

TO: CITY MANAGER

1997 January 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #8/96**
An Advanced Technology Research and Office Facility

ADDRESS: 4330 Sanderson Way

LEGAL: Lot 16, D.L.'s 71 & 72, Group 1, NWD Plan 60616

FROM: CD Comprehensive Development District (Based on the Discovery Parks Community Plan)

TO: "Amended" CD Comprehensive Development District (based on M8 Advanced Technology Research District and the Discovery Place Community Plan as guidelines and in accordance with the development plan entitled "Electronic Arts" prepared by Musson Cattell Mackey) (See attached Sketch #1)

APPLICANT: Musson Cattell Mackey
1825-Two Bentall Centre
555 Burrard Street
Vancouver, B.C., V7X 1M9
(ATTENTION: Mark Whitehead)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 1997 February 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1997 February 10 and to a Public Hearing on 1997 February 25 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 satisfaction of all necessary subdivision requirements.
- e) The granting of any necessary easements and covenants.
- f) The submission of a tree survey, retention of identified existing trees and vegetation on the site, their protection by registration of a Section 215 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of construction work as well as continual on-site supervision by the project arborist during site preparation, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- g) The channeling of the existing storm sewer outfall in an open condition over the existing site in a suitable alignment, subject to the approval of the Director Engineering.
- h) The deposit of the applicable GVS & DD (Fraser Sewerage Area) sewerage charge of \$0.811 per sq. ft. of gross floor area.
- i) The submission of a suitable engineered design for an approved on-site sediment control system.
- j) The transfer to City ownership of the lands in the conservation area.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed bylaw amendment is to permit the development of an advanced technology research and office facility as the Canadian base for an international high technology company.

2.0 BACKGROUND:

- 2.1 The subject site is known as Site K within the Discovery Place Community Plan, Willingdon (B.C.I.T.) site. The Community Plan was adopted by Council on 1996 September 23.
- 2.2 Under the revised guidelines, this site is to be developed in accordance with the new M8 Advanced Technology Research District which received Final Adoption on 1996 March 04. The Discovery Place guidelines for this site indicate that the maximum density is an FAR of 0.45 (377,188 sq. ft.), the maximum site coverage is 15% for building coverage and 41% for combined building and paved areas and the underground parking ratio is 25% with no parking permitted in the front yards. The maximum height is four storeys, except along the Spruce Street frontage where it is two storeys as measured from the green belt setback.
- 2.3 Rezoning prerequisites for the overall Discovery Place rezoning, (Rezoning Reference #66/94), affect this site. These include the upgrading of street lighting and street trees as necessary, additional green belt planting with native trees and shrubs, construction of an Urban Trail link along the western portion of the Sanderson Way frontage and the northern portion of the Carleton Avenue right-of-way to the west of the site, and the expansion of the covenanted green belt on this site in which a pedestrian trail is to be built along the south and west edges of the site to the satisfaction of the Parks Department.
- 2.4 On 1996 March 26, Council received a report from 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, 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 development proposed provides for the development of an advanced technology research and office and studio facility as the Canadian headquarters of Electronic Arts, a high technology company with over 350 employees that designs and produces computer and video games for personal computers. The site, located towards the southwest corner of Discovery Place, is intended to be developed in three phases in line with the established guidelines and in an architectural manner similar to previously approved high technology structures.

The proposed development plan provides detailed plans for the first phase, an architecturally striking building of landmark quality that nestles into the landform near the edge of the green belt to the south and west and terraces down the hill in response to the terrain to a large meadow. The height falls within the angle marked by two stories from the outer edge of the

green belt setback and four storeys facing Sanderson Way. 44% of the parking is provