

TO: CITY MANAGER 1996 March 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #47/95
(Previous Rezoning Reference #63/85)
Four Storey Office Building

ADDRESS: 4401 Still Creek Drive

LEGAL: Lot K, D.L. 70, Group 1, NWD Plan 71013

FROM: CD Comprehensive Development District (Based on M5 Light Industrial District) and C7 Drive-in Restaurant District

TO: "Amended" CD Comprehensive Development District (Based on M5 Light Industrial District and in accordance with the Development Plan entitled "MacDonald's" prepared by Gustavson Wylie Architects Inc.) and C7 Drive-in Restaurant District

APPLICANT: Gustavson Wylie Architects Inc.
#908 - 888 Dunsmuir Street
Vancouver, B.C. V6C 3K4
Attention: John Gustavson

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1996 April 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 April 01, and to a Public Hearing on 1996 April 23 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.
- 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 and covenants.
- e) Submission of a tree survey, retention of as many existing mature trees as possible on the site, protection by registration of a Section 215 Covenant of identified trees, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site preparation and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- f) The protection of the existing watercourse in an open condition adjacent to the subject site.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) The submission of a suitable engineered design for an approved on-site sediment control program.
- i) The submission of an annual maintenance plan for the natural buffer area non-disturbance zone along Still Creek and a letter of commitment agreeing to its fulfilment.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a four storey office building with one level of underground parking.

2.0 BACKGROUND

- 2.1 Council, on 1995 November 20, received a report from the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketches #1 and #2) and authorized staff 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.
- 2.2 The site lies within the Willingdon Business Office Park area and was previously rezoned for Comprehensive Development under the M5 guidelines (Rezoning Reference #61/84). The site was then rezoned to "Amended" Comprehensive Development for the existing MacDonald's regional head office building incorporating a restaurant with a drive-through facility through Rezoning Reference #63/85.

3.0 GENERAL COMMENTS

3.1 Development Plan

The building is roughly rectangular in shape and terraces up to four storeys. It abuts the east end of the existing building with an auditorium space in the connecting link. The building will have one level of parking below grade as well as a surface parking lot to the south on the site of the present one.

3.2 Zoning Status

The revisions to the site plan through this rezoning do not impact the extent of the C7 Drive-In Restaurant District. Therefore, the zoning on that portion of the site is not changed.

3.3 Relationship to the Plan

The revised development guidelines for the Willingdon Office Park show this site as already developed. However, the additional density and site coverage reflect the terms of the revised guideplan for sites south of Still Creek Drive and the design, as submitted, proposes a high quality office building with a commitment to a significant proportion of underground parking.

3.4 Servicing Requirements

The City Engineer will assess the need for any further services to the site which was previously serviced at the time of initial construction. These services will include, but not necessarily be limited to, provision of a sidewalk, and street trees along Willingdon

Avenue to connect existing portions and of sanitary upgrading with an on-site sanitary pump station and new force connection to replace the substandard gravity connection.

3.5 Access

All vehicular access will be from Still Creek Drive using the existing driveway areas.

3.6 Easements and Covenants

Any necessary easements and covenants for this site are to be provided, including but not necessarily limited to a restrictive covenant to protect the deciduous trees along the creekside buffer strip identified for preservation. This area is to be protected by chain link fencing during construction and a damage deposit of \$10,000.

3.7 Siltation Control

Given the site's sensitivity adjacent to Still Creek, a satisfactory sediment control system is required and is being prepared by the applicant.

3.8 Environmental Health Concerns

A soil study was requested and has been provided, indicating no possible site contamination from previous uses which would need addressing in line with current regulations and procedures.

3.9 Landscape Maintenance Plan

The natural area along the edge of the creek provides a significant riparian habitat for a variety of local wildlife. As such, it should be kept as natural as possible, protected by an annual maintenance plan minimizing intrusions into this area.

4.0 DEVELOPMENT PROPOSAL

Site Area (Gross and Net):	-	1.682 ha (181,055 sq. ft.)
Permitted Site Coverage:	-	50%
Provided Site Coverage (approximately)	-	27%

4.1 Gross Floor Area

Existing Building:	-	4,182 m ² (45,010 sq. ft.)
Addition:	-	4,271 m ² (45,975 sq. ft.)
Total	-	8,453 m² (90,995 sq. ft.)

