

TO: CITY MANAGER 1997 AUGUST 19
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #37/97

ADDRESS: 8525 & 8555 Baxter Place

LEGAL: Lot A (BL209640) of Lots 1 & 2, D.L. 56, Group 1
NWD Plan LMP1598

FROM: M3 Heavy Industrial District

TO: CD Comprehensive Development District (based on M5 Light Industrial District and M3 Heavy Industrial District as guidelines and in accordance with the development plan entitled "Production Court Lake City Phase Three" prepared by Cohos, Evamy Interplan Architects, Engineers, Interior Designers Inc.)

APPLICANT: Pilot Pacific Developments Inc.
2694 - 1055 Dunsmuir Street
Four Bentall Centre
Vancouver, B.C. V7X 1L3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1997 September 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1997 September 08 and to a Public Hearing on 1997 September 23 at 7:30 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 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 easements and covenants.
- e. The approval of the Ministry of Transportation and Highways to the rezoning application.
- f. The deposit of the applicable GVS & DD Sewerage Development Cost charge of \$0.811 per sq.ft. of gross floor area.
- g. The dedication of any rights-of-way deemed requisite.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of an office building and parking structure and general office uses within the existing buildings.

2.0 BACKGROUND

On 1997 July 21, Council received the report of the Planning and Building Department concerning rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, on 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 proposes to construct a five storey office building and related multi-level parking structure in order to accommodate the expansion of several tenants of the two existing buildings on the site and to provide additional business and professional office space for lease. Rezoning to the CD Comprehensive Development District using the M5 Light Industrial District for the new building and the M5 Light Industrial and continuing M3 Heavy Industrial Districts for the existing buildings as guidelines has been requested. The requested M5 designation permits the business and professional offices for the new building as well as for tenants of the existing buildings.

- 3.2 The proposal includes five storey office building with 5 levels of parking under the building. The multi-level parking structure is proposed to extend out from under the office building and across the site behind the existing building on Baxter Place. While primarily above grade, the parking structure will be built into the steep bank adjacent to Production Way and will not be visible from this street and will be screened by the existing buildings from Baxter Place. The plans also include an additional level within the parking structure to be constructed at a later date which will provide further surplus parking.
- 3.3 Additional landscaping adjacent to Baxter Place is being provided required to satisfy the usual M5 development standards. The 42 ft. wide undeveloped area adjacent to the Production Way property line will be retained as a building setback with appropriate fill and landscaping which will screen the top of the parking structure and will have the appearance of surface parking from Production Way.
- 3.4 Approval of the Ministry of Transportation and Highways to the rezoning will be required.
- 3.5 The regional GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq. ft. of gross floor area will apply to this rezoning.
- 3.6 Vehicular access will be maintained from Baxter Place and an additional driveway entrance will be provided from Production Way on the basis of right-turn in and out only.
- 3.7 Approval of Environmental Health Services of a detailed plan of engineered Sediment Control System will be a requirement of the Preliminary Plan Approval.
- 3.8 Sidewalks and boulevard landscaping on Baxter Place and Production Way will be required in order to serve the needs of the additional office workers who will be employed within the proposed development and to create an enhanced pedestrian environment. In this regard, the Director Engineering will provide a schedule of cost estimate for the required servicing for the subject development site, which will include, but not necessarily be limited to:
 - a. Provision of a 1.5 m curbside, boulevard grassing and street trees on the north side of Baxter Place.
 - b. Provision of a 1.5 m separated sidewalk and boulevard paving, grassing and street trees on the east side of Production Way.
 - c. Provision of a 1.5 m separated sidewalk and boulevard paving and grassing on the west side of Production Way from the existing bus stop south to Baxter Place.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area: - 2.32 hectares (5.74 acres)
- 4.2 Site Coverage: - 47% (including proposed office building, parking garage and two existing buildings)

- 4.3 Floor Area:
 - Existing Building: Phase I - 4,171m² (44,900 sq.ft.)
 - Phase II - 12,379m² (133,250 sq.ft.)

 - Proposed Office Building - 10,590m² (114,000 sq.ft.)

 - Total Building Floor Area - 27,140m² (292,150 sq.ft.)

