

ITEM	13
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

TO: CITY MANAGER

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #52/92
AIKENHEAD'S RETAIL BUILDING SUPPLY

1993 MARCH 16

LEGAL: LOT D AND LOT E, D.L. 118, GROUP 1, N.W.D. PLAN LMP 2973

ADDRESS: 3930 AND 4040 HENNING DRIVE
(SEE ATTACHED SKETCHES #1 AND #2)

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

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M1 MANUFACTURING DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "AIKENHEAD'S HOME IMPROVEMENT WAREHOUSE" PREPARED BY DOMCO ENGINEERING)

APPLICANT: IBI GROUP (ATTN: PHILIP J. LEVINE)
1500 - 510 W. HASTINGS STREET
VANCOUVER, B.C. V6B 1L8

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1993 April 27.

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RECOMMENDATIONS:

1. **THAT** the adjustment to the Development Plan Concept for the Dominion Bridge Lands, as outlined in Section 3.2 of this report, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1993 April 05 and to a Public Hearing on 1993 April 27.
3. **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

ITEM	13
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

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) The consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The retention of the existing watercourse in an open condition over the subject site in its existing alignment, to the approval of the Director Engineering, and resolution of any items related to the proposed interim culverting and reopening of the watercourse.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.
- i) Written acknowledgement by the developer that the development's access/egress from Gilmore Avenue may not be maintained throughout the course of Gilmore Avenue upgrading.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to allow the development of a retail building supply establishment.

2.0 BACKGROUND:

- 2.1 The site is presently cleared of trees and is vacant. A watercourse on the North Arm of Still Creek, runs across the northeast portion of the site. The BNR railway line abuts the south side of site and the Bridge Studios occupy the site to the west. The lands across the unconstructed Henning Drive to the north are vacant and are proposed for future office and research buildings.

ITEM	13
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

2.2 This site lies within the Bridge Business Park area that includes the former Dominion Bridge Company lands. The site, which encompasses two lots, Lots D and E, was rezoned in early 1992 as part of the larger business park which is proposed to include a motor hotel, offices, some warehousing and light industrial research and development facilities. The site was rezoned CD Comprehensive Development District based upon the M5 Light Industrial zone guidelines and in accordance with the Development Plan entitled "A Trammel Crow Development (Lougheed and Boundary)". (Rezoning Reference #107/88)

For information, the western Lot E (1.2 ha, 2.9 acres) was the subject of a previous separate rezoning application, Rezoning Reference #70/90, to accommodate an express company use under the M1 District use category and M5 design guidelines which was pursued concurrently with Rezoning Reference #107/88. The rezoning bylaw for this express company proposal was granted Third Reading on 1991 July 22 but was abandoned by Council 1992 January 27 as the developer did not elect to proceed and was superceded by Rezoning Reference #107/88.

While the lots have all been created and the Henning Drive road right-of-way is in the process of being pre-loaded to accommodate the road construction, the subject rezoning represents the first new building proposed in the business park.

2.3 Council, on 1993 January 25, received the report of the Planning and Building Department concerning the rezoning application for the subject site, and 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.

3.0 GENERAL COMMENTS:

3.1 As noted in our previous report, staff have concluded that the proposed retail building supplies establishment can be supported on the subject site based on the following considerations:

- the building form, site planning, landscaping and signage are designed to a standard compatible with the location within the Bridge Business Park office park concept.

ITEM	13
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

- from a zoning viewpoint the sale of retail building supplies is a permitted use within Burnaby's M1 industrial zone and has historically been seen as being compatible with an industrial setting.
- the site is located away from the Lougheed Highway or Boundary Road frontages of the site and is located in a more unobtrusive location south of Henning Drive closer to industrial zoned lands to the south and east.
- the land use can be considered as complementary to the Bridge Studios as materials, equipment and supplies would be convenient and available to the studios.

3.2 The Development Plan Concept for the "Dominion Bridge Lands" adopted by Council on 1990 May 14, notes that "destination type retail use" is not permitted, and does not provide for development of the proposed retail building supplies establishment on the subject site. An adjustment of the Development Plan Concept is therefore recommended to provide for the proposed use on the subject site. This adjustment will not permit other forms of retail use and will not apply to any other sites within the business park.

All sales, display, and storage will take place within the building.

Specifically, the applicant describes the proposed retail use as including the following:

- a) The sale of material, equipment, tools and supplies for home improvements, including lumber, building supplies and fixtures, lighting, kitchen and bath materials, supplies and fixtures, tools, plumbing supplies and fixtures, paint and wallpaper, decor and storage materials and supplies, flooring materials and supplies, wall coverings, panelling and ceilings, seasonal items including lawn mowers, snow blowers, barbeques, pool equipment and chemicals, nursery and landscaping plants, equipment and supplies and other products used for enjoying or improving or decorating the home; and
- b) The sale of services related to the enjoyment, improvement or decoration of the home or to the use of any of the goods sold in the store.

