

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #23-02 – 3700 GILMORE WAY– ADD COMMERCIAL USES –
DISCOVERY PLACE COMMUNITY PLAN**
PURPOSE: To seek Council authorization to forward REZ #23-02 to a future Public Hearing.

REFERENCES

Address: 3700 Gilmore Way
Legal: Lot A District Lots 71 and 72 Group 1 NWD Plan LMP39888
Applicant: Canadian Turner Construction Company
8th Floor, 510 Seymour Street, Vancouver, BC V6B 3J5
Attention: Cayley Van Hemmen
Current Zoning: CD Comprehensive Development District (based on the M8 Advanced Technology Research District, M5 Light Industrial District, and the Discovery Place Community Plan as guidelines).
Proposed Zoning: Amended CD Comprehensive Development District (based on the M8 Advanced Technology Research District, M5 Light Industrial District, C2 Community Commercial District, the Discovery Place Community Plan as guidelines, and in accordance with the development plan entitled “Land Use and Design Updates 2023” prepared by DIALOG).

RECOMMENDATIONS

THAT a Rezoning Bylaw for REZ #23-02 be prepared and advanced to First Reading and to a Public Hearing at a future date of Council, and;

THAT the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The submission of a fire safety plan.
- c) The approval of the Ministry of Transportation and Infrastructure of the rezoning application.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS

I concur with the recommendation of the General Manager Planning and Development.

EXECUTIVE SUMMARY

A rezoning application has been received to allow for neighbourhood commercial uses, including childcare, in an office building that was recently approved under REZ #19-52. The purpose of this report is to provide Council with information on the additional land uses proposed and to recommend that the Rezoning Bylaw be brought forward for First Reading and the rezoning application be forwarded to a future Public Hearing. No new development is proposed through this rezoning application.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Regional Context Statement (2013),
- Official Community Plan (1998),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011), and
- Discovery Place Community Plan (1988)

2.0 BACKGROUND

2.1 The subject development site is located on the north side of Sanderson Way between Willingdon Avenue and Gilmore Way (see **Attachment 1** – REZ #23-02: Sketch #1 and Sketch #2). The site is situated within the Discovery Place Community Plan area, which is a campus style research and development-oriented area with low scale buildings separated by enhanced natural buffers.

Currently the site is zoned Comprehensive Development District based on the M8 Advanced Technology Research District, M5 Light Industrial District, and the Discovery Place Community Plan as guidelines. The properties immediately to the north, south and west of the site are also generally utilized for advanced technology research and office uses in line with the M8, M8a, and M5 Districts.

2.2 There is currently one existing four-storey office building on-site, and two new office buildings under construction, as approved by REZ #19-52, to support the expansion of the Electronic Arts (EA) Burnaby campus. Buildings 1 and 2 include 26,229 m² (282,327 sq. ft.) of new office space over three levels. Additionally, there are three levels of parking (one fully below grade) that are shared between the two buildings. Due to the sloping topography of the site, the two office buildings present as three storeys from Sanderson Way and five storeys when viewed from the south, south-west, and south-east. Vehicular access to the office buildings is from Gilmore Way and Sanderson Way.

2.3 On April 3, 2023, Council received an initial rezoning report which proposed the option for ground-oriented commercial uses in Building 1, with a potential for a rooftop outdoor childcare play area. The commercial uses are proposed as optional uses to complement and support the employment uses on-site and in

the neighbourhood. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL INFORMATION

3.1 The applicant is requesting a rezoning to an amended CD District (based on the M5, M8 and C2 Districts, and Discovery Parks Plan as guidelines) to permit the addition of select commercial uses in Building 1. Since the adoption of REZ #19-52, the projected office space needs of EA have decreased and there is a desire to incorporate commercial uses that provide amenities and services in support of employees on-site and in the Discovery Place Community Plan area. The proposed rezoning is limited to use only.

Future planning and building permit approvals will be required to facilitate individual commercial use tenant improvements.

3.2 The Community Commercial (C2) District uses supported through this rezoning application are limited, and may include cafes, restaurants, fitness and health facilities, or childcare facilities. Commercial uses that provide daily amenities and services are generally supported, noting that not all C2 uses are permitted through this rezoning application. A complete list of permitted commercial uses is identified in the suitable plan of development.

3.3 The proposed commercial uses include the opportunity for a childcare facility for up to 247 children. Conceptual site and floor plans indicate a 1,858 m² (20,000 sq. ft.) child care facility and Fraser Health has provided approval in principle.

Although the childcare facility design will be refined through a Preliminary Plan Approval once an operator is selected, the applicant is assessing the technical considerations for the childcare use. First, to ensure that plans are in place for children to exit safely, a detailed fire safety plan for the indoor and outdoor childcare locations is required prior to Final Adoption of this rezoning application. Secondly, to create a high-quality and functional childcare, the rezoning development plans include a covered weather protected area and a universal washroom on the rooftop play area. These rooftop improvements will only be required if the childcare use is pursued. Additional requirements or studies may be required when a future operator applies for future planning and building approvals.

