

TO: CITY MANAGER 1994 DECEMBER 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #38/94

ADDRESS: 4990 CANADA WAY (SEE ATTACHED SKETCHES)

LEGAL: LOT 27, D.L. 79, GROUP 1, N.W.D. PLAN 31328

FROM: A2 SMALL HOLDINGS DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON P2 ADMINISTRATION AND ASSEMBLY
DISTRICT GUIDELINES, AND IN ACCORDANCE WITH
THE DEVELOPMENT PLAN ENTITLED "BURNABY
WINTER CLUB" PREPARED BY CORNERSTONE
ARCHITECTS)

APPLICANT: CORNERSTONE ARCHITECTS
408 - 611 ALEXANDER STREET
VANCOUVER, B.C. V6A 1E1
ATTENTION: SIMON RICHARDS

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 January 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 January 09, and to a Public Hearing on 1995 January 24 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 City

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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 satisfaction of all necessary subdivision requirements.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) Submission of a tree survey, retention of as many existing mature trees as possible on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by chain link fencing or other approved physical containment during the whole course of site preparation and construction work, and deposit of sufficient monies to ensure the protection of identified existing vegetation, to be refunded a year after completion of construction.
- h) The granting of a 215 covenant to protect the natural treed area being preserved on the site.
- i) The approval of the Ministry of Transportation and Highways to the zoning application.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the redevelopment and expansion of the Burnaby Winter Club.

2.0 BACKGROUND:

Council on 1994 July 25 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 would be submitted at a later date (see attached Sketch #1).

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

3.0 GENERAL COMMENTS:

- 3.1 The site lies within the Central Administrative Area Plan which was adopted by Council in 1974 (see attached Sketch #2). This Plan designates the area bounded by the Freeway, Kensington Avenue, Canada Way and Norland Avenue for office development in a low density campus-like setting. Since 1974 all new development has conformed to this plan, however a slow rate of office growth has been evident in this area in the past few years. The Plan proposes that the Winter Club site be redeveloped for office use as it is one of the most high-profile sites in the area, easily visible from the Trans-Canada Highway, Kensington Avenue and Canada Way.
- 3.2 The existing zoning on the site is A2 (Agricultural) as the building was constructed in 1957 prior to the preparation of the Zoning Bylaw in 1965. The existing use is therefore legally non-conforming. To accommodate the proposed addition to the building in the first phase and the replacement of the existing building in the second phase it would be appropriate to amend the zoning to CD (Comprehensive Development) based upon the P2 (Administration and Assembly District) zoning.
- 3.3 The Area Plan also acknowledges consideration of possible compatible recreational and cultural uses in the area. The prime guideline is to achieve a high standard of design and compatible uses, with moderately scaled development in a parklike setting. The existing building is basically a large shell structure with few windows and openings, and consequently, it is desirable for the appearance of this recreational complex to be improved and to preserve existing trees for screening purposes. In light of the growth trends in the area and the fact that the Winter Club is proposing to initially add one rink in the first phase, then later, completely replace the existing building, this department is able to support in principle the proposal for the major redevelopment in phases of the Winter Club site for continued recreational use.

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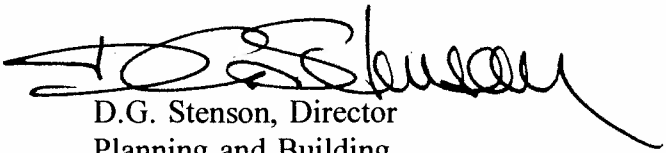
- 3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, the installation of sanitary and storm sewers to service the site. A private overhead pole line is to be removed from the site.
- 3.5 A dedication of land for the widening of the highway system is required along the east and south portions of the site.
- 3.6 A fill easement area is required along the Canada Way frontage to accommodate the future reconstruction of the sidewalk on Canada Way.
- 3.7 There is a significant treed area located at the south end of the site and there are some trees to be retained along Canada Way. A tree survey is to be provided. A portion of the treed areas is to be retained and protected by covenant and a landscape performance deposit is required.
- 3.8 The Burnaby Winter Club is a community recreational organization and therefore the Canada Way Pedestrian overpass charge which relates to commercial developments is not applicable to this proposal.
- 3.9 Approval of the Ministry of Transportation and Highways to this rezoning is required.
- 3.10 This development will be a maximum site coverage building with 100% of the parking on surface due to cost limitations. The architects have endeavoured within these limitations to provide as much landscaping around the perimeter of the site as possible, particularly along the east side to screen the service area on the Kensington side of the building.
- 3.11 The project is to be phased as follows:
- | | | |
|----------|---|--|
| Phase I | - | new 85 x 200 foot rink to be added to south end of existing building; |
| Phase II | - | demolition of existing club building and construction of one 74 x 162 foot rink, six sheets of curling ice plus core/service facilities. |

