

TO: CITY MANAGER

1994 JUNE 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #9/94
(X.REF. PREVIOUS REZONING REFERENCE #9/80)

AMBULANCE DISPATCH CENTRE AND REGIONAL OFFICE

ADDRESS: SIMON FRASER UNIVERSITY DISCOVERY PARKS SITE
PTN. 8888 BARNET HIGHWAY (NORTHWEST OF
8900 NELSON WAY)

LEGAL: PTN. LOT 145, D.L.'S 31, 101, 102, 141, 144, 147, 209, 210,
211, 212, 213 AND 214, GROUP 1, N.W.D. PLAN 27774

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON THE DISCOVERY PARKS
COMMUNITY PLAN AND M5 LIGHT INDUSTRIAL
DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY
(FOR AMBULANCE HEADQUARTERS) USE AND
DENSITY AS GUIDELINES, AND IN ACCORDANCE WITH
THE DEVELOPMENT PLAN ENTITLED "B.C.B.C.
AMBULANCE DISPATCH CENTRE" PREPARED BY
ANNAND BURTON-BROWN ARCHITECTS)

APPLICANT: B.C. BUILDINGS CORPORATION
3350 DOUGLAS STREET
VICTORIA, B.C. V8W 2T4
ATTENTION: SHARON JOHNSON

PURPOSE: To seek Council authorization to forward this application to a Public Hearing
on 1994 July 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994
July 11, and to a Public Hearing on 1994 July 26 at 7:30 p.m.

ITEM	5
MANAGER'S REPORT NO.	40
COUNCIL MEETING	94/06/27

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.
 - 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 creation of a separate lease lot for the project.
 - e) The granting of any necessary easements.
 - f) 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.
 - g) The submission of a suitable engineered design for an approved on-site sediment control program.
 - h) The payment of any requisite City taxes with respect to the subject site and development.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of an ambulance dispatch centre and regional office within Discovery Parks (SFU site).

2.0 BACKGROUND:

The subject site lies within Area "C" of the research oriented Discovery Parks SFU site (see attached Sketches #1 and #2). Council on 1994 March 21 received the report of the Planning and Building Department concerning the rezoning of the subject site and adopted the following recommendations:

- a) THAT the adjustment to the Discovery Parks Community Plan (SFU site) to accommodate, in principle, the proposed ambulance dispatch centre and regional office be approved.
- b) THAT staff be authorized to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing.

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

3.0 GENERAL COMMENTS:

- 3.1 The development proposal calls for a two storey office type building, with surface parking and a landscape buffer, to accommodate the B.C. Ambulance Lower Mainland Dispatch Centre and Regional Office.
- 3.2 The proposed site will need to be defined to create a separate leasehold parcel.
- 3.3 Easements will need to be determined with respect to the leasehold parcel with respect to reciprocal vehicular and pedestrian access over the leasehold parcel and the remnant parcel retained by Discovery Parks.
- 3.4 A tree survey has been provided and undeveloped treed areas within the site will be protected and supplementary native species planting provided. The areas will be protected during construction with chain link fencing.
- 3.5 The proposed ambulance project is being developed by the B.C. Buildings Corporation on behalf of the B.C. Ambulance Service.

CITY MANAGER
REZONING REFERENCE #9/94
1994 JUNE 23 ... PAGE 4

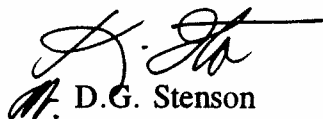
ITEM	5
MANAGER'S REPORT NO.	40
COUNCIL MEETING	94/06/27

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Net Site Area: 3,481.87 m² (37,479.76 sq.ft.)
Site Coverage: 20%
- 4.2 Total Floor Area: 1,288 m² (13,864.37 sq.ft.)
Floor Area Ratio: .37
Height: 2 storeys
- 4.3 Parking Required: 28 (1 per 46 m²)
Parking Provided: 28
Loading Provided: 1
- 4.4 Exterior Materials: Metal cladding, glazing and masonry exterior with gravel roof.



