

ITEM	22
MANAGER'S REPORT #	25
COUNCIL MEETING	95/05/15

**TO:** CITY MANAGER 1995 May 10

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #10/95  
Two-Storey Office Building  
X-Reference Rezoning #68/90

**ADDRESS:** 3001 WAYBURNE DRIVE  
(*Attached* Sketch #1)

**LEGAL:** Lot B, Blk. 2, D.L. 73, Grp. 1, NWD Plan LMP 14893

**FROM:** CD Comprehensive Development District (based on M5 Light Industrial District use and density)

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District use and density, and in accordance with the development plan entitled "Canada Way Business Park" prepared by Charles Bentall Architects)

**APPLICANT:** The Dominion Company  
300 - Two Bentall Centre  
555 Burrard Street  
Vancouver, B.C. V7X 1S9

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1995 June 20.

---

**RECOMMENDATIONS:**

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1995 June 05, and to a Public Hearing on 1995 June 20 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.

ITEM	22
MANAGER'S REPORT #	25
COUNCIL MEETING	95/05/15

- 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 granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) Provision of a study regarding any possible contamination of the site due to previous uses and appropriate remediation measures, to the approval of the Ministry of Environment, Lands and Parks and Burnaby Environmental Health Services.
- h) Provision of the appropriate legal guarantee providing for the future elimination of the temporary access to the site from the Wayburne Drive cul-de-sac bulb.

**REPORT**

**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to accommodate a two-storey office development.

**2.0 BACKGROUND**

2.1 The subject site is located within a light industrial area on the boundary of a residential neighbourhood (see Sketch #1 attached). The Imperial Square

ITEM	22
MANAGER'S REPORT #	25
COUNCIL MEETING	95/05/15

office/light industrial development is adjacent to the site on the west, beyond which is the Willingdon Green office development. A vacant light industrial site is located to the south, and the Trans-Canada Highway is located to the north, beyond the Manor Street right-of-way. To the east, across Wayburne Drive and Westminster Avenue, is a one and two family residential neighbourhood. The site is currently vacant. It is considerably lower in elevation than the adjacent property to the south.

- 2.2 The subject property, together with the property to the south, was created and serviced through a recent subdivision (Subdivision Reference #74/90). At the same time, a rezoning of the two sites was completed (Rezoning Reference #68/90) to establish development guidelines for them on the understanding that each parcel would subsequently be the subject of an amendment rezoning process once detailed architectural plans were prepared.
- 2.3 Council on 1995 March 20 received the report of 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.

**3.0 GENERAL COMMENTS**

- 3.1 The applicant has submitted a plan of development for a two-storey office building consistent with the Community Plan guidelines established during the initial zoning.
- 3.2 The subject site has been serviced as a condition of Subdivision Reference #74/90. Engineering will be asked to confirm that there are no additional requirements related to this specific development proposal.
- 3.3 Vehicular access to the site is from Wayburne Drive, via a driveway located at the south end of the site at the Dominion Street alignment. Due to the potential for a future Wayburne Drive overpass extension northward across the Trans-Canada Highway, no accesses were to be provided from Wayburne Drive north of this location. In response to the applicant's request, however, transportation planning staff have indicated that a temporary access can be provided from the cul-de-sac bulb, subject to appropriate legal guarantees providing for its elimination if an overpass is constructed in the future.

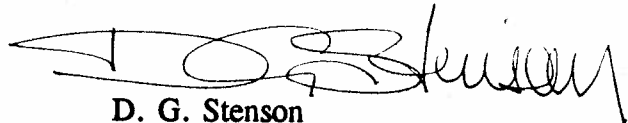
CITY MANAGER  
RE: REZONING REFERENCE #10/95  
1995 May 10.....Page 4

ITEM	22
MANAGER'S REPORT #	25
COUNCIL MEETING	95/05/15

- 3.4 Ministry of Transportation and Highway approval to the proposed rezoning is required.
- 3.5 Environmental Health Services have advised that, due to the past use and history of the subject property, an environmental assessment in accordance with the requirements of, and under the direction of the Ministry of Environment must be conducted. A copy of the assessment is to be submitted to the Ministry of Environment and Burnaby Environmental Health Services.

