
TO: CITY MANAGER 2007 September 10

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-64
Phased Development of Two Auto Dealerships**

ADDRESS: 4451 Still Creek Drive (see **attached** sketches)

LEGAL: Lot 4, D.L.'s 70 & 119, Group 1, NWD Plan BCP25458

FROM: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District and in accordance with the development plan entitled "Burnaby Still Creek Hyundai" prepared by Kasian Architecture Interior Design & Planning Ltd.)

APPLICANT: Kasian Architecture Interior Design & Planning Ltd.
350 – 1555 West Pender Street
Vancouver, B.C. V6B 2T1
(Attention: Joanne Stich)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 October 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 October 01, and to a Public Hearing on 2007 October 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, 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. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- c. The installation of all electrical, telephone and cable servicing, and all other wiring including switching and transformer kiosks 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 statutory rights-of-way, easements and/or covenants.
- e. The approval of the Ministry of Transportation to the rezoning application.
- f. The deposit of the applicable GVS & DD Sewerage Charge.
- g. The provision of a suitable on-site stormwater management system 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 the phased development of two new car dealerships on the site.

2.0 **BACKGROUND**

2.1 The subject site (see **attached** Sketch #1) formed part of Rezoning Reference #03-51 which also included the Costco and Keg sites east of Willingdon Avenue (see **attached** Sketch #2). This rezoning established community plan guidelines for auto dealership uses for the subject site and the lot immediately to the east, now subject of Rezoning Reference #07-23. Servicing requirements and lot configurations have been provided in accordance with the prerequisite conditions for Rezoning Reference #03-51 and Subdivision Reference #03-88.

2.2 Council on 2007 January 22 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.

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3.0 GENERAL COMMENTS

- 3.1 The current plan proposes a phased development, with a two storey auto retail and service building on each portion of the site (see **attached** Sketch #1). Phase One is to house a Hyundai dealership, Phase Two is yet to be determined. Both buildings are centred on their sites, with glazed retail display areas in the front, service bays to the rear and offices on the main and upper floors. The design is of a high architectural and landscaping quality, in keeping with adjacent office park users. A Comprehensive Development Sign Plan will be required for both phases for project signage including a shared entry pylon and uniform sign bands. Auto display and parking surround the buildings. Each phase has an access driveway to Still Creek Drive, with the main full movement driveway located on Phase One and a restricted right turn in, right turn out driveway located on Phase Two. A shared access drive links the two phases to permit full movement across the site. Detailed plans are provided for Phase One, with a concept plan shown for Phase Two. The site is not to be subdivided.
- 3.2 A future amendment rezoning, complete with a detailed suitable plan of development, will be required at a later date for Phase Two.
- 3.3 The Director Engineering will review the provision of services and provide an estimate for any additional services necessary to serve the site.
- 3.4 Any necessary easements and covenants for the site are to be provided, including but not necessarily limited to a Section 219 Covenant to prevent the future subdivision of the site.
- 3.5 The approval of the Ministry of Transportation to the rezoning application is required.
- 3.6 The applicable GVS&DD Sewerage Charge (Vancouver Area) for Phase One will be required with this application.
- 3.7 A suitable on-site stormwater management system and a 219 Covenant to ensure its installation and maintenance will be required.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Overall Site	-	31,438m ² (338,396 sq. ft.)
Phase 1	-	15,372 m ² (165,463 sq. ft.)
Phase 2 (future)	-	16,066 m ² (172,933 sq. ft.)

Site Coverage:


Overall Site	-	12 %
Phase 1	-	11.5%
Phase 2 (future)	-	13.0%

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- 4.2 Floor Area:
- Overall Site - 3,848 m² (41,421 sq. ft.) FAR of 0.122
 - Phase 1 - 1,765 m² (19,000 sq. ft.) FAR of 0.12
 - Phase 2 (future) - 2,083 m² (22,421 sq. ft.) FAR of 0.13
- 4.3 Height:
- Phase 1 & Phase 2 - 2 storeys
- 4.4 Parking:
- Overall Site: required - 109 spaces
 - provided - 474 total spaces

