

TO: CITY MANAGER

1993 APRIL 21

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #8/93**
BRIDGE BUSINESS PARK:
DEVELOPMENT GUIDELINES AND SUBDIVISION

LEGAL: LOT B, D.L. 118, GROUP 1, N.W.D. PLAN LMP2973

ADDRESS: 3890 LOUGHEED HIGHWAY (see Sketch #1)

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

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON M5 LIGHT INDUSTRIAL
DISTRICT USE AND DENSITY AND IN ACCORDANCE
WITH THE DEVELOPMENT GUIDELINES ATTACHED
AS APPENDIX "A")

APPLICANT: BRIDGE BUSINESS PARK LTD.
3210 - 666 BURRARD STREET
VANCOUVER, B.C. V6C 2X8

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1993 May 18.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1993 May 03 and to a Public Hearing on 1993 May 18.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) 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.

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- b) 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.
- c) The completion of subdivision creating eight development sites.
- d) The granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) The provision of a public pedestrian walkway system on easement for the site, and construction of concrete walks and lighting to the approval of the Director Engineering.
- g) Removal of the existing building on the site.
- h) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning is to establish development guidelines and accommodate subdivision into 8 lots.

2.0 BACKGROUND:

- 2.1 The subject site comprises one lot within the Bridge Business Park area, which was formerly occupied by the Dominion Bridge Company. A large industrial building from that use remains on the site.

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 a vacant site to be developed for 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 Industries Park was approved by Council on 1990 May 14. In early 1992, the site as part of the larger business park was rezoned to 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).

This zoning provides for the site to be developed as a single lot, with renovation of the existing building with exterior changes for office and R&D use, and construction of four new three-storey office buildings with basement parking (see Sketch #2).

- 2.3 The applicant has requested rezoning to accommodate subdivision of the site into 8 lots, and to establish development guidelines for future individual development of these lots.

Council, on 1993 March 22, 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 site plan with the understanding that a further and more detailed report would be submitted at a later date.

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

3.0 GENERAL COMMENTS:

- 3.1 The subject site is to be subdivided into eight parcels.
- 3.2 An amendment rezoning will be pursued for specific development of each of the eight parcels in the future, once an architectural plan conforming to the zoning guidelines being established by this current rezoning application is prepared for the development of that parcel.
- 3.3 An overall site plan (see Sketch #3) for the eight proposed parcels has been prepared for the current rezoning in order to ensure the feasibility of the proposed subdivision layout and to determine the location of required joint vehicular access and public pedestrian circulation easements. (see Sketch #4)

A detailed examination of the feasibility of the development proposed for each individual site will be pursued as part of its amendment rezoning prior to development.

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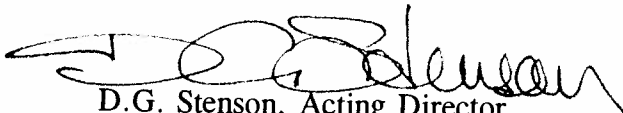
- 3.4 The Development Plan Concept for the area noted that retention of the existing industrial building on the site was encouraged if feasible. The building is not, however, included in the preliminary inventory of heritage buildings in Burnaby. The current zoning of the site did provide for its retention with exterior modifications. As noted in our previous report, the applicant's consultants have, however, conducted a study to investigate the possibility of reusing the structure for either Warehouse/R&D or Office use. The conclusion reached is that reuse is not feasible, and the applicant proposes to demolish the building. Since the building straddles property lines to be created by the proposed subdivision, its demolition is required prior to finalization of the subdivision and rezoning.
- 3.5 Servicing for the Bridge Business Park was previously 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 requested to provide a schedule and estimate of additional servicing requirements for the proposed rezoning and subdivision.
- 3.6 The applicant has advised that a Motor Licensing Office may be pursued on one of the proposed parcels. Details would be the subject of a future amendment rezoning.
- 3.7 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.
- 3.8 Ministry of Transportation and Highways approval to the proposed subdivision and rezoning is required, and provision of parking to Ministry standards may be required.
- 3.9 Transportation Planning staff have advised that the Still Creek/Brentwood Town Centre Transportation Study currently being pursued is expected to result in the identification of a rapid transit corridor which may impact the subject site. Once a corridor alignment is established, amendment rezonings and building development plans would be expected to protect the corridor for future transit use.