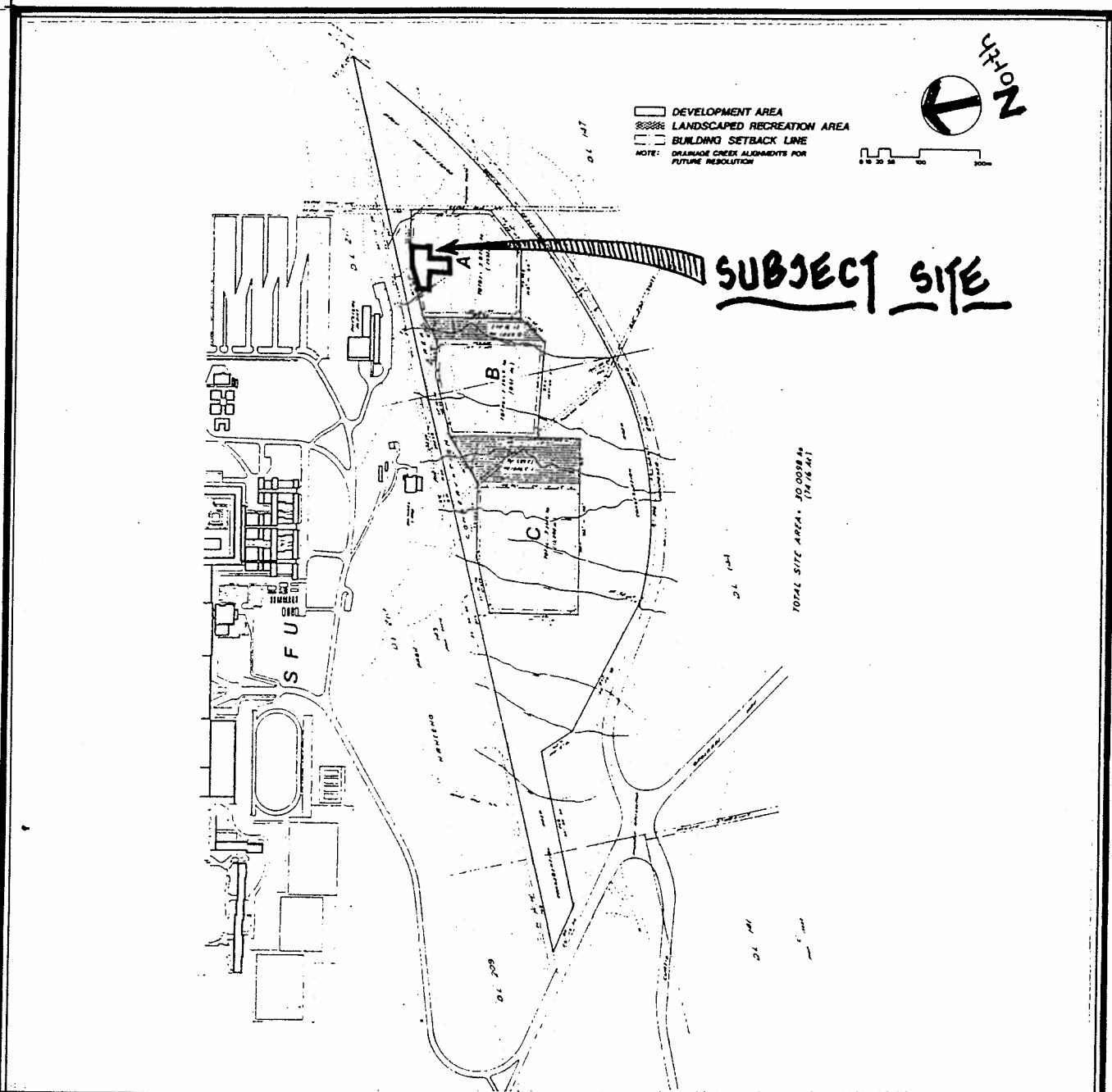
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Attach.



D.G. Stenson
Director
Planning and Building

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

ITEM 5
 MANAGER'S REPORT NO. 40
 COUNCIL MEETING 94/06/27



Date:
 MARCH 1994

Scale:
 N.T.S.

Drawn By:
 J.P.C.

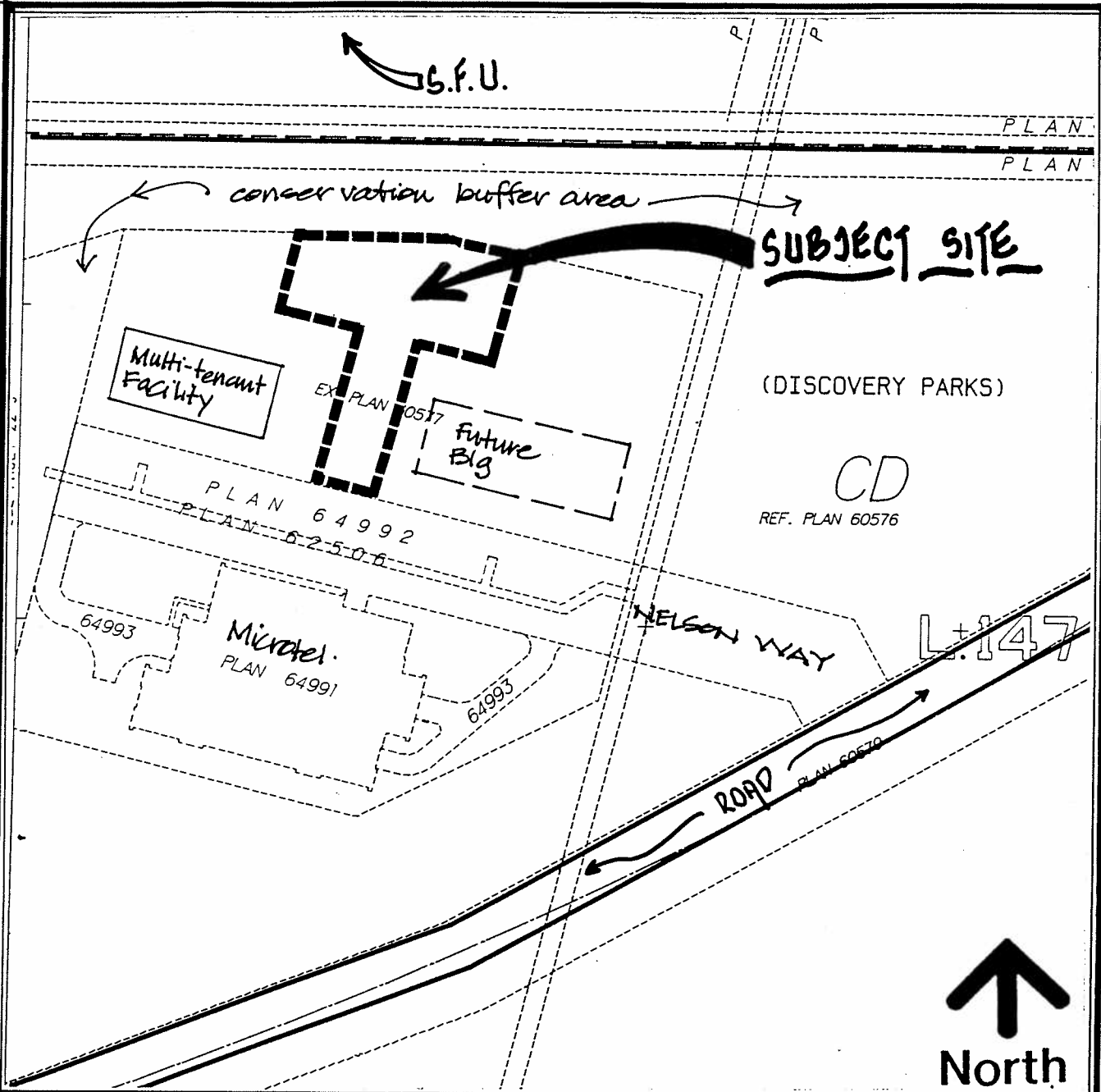


City of
 Burnaby
 Planning & Building Dept.

REZONING REFERENCE #9/94

SKETCH #1

ITEM	5
MANAGER'S REPORT NO.	40
COUNCIL MEETING	94/06/27



Date:
MARCH 1994

Scale:
1:2000

Drawn By:
J.P.C.



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REZONING REFERENCE #9/94

SKETCH #2