Permitted Floor Area Ratio	-	1.0
Provided Floor Area Ratio (Approximately)	-	0.5

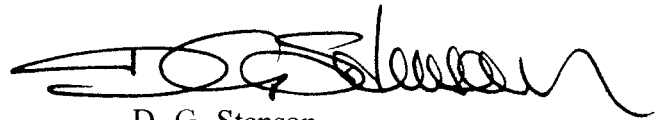
Height:	4 storeys above two-level below grade parking structure	-	57.3 ft.
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4.2	Parking (Required)	-	197 spaces
	Parking (Provided)		
	-underground	-	97 spaces
	-surface	-	103 spaces
	Total	-	200 spaces (including 8 spaces for persons with disabilities)

Loading Bays	-	2
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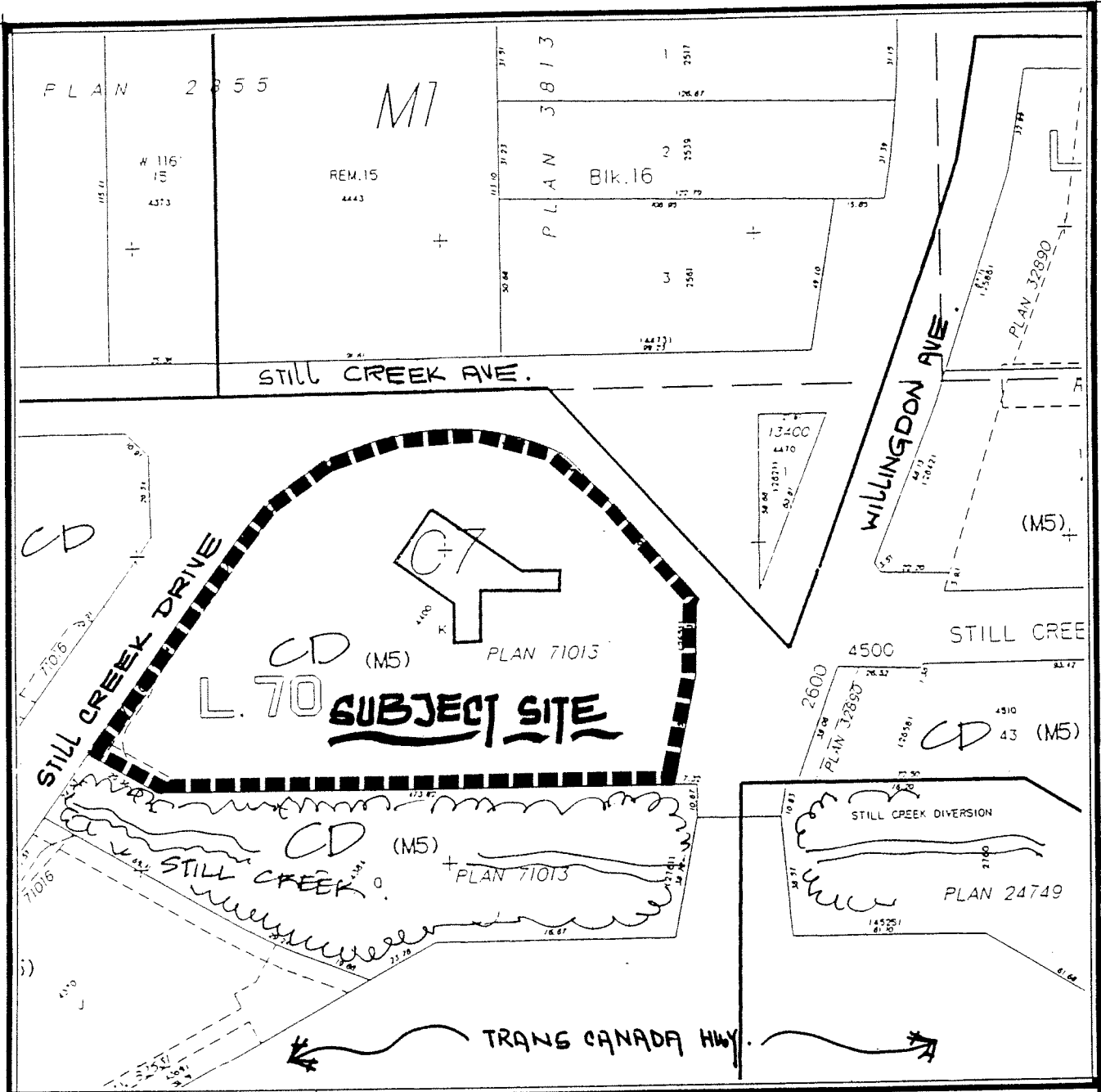
4.3 Exterior Materials and Finish