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4.0 CONCLUSION:

The development guidelines for the subject site attached as Appendix "A" are generally consistent with the adopted Development Plan Concept for the Dominion Bridge Lands, as adjusted by the completed CD Comprehensive Development zoning of the site (Rezoning Reference #107/88).

The guidelines are intended to guide the development of the subject site as a quality office industrial park. Specific development proposals for the eight parcels within the subject site will be the subject of future amendment rezonings, once specific plans conforming to the guidelines have been prepared.


D.G. Stenson, Acting Director
PLANNING AND BUILDING

RR:yg
Attach.

cc: City Clerk
Director Engineering
City Solicitor

APPENDIX "A"

DEVELOPMENT GUIDELINES

PORTION OF BRIDGE BUSINESS PARK

REZONING REFERENCE #8/93

1.0 INTRODUCTION:

The subject site (3890 Lougheed Highway) is to be subdivided into eight parcels. The following guidelines are provided for development of the subject parcels for quality office industrial park uses as part of Bridge Business Park. An amendment rezoning will be pursued for specific development of each of the parcels once a plan of development conforming to the guidelines is prepared.

2.0 LAND USE:

Office, R&D, film industry and other light industrial uses in accordance with the M5 Light Industrial District are permitted. Commercial uses such as retail uses or restaurants (other than as accessory uses) are not permitted.

3.0 FLOOR AREA RATIO:

The maximum Floor Area Ratio shall be 1.2 based on net site area, excluding the watercourse easement area.

4.0 BUILDING HEIGHT:

- 4.1 Maximum building height shall be four storeys.
- 4.2 Any underbuilding parking which is located above adjacent finished grade will be considered a storey for building height purposes.
- 4.3 All roof equipment is to be architecturally screened.

5.0 SETBACKS:

- 5.1 The minimum setbacks from the property lines of any lot to buildings and parking/driveway areas partially or fully above ground or on surface shall be as follows:

	<u>BUILDINGS</u>	<u>PARKING/DRIVEWAYS</u>
Lougheed Highway	15m to 9m (50 to 30 ft.)	15m to 9m (50 to 30 ft)
Henning Drive	9m (30 ft.)	9m (30 ft.)
Property lines between adjacent parcels	6m (20 ft.)	1.8m (6 ft.)

