



Item
Meeting 2020 July 27

COUNCIL REPORT

TO: CITY MANAGER 2020 July 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19-52
Two Three to Five Storey Office Buildings with Underground Parking

ADDRESS: 3700 Gilmore Way (see *attached* Sketch #1)

LEGAL: Lot A District Lots 71 And 72 Group 1 NWD Plan LMP39888

FROM: CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District)

TO: Amended CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District, the Discovery Place Community Plan as guidelines, and in accordance with the development plan entitled "3700 Gilmore At Sanderson Way, Burnaby, BC" prepared by Turner/Dialog)

APPLICANT: Canadian Turner Construction Company
#1601 – 700 West Pender Street
Vancouver, BC V6C 1G8
Attn: Marc Narduzzi

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 August 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 July 27 and to a Public Hearing on 2020 August 25 at 5:00 pm.
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

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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 dedication of a portion of the site at the north-west corner of Willingdon Avenue and Sanderson Way.
- e) The provision of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.7 of the rezoning report.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- h) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- i) The submission of a Site Profile and resolution of any arising requirements.
- j) The approval of the Ministry of Transportation of the rezoning application.
- k) The submission of a detailed comprehensive sign plan.
- l) The provision of end-of-trip and bicycle storage facilities in accordance with the rezoning report.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable Regional Transportation Development Cost Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of two three-five storey office buildings with 3 levels of parking for the expansion of the Electronic Arts (EA) Burnaby campus.

2.0 POLICY FRAMEWORK

The proposed development is in line with the Industrial, and Park and Public Use designations of the Discovery Place Community Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 BACKGROUND

- 3.1 The subject site is located on the north side of Sanderson Way between Willingdon Avenue and Gilmore Way. The property is situated within the Discovery Place Community Plan area and is improved with a four-storey building which is currently occupied by Schneider Electric, surface parking areas, covenanted conservation areas and landscape buffers. Vehicular accesses to the site are from the existing driveways off Sanderson Way and Gilmore Way.

The existing office building, located on the western portion of the subject site, was constructed as a multi-tenant facility under the Comprehensive Development CD District (based on the M5 Light Industrial District) through Development Permit Application 02.256.1 which was approved on 1998 July 28. A number of subsequent rezoning bylaw amendments (REZ #92-47, REZ# 94-66, and REZ# 02-11) were also adopted for this site to permit the expansion of surface parking, and the addition of the M8 Advanced Technology Research District. The subject site is currently zoned CD District based on the M5 and M8 Districts.

- 3.2 The properties immediately to the north, south and west of the site are generally utilized for advanced technology research and office uses in line with the M8, M8a, and M5 Districts. These properties are designated Industrial, and Park and Public Use in the Discovery Place Community Plan. The Community Plan is intended to create a campus-style research and development oriented area that is improved with lower scale buildings using high quality materials, enhanced natural buffers and supplementary landscaping.

- 3.3 On 2019 December 02, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant 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 at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting rezoning to an amended CD District (based on the M5 and M8 Districts, and the Discovery Place Community Plan as guidelines) in order to permit the construction of two three-five storey office buildings for the expansion of the Electronic Arts (EA) Burnaby campus. The proposed buildings will have large floor plates which would provide flexibility for future users. The proposed total gross floor area of the office space is 27,628 m² (297,385 sq. ft.). The total proposed floor area ratio of the property would be 0.75 FAR.

The proposed buildings will be comprised of three levels of office space, as well as three levels of parking, of which one level would be located fully below grade, and as such would not be included in the calculation of building height. Due to the sloping topography of the site, the proposed buildings would present as three to five storeys in height when viewed from the south, south-west, and south-east. The Zoning Bylaw specifies a maximum building height of four storeys or 12.0 m (39.37 ft.) in the M5 and M8 Districts. The proposed height of the buildings from Sanderson Way is three storeys.

