

TO: CITY MANAGER 1994 SEPTEMBER 01

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REQUEST FOR INFORMATION  
HONG KONG BANK OF CANADA  
GROUP SYSTEMS DEVELOPMENT CENTRE  
REZONING REFERENCE #27/94  
3755 GILMORE WAY AND PTN. OF 3715 GILMORE WAY  
DISCOVERY PARKS COMMUNITY PLAN (WILLINGDON SITE)**

PURPOSE: To provide the requested information arising out of the 1994 August 23 Public Hearing for Rezoning Reference #27/94.

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**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT**

At the 1994 August 23 Public Hearing for a parking lot extension to accommodate the needs of an increased work force for the Hong Kong Bank of Canada, questions were raised about drainage, trees, building expansion and type of parking in the area. Staff were asked to report on these matters.

At present, a pedestrian walkway runs through the centre of the site with a storm sewer running beneath it to accommodate run off collecting from low-lying marshy areas of the treed, uneven terrain of the site. The applicant has submitted a letter dated 1994 August 29 confirming that a stream noted by a speaker at the Public Hearing is a natural drainage swale serving only the subject property. The requirement of this rezoning is that the walkway and storm sewer beneath be relocated to the southern edge of the site with pedestrian access to remain from the same point to the west. The proposed development will collect surface runoff into catch basins (fitted with oil interceptors where necessary) discharging to the sewer system, thus eliminating the need for the swale.

With regard to the trees on site, the applicant has submitted a tree survey by a registered arborist. It indicates the majority of the site covered with underbrush scattered with mainly deciduous trees such as alder and cottonwood. Accustomed to growing in a protected group,

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these trees would be too weak, in the opinion of the landscape inspector, to stand alone in the centre of the parking lot. However, to protect privacy and provide a green frame around the site, a natural buffer around the site is being preserved. The treed buffer adjacent the residential lane is protected by a 20m (66 ft.) wide registered covenant. Trees in poor health will be removed and new, supplemental planting in native species will be provided as additional screening. Other landscaping is to be provided throughout the parking lot. The applicant will be asked to provide some additional conifers in the existing landscape buffer areas. It is noted that new trees planted within the buffer areas in conjunction with the previous rezoning (Rezoning Reference #16/89) have already grown to a considerable screening height.

The existing Comprehensive Development Plan for this facility approved through Rezoning Reference #16/89 indicated some potential for future expansion (by 16 parking spaces) of the existing parking area and the building 11m (36 ft.) to the north within the current site while still retaining a 7.5m (24.6 ft.) landscaped sideyard. This minimal additional parking potential was not considered adequate to meet the needs of the facility. The subject Rezoning Reference #27/94 is to accommodate a new parking expansion accommodating 80 parking spaces needed by the facility to accommodate current and future growing employment. The expanded site also would accommodate future major building expansion with possible underground parking which would be the subject of a further future amendment rezoning application.

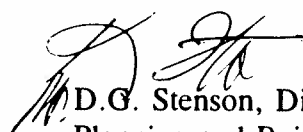
Since its inception in 1980, the Discovery Parks Willingdon (B.C.I.T.) Site has developed slowly and currently accommodates five buildings. The overall initial Community Plan attempted to minimize surface parking while allowing large buildings within well-landscaped settings. The two initial buildings, the Multi-tenant Building (now Creo) and the Cimbria Building (now MacMillan Bloedel) had large amounts of underground parking. However, subsequent constructed buildings, to assure economically viable projects and to minimize the high cost of underground parking, have provided only surface parking. Each proposal has been approved through amendment rezoning applications considered by Council. These have resulted in site-specific modifications to the Community Plan as necessary to accommodate these projects. The landscaping and setback standards for projects within the Discovery Parks site are greater than, for example, for privately developed high-quality industrial/office parks in Burnaby. Comparatively, this has limited the development potential of sites within Discovery Parks. As requested, the following chart indicates the relative amounts of underground and surface parking provided for the various existing projects within the Discovery Parks Willingdon Site.

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<u>Project</u>	<u>Rezoning</u>	<u>Total Parking Spaces</u>	<u>Underground/ Decked</u>	<u>Surface</u>	<u>% of Surface</u>
Multi-tenant Facility (now Creo) and pkg. lot	Development Permit (1980)	189	85	104	55%
Cimbria (now MacBlo)	Development Permit (1985)	132	46	86	65%
Prime Mover Controls	RZ #40/88	41	--	41	100%
Hong Kong Bank	RZ #16/89	75	--	75	100%
Open Learning Agency	RZ #37/89	220	--	220	100%
MacMillan Bloedel (Pkg. Exp.)	RZ #60/90	27	--	27	100%
Creo (Pkg. Exp.)	RZ #47/92	109	--	109	100%
<b>Total Parking Spaces</b>		<b>793</b>	<b>131</b>	<b>662</b>	<b>83%</b>

This is for the information of Council.

  
 D.G. Stenson, Director  
 Planning and Building

FA/KI:yg