3.4 The proposed site includes 624 parking spaces and 7 loading spaces for Building 1 and Building 2. Given the number of stalls provided, additional stalls for parking and loading are not anticipated with future tenant improvement applications. Minor adjustments to the design for Building 1 have been made since the adoption of REZ #19-52 to enable an expanded end-of-trip facility with universal washrooms and changing amenities, and to relocate the bicycle lockers from Level 1 to the parkade, which resulted in a minor increase to the office floor area on Level 1.

3.5 All services necessary to serve the site and required road statutory rights of way or dedications, easements, covenants, and statutory rights-of-way are being obtained through Rezoning Reference #19-52.

3.6 **Development Statistics:**

<u>Gross Floor Area - Building 1</u>	16,671 m ² (179,445 sq. ft.)
Level 1 Office or Commercial Floor Area (including child care facility use)	4,774 m ² (51,387 sq. ft.)
<u>Floor Area Ratio – All Buildings (unchanged)</u>	0.33 FAR
<u>Vehicle Parking (unchanged)</u>	624 spaces
<u>Loading Spaces (unchanged)</u>	7 spaces

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

A Public Hearing will be held at a future date. In advance of that, the City will send a notice, at least 10 days before a Public Hearing, to those properties that are within a 30m (100 ft.) radius of the property. A notice will also be published on the City’s website and distributed through the City’s email subscription service, not less than 3 days and not more than 10 days before the Public Hearing and posted at the City’s public notice posting place.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

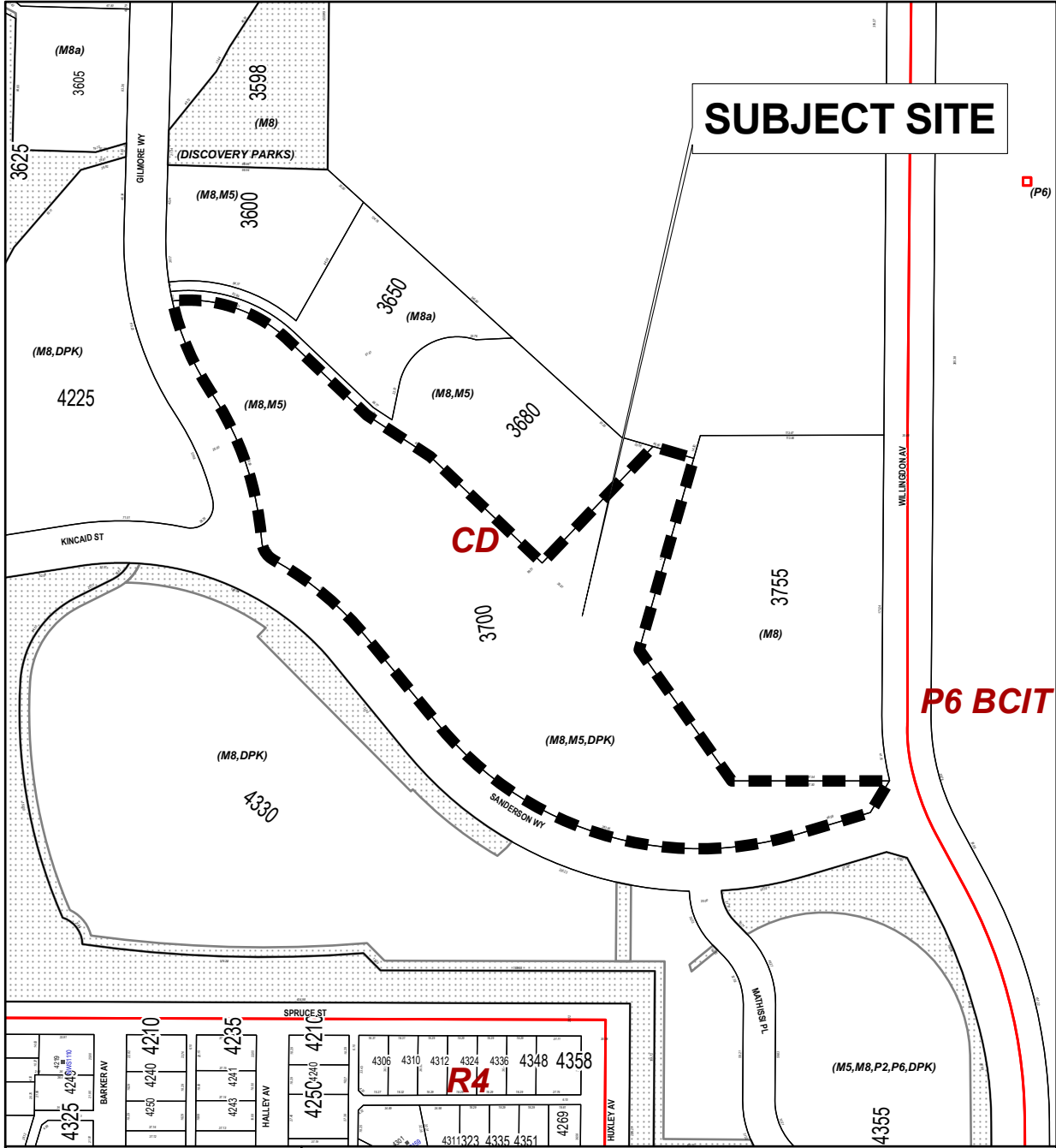
E.W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – REZ #23-02: Sketch #1 and Sketch #2

REPORT CONTRIBUTORS

This report was prepared by Kaitlynn Given, Planner 1, and reviewed by Jesse Dill, Director Development, and Lee-Ann Garnett, Deputy General Manager Planning and Development.