**4.0 DEVELOPMENT STATISTICS:**

- 4.1 Net Site Area: 4.82 ha (1.95 acres)
- 4.2 Site Coverage: 25%
- 4.3 Gross Floor Area: 9,304 m<sup>2</sup> (100,150 sq.ft.)
- 4.4 Floor Area Ratio: 0.48
- 4.5 Building Height: Two storeys; 8.1m (26.5 ft.)
- 4.6 Parking Required: 9,304 m<sup>2</sup>/46 m<sup>2</sup> = 203 spaces
- 4.7 Parking Provided: 316 spaces on surface
- 4.8 Loading Provided: 2 bays plus one courier space

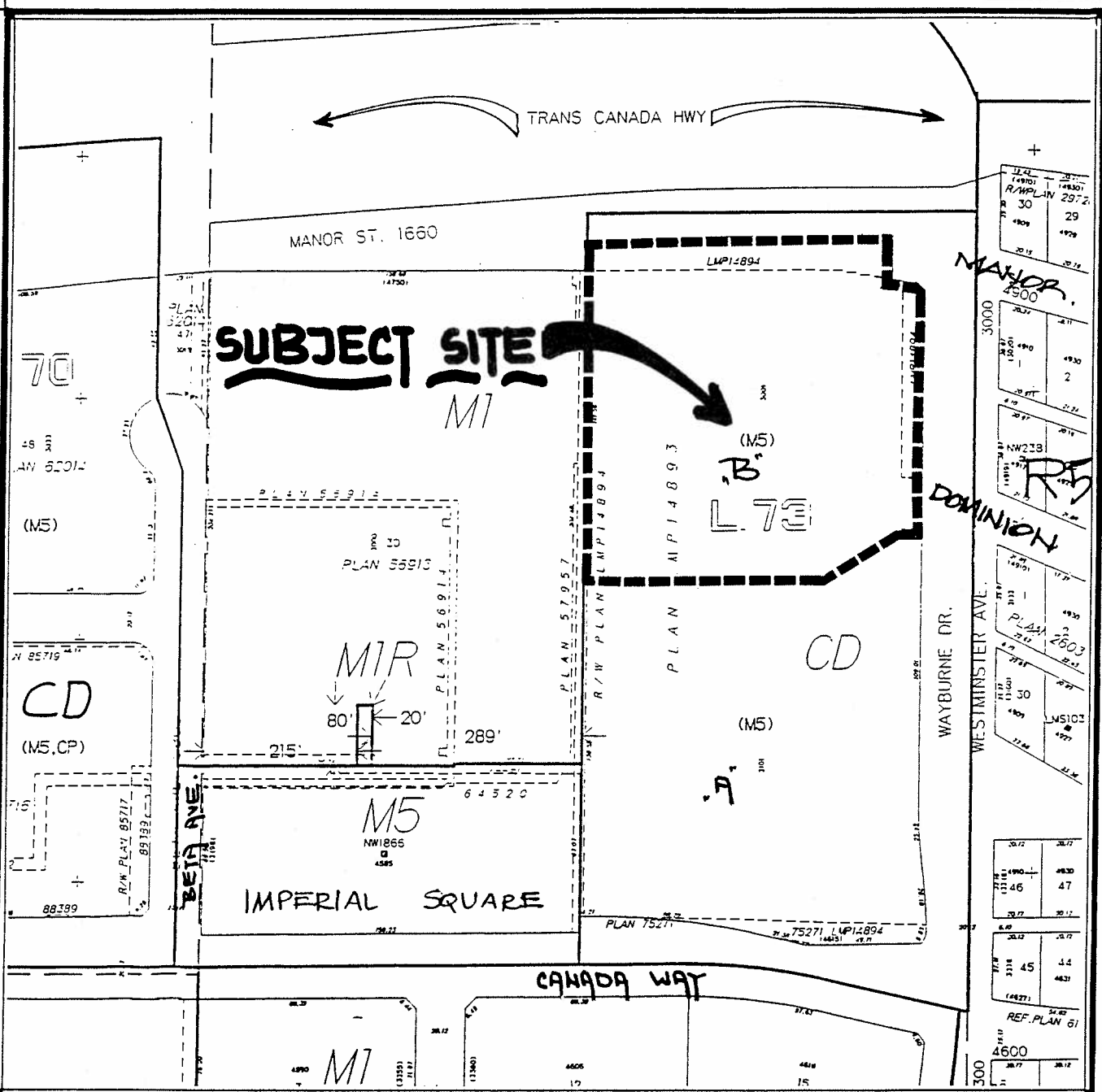
  
D. G. Stenson  
DIRECTOR  
PLANNING AND BUILDING

RR/hr

Attached Sketches

cc: City Solicitor  
City Clerk  
Director Engineering

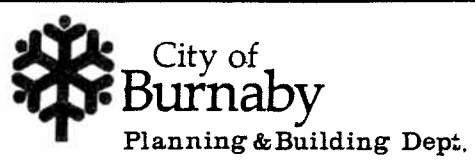
ITEM 22  
 MANAGER'S REPORT # 25  
 COUNCIL MEETING 95/05/15



Date:  
**MARCH 1995**

Scale:  
**N.T.S.**

Drawn By:  
**J.F.C.**



**REZONING REFERENCE #10/95**

SKETCH # 1