Finishes include silver metallic alucabond panelling and green tinted glass



D. G. Stenson
 Director Planning and Building

FA:hr
 Attach.
 cc: City Clerk
 Director Engineering
 Director Recreation & Cultural Services
 Chief Environmental Health Officer



Date:
NOVEMBER 1995

Scale:
1:2000

Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.

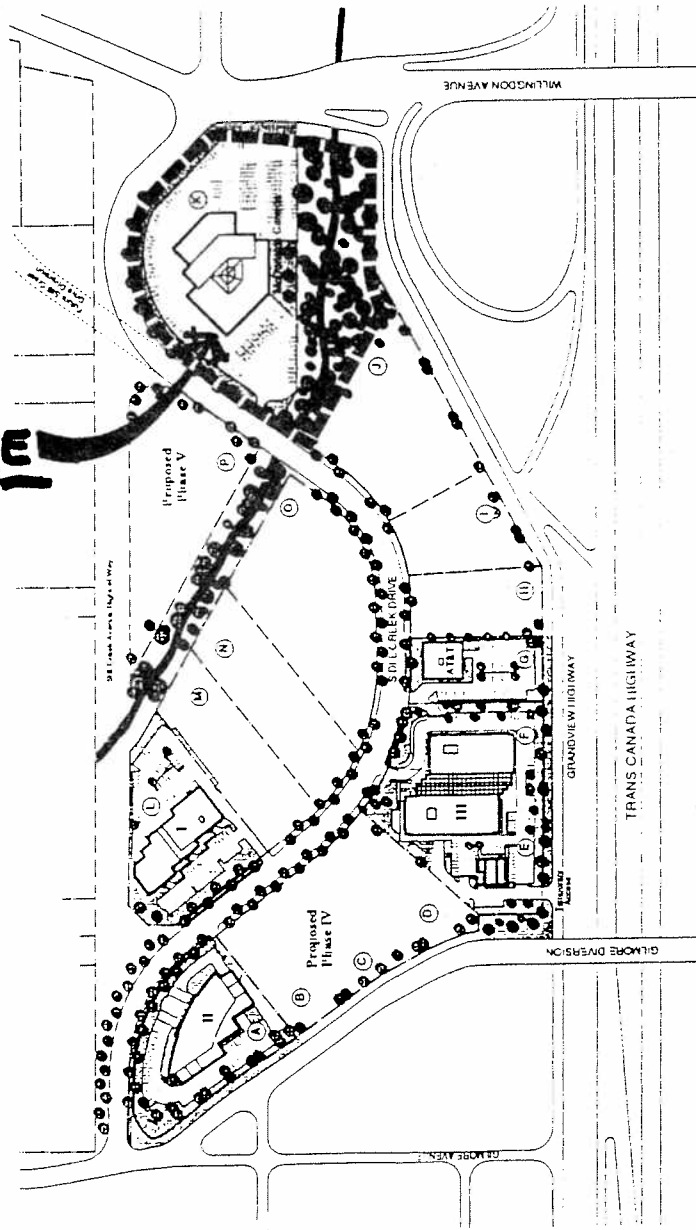


North

REZONING REFERENCE #47/95

SKETCH # 1

SUBJECT SITE



LEGEND

- (E) LOT DESCRIPTION
- COMPLETE PHASES
- PHASES SUBJECT TO ZONING APPLICATIONS (LUL 1995)
- PHASES SUBJECT TO ZONING APPLICATIONS (LUL 1995)
- PHASES SUBJECT TO ZONING APPLICATIONS (LUL 1995)

INTERPLAN CONSULTANTS & ARCHITECTS
FEBRUARY 1995

Fig. 3
Existing Development • 1994



Willingdon Park • Community Plan

Date:
NOVEMBER 1995

Scale:
N.T.S.

Drawn By:
J.F.C.



Planning & Building Dept.

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SKETCH # 2

