

ITEM	10
MANAGER'S REPORT NO.	60
COUNCIL MEETING	94/10/24

TO: CITY MANAGER 1994 October 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #44/94  
TWO FREESTANDING RESTAURANTS AND  
TWO-STOREY OFFICE BUILDING  
BRIDGE BUSINESS PARK**

LEGAL: LOT D, DISTRICT LOT 118, GROUP 1, NWD, PLAN LMP17879

ADDRESS: 3850 LOUGHEED HIGHWAY

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT

FROM: AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT  
(BASED ON M5 LIGHT INDUSTRIAL DISTRICT AND C2 COMMUNITY  
COMMERCIAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH  
THE DEVELOPMENT PLAN ENTITLED "BRIDGE BUSINESS PARK - LOT  
D" PREPARED BY CHRISTOPHER BOZYK ARCHITECTS)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1994 November 22.

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**RECOMMENDATIONS:**

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1994 November 07 and to a Public Hearing on 1994 November 22 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 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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- 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) Commitment to construction of common driveways and walkways on easements servicing the site.
- e) Relocation of a statutory right-of-way for walkway purposes.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) The submission of a suitable engineered design for an approved on-site sediment control program.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the rezoning bylaw amendment is to amend the land use development guidelines established by Bylaw No. 9883 for this parcel and to accommodate development of two freestanding restaurants and a two-storey office building.

### 2.0 BACKGROUND

2.1 The subject site (see attached Sketches #1 and #2) comprises one existing lot within the Bridge Business Park area, which was formerly occupied by the Dominion Bridge Company. The site is generally level. A mutual access easement (private roadway) linking the Lougheed Highway with Henning Drive runs along the east boundary of the site. A vacant site to the east across the private roadway is to be developed as a Motor Licence office. The Bridge Studios are located across Henning Drive to the south. Vacant sites to be developed for industrial and office uses and for a hotel as part of Bridge Business Park are located to the west.

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- 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 (which was then part of a larger parcel) was rezoned as part of the Bridge Business Park 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), to provide for office and R&D development based on M5 use and density.
- 2.3 An amendment rezoning (Rezoning Reference #8/93) and subdivision (Subdivision Reference #27/93) of the previously 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 was completed in the summer of this year. The current zoning of the subject site, established by that rezoning, provides for a four storey office building with a total floor area of 7,000 m<sup>2</sup> (75,000 sq.ft.) on the Lougheed Highway frontage of the site. The development guidelines established by the rezoning did not include restaurants other than as accessory uses.
- 2.4 The current rezoning application is for a change in the use of the subject parcel. Two freestanding restaurants with a total of 468 seats would be developed on the Lougheed Highway frontage of the site, while a two storey office building with a total floor area of 1,690 m<sup>2</sup> (18,200 sq.ft.) would be developed on the Henning Drive frontage. Council indicated support for the applicant's proposal when this application was first considered on 1994 July 25, and authorized staff to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing. A suitable plan has now been submitted.

### 3.0 GENERAL COMMENTS

- 3.1 The proposed development is consistent with the development guidelines for Bridge Business Park, subject to the proposed amendment to permit freestanding restaurants on this site. It comprises two restaurants fronting on the Lougheed Highway and a two-storey office building fronting on Henning Drive.
- 3.2 The subject site is being serviced as a condition of Subdivision Reference #27/93. Engineering will be asked to confirm that there are no additional requirements related to any specific development proposal and amendment rezoning for the site.

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- 3.3 The applicant has advised that further subdivision or strata-titling of the subject site will not be pursued.
- 3.4 Vehicular access to the site is from the mutual access easement (private roadway) linking the Lougheed Highway with Henning Drive along the east property line of the site. Another mutual access easement runs east-west through the site (see attached Sketch #2).
- 3.5 Ministry of Transportation and Highways approval to the proposed rezoning is required. A traffic study may be required by the Ministry.
- 3.6 An adjustment to the location of a registered statutory right-of-way over the site for a public pedestrian walkway relocating it to the adjacent parcel is necessary to accommodate the proposed development.
- 3.7 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

**4.0 DEVELOPMENT STATISTICS:**

4.1	<u>Net Site Area:</u>	1.24 ha (3.06 acres)
4.2	<u>Site Coverage:</u>	16%
4.3	<u>Floor Area and Seating:</u>	
	Office Building	1,691 m <sup>2</sup> (18,200 sq. ft.)
	Earl's Restaurant	650 m <sup>2</sup> (7,000 sq.ft.) 270 seats (Incl. 60 patio)
	Swiss Chalet Restaurant	488 m <sup>2</sup> (5,250 sq.ft) 198 seats
	<b><u>Total:</u></b>	<b>2,829 m<sup>2</sup> (30,450 sq. ft.) 468 seats</b>
4.4	<u>Floor Area Ratio:</u>	0.23
4.5	<u>Building Height:</u>	One storey restaurants Two storey office

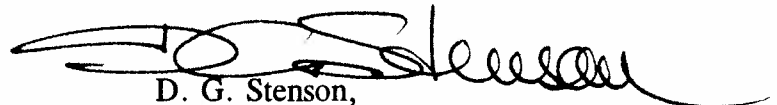
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- 4.6 Parking Required:
- |  |              |
|--|--------------|
| Office 1,691 m <sup>2</sup> /46 m <sup>2</sup> | = 37 spaces  |
| Restaurants 468 seats/5 seats                  | = 94 spaces  |
| Total Required:                                | = 131 spaces |
- 4.7 Parking Provided: 166 spaces
- 4.8 Loading Provided: 2 spaces
- 4.9 Exterior Materials:

**Restaurants:** Brick, stucco, painted metal roof

**Office:** Aluminum curtain wall with tinted reflective glazing



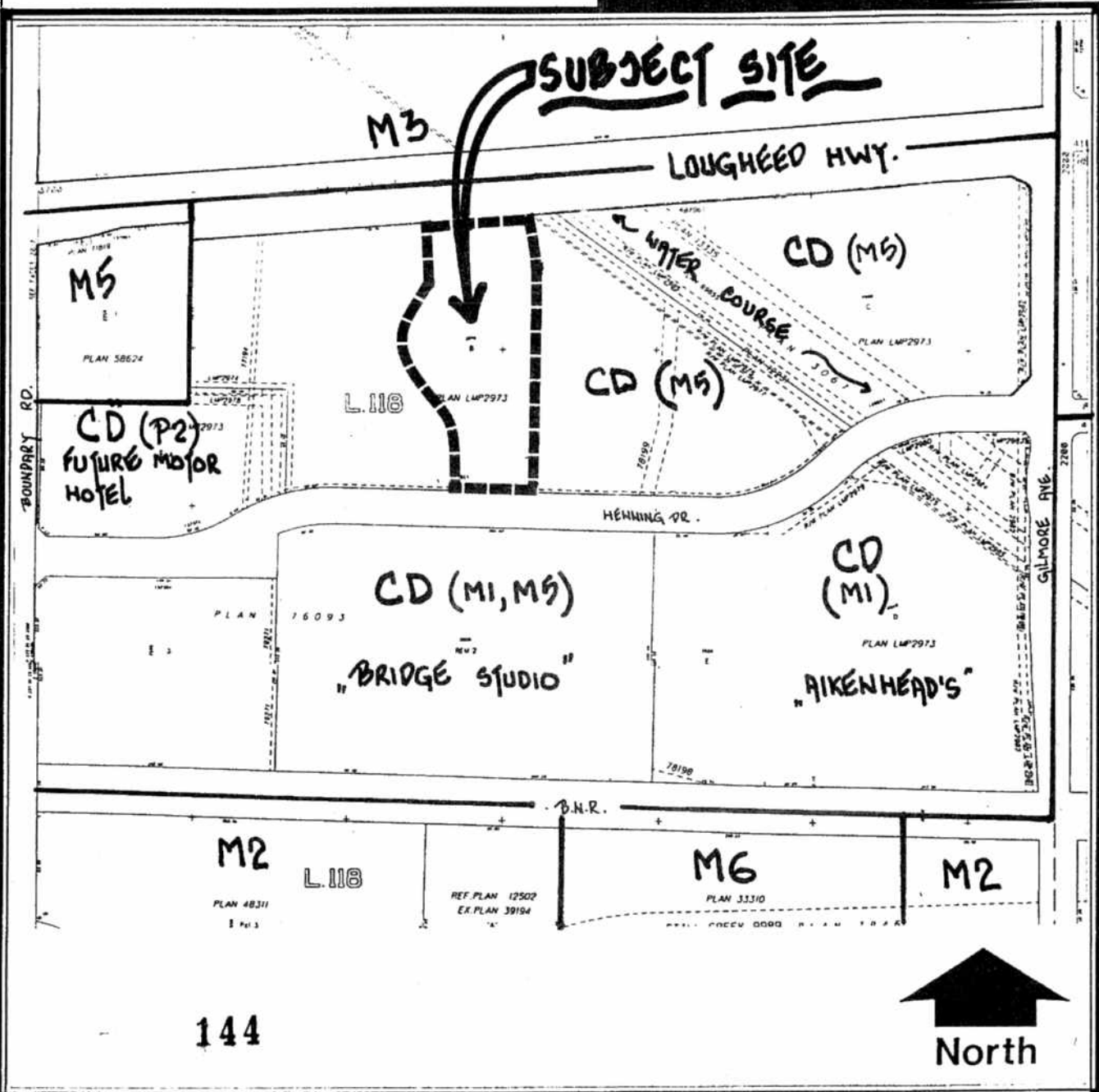
D. G. Stenson,  
Director Planning and Building

