
TO: CITY MANAGER 2011 November 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #09-18**
Phased Development of Automobile 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, M5 Light Industrial District and C1 Neighbourhood Commercial District and in accordance with the development plan entitled "Burnaby Automall 4451 Still Creek Development" prepared by CEI Architecture Planning Interiors)

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2011 December 13.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2011 November 28 and to a Public Hearing on 2011 December 13 at 7:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 42/07, Bylaw #12330, be abandoned contingent upon the granting by Council of Second Reading of the subject rezoning bylaw.
3. **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

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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 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.
- h. The provision of facilities for cyclists in accordance with this report.

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 new automobile dealerships on the site.

2.0 BACKGROUND

- 2.1 The subject site (see attached Sketch #1) was created and serviced as part of Subdivision Reference #03-88 and Rezoning Reference #03-51, which also included the Costco and Keg Restaurant sites east of Willingdon Avenue, as well as the existing automobile dealership lot east of the subject site (see attached Sketch #2). The rezoning established community plan guidelines for automotive dealership uses for the subject site and the lot immediately to the east. Under a previous rezoning application for the subject site, Rezoning Reference #06-64, a proposed suitable plan of development was submitted for the development of two automotive dealerships. The proposal was presented to Public Hearing on 2007 October 23, with its corresponding Bylaw receiving Second Reading on 2007 November 05. Rezoning Reference #06-64 was subsequently withdrawn by the applicant.
- 2.2 Council on 2009 September 21 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 for three automotive retail and service buildings (see *attached* Sketch #1). The Phase One building is two storeys and is to house a Toyota dealership relocating from the Brentwood Town Centre area, and is proposed to be built on the northeast portion of the site. A Phase Two building of one storey, for a yet to be determined dealership, is proposed on the southeast portion of the site. A Phase Three building of four stories containing four dealerships, one on each level, is proposed on the west portion of the site.

The site design is of a high architectural and landscaping quality, in keeping with adjacent Willingdon Business Centre. All the buildings face east towards Still Creek Drive, with glazed showrooms and sales offices in the front, and automobile service areas to the rear. Each of the buildings will have rooftop parking accessed by car elevators for staff and some automobile storage. The rooftops are screened by a parapet wall and rooftop landscaping is provided. Automobile display and customer parking is located at-grade. All three phases share a full movement driveway on the south frontage at the intersection of Still Creek Drive and Still Creek Avenue. The existing right turn in, right turn out driveway on the north frontage on Still Creek Drive is to be restricted to delivery and service vehicles exiting the site, and is to be reconfigured to permit right turn out movements only. A shared fire truck access drive aisle traverses the site and permits full movement across the site. Detailed design of the overall site and all three proposed buildings has been completed. The at-grade parking and drive aisles will be constructed for all three phases, and the future Phase Two and Phase Three building footprints will be graded and grassed pending their future development. End of trip facilities and secure bicycle storage have also been provided for in the development plans. The site is not proposed for subdivision.

The applicant is requesting to provide an amenity area specifically for the dealership customers in the form of a restaurant of 50 seats maximum and a day spa, which are to be located in the Phase Three building. The proposed restaurant and day spa require the addition of the C1 Neighbourhood Commercial District as part of this application, and are considered supportable as they will provide an amenity for customers and employees on the site and in the immediate area.

A Comprehensive Sign Plan is required for all three phases for project signage and includes a uniform horizontal building sign band, with one dealership logo located within the proposed sign band, for each of the Phase One and Phase Two buildings. The proposed plan of development for this rezoning includes an innovative Comprehensive Sign Plan proposal to complement the unique design of the Phase Three building with its four dealerships, one on each level, and responds to the need for individual dealership identification. The sign concept proposed for Phase Three features a single vertical architectural sign with individual metallic relief logos and individual channel letters mounted to glass panels. Care and attention have been given to ensure that all signage is of a high standard and architecturally integrated with the buildings.

