

TO: CITY MANAGER 2006 May 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-04
Proposed change of use and parking lot expansion
Willingdon Green Business Park

ADDRESS: 3033 Beta Avenue (see attached Sketches #1 and #2)

LEGAL: Lot 48, D.L. 70, Group 1, NWD Plan 62014

FROM: CD Comprehensive Development District (based on M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Green Business Park as guidelines and in accordance with the development plan entitled "3033 Beta Avenue" prepared by CEI Architecture Planning Interiors)

APPLICANT: CEI Architecture Planning Interiors
500 – 1500 West Georgia Street
Vancouver, B.C. V6G 2Z6
(Attention: Eric Rojo)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 June 27.

RECOMMENDATIONS:

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 June 12 and to a Public Hearing on 2006 June 27 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, including a 4% Engineering Inspection Fee 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.

- c. The approval of the Ministry of Transportation to the rezoning application.
- d. The retention of identified existing trees and vegetation on the site; the submission of a reforestation and monitoring plan for all new plantings; the granting of a Section 219 Covenant to protect the landscape buffer zone and the deposit of sufficient monies to ensure its protection; and the submission of a written undertaking to ensure that all site areas identified for preservation are effectively protected by chain link fencing during the whole course of site and construction work.
- e. The submission of a suitable on-site stormwater management plan to the approval of the Director Engineering, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit office use throughout the existing building on site, with an option of allowing other M5 Light Industrial uses; increase surface parking; and alter existing landscaping.

2.0 BACKGROUND

- 2.1 The subject property at 3033 Beta Avenue is located within the Willingdon Green Business Park on the northwest corner of Beta Avenue and Willingdon Green, just south of the Trans Canada Highway (see Sketch #1 *attached*). The site is currently developed with a large one-storey building. The facility incorporates office, storage, operations, display and staff amenity areas. Industrial and office uses are located to the east and southeast of the subject site across Beta Avenue, while office buildings are located to the west and south along Willingdon Green. The BCIT campus is located further south across Canada Way
- 2.2 On 2006 March 27, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing 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 subject rezoning is to permit office use throughout the existing building on site, with an option of allowing other M5 Light Industrial uses that are in keeping with the business park nature of Willingdon Green. Associated with intensified office use on the site is an increase in the amount of surface parking and a change to the existing landscaping. No increase in development density is sought. The proposed use change is considered supportable given the prevailing zoning and adjacent uses.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to a new driveway crossing off Willingdon Green near the west property line.
- 3.4 It is noted that a natural treed buffer along the property line adjacent to the Trans Canada Highway is an integral component of the properties on the north side of Willingdon Green. The buffer is a mix of coniferous and deciduous trees, and though none of the individual trees are specimen trees, they collectively screen the buildings from the highway. The applicant has submitted a tree survey and an arborist's report identifying all the significant trees within the buffer area, and a Section 219 Covenant will be sought to protect these trees from removal. The applicant is also proposing supplemental and compensatory planting in the buffer area and elsewhere on the site including along the Willingdon Green frontage. A reforestation and monitoring plan prepared by a certified arborist will be required for the new plantings. All new plantings within the buffer area will also be protected by the Covenant.
- 3.3 As this development proposal seeks to increase the amount of surface parking on the site, the applicant is pursuing an on-site stormwater management plan, including the provision of pervious paving and an upgraded stormceptor. All required approvals and a Section 219 Covenant will be secured as a condition of the subject rezoning.

4.0 DEVELOPMENT PROPOSAL

5.1	<u>Property Area</u>	-	1.22 ha (3 acres)
	<u>Total Floor Area</u> (no change)	-	3,924.6 m ² (42,200 sq.ft.)
	<u>Height</u>	-	One storey
	<u>Site Coverage</u>	-	32.3%

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5.2 Parking (surface)

Required: 42,200 sq.ft. @ 1/495.16 sq.ft.	-	86 spaces
Provided:	-	106 spaces
<u>Required and provided loading</u>	-	2 spaces
<u>Required and provided bicycle parking</u>	-	10 spaces (Class 'B')