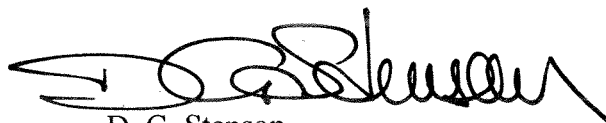
- 4.4 Floor Area Ratio: - 1.17 (excluding parking garage)

- 4.5 Building Height: - 5 storeys of offices adjacent to Production Way
- 2 and 3 storeys (existing buildings)

- 4.6 Parking Required:
 - Office @ 27,140m²/46m² - 590 spaces

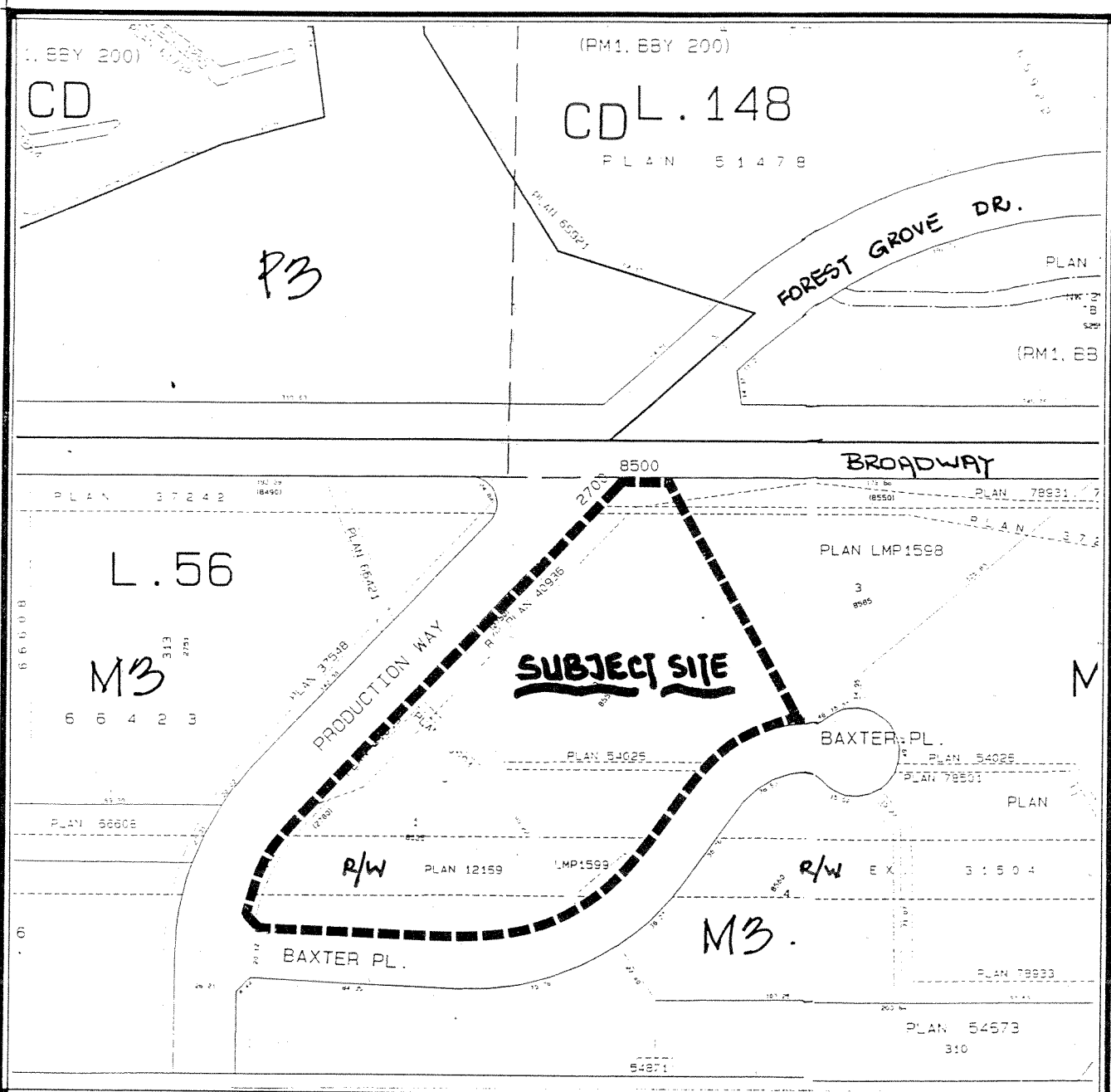
- 4.7 Parking Provided: - 786 spaces (62 additional spaces to be provided at a later date)

- 4.8 Loading Provided: - 9 bays


D. G. Stenson
Director Planning and Building

PS:gk
Attach


cc: City Clerk
Acting Director Recreation & Cultural Services
Director Engineering



Date:
AUG 1997

Scale:
1: 3000

Drawn By:
J.P.C.

 **City of Burnaby**
 Planning & Building Dept.



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SKETCH # 1