SUBJECT SITE

CD

P6 BCIT

R4




PLANNING AND DEVELOPMENT DEPARTMENT

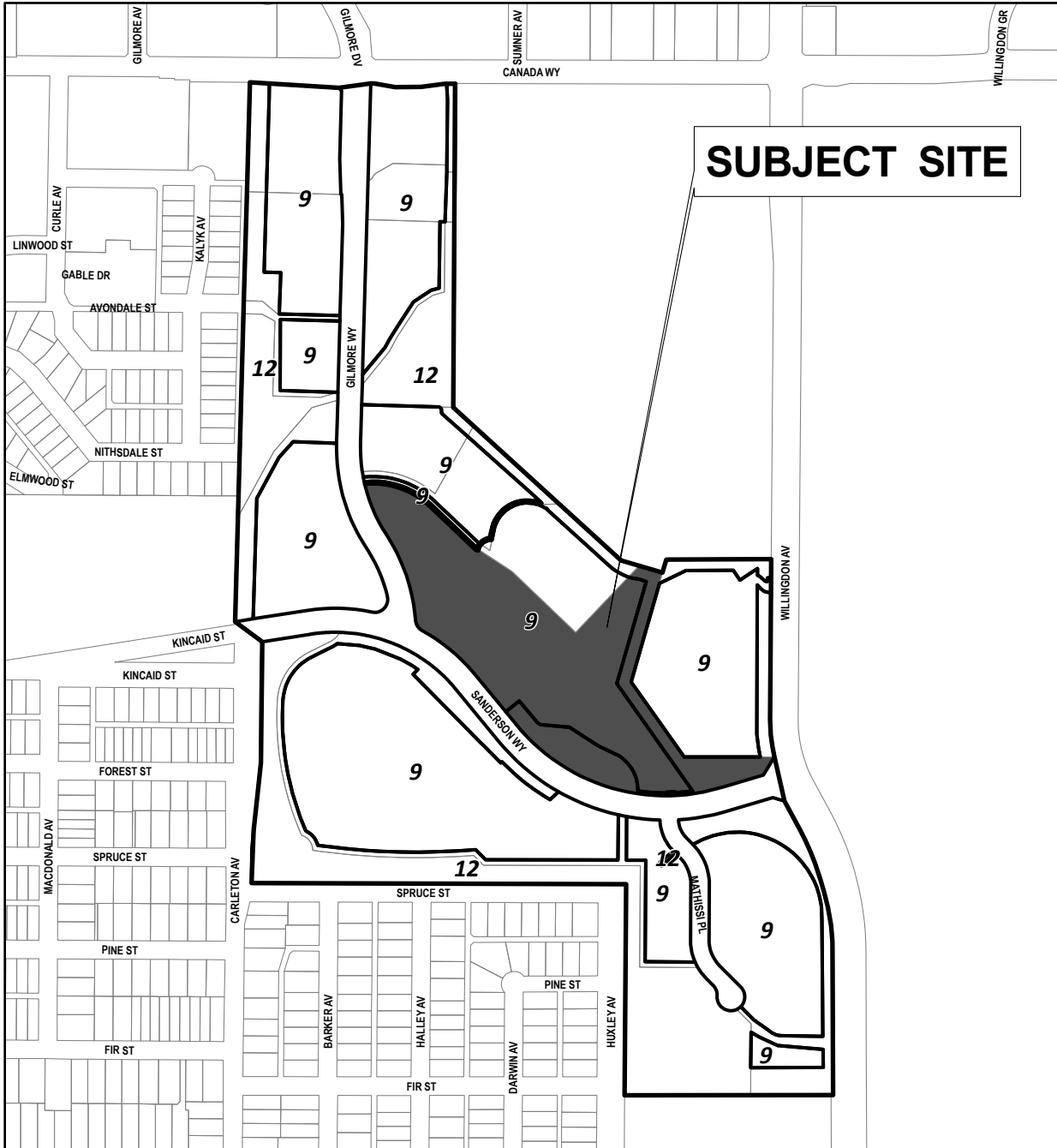
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**REZONING REFERENCE #23-02
3700 GILMORE WAY**

 Subject Site



- 9 Industrial
- 12 Park and Public Open Space



Discovery Place Community Plan

PLANNING AND DEVELOPMENT DEPARTMENT

