

TO: CITY MANAGER

1997 AUGUST 6

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #27/97
(X-REF. REZONING REFERENCE #66/94)
4330 SANDERSON WAY
DISCOVERY PLACE COMMUNITY PLAN
ISSUES ARISING FROM THE PUBLIC HEARING

PURPOSE: To inform Council of responses to issues raised at the 1997 June 24 Public Hearing for the subject rezoning.

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

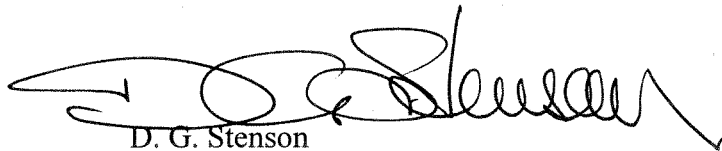
At the 1997 June 24 Public Hearing for Rezoning Reference #27/97, an expansion of an advanced technology research and office facility providing the Canadian headquarters for Electronic Arts, concerns were raised about the phasing of tree planting on the site and the infrastructure impact of the development on the immediate neighbours.

The applicant has indicated that the tree planting in the conservation area, which includes the trees already designated through the overall rezoning for Discovery Place, Rezoning Reference #66/94, will be completed by 1997 November 30. For clarification, according to Discovery Parks Inc. none of the trees donated by MacMillan-Bloedel to Discovery Place are designated for this site.

With regard to the infrastructure concerns, the applicant has further indicated that the consultant team, including mechanical and acoustical engineers, is currently pursuing ways to limit noise generation on site, including reducing the noise from rooftop mechanical units, by the use of internally located baffles, external enclosures and/or sound masking techniques. No antennae or satellite dishes are anticipated at present. Furthermore, with regard to light intrusion from parking lot fixtures, the project's electrical engineer and landscape architect are selecting and siting light fixtures for parking areas that limit or preclude "spillage" into adjacent residential areas. Since these areas are 25' to 30' above the parking areas, the intent is to use downlights on poles of approximately 30'. All staff parking is being provided on site. Overflow parking onto adjacent streets is being avoided with the 606 spaces being developed for the first two phases, in excess of the 385 spaces

required for all three phases. The total, once Phase 3 is complete, is anticipated to be 1,034 spaces, of which 85% will be underground.

This is for the information of Council.



D. G. Stenson
Director Planning and Building

FA:gk

cc. Director Recreation and Cultural Services
Chief Building Inspector