
TO: CITY MANAGER 2013 February 20

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #12-35
New Automobile Dealership**

ADDRESS: 4450 Still Creek Drive (see attached Sketches #1 and #2)

LEGAL: Lot 3, D.L.'s 70 and 119, Group 1, NWD Plan BCP25458

FROM: CD Comprehensive Development District (based on M1 Manufacturing District)

TO: Amended CD Comprehensive Development District (based on M1 Manufacturing District and in accordance with the development plan entitled "Morrey Infiniti 4450 Still Creek Drive Burnaby, BC" prepared by ATA Architectural Design Ltd.)

APPLICANT: Teck Construction LLP
5197-216th Street
Langley, B.C. V3A 2N4
(Attention: Jack Hastings)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2013 March 19.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 March 04, and to a Public Hearing on 2013 March 19 at 7:00 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.
 - 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 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. Engineering Environmental Services Division will need to review a detailed plan of Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a new car dealership on the site.

2.0 BACKGROUND

- 2.1 The subject site is located on the west side of Willingdon Avenue at Still Creek Drive, just south of the Burlington Northern Railway (see attached Sketch #1) and formed part of Rezoning Reference #03-51 which also included the Costco and Keg sites east of Willingdon Avenue (see attached Sketch #2). This earlier rezoning established development guidelines for auto dealership uses for the subject site and the lot immediately to the west at 4451 Still Creek Drive. The property at 4451 Still Creek Drive is the subject of Rezoning Reference #09-18 which received Second Reading on 2012 January 16. Servicing requirements for the subject site have been provided in accordance with the prerequisites for Rezoning Reference #03-51 and the conditions of Subdivision Reference #03-88.
- 2.2 On 2008 April 14, Council gave Final Adoption to Rezoning Reference #07-23, which provided for the phased development of two new car dealerships on the subject site. Detailed development plans were completed for the Phase One building and overall site, including the parking and driveway layout for Phase Two, with a building footprint plan shown for the future Phase Two building. It was noted in the Public Hearing report that a future amendment rezoning, complete with a detailed suitable plan of development, would be required for the subject Phase Two Infiniti dealership building. The Phase One building was subsequently constructed on the eastern portion of the site and is currently occupied by the Morrey Nissan dealership, while the subject future Phase Two building footprint is currently graded and grassed pending rezoning approval and its construction.

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2.3 Council on 2012 November 19 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.

3.0 GENERAL COMMENTS

3.1 The applicant is proposing a new car dealership building on the subject site. A new two-storey building of approximately 1,436.4 m² (15,461 sq.ft.) is proposed to be constructed on the western portion of the site (currently graded and grassed). The resulting total gross floor area on the site, including the existing Phase 1 building and the subject Phase 2 building, would be approximately 4,250.1 m² (45,747 sq.ft.). The proposed building would be oriented towards Still Creek Avenue, with glazed showrooms and sales offices in the front, automobile service areas to the rear, and offices on the second floor. Automobile display and customer parking is located at-grade. All vehicular access to the site would continue to be from the two existing driveway crossings off Still Creek Drive and Still Creek Avenue. A shared fire access drive aisle links the two phases to permit full movement across the site. The applicant does not propose to subdivide the site.

3.2 The Acting Director Engineering will review the provision of services and provide an estimate for any additional services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to, repairing deficiencies at the southwest corner of the intersection of Still Creek Drive and Still Creek Avenue causing settlement within the roadway and the Urban Trail.

3.3 Any necessary statutory rights-of-way, easements and/or covenants for the site are to be provided.

3.4 The approval of the Ministry of Transportation to the rezoning application is required.

3.5 The applicable GVS&DD Sewerage Charge (Vancouver Area) of \$0.443 per sq.ft. gross floor area for any additional gross floor area will apply to this rezoning.

3.6 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.

3.7 The development will be required to comply with the provisions of the on-site stormwater management system previously approved for the site under Rezoning Reference #07-23.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area: - 12,253.6 m² (131,897 sq.ft.)

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Site Coverage:

Nissan Dealership	-	17.1 % of overall site
Infiniti Dealership	-	8.9 % of overall site
Total:	-	26 %

4.2 Floor Area:

Nissan Dealership	-	2,813.7m ² (30,286 sq.ft.) FAR of 0.229
Infiniti Dealership	-	1,436.4m ² (15,461 sq.ft.) FAR of 0.117
Total:	-	4,250.1m ² (45,747 sq.ft.) FAR of 0.346

4.3 Height:

Infiniti & Nissan Dealerships	-	2 storeys, plus rooftop auto storage on the existing Nissan building
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4.4 Parking:

Nissan Dealership:	required	-	48 spaces
	provided	-	62 spaces
Infiniti Dealership:	required	-	30 spaces
	provided	-	53 spaces
Total:	required	-	78 spaces
	provided	-	115 spaces