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- 3.2 The Director Engineering will review the provision of services and provide an estimate for any additional services necessary to serve the site, including but not necessarily limited to, the relocation of the existing groundwater collection wells and conduit related to the ground water treatment facility along the southern portion of the subject site. The servicing of the site was completed under Subdivision Reference #03-88 and Rezoning Reference #03-51, which included the construction of Still Creek Drive, a traffic signal at Still Creek Drive and Still Creek Avenue, and construction of the urban trail along the Still Creek Drive frontage and along the southern portion of the site.
- 3.3 Any necessary easements and covenants for the site are to be provided, including but not necessarily limited to, a Section 219 Covenant to maintain the site as a single parcel.
- 3.4 The approval of the Ministry of Transportation to the rezoning application is required.
- 3.5 The GVS & DD Sewerage Charge (Vancouver Sewerage Area) of \$0.443 per sq. ft. gross floor area will apply to Phase 1 of this rezoning. Payment for Phase Two and Phase Three will be required in conjunction with the future Preliminary Plan Approval or amendment rezoning.
- 3.6 A suitable on-site stormwater management system for the overall site, and a 219 Covenant and bonding to ensure its installation and maintenance will be required.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area:</u>	-	31,453 m ² (338,563 sq.ft.)
	<u>Site Coverage:</u>	-	37.02%
4.2	<u>Floor Area:</u>		
	Phase 1 (Toyota)	-	6,057m ² (65,205 sq.ft.)
	Phase 2 (future)	-	3,590m ² (38,641 sq.ft.)
	<u>Phase 3 (future)</u>	-	<u>22,542m² (242,647 sq.ft.)</u>
	Total Site	-	32,190m² (346,493sq.ft.) FAR of 1.02

4.3	<u>Height:</u>		
	Phase 1 (Toyota)	-	2 storeys, plus rooftop auto parking and storage – 14.1m (46 ft.)
	Phase 2 (future)	-	1 storey, plus rooftop auto parking and auto storage - 11m (36 ft.)
	Phase 3 (future)	-	4 storeys, plus rooftop auto parking and auto storage - 27.6m (90 ft.)

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4.4 Parking:

127,684 sq. ft. Automobile Service (1 space/1001.08 sq. ft.)	-	128
138,103 sq. ft. Office/Showroom (1 space/495.16 sq. ft.)	-	279
25,398 sq. ft. Automobile Storage (1 space/2002.16 sq. ft.)	-	13
18,207 sq. ft. Automobile Display (1 space/1001.08 sq. ft.)	-	18
3,977 sq. ft. Restaurant (50 seats max.) (1 space/495.16 sq. ft.)	-	8
2,694 sq. ft. Customer Spa (1 space/495.16 sq. ft.)	-	5
Total Parking Required	-	451
Total Parking Provided	-	487
Surplus Spaces	-	36

Automobile Display and Storage Spaces (in addition to parking)