 - Phase 1: required - 48 spaces
 - provided - 196 spaces

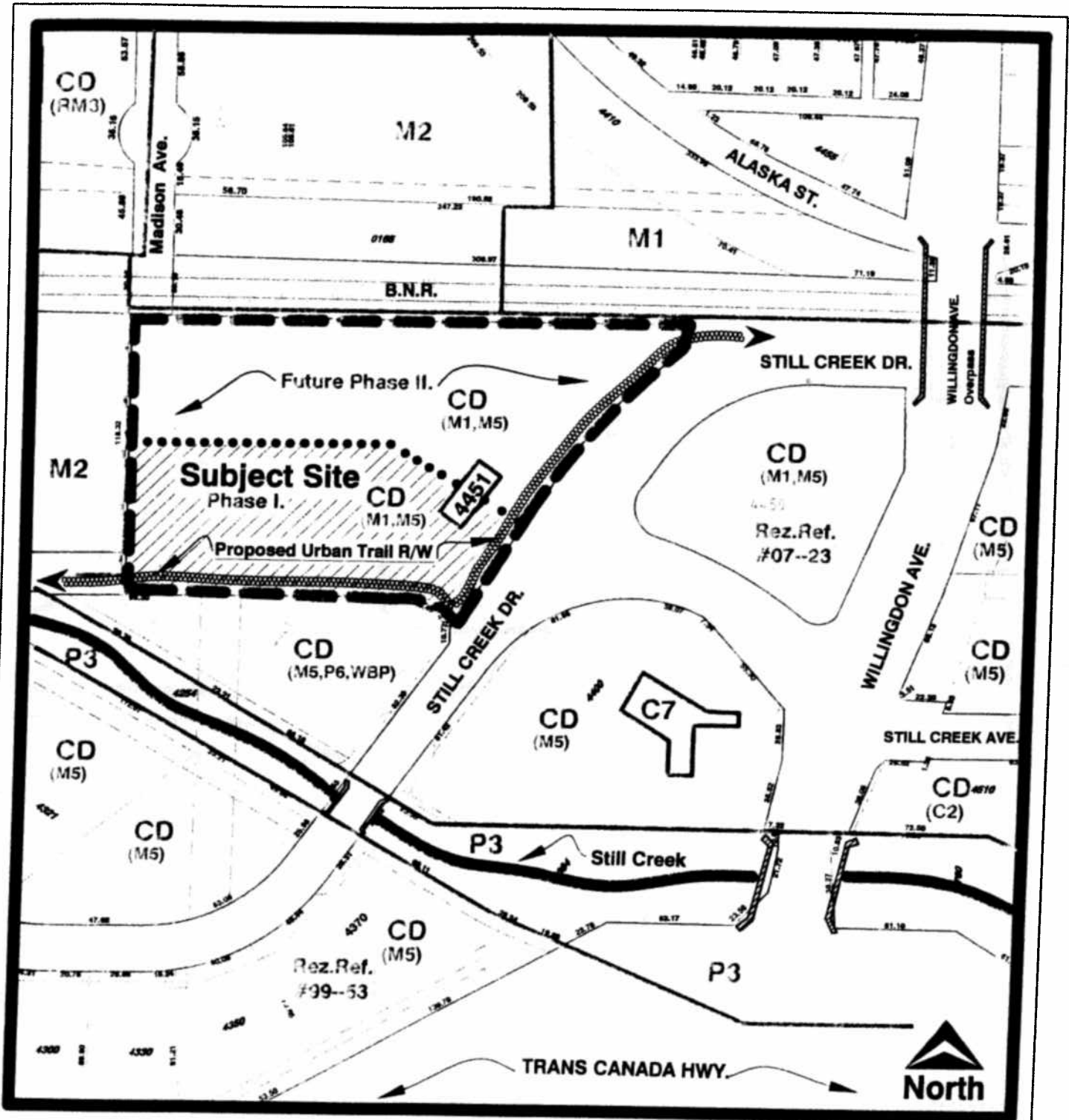
 - Phase 2: required - 61 spaces
 - (future): provided - 278 spaces
- 4.5 Comprehensive Sign Plan required.