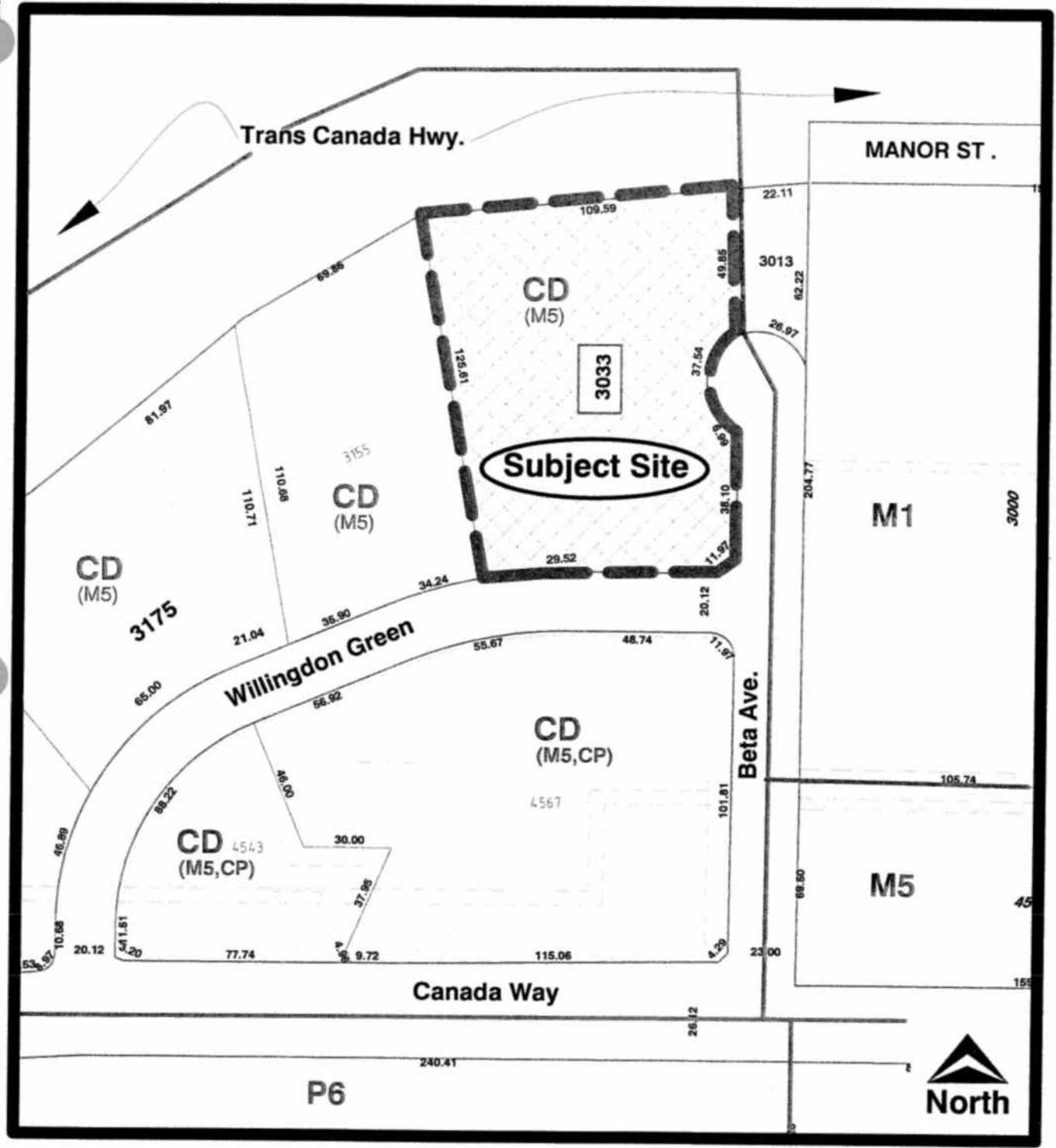


J. S. Belhouse
Director Planning and Building

KH:gk
Attach

cc: City Clerk
Director Engineering
Director Engineering (Attn: Environmental Services Division)

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City of Burnaby

Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: May 2006

REZONING REFERENCE # 06 -- 04
3033 Beta Ave.

Sketch # 1

