

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #01-33
Telus Training/Office Building
Brentwood Town Centre

2002 February 27

ADDRESS: 1795 Willingdon Avenue

LEGAL: Lot 2, D.L. 120, Group 1, NWD Plan LMP34459

FROM: CD Comprehensive Development District (based on P2 Administration and Assembly District, P6 Regional Institutional District and RM5 Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P6 Regional Institutional District, RM5 Multiple Family Residential District and C3 General Commercial District and in accordance with the plan entitled "Education Centre" prepared by Telus.)

APPLICANT: Telus
3777 Kingsway
Burnaby, B.C., V5H 3Z7
(Attention: Ingrid Hartman)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 2002 March 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2002 March 4, and to a Public Hearing on 2002 March 26 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 provision of a 3.5 metre road dedication from the Willingdon Avenue frontage.
 - c) The provision of a Section 219 Covenant restricting the ground floor atrium area of the building to cafeteria use as outlined in Section 3.2 of this report.

- d) The provision of facilities for cyclist in accordance with Section 4.4 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is for the conversion of the existing building from an educational training facility to office space.

2.0 BACKGROUND

- 2.1 On 2002 January 21 Council 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.

- 2.2 The subject site, zoned CD Comprehensive Development District (based on P2 Administration and Assembly District, P6 Regional Institutional District and RM5 Multiple Family Residential District), has been designated for redevelopment under the Brentwood Town Centre Plan as Core Development (see *attached* Sketch #1). The core area designation allows the site to potentially accommodate high density development of commercial, residential or a mixture of these uses.

The site is located at the north-west corner of Willingdon Avenue and Halifax Street (see *attached* Sketch #2). The existing building is three-storays and fronts Willingdon Avenue. Telus currently uses the building as a corporate training facility. To the north of the subject site is the Beth Israel Cemetery with single family residences beyond. To the east, across Willingdon Avenue, is Brentwood Mall with a bus loop and the new Brentwood Town Centre SkyTrain station under construction. North of the subject site is a mixture of 2 storey office buildings and a vacant lot. To the west is a high density residential development with a tower and street-fronting townhouses.

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

3.0 GENERAL COMMENTS

- 3.1 The purpose of the rezoning application is to convert the existing Telus employee training facility to office use. Telus plans on converting 5,574 m²/60,000 sq.ft.of training space to office immediately, with the remainder of the building to follow over a period of three years.

The conversion would involve removal of interior walls from existing classroom areas to allow open, flexible office space. No exterior changes are proposed to the building. The area of the building will remain unchanged from its current 15,061 m² /162,124 sq.ft.

- 3.2** Vehicle parking for the building will continue to be provided through a combination of on-site surface and underground parking and underground parking on the adjacent site to the west at 4425 Halifax Street. Telus does have a legal undertaking with the property at 4425 Halifax Street indicating that they have exclusive rights to 26 underground parking spots on the property.

Adjustments to lower the parking requirement on the site area are being sought by the applicant. The proposal does include a 10% reduction to the required parking based on several factors. The requested parking adjustment is based on observed current parking demand at Telus' head office building at Kingsway and Boundary Road, which indicates a lower demand than typical office use. The lower than typical office parking demand at the Telus head office is due to a portion of employees who conduct service calls, field work or assignments at other locations or telecommute. The subject building also has direct access to public transit facilities with the Brentwood Bus Loop and future SkyTrain station located across Willingdon Avenue from the site. As well, Brentwood Mall has received a 10% reduction in the required parking through Rezoning Reference #99-22, which was for the addition of London Drugs to an existing parking area. Staff support this approach and the applicant has provided a parking demand study from a transportation consultant to assist in determining these appropriate parking provisions. The amount of cafeteria space which would be excluded from the parking calculation is 791 m²/ 8,518 sq.ft. Therefore, the amount of parking provided is based on an office area of 14,270 m²/153,606 sq.ft. which would required 311 parking spaces under normal office use requirement (1 space per 46 m²/495.16 sq.ft.). The 10% reduction in parking brings the required amount of parking to 283 spaces.

- 3.3** The site is currently fully serviced.
- 3.4** A road dedication is required along the Willingdon Avenue frontage of the subject site of 3.5 metres. This dedication is to allow future widening of Willingdon Avenue for provision of a right turn lane and a bicycle lane.
- 3.5** A Section 219 Covenant is required over the cafeteria area on the main floor of the building to guarantee this area is used exclusively for cafeteria purposes. This will allow the cafeteria area, as a service function for this building, to be excluded from the parking requirement calculations as indicated in Section 3.2.
- 3.6** On-site bicycle parking is required as part of this rezoning application. The applicant is proposing the provision of secure long-term bicycle parking in the underground parking area and bicycle racks at the front of the building for visitors. The building does have existing end-of-trip facilities in the basement level including showers, lockers and change rooms

which are accessible to employees who cycle to work.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area	-	10,832 m ² /116,597 sq.ft.
Dedication	-	300 m ² /3,229 sq.ft.
Net Site Area	-	10,531 m ² /113,368 sq.ft. (subject to detailed survey)

4.2 Density

F.A.R. Permitted & Provided	-	1.43 F.A.R.
Gross Floor Area Permitted & Provided	-	15,061 m ² /162,124 sq.ft.