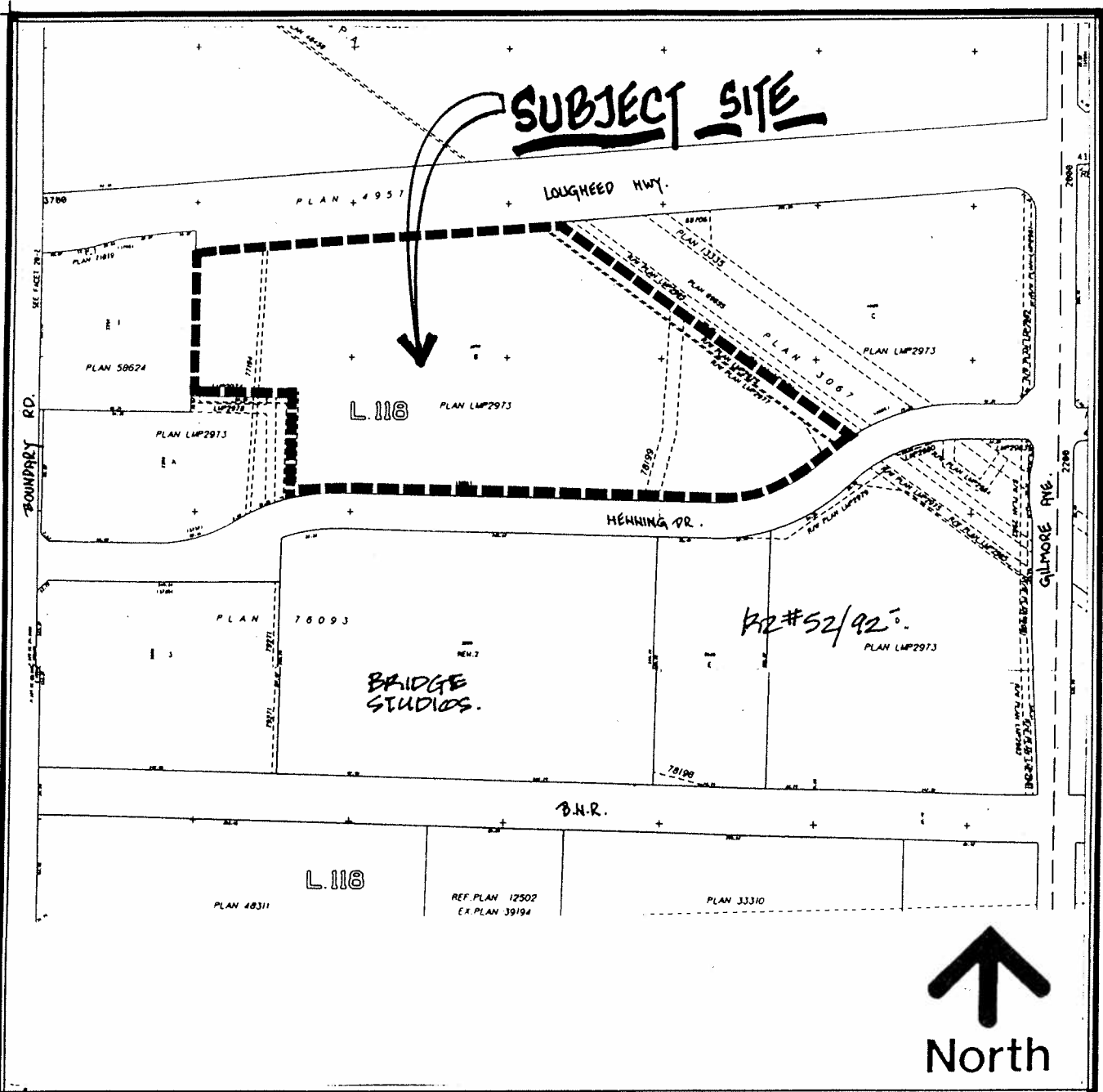
6.0 PARKING:

- 6.1 Parking and loading provision must meet Burnaby Zoning Bylaw regulations.
- 6.2 Provincial Ministry of Highways approval is required for rezoning bylaws and the Ministry's parking standards may also apply.
- 6.3 Underground parking is encouraged where feasible. Building up of grades or berming should be utilized where necessary to ensure all underbuilding parking is effectively perceived as underground parking. No parking decks, if provided, should be visible from the Lougheed Highway.
- 6.4 Surface parking areas should be extensively landscaped with trees, clusters of shrubs, and distinct, separated pedestrian pathways. Berming and landscaping should be provided between surface parking areas and public roadways.
- 6.5 Refuse areas shall be provided underground or suitably screened.

7.0 LANDSCAPING:

- 7.1 All areas not occupied by building, parking, or driveways shall be suitably landscaped.
- 7.2 Conifer groupings as well as deciduous trees should be provided around the perimeters of sites.
- 7.3 Trees and landscaped islands should be provided within surface parking areas.
- 7.4 Any fencing shall be located to the rear of the building line fronting any road.
- 7.5 A public pedestrian network should be provided throughout the site.
- 7.6 The watercourse on the north-east boundary of the site will be maintained in an open condition in perpetuity, with public access as a parkway.


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Date:
MARCH 1993

Scale:
N.F.S.

Drawn By:
J.P.C.

 City of
Burnaby
 Planning & Building Dept.