Automobile Display and Storage Spaces (in addition to parking)

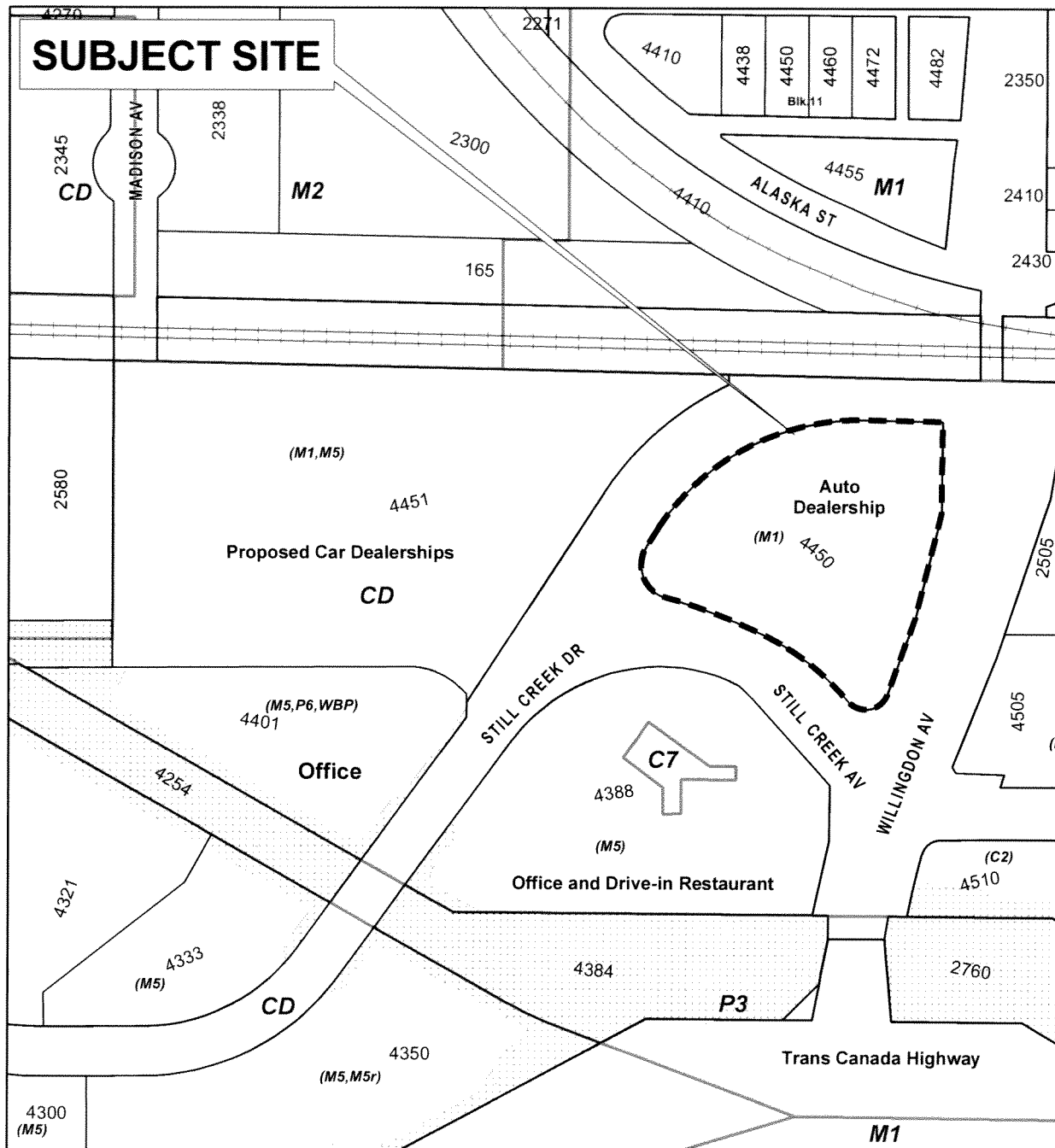
Display	-	20
Storage	-	66

4.5 Loading: - 1


 Lou Pelletier, Director
 PLANNING AND BUILDING

SMN:spf
Attachments

cc: Acting Director Engineering
 Chief Licence Inspector
 City Solicitor
 Acting City Clerk



SUBJECT SITE

2345
CD

MADISON AV

2338

M2

2300

2371

4410

4438

4450

4460

4472

4482

2350

2410

2430

ALASKA ST

M1

165

2580

(M1, M5)

4451

Proposed Car Dealerships

CD

Auto Dealership

(M1) 4450

2505

4505

(M5, P6, WBP)

4401

Office

STILL CREEK DR

C7

4388

(M5)