4.3 Height

- 3 storeys

4.4 Parking

Vehicle Parking (see Section 3.2)

Required & Provided - 283 spaces

Loading

Required & Provided - 2 bays

Bicycle Parking

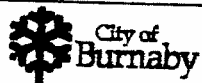
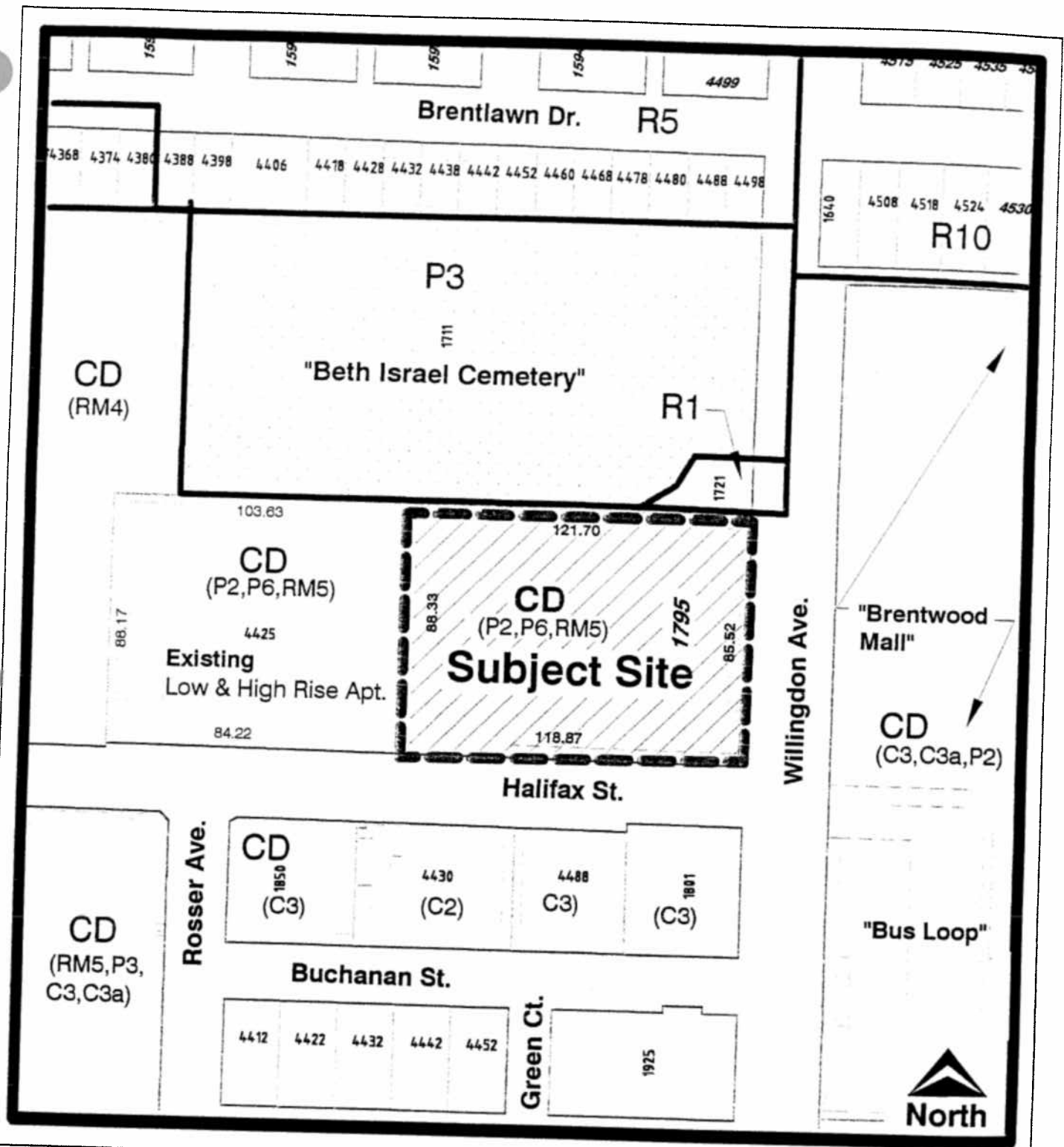
Required & Provided - 20 secure employee parking spaces
10 short-term visitor parking spaces
End-of-trip facilities including
showers, lockers and change rooms.