REZONING REFERENCE # 8/93

SKETCH # 1

LOUGHEED HIGHWAY

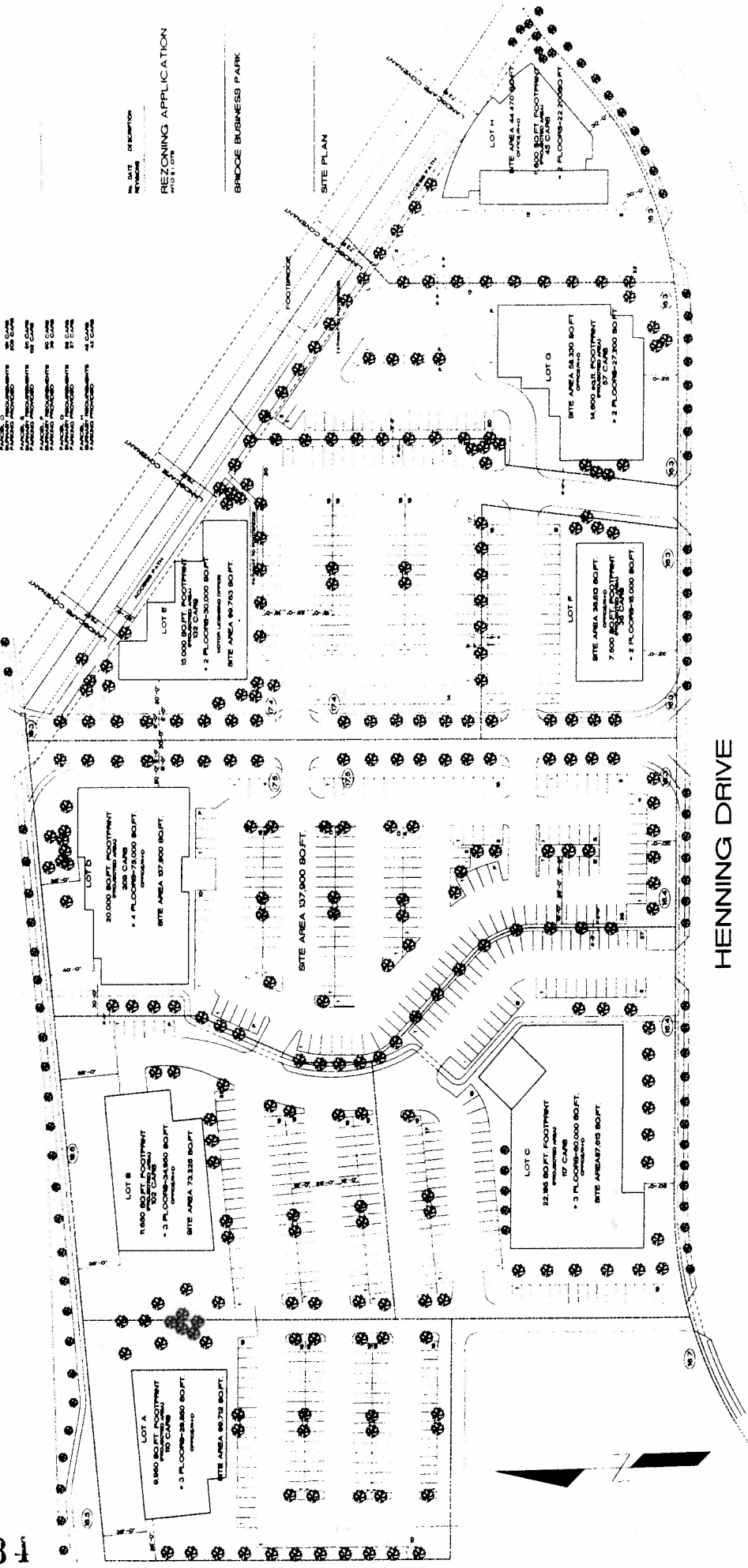
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NO. DATE DESCRIPTION
REZONING APPLICATION
10/1/93