The other aspects of the proposed development, such as setbacks and landscaping provisions generally conform to the adopted Development Plan Concept for the area.

ITEM	13
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

- 3.3 Servicing of the subject site was provided for in connection with the overall rezoning (Rezoning Reference #107/88) and subdivision (Subdivision Reference #104/90) of the Bridge Business Park. The Director Engineering will be asked to advise whether any additional servicing requirements apply to the proposed development.
- 3.4 One item included in the servicing referred to above is the widening of the watercourse on the site in accordance with G.V.S. and D.D. requirements, and development of a natural landscaped parkway including a pathway providing pedestrian and G.V.S. and D.D. service access, with landscaping meeting Ministry of Environment (Fish and Wildlife) requirements. Due to a fill failure, the Director Engineering has been requested to approve emergency temporary culverting of the creek, as detailed in a separate report. It is intended that the creek would be reopened by 1993 September 15 subject to soil stabilization having taken place, but the timing cannot be guaranteed. If the culverts are not ready to be removed by that time, their removal must be postponed until the next fisheries instream window, 1994 July 15 to 1994 September 15. Since the developer's objective is to commence Aikenhead's building construction in 1993 July, for a 1994 Spring opening, the advisability and implications of proceeding with development of the site prior to reopening of the creek would have to be addressed and satisfactorily resolved prior to finalization of the rezoning, if temporary culverting of the creek through the site is approved. Further information regarding soil stability and operational aspects of the creek reopening would be required in this regard.
- 3.5 Transportation Planning staff have reviewed the traffic study submitted for the subject rezoning and have made the following comments:

Of particular note from a transportation perspective was the impact of the Aikenhead's proposal on Gilmore Avenue between the BNR line and Lougheed Highway.

Reconstruction of Gilmore Avenue was not included as a servicing requirement for the Bridge Business Park site based on the results of the previous traffic study undertaken for the Trammel Crow rezoning. However, as the Aikenhead's proposal represented a significant change from the office-research park land uses previously proposed for the site, another traffic study was required to determine the impact of this proposal on the road network in the area.

ITEM	13
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

In reviewing this traffic study we have concluded that the Aikenhead development would not generate additional traffic on Gilmore Avenue beyond that produced by the office/r&d development previously proposed for Lots D and E of the Bridge Business Park. Rather it is concluded that the Aikenhead development could result in reduced growth of traffic on Gilmore Avenue during peak periods.

Recognizing that other developments in the vicinity would increase background traffic on Gilmore Avenue, Transportation Planning is advancing the reconstruction of Gilmore Avenue to the 1993 - 97 Capital Program for Major Roads. It should be recognized by the developer that access from Gilmore may not be able to be maintained throughout construction. If approved by Council the Gilmore project may be included in the latter years of the Capital Program.

- 3.6 An assessment regarding soil contamination has been pursued, and in a letter dated 1992 December 16, B.C. Environment has advised that based on all the information submitted, they believe the property has been remediated to an acceptable level for the intended commercial/industrial use of the site.
- 3.7 Ministry of Transportation and Highways approval to the rezoning is required.
- 3.8 It will be necessary to consolidate Lots D and E to create the development site.
- 3.9 The applicant has submitted a plan of development which is suitable for submission to a Public Hearing.

4.0 DEVELOPMENT PROPOSAL:

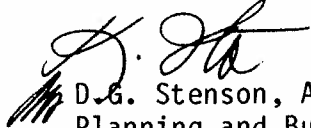
- 4.1 Net Site Area: 4.74 ha (11.7 acres)
- 4.2 Gross Floor Area: 12,017 m² (129,354 sq.ft.)
Floor Area Ratio: 0.25
- 4.3 Building Height: 8.3 m (27 ft.) one storey
- 4.4 Parking Required: 262 spaces
Parking Provided: 714 spaces

CITY MANAGER
REZONING REFERENCE #52/92
AIKENHEAD'S RETAIL BUILDING SUPPLY
1993 MARCH 16PAGE 7

ITEM	13
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

Loading: 5 spaces required and provided

4.5 Exterior Materials: Tilt-up concrete panels, prefinished metal canopy, glazing and skylights.


D.G. Stenson, Acting Director
Planning and Building

RR:yg

Attach.

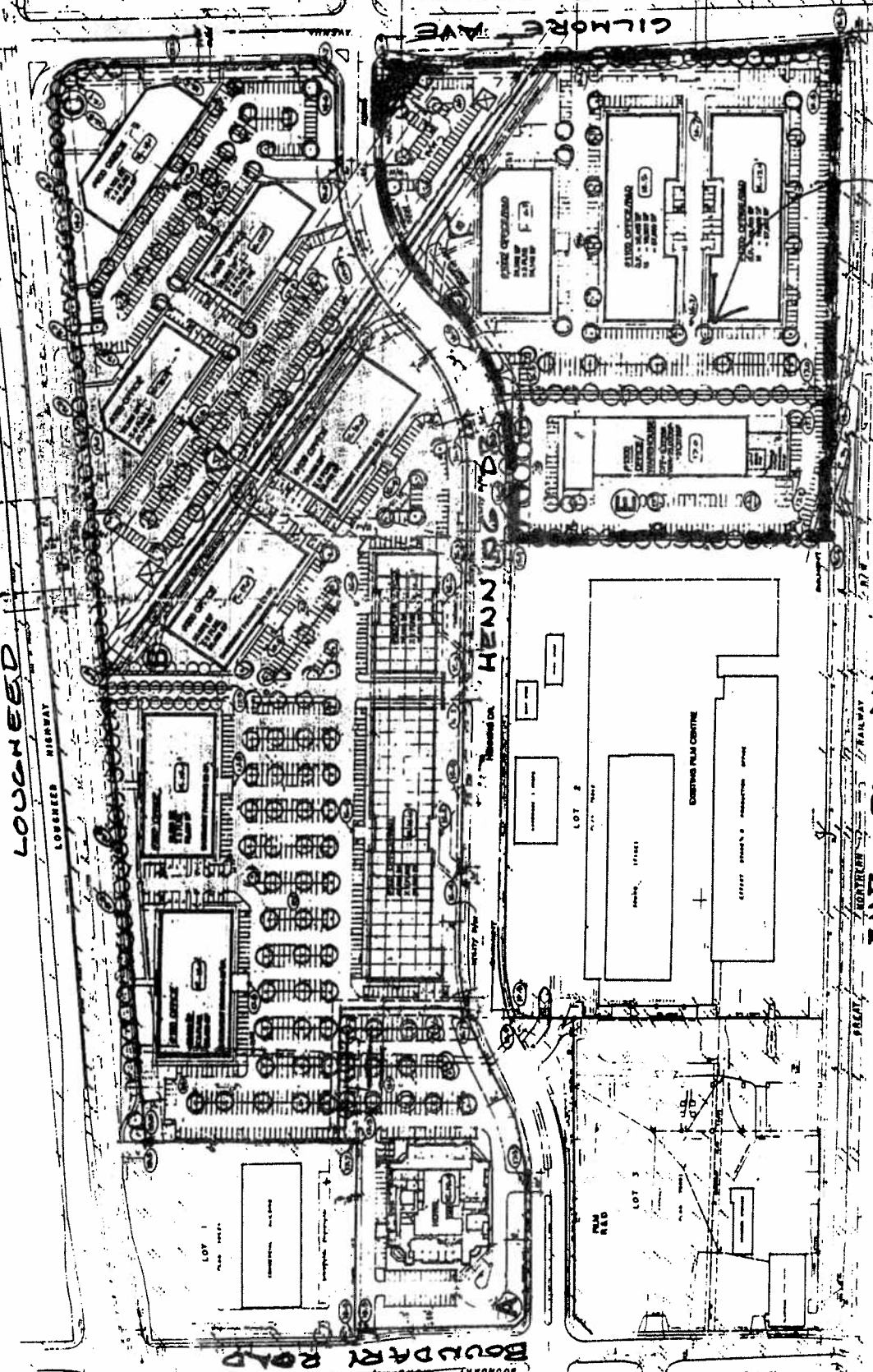
cc: Director Engineering
City Clerk

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ITEM	13
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22

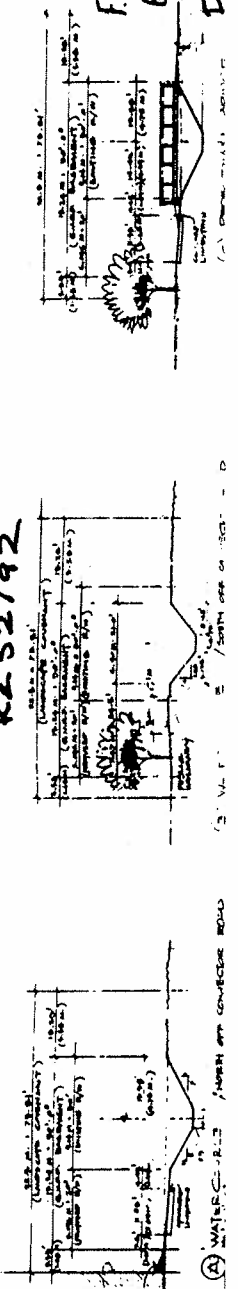
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to any other items.
All comments should be made
under "REMARKS".