J.S. Belhouse
Director Planning and Building

PSF:gk
Attach.

cc: Director Engineering
City Solicitor
City Clerk



Planning And Building Department

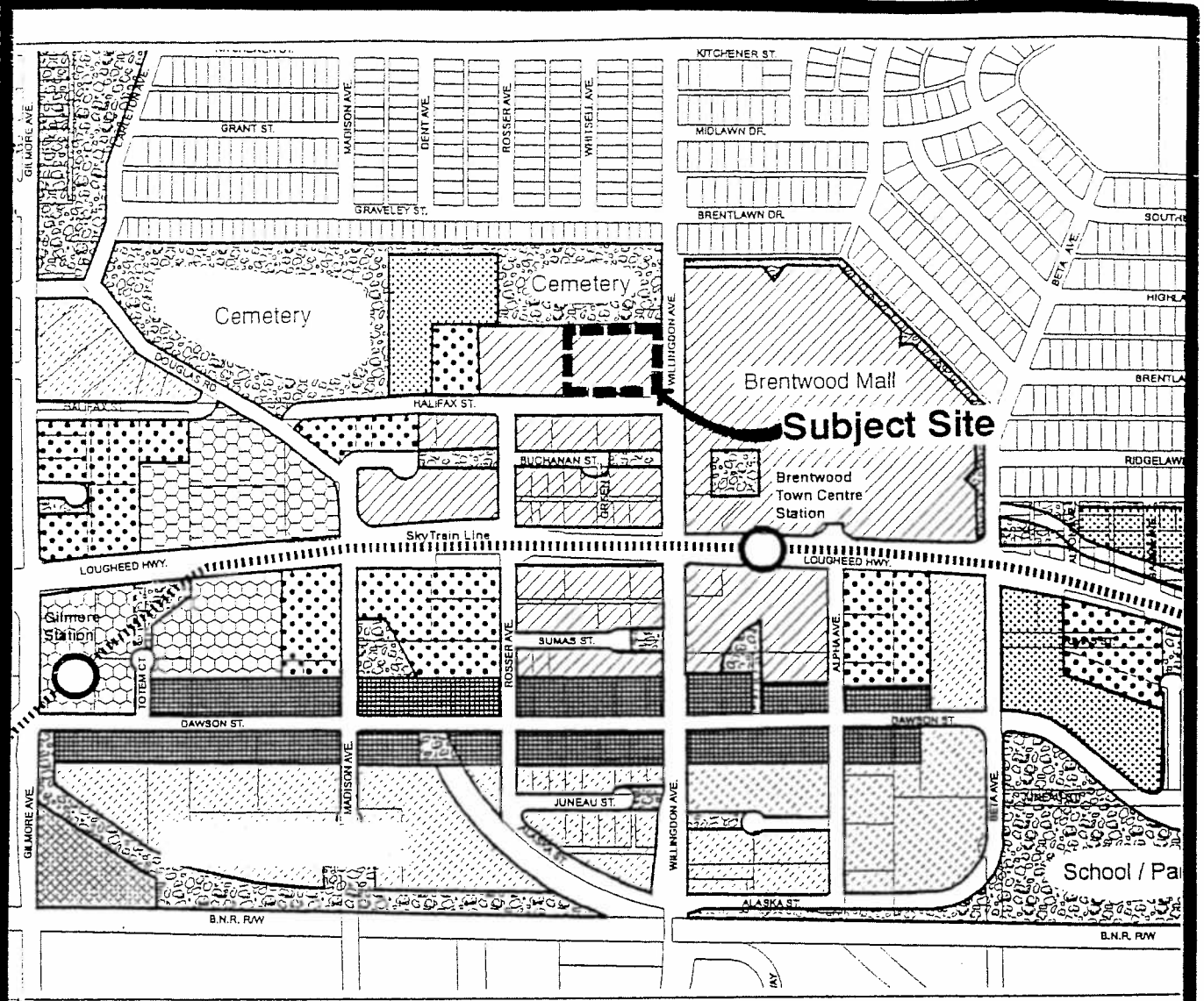
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Drawn By: J.P.C.

Date: January 2002

REZONING REFERENCE 01 -- 33

Sketch # 1



Brentwood Town Centre
Development Plan
Land Use Concept

City of Burnaby
PLANNING & BUILDING DEPARTMENT
North
Revised Plan Approved by Council 2000 December 11

-  Core Development
-  Village Street
-  Residential (High Density)
-  Residential (Medium Density)
-  Succession (Industrial to Residential)
-  Secondary Commercial
-  Industrial
-  Public Open Space



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

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REZONING REFERENCE 01 -- 33

Sketch # 2