

ITEM	17
MANAGER'S REPORT #	25
COUNCIL MEETING	95/05/15

TO: CITY MANAGER

1995 MAY 10

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REVISED SITE PLAN
REZONING REFERENCE #27/94
3555 AND PTN. 3719 GILMORE WAY
DISCOVERY PARKS (BCIT SITE) COMMUNITY PLAN

PURPOSE: To inform Council of the revised site plan prepared for Rezoning #27/94 incorporating motions made at Second Reading

RECOMMENDATION:

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

R E P O R T

At the 1994 September 12 Council Meeting, Rezoning #27/94 for an expansion of the surface parking lot at the Bank of Hong Kong research facility in Discovery Parks (BCIT site) was lifted from the table, two amendments were added and Second Reading was given on the understanding that staff would report on the incorporation of the amendments prior to Third Reading.

Staff have subsequently worked closely with the applicant to achieve a suitably modified plan of development incorporating the intent of the amendments.

The first amendment sought a reconfiguration of the parking area, to be reduced from 80 to 60 stalls plus the 16 stalls already approved in order to increase the landscaped buffer to between 100 and 120 ft. The applicant has chosen to redesign the originally proposed parking area to incorporate 34 small car parking spaces, 23% of the total on site, thereby providing a total of 71 new spaces within an area not greater than that required for the stipulated 60 spaces. 4 spaces have also been added at the southern edge of the existing parking lot, for a total of 75 spaces behind the existing building. This is satisfactory to the applicant without the necessity of disturbing the northern edge of the existing area to incorporate the 16 previously approved spaces. The project will now have a total of 146 spaces rather than the 151 proposed at the 1994 August 23 Public Hearing.

As a result, an additional 60 feet of treed setback area, adjacent to the new parking lot is being provided to bring the total to a minimum of 120 feet. Within this 60 ft. additional setback approximately 8 feet to 20 feet is to remain in a natural state with supplementary native landscaping while the major portion closest to the building is being landscaped as an open lawn with picnic furniture as a staff amenity area. Eight existing trees, 6 alder, 1 pine and 1 maple,

ITEM	17
MANAGER'S REPORT #	25
COUNCIL MEETING	95/05/15

are shown to be retained in this area, pending an arborist's hazard assessment after installation of the parking lot, storm sewer and relocated walkway. The area underneath the trees is not to be cleared, except for the removal of blackberry bushes by hand, to allow native shrubs more room to grow. The proposed 6 foot high black chainlink security fence surrounding the parking and amenity section of the site jogs and curves around trees as it separates the conservation buffer from the amenity area.

The second amendment directed staff to preserve and enhance the buffer with particular attention to habitat and addition of native species to augment food sources for wildlife. The applicant has provided a suitable plan with many extra shrubs and trees of native species such as Douglas Fir and Sword Fern to be carefully planted where most effective, both visually and to ensure diversity.

Given the proposed detailed enhancement of the parking layout and landscaped plan, unless otherwise directed by Council, staff will work with the applicant towards finalizing details of the site plan and other requirements for Third Reading.



D. G. Stenson, Director
Planning and Building

FA:gk

cc: Director Engineering