- 4.2 The proposed development's design concept includes the provision of a central plaza between the two buildings that defines a new main entrance to the site from Sanderson Way and functions as part of an improved pedestrian circulation system within the site and beyond. Both office buildings will include an atrium to maximize natural daylighting. The buildings will also be constructed in accordance with Step 3 of the BC Energy Step Code.
- 4.3 Vehicular access to the site is proposed to be maintained from the existing accesses off Gilmore Way and Sanderson Way, that latter of which will be realigned with Mathissi Place which is located across Sanderson Way to the south, for enhanced pedestrian safety. Other pedestrian safety improvements that will be sought as part of this rezoning include a new fire truck access point and a pedestrian crosswalk on Sanderson Way.
- 4.4 The applicant is requesting to reduce the required front yard setback from 12.0 m (39.37 ft.) to 9.0 m (29.53 ft.) to accommodate southern corner of building #2. Considering the balance of the two office buildings are located considerably beyond the required 12.0 m (39.37 ft.) setback from Sanderson Way, the reduced setback is supportable.
- 4.5 Currently, the site contains a conservation area of 11,660 m² (125,507 sq. ft.) located to the north-east and south of the site. The applicant is requesting the relocation of 4,900 m² (52,740 sq. ft.) of covenanted conservation area located to the south of the site along

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Sanderson Way, in order to accommodate the proposed office buildings. The applicant has retained an environmental consultant to establish a restoration plan and an invasive plant management program to mitigate any short-term ecological impacts, and to create a net ecological gain in long-term. The restoration plan includes:

- restoring a new 7,000 m² (75,347 sq. ft.) conservation area containing an additional 144 new native trees. The new conservation area will be located to the west of the existing building (Schneider Electric);
- providing artificial habitat features – for example nesting boxes, bat boxes, wildlife trees, and coarse woody debris – to improve habitat value of the new conservation area in the short-term;
- adding 0.3 m (1.0 ft.) of topsoil throughout the new conservation area;
- enhancing the existing conversation area located to the north-east of the site by removing the existing extensive invasive species, and the addition of 71 new native trees and other native vegetation to this area;
- planting a total of 103 additional native trees throughout the site. It is noted, that in total there are 245 trees to be removed and 348 new/replacement trees proposed;
- retaining any established native vegetation, particularly native trees, in the existing conservation area, including the 9.0 m (29.5 ft.) setback from Sanderson Way;
- improving the condition of the existing trees by conducting biodiversity thinning;
- enhancing the existing open space located at the corner of Sanderson Way and Gilmore Way; and,
- establishing a 10-year monitoring and maintenance program following the completion of restoration works, similar to the Discovery Park Forest Enhancement Strategy which was completed in 2014.

The consultant has advised that a net gain in area biodiversity and overall ecological function is expected following the successful restoration of the new conservation area. Environmental planning staff have reviewed the proposal and support the recommendations.

- 4.6 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve the site, including but not necessarily limited to:

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- Dedication of a portion of the site at the north-west corner of Willingdon Avenue and Sanderson Way;
- The provision of a mid-block pedestrian crosswalk on Sanderson Way, between Willingdon Avenue and Gilmore Way, to the approval of the Director Engineering; and,
- The provision of a roundabout at the intersection of the site's proposed driveway access off Sanderson Way and Mathissi Place.

4.7 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not limited to:

- Section 219 Covenant to assure the provision and maintenance of the conservation area;
- Section 219 Covenant and bonding to assure the provision and continuing maintenance of the stormwater management system;
- Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities;
- Section 219 Covenant to ensure the implementation of the proposed Restoration Plan and Invasive Plant Management Program; and,
- Statutory rights-of-way for public use of the pedestrian networks within the site;

4.8 Approval of the Ministry of Transportation to the rezoning application is required.

4.9 The retention of identified existing trees (and vegetation) on the site is required. Any trees over 20 cm (8 inches) will require a tree removal permit in accordance with the Council-adopted Tree Bylaw.

In addition, submission of a written undertaking is required to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the course of site and construction work. The deposit of sufficient monies to ensure the protection of identified existing trees, which will be refunded a year after release of occupancy permits is required.

4.10 The submission of an updated Solid Waste and Recycling Plan to the approval of the Director Engineering is required.

4.11 Development Cost Charges applicable to this amendment rezoning include:

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- the GVS&DD Sewerage Development Charge; and,
- the Regional Transportation Development Cost Charge.

5.0 DEVELOPMENT PROPOSAL

5.1 Lot Area (no change): - 50,891 m² (547,786.17 sq. ft.)

5.2 Gross Floor Area

Existing Building (no change): - 10,405 m² (111,999 sq. ft.)

Proposed Building #1: - 16,592 m² (178,595 sq. ft.)

Proposed Building #2: - 11,036 m² (118,791 sq. ft.)