FA 920120
BY LAW 947C
D# 1002/00

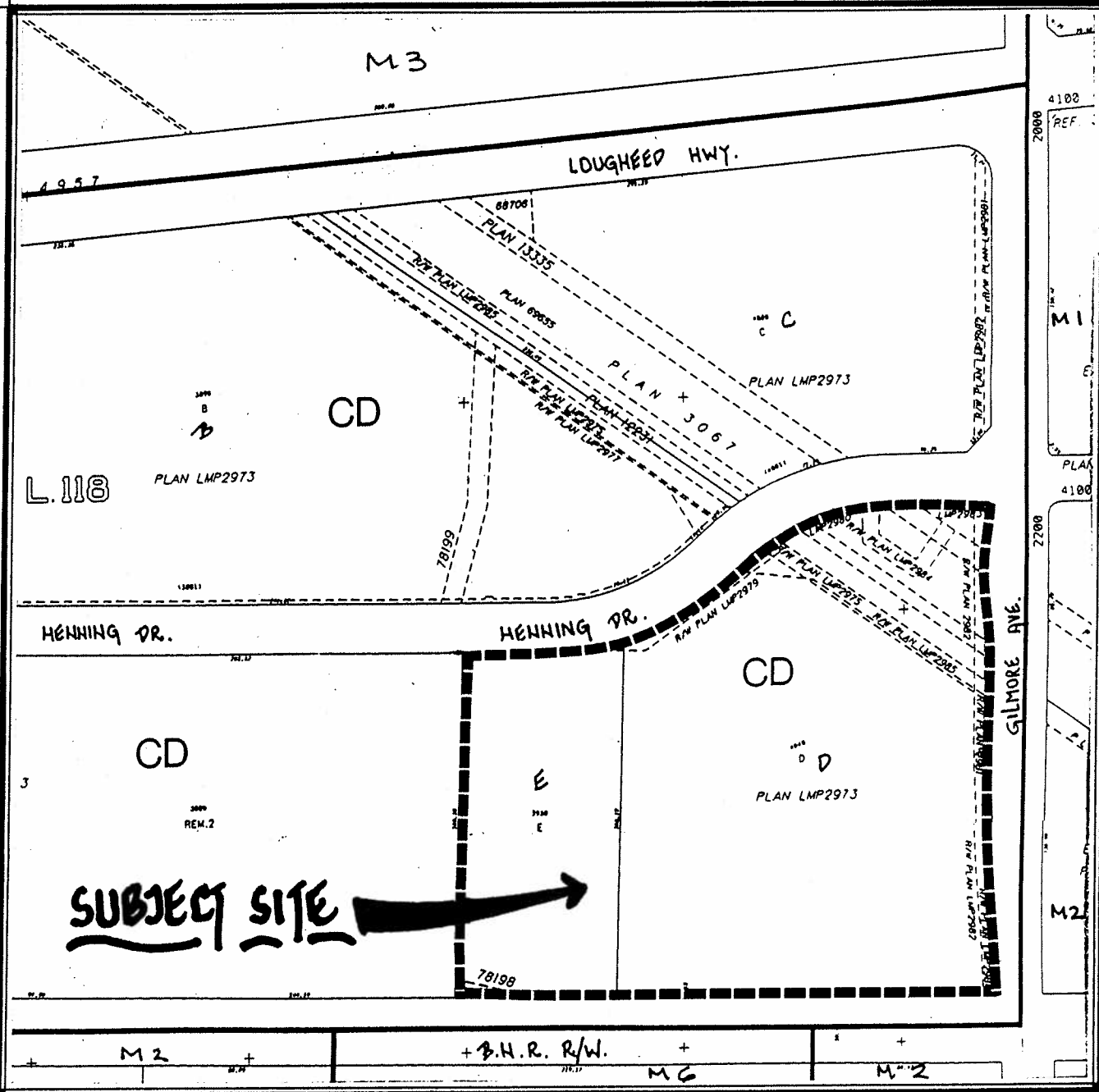


SUBJECT SITE
RZ 52/92

OVERALL SITE PLAN



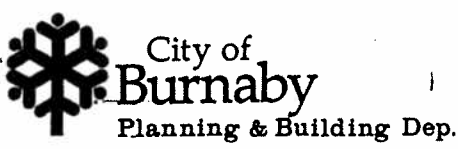
ITEM	13
MANAGER'S REPORT NO.	17
COUNCIL MEETING	93/03/22



Date:
JANUARY 1995

Scale:
N.F.S.

Drawn By:
J.P.C.



REZONING REFERENCE # 52/92

150

SKETCH # 2