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4.0 DEVELOPMENT PROPOSAL:

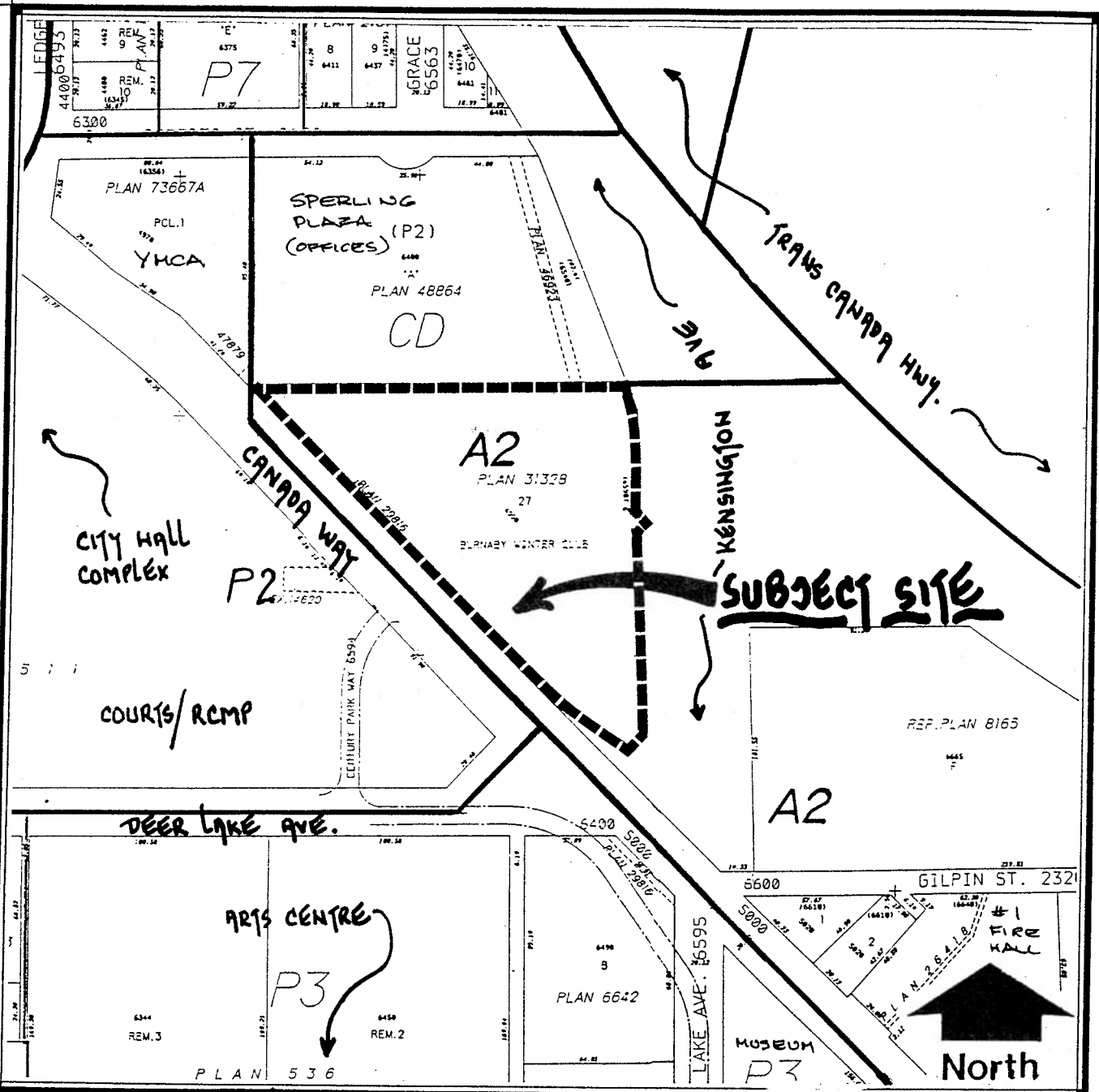
- 4.1 Gross Site: 3,374 m² (3.40 acres)
- Net Site: (subject to survey)
- Site Coverage Permitted: 40%
- Proposed - Phase I 36%
- Phase II 40%
- 4.2 Height: - Phase I 32 feet (approximately)
- Phase II 32 feet
- 4.3 Parking Ratio:
- Phase I (existing building, curling/hockey rink, lounge, food service, bar with new Phase I hockey rink)
- | | |
|----------|--------------------|
| Required | 156 parking spaces |
| Provided | 159 parking spaces |
- Phase II (removal of old building and construction of second Phase II hockey rink, six sheets of curling ice, lounge, cafe, bar and meeting rooms)
- | | |
|----------|------------|
| Required | 182 spaces |
| Provided | 182 spaces |
- 4.4 Exterior Materials: The new building will be finished with the following materials: metal roof (light grey), walls - steel cladding (grey), and base - concrete masonry (sand stone).


 D.G. Stenson, Director
 Planning and Building

BR:yg
 Attach.

cc: Director Engineering
 Director Finance
 Director Recreation & Cultural Services

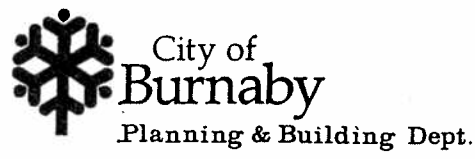
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Date:
July 1994

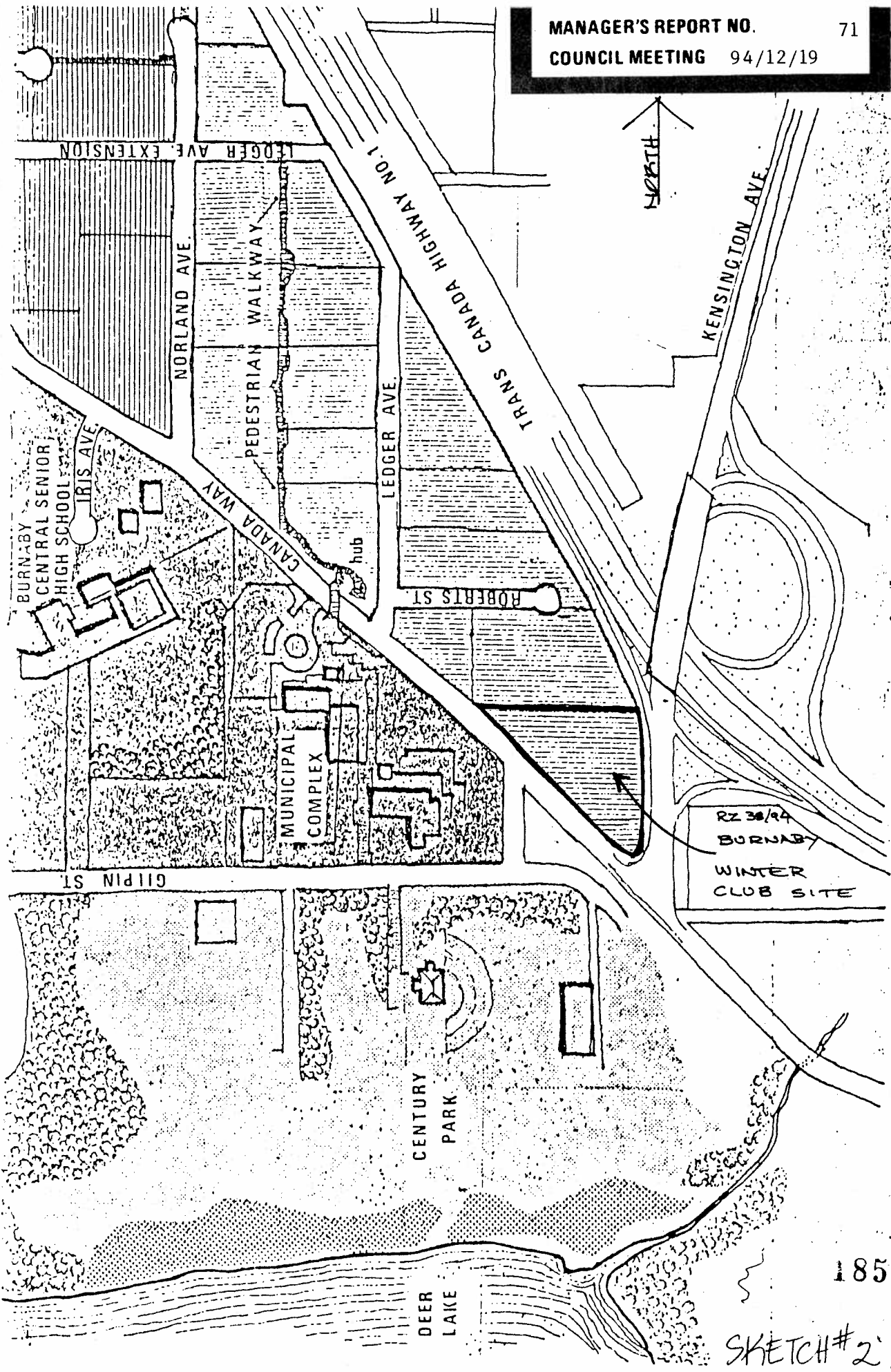
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Drawn By:
J.P.C.



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SKETCH # 1



PROPOSED LAND USE

- Office-Administrative
- Community
- Public
- Parkland

DEVELOPMENT PLAN CONCEPT

(CENTRAL ADMINISTRATIVE AREA PLAN 1974)

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SKETCH #2

