

ITEM	18
MANAGER'S REPORT NO.	29
COUNCIL MEETING	94/05/02

**TO:** CITY MANAGER 1994 APRIL 27

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #14/94  
(PREVIOUS REZONING REFERENCE #61/84)

**3-STOREY OFFICE/WAREHOUSE DEVELOPMENT**

**ADDRESS:** 4401 STILL CREEK DRIVE

**LEGAL:** LOT P, D.L. 70, GROUP 1, N.W.D. PLAN 71013

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

**TO:** "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "WILLINGDON PARK PHASE IV" PREPARED BY INTERPLAN ARCHITECTURE AND PLANNING)

**APPLICANT:** INTERPLAN ARCHITECTURE AND PLANNING  
400 - 131 WATER STREET  
VANCOUVER, B.C. V6B 4M3  
**ATTENTION:** JOHN SCOTT

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1994 May 31.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 May 09, and to a Public Hearing on 1994 May 31 at 7:30 p.m.
  
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The completion of the revised Willingdon Park Community Plan.

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- b) The submission of a suitable plan of development.
- c) 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.
- d) 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.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The provision of a public bicycle trail easement along the Still Creek Drive frontage and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- h) 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 snow 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 and the provision of chain link fencing along the property line adjacent the public trail with the granting of a 215 Covenant to protect the natural treed area being preserved on the site.
- i) 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.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.

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- k) The submission of a suitable engineered design for an approved on-site sediment control program.
- l) The submission of an annual maintenance plan for the natural buffer area non-disturbance zone along Still Creek and a letter of commitment agreeing to its fulfillment.

## REPORT

### **1.0 REZONING PURPOSE:**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a three-storey office building.

### **2.0 BACKGROUND:**

- 2.1 Council on 1991 November 18 received a report from 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. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 2.2 This site is located within the Willingdon Business Park area and was previously rezoned for Comprehensive Development under the M5 zone guidelines as part of Rezoning Reference #61/84. Subdivision of the site was also completed. To date, several buildings within the park have been completed or are under construction including the McDonald's office and three buildings at the western end of the office park. The most recent rezoning, Rezoning Reference #57/93, was to permit the inclusion of a restaurant in an existing building (Rezoning Reference #54/89), while another site in the park, 4190 Still Creek Drive, is the subject of another rezoning, Rezoning Reference #40/91. The purpose of this rezoning application is to present a specific plan of development.
- 2.3 An on-going issue, initiated through the as yet incomplete Rezoning Reference #40/91, is the need to revise the Willingdon Business Park Community Plan to reflect the changing needs and conditions of the new owners and tenants.

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Working closely with staff, a revised Willingdon Business Park Community Plan has been pursued and a virtually complete Community Plan is available for perusal in the Planning Department. A fully complete plan document will be assured prior to Final Adoption. A plan of development for the subject 3-storey office/warehouse development has been submitted suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS:

The subject site is being rezoned:

- From:** CD Comprehensive Development District (based on M5 Light Industrial District Guidelines)
- To:** "Amended" CD Comprehensive Development District (based on M5 Light Industrial District Guidelines, and in accordance with the Development Plan entitled "Willingdon Park Phase IV" prepared by InterPlan Architecture and Planning).

#### 3.1 Revised Willingdon Park Community Plan

The revision of the Willingdon Business Park Community Plan (see attached Sketch #2) to update the existing plan began with a previous, still incomplete rezoning, Rezoning Reference #40/91, and is being pursued again now to expedite its completion. The intent of the plan is to provide a clear, comprehensive guide to future development and circulation within the context of overall patterns of growth in Burnaby. The area is developing as a high quality, centrally located, highly visible industrial/office park.

Overall, the revised Plan continues to uphold the principles and objectives of the previous Plan. The emphasis is still on the planned provision of high quality office/industrial space in a park-like setting using Comprehensive Development District (CD) zoning based on M5 Light Industrial District Guidelines, although the emphasis has shifted more towards the office element. The maximum F.A.R. remains 1.0 with a slight change in increased height to a permitted maximum of 6 storeys in a terraced form on certain internal sites. Proposed lot assemblies tend to be larger, resulting in a simplified service circulation system and more attention to continuous landscape buffers and screening of any surface parking.