RR/lf/ds

Attached Sketches

cc: City Solicitor  
City Clerk  
Director Administrative & Community Services  
Director Engineering

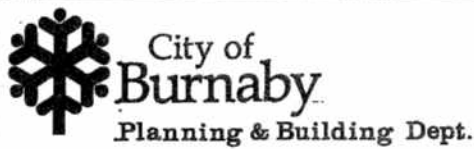
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Date:  
 July 1994

Scale:  
 N.1.S.

Drawn By:  
 J.P.C.



REZONING REFERENCE # 44/94

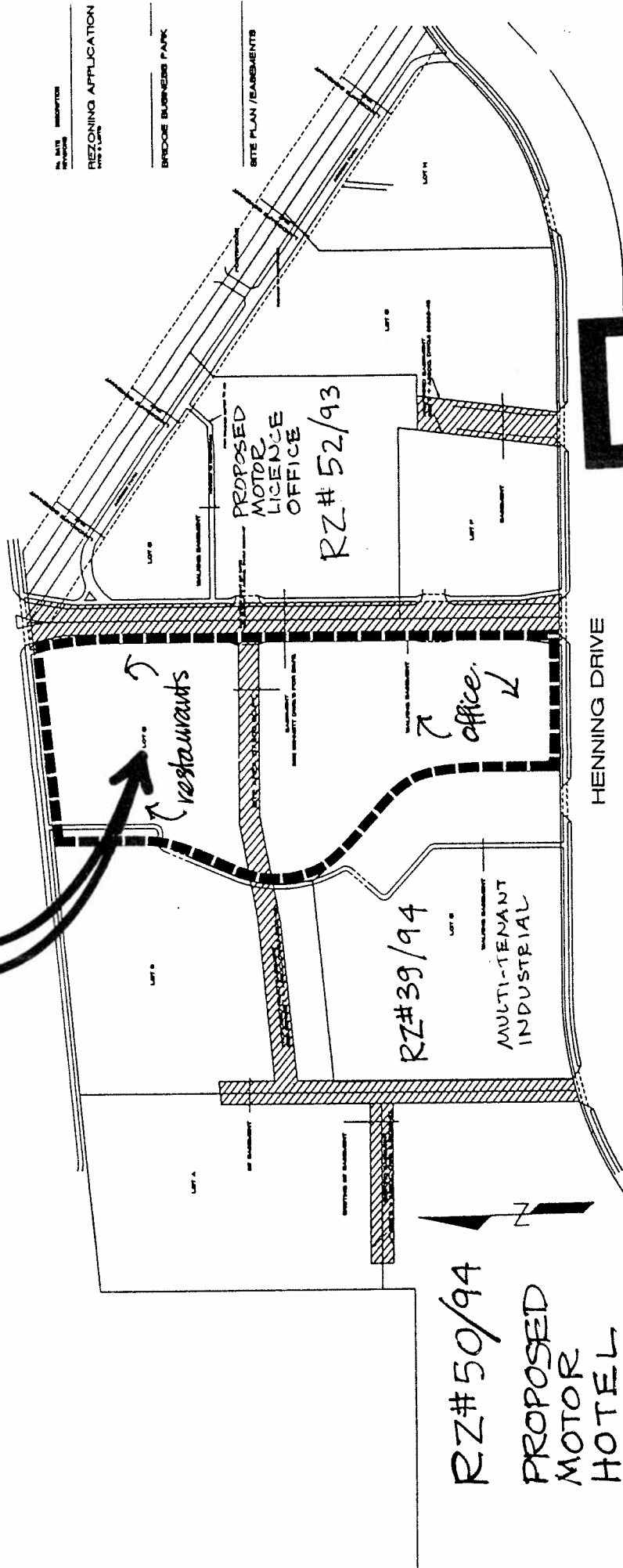
SKETCH # 1

**SUBJECT SITE RZ # 44/94**



NOTES: THIS PROPERTY IS ZONED FOR SINGLE RESIDENTIAL DEVELOPMENT. ANY DEVELOPMENT OF THIS PROPERTY MUST BE IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA ZONING REGULATIONS.

LOUGHEED HIGHWAY



SCALE: 1" = 40' DATE: 10/17/94 DRAWN BY: [illegible]

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**\* SKETCH 2**