B. Luksun
Director Planning and Building

FA:gk
Attach

cc: Director Engineering
City Clerk
City Solicitor

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Planning and Building Department

Scale: 1 = 3000

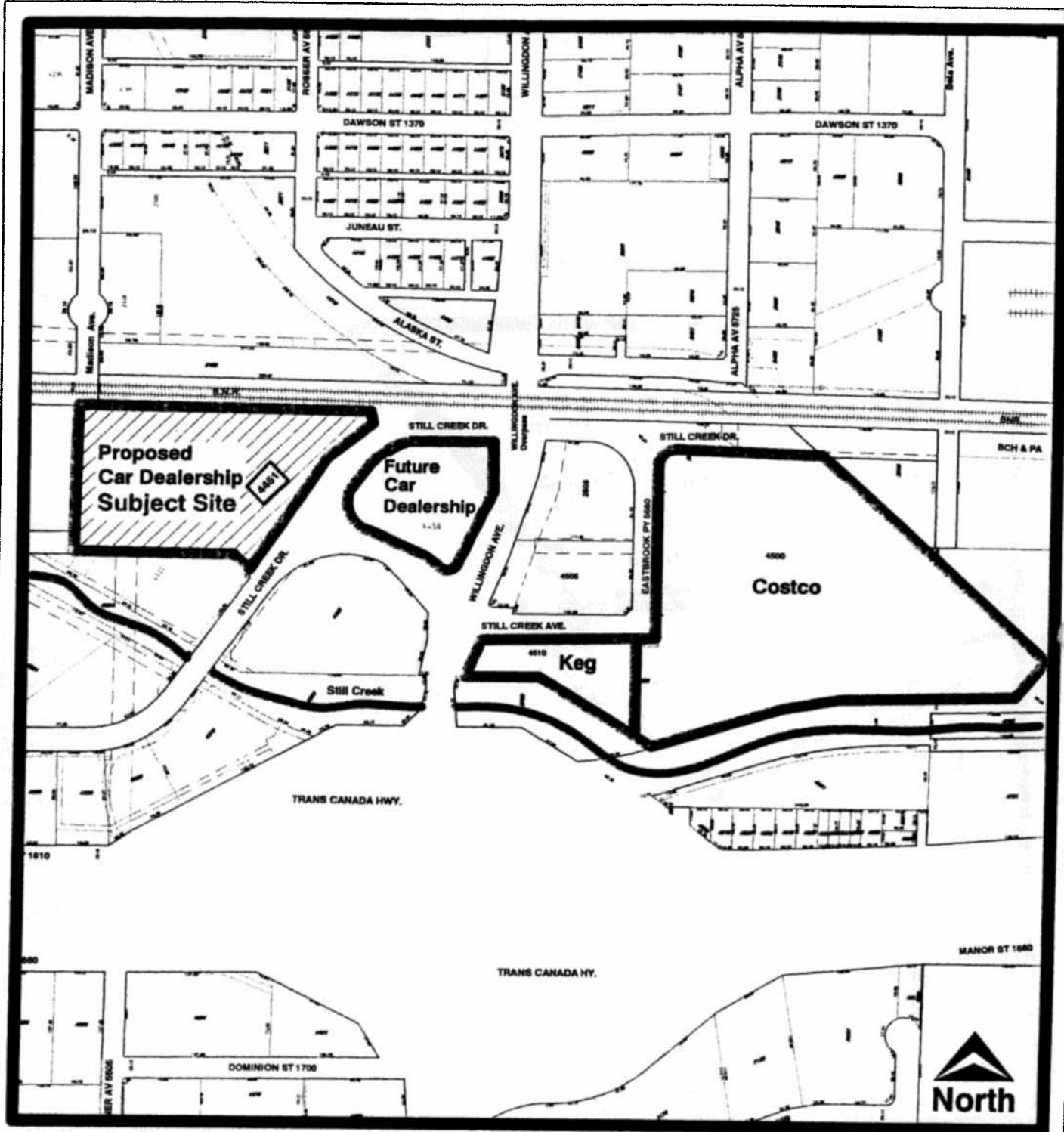
Drawn By: J.P.C.

Date: September 2007

REZONING REFERENCE #06 -- 64

1451 Still Creek Ave.
(Proposed Car Dealership)

Sketch # 1



Planning and Building Department

Scale: 1 = 6000

Drawn By: J.P.C.

Date: January 2006

REZONING REFERENCE #06 -- 64

4451 Still Creek Ave.

Overall Site Context (x Ref. # 03 -- 51)

Sketch # 2