Greater attention is now given to the importance of transit links and on-site pedestrian circulation both for public access and employee recreation. Other amenities discussed in greater detail in the revised Plan include the need to

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enhance and integrate the tree-lined Still Creek as the most influential on-site natural feature, to pursue the provision of an on-site childcare facility for the use of the business park employees and to incorporate for convenience some accessory retail and restaurant uses.

The development approval process remains essentially the same, with each site within the Willingdon Business Park to be considered individually for development using "amended" CD Comprehensive Development District zoning based on the guidelines of the M5 District and the revised Community Plan.

### 3.2 Development Plan

The three-storey building is roughly "L" shaped with a facade of reflective glass with some stucco. The loading bays are to the rear. The building will have one level of parking below grade level as well as a large surface parking area well screened by landscape buffers.

### 3.3 Relationship to Plan

The revised development guidelines for the office park show this site developed with a large building with a somewhat different configuration but with driveway access still from Still Creek Drive. The density of the proposed development closely reflects the terms of the revised guideplan and the design, as submitted, proposes a high quality office building with a commitment to underground parking.

### 3.4 Servicing Requirements

The City Engineer will assess the need for any further services to the site which was previously serviced at the time of subdivision.

### 3.5 Dedications

A 1.5m dedication along the Still Creek Avenue right-of-way is required to accommodate a possible future road construction. In the meanwhile, this right-of-way will be a landscaped strip.

### 3.6 Easements and Covenants

Any necessary easements and covenants for the site are to be provided, including but not necessarily limited to a bicycle trail easement along Still Creek Drive and a restrictive covenant to protect the deciduous trees along the

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creekside buffer strip identified for preservation and at the western end of the site. These areas are to be protected by chain link fencing during construction and a damage deposit of \$15,000.

3.7 Access

All vehicular access will be from Still Creek Drive. The exact point of driveway areas is being resolved. Ministry of Transportation and Highways approval is required.

3.8 Landscape Maintenance Plan

The natural areas along the edge of the creek and at the western end of the site provide a significant riparian habitat for a variety of local wildlife. As such, they should be kept as natural as possible, protected by an annual maintenance plan minimizing intrusions into these areas.

4.0 DEVELOPMENT PROPOSAL:

4.1	<u>Gross Site Area:</u>	32,247.84 m <sup>2</sup> (105,800 sq.ft.)
	<u>Net Site Area:</u> (approximately)	31,955.29 m <sup>2</sup> (104,840 sq.ft.)
	<u>Site Coverage:</u> (approximately)	25%
4.2	<u>Gross Floor Area:</u>	5,908.4 m <sup>2</sup> (63,600 sq.ft.)
	<u>Floor Area Ratio:</u>	.61
	<u>Height:</u> Three-storeys above one-level below grade parking structure.	49.0 ft.
4.3	<u>Parking Required:</u>	5,908.4 m <sup>2</sup> /46 m <sup>2</sup> (129 spaces)
	<u>Parking Provided:</u> (subject to final design)	
	- underground	69
	- surface	<u>101</u>
	Total provided	170 spaces
	Loading bays provided	05

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4.4 Exterior Materials and Finish:

Finishes include stucco and reflective glass.