Display	-	119
Storage	-	166

4.5 Loading:

Required and Provided: - 5 loading bays

4.6 Bicycle Parking:

Required and Provided Spaces

10% of required
off-street parking

- 24 staff in secured lockers
- 26 visitor in racks
- 50 total**

End Of Trip Facilities

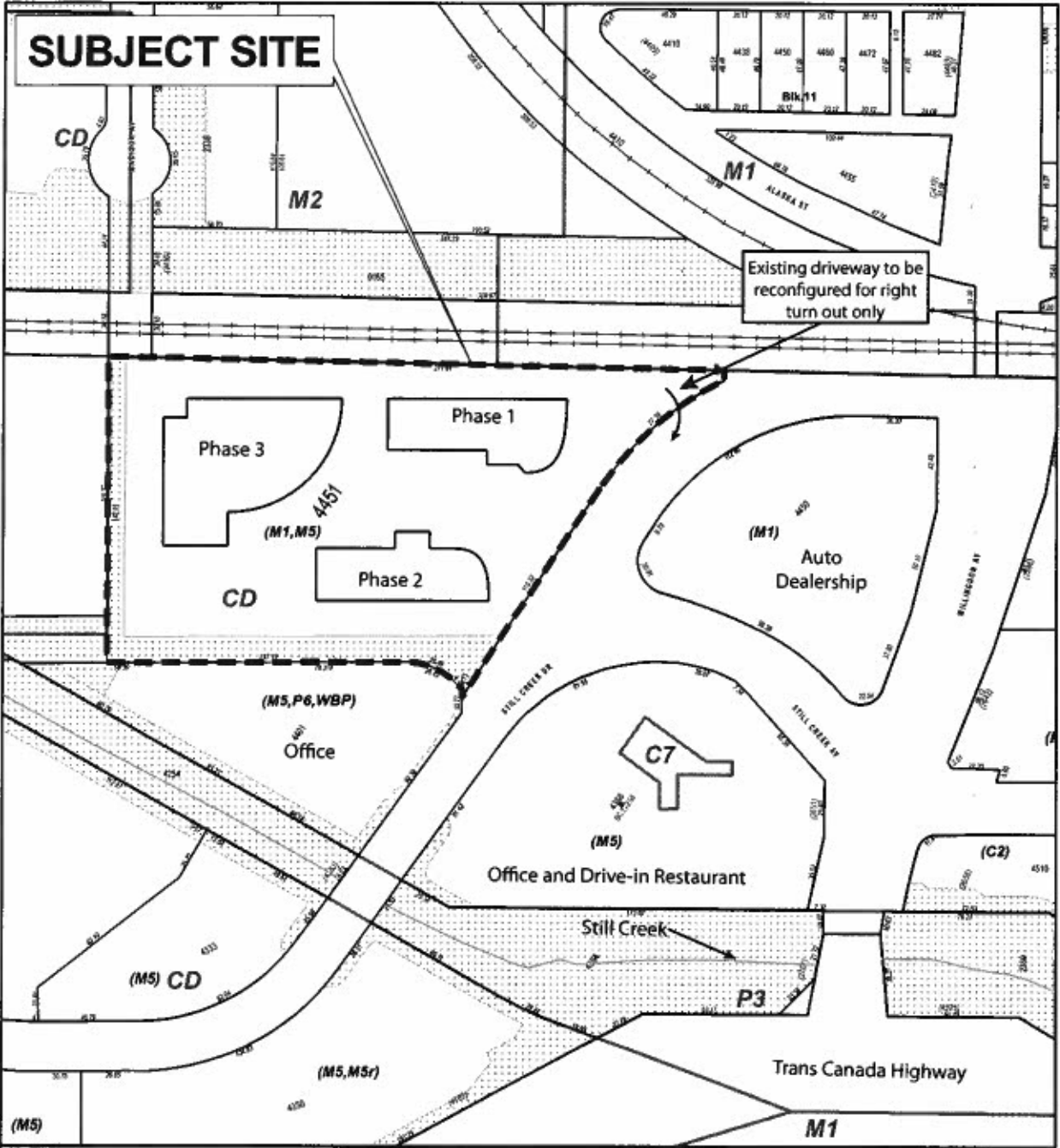
- Bike lockers, showers, lockers, change rooms, water closets and wash basins provided.


