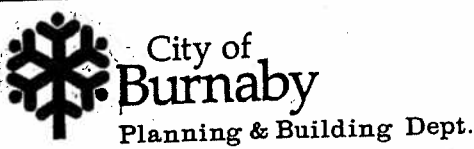
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Date:
SEPTEMBER 1993

Scale:
N.T.S.

Drawn By:
J.P.C.



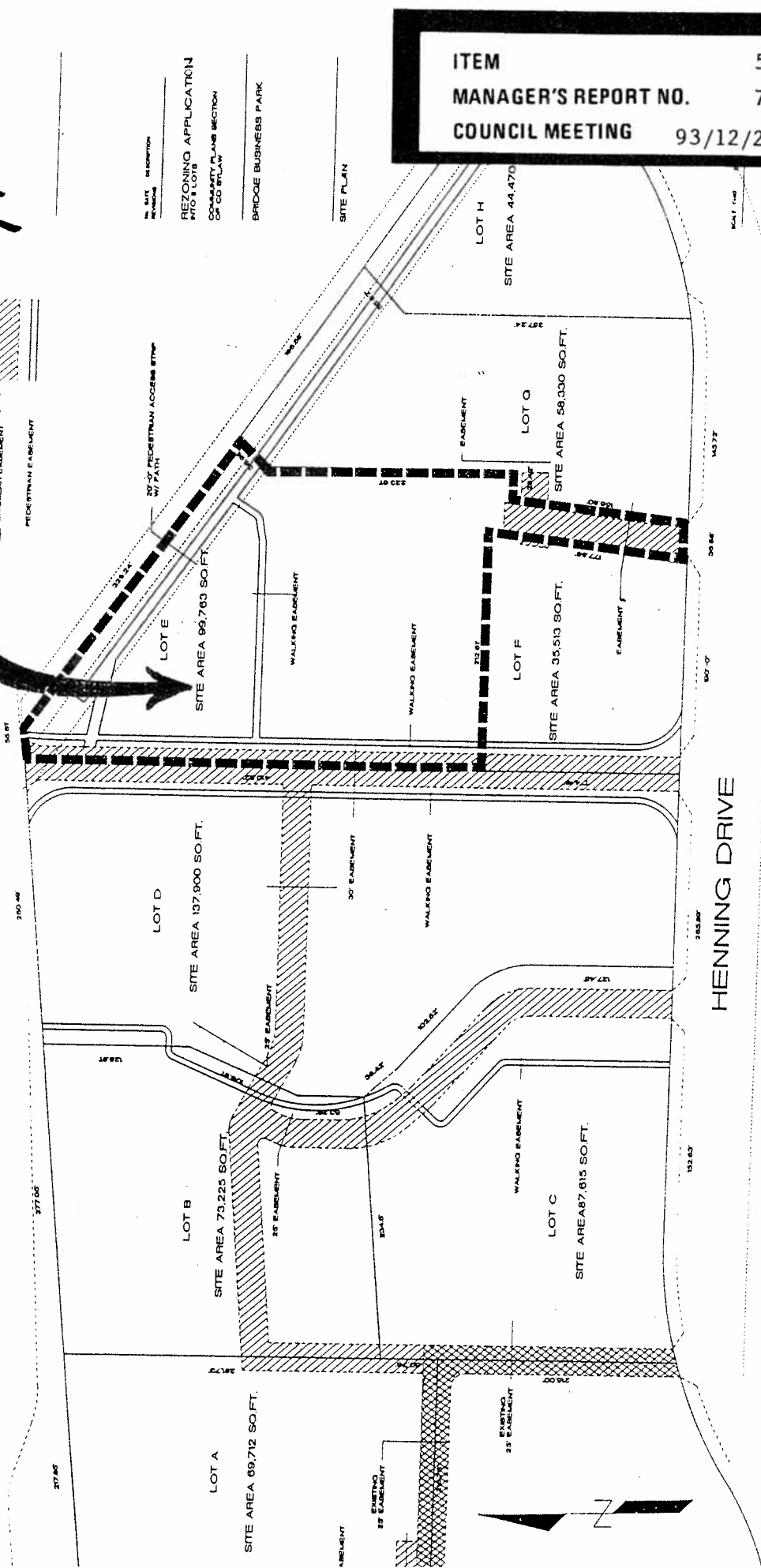
REZONING REFERENCE # 52/93

sketch # 1.

CHRISTOPHER
BOZYK ARCHITECTS
1000 ALABAMA STREET, HOUSTON, TX 77002
713.866.1111

SUBJECT SITE RZ # 52/93

LOUGHEED HIGHWAY



BY DATE DESCRIPTION
REZONING APPLICATION
MPO 1 LOTS
COMMITTEE LANS SECTION
OF COO INT PLAN
BRIDGE BUSINESS PARK

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PROPOSED SUBDIVISION (SD # 27/93; RZ # 8/93)

SKETCH # 2.