Total - **38,033 m² (409,385 sq.ft.)**

5.3 Floor Area Ratio

Existing Building (no change): - 0.20 FAR

Proposed Building #1: - 0.33 FAR

Proposed Building #2: - 0.22 FAR

Total - **0.75 FAR**

5.4 Height

Existing Building (no change): - 4 storeys

Proposed Buildings: - 3-5 storeys

5.5 Lot Coverage

Proposed: - 24%

5.6 Off-Street Parking

Required: - 601 spaces

Proposed: - 624 spaces

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5.7 Off-Street Loading

Required: - 6 spaces

Proposed: - 7 spaces

5.8 Bicycle Parking

Required:
Class A: - 56 spaces
Class B: - 28 spaces

Proposed:
Class A: - 57 spaces
Class B: - 29 spaces

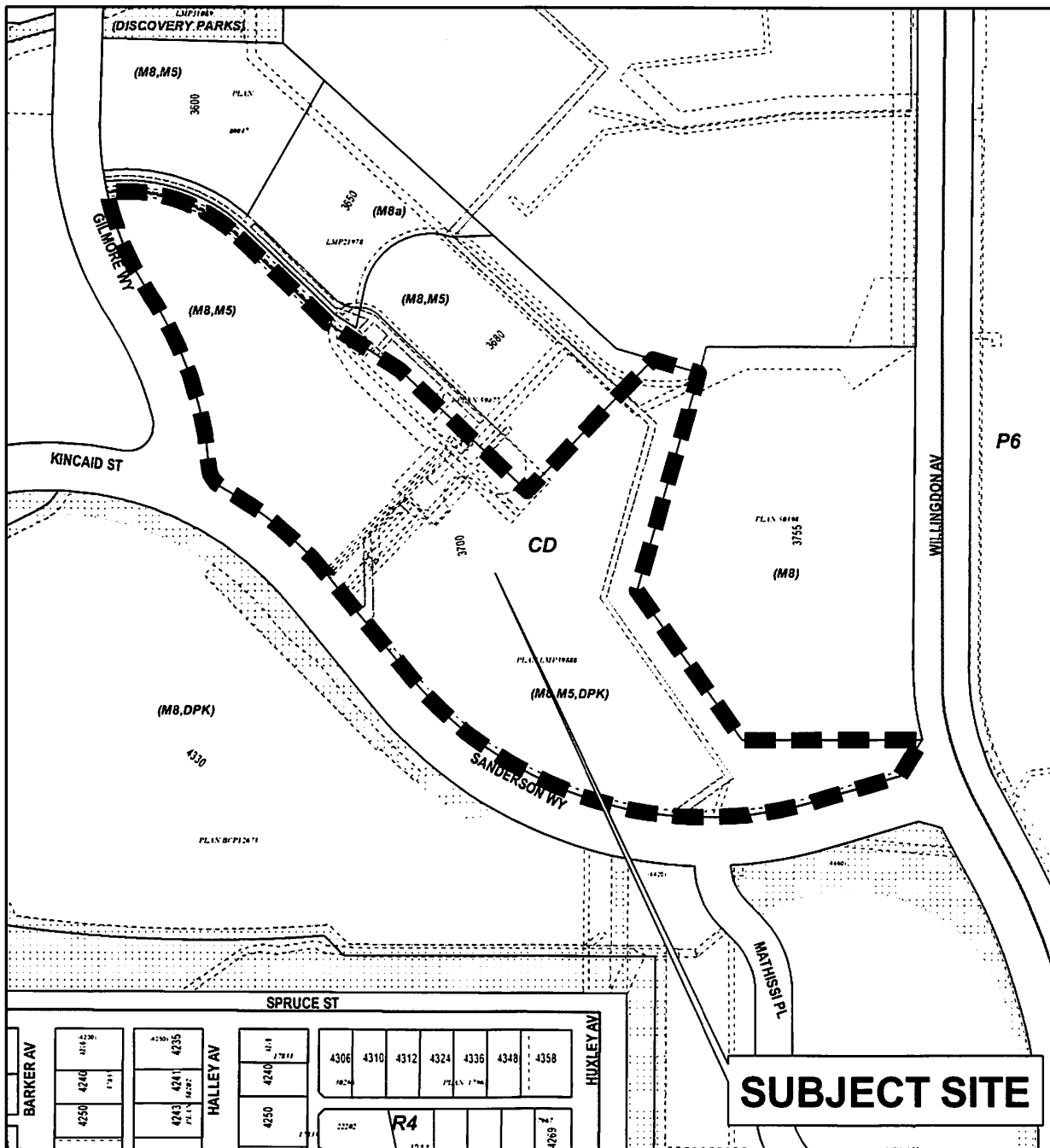





E. W. Kozak, Director
PLANNING AND BUILDING

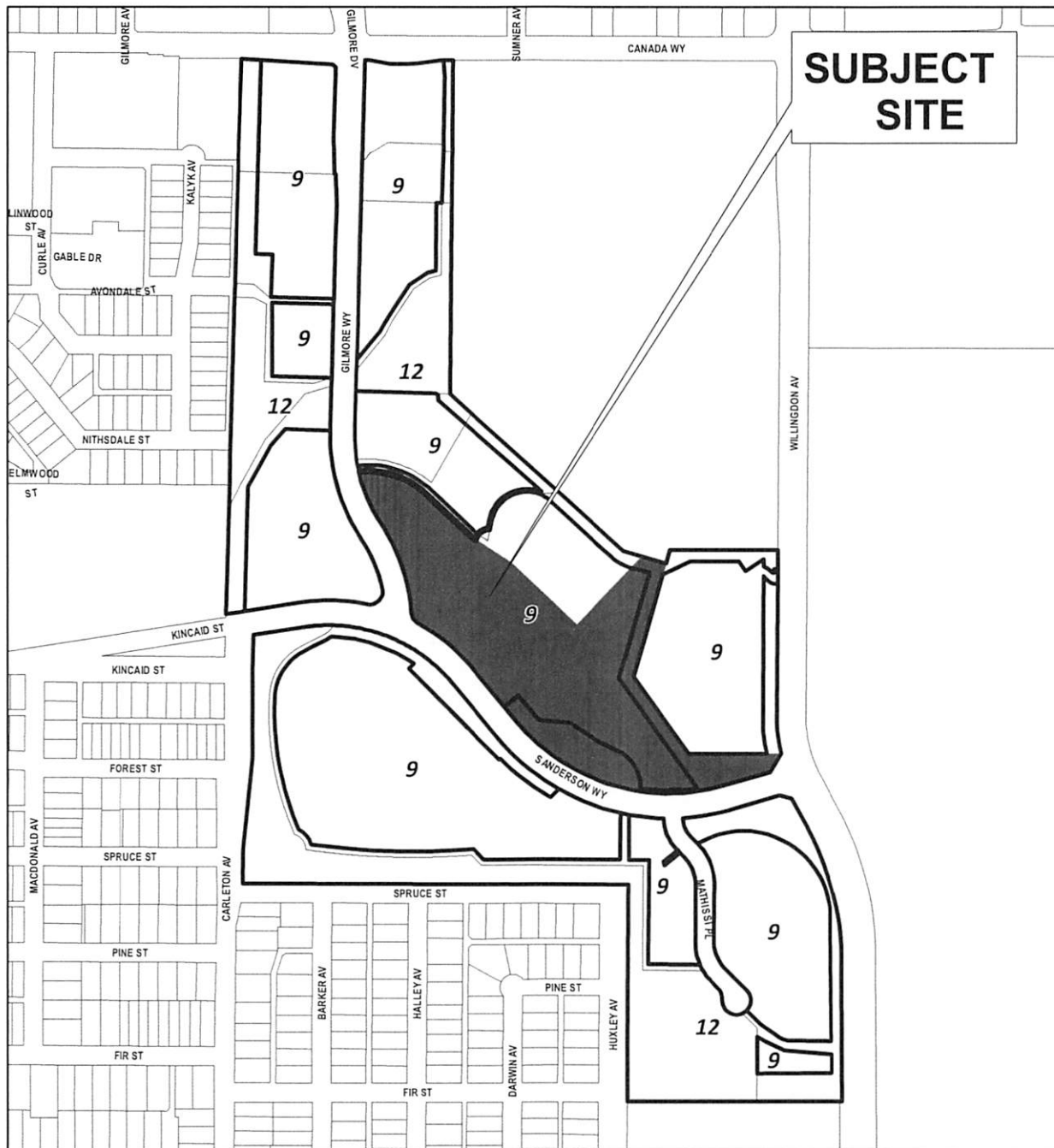
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Attachments

cc: City Solicitor
City Clerk



		PLANNING & BUILDING DEPARTMENT		
Date: NOV 19 2019		REZONING REFERENCE #19-52 3700 GILMORE WAY  Subject Site		
scale: 1:3,500				
Drawn By: JS				



General Land Use Designations

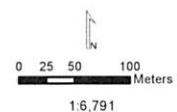
- 9 Industrial
- 12 Park and Public Open Space



Planning and Building Dept

Printed on November 19, 2019

Discovery Place Community Plan



Sketch #2