 B. Luksun, Director
 PLANNING AND BUILDING

SMN:tn

Attachments

cc: Director Engineering
 City Solicitor
 City Clerk




PLANNING & BUILDING DEPARTMENT



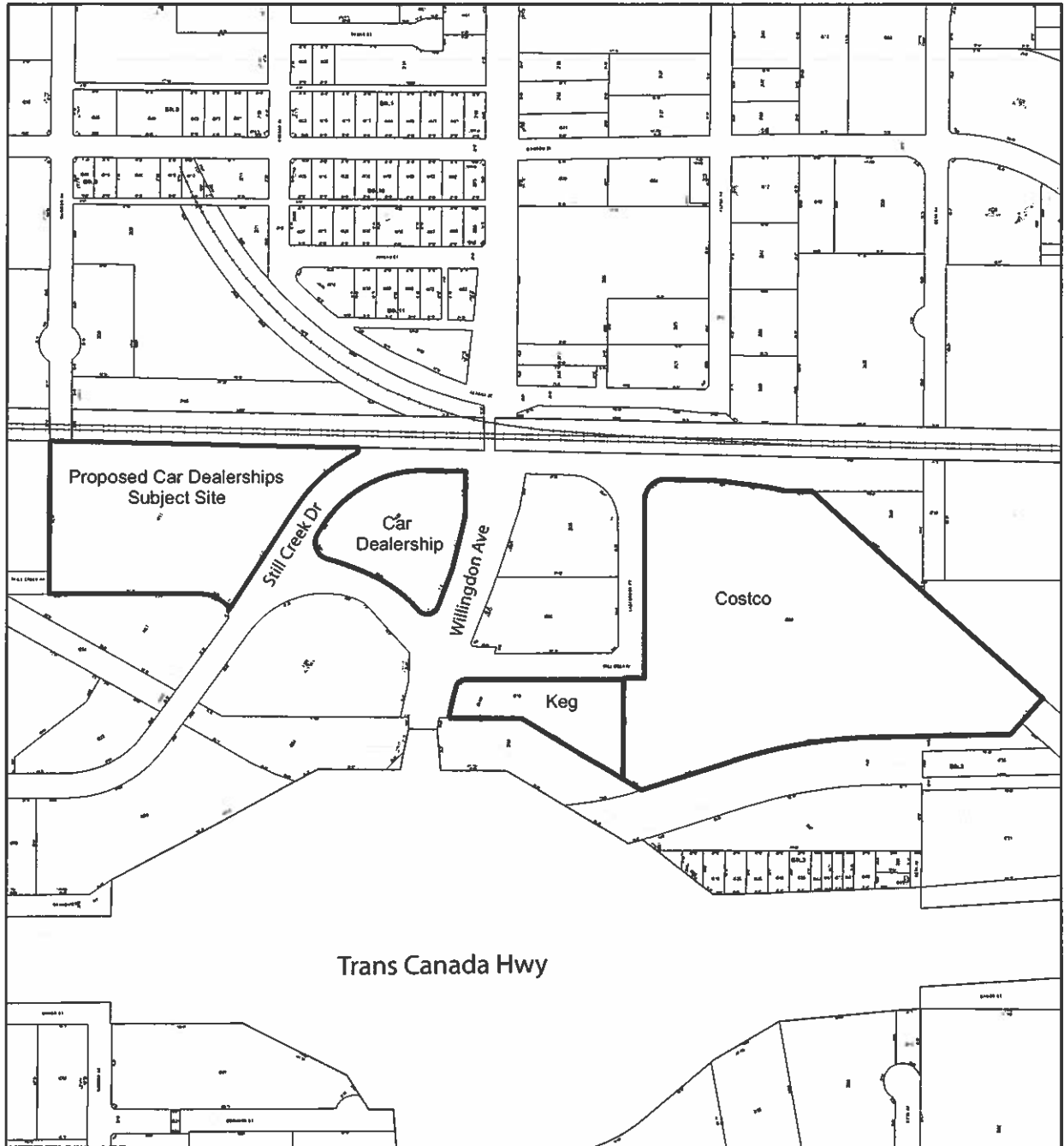
DATE:
NOV 08 2011

SCALE:
1:3,000

DRAWN BY:
DJ

 Subject Site

**REZONING REFERENCE #09-18
4451 STILL CREEK DR**



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 08 2011

SCALE:
1:6,000

DRAWN BY:
DJ

REZONING REFERENCE #09-18
4451 STILL CREEK DR
OVERALL SITE CONTEXT (REZ REFERENCE
#03 - 51)

Sketch #2