BRIDGE BUSINESS PARK

SITE PLAN

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SITE PLAN - RZ #8/93

SKETCH #3

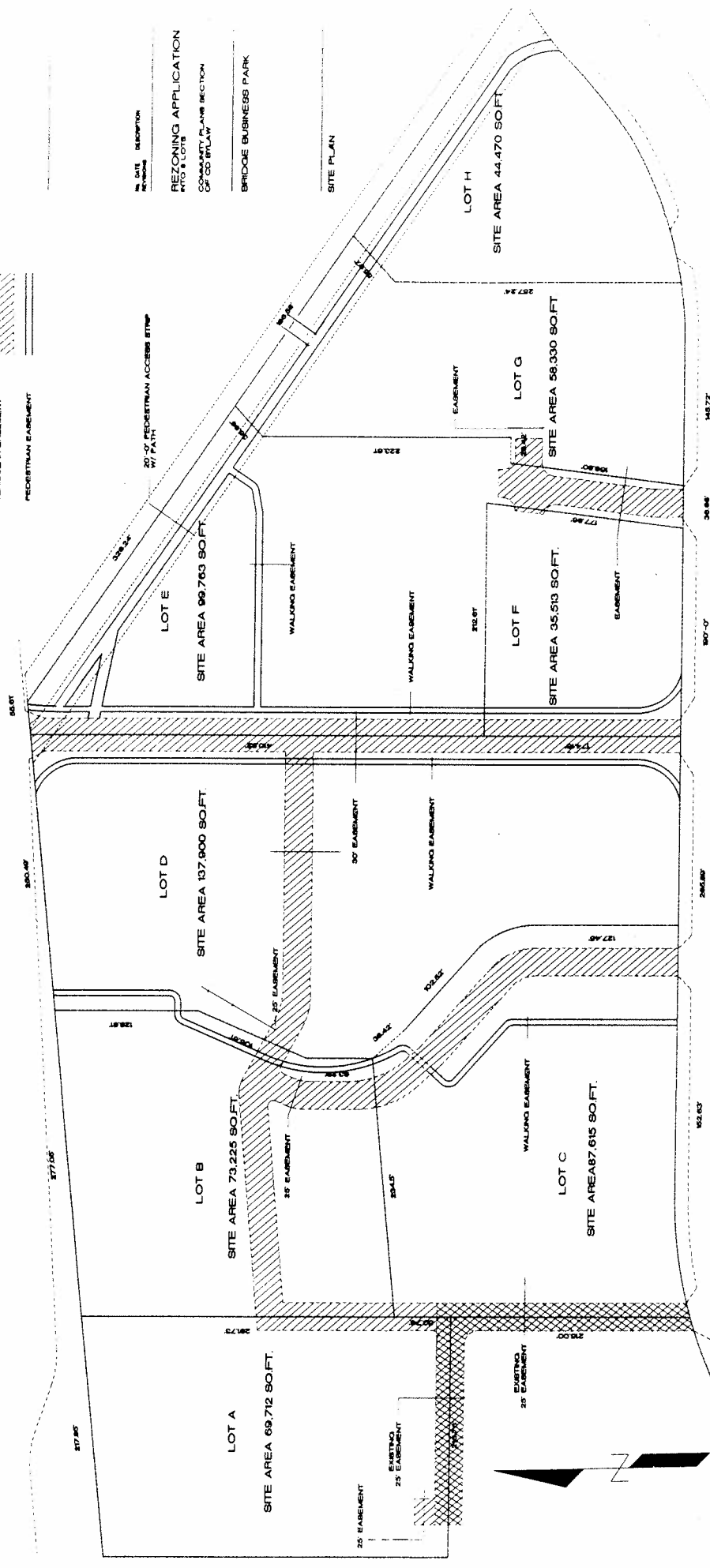
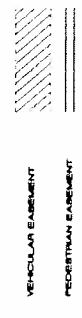
CHRISTOPHER
BOZYK ARCHITECTS
LTD
1000 WEST STREET, SUITE 100
ANN ARBOR, MI 48106

NO. SITE RECEPTION
REZONING APPLICATION
AREA 100
CITY OF ANN ARBOR
BRIDGE BUSINESS PARK

SITE PLAN

LOUGHEED HIGHWAY

HENNING DRIVE



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PROPOSED SUBDIVISION - RZ# 8/43

SKETCH #4

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