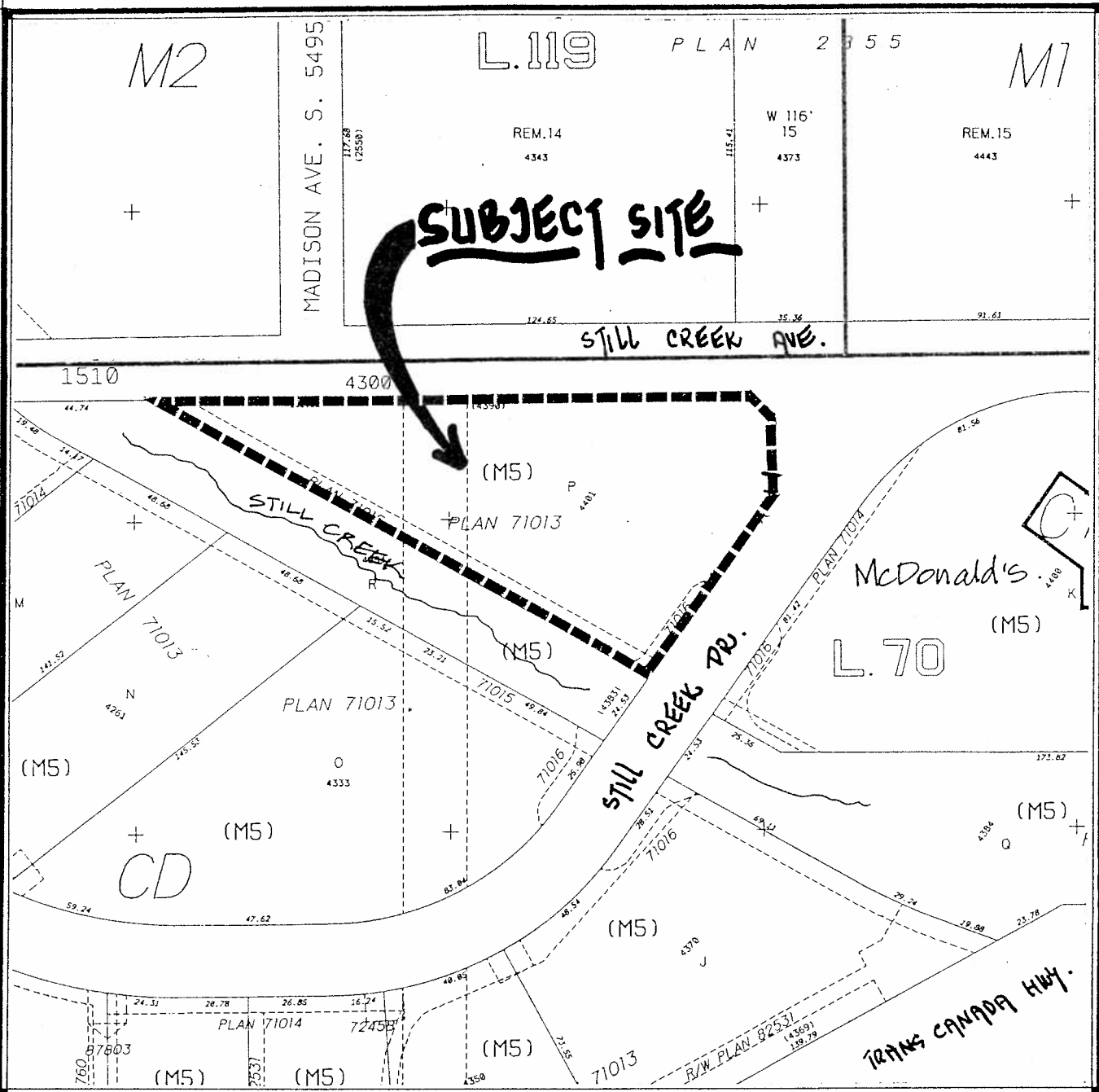


D.G. Stenson, Director  
Planning and Building

FA:yg  
Attach.

cc: City Clerk  
Director Engineering  
Chief Environmental Health Officer  
Director Administrative & Community Services

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Date:  
**MARCH 1994**

Scale:  
**1:2000**

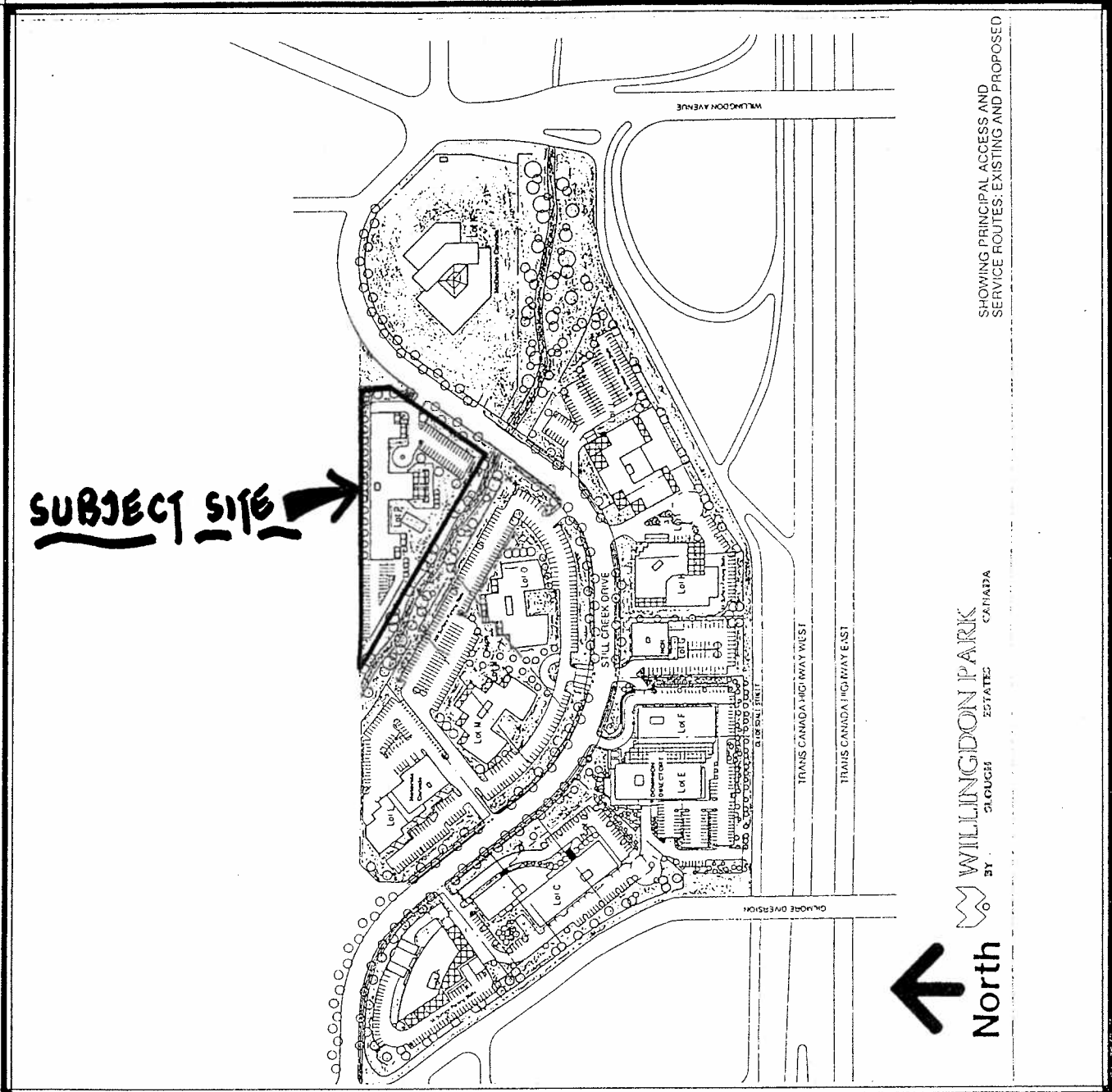
Drawn By:  
**J.P.C.**



**REZONING REFERENCE # 14/94**

**SKETCH # 1**






SHOWING PRINCIPAL ACCESS AND SERVICE ROUTES: EXISTING AND PROPOSED

WILLINGDON PARK  
 BY SLOUGH ESTATE CANADA



Date:	MARCH 1994
Scale:	N.F.S.
Drawn By:	J.P.C.

 City of Burnaby  
 Planning & Building Dept.

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SKETCH # 2