Office and Drive-in Restaurant

STILL CREEK AV

WILLINGDON AV

(C2)

4510

4321

(M5)

4333

CD

4384

P3

2760

4350

(M5, M5r)

Trans Canada Highway

4300
(M5)

M1



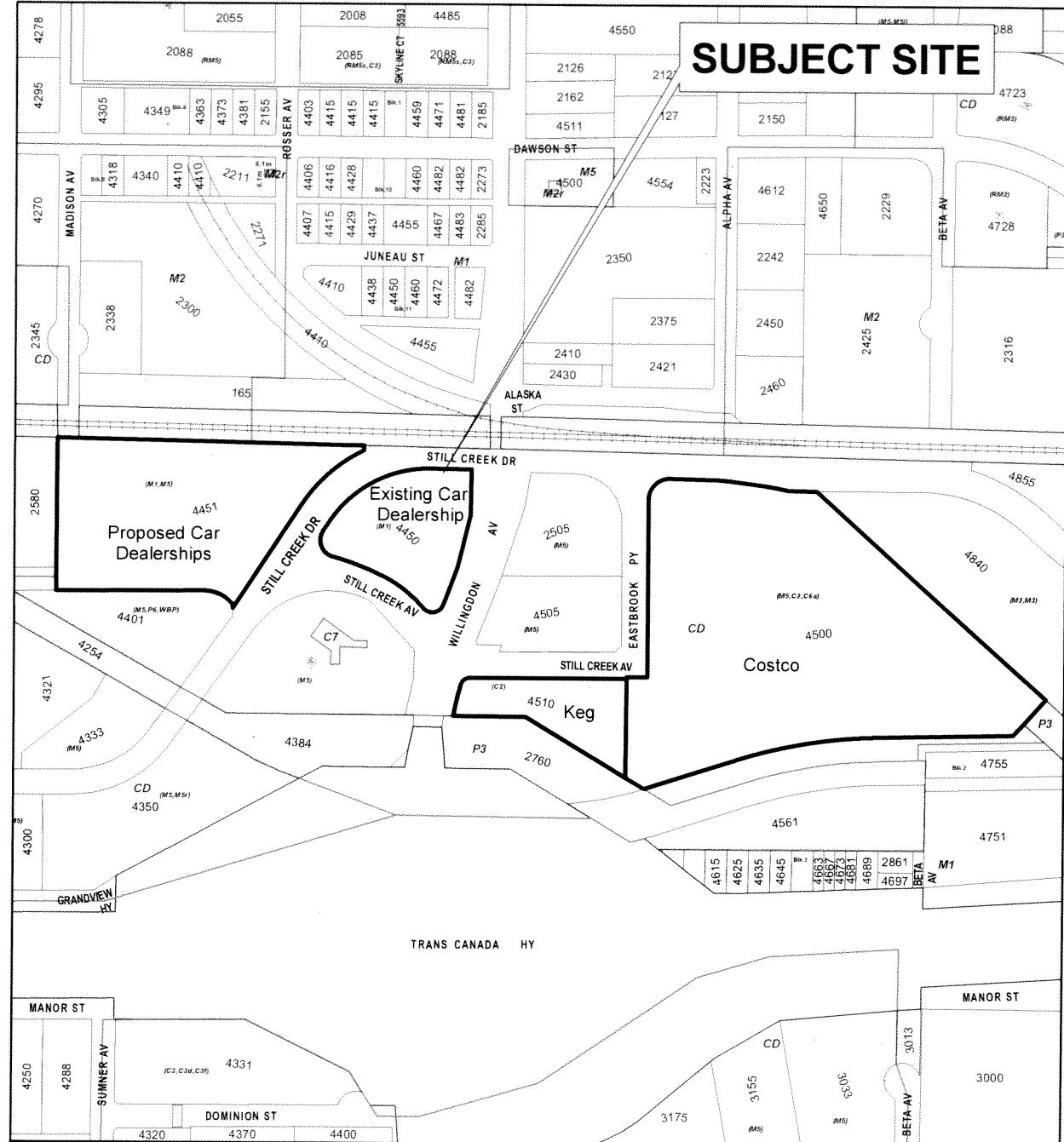
PLANNING & BUILDING DEPARTMENT



DATE:	FEB 01 2013
SCALE:	1:3,000
DRAWN BY:	AY

Subject Site

**REZONING REFERENCE #12-35
4450 STILL CREEK DRIVE**



PLANNING & BUILDING DEPARTMENT



DATE:	FEB 01 2013
SCALE:	1:6,000
DRAWN BY:	AY

REZONING REFERENCE #12-35
4450 STILL CREEK DRIVE
OVERALL SITE CONTEXT (REZ REFERENCE
#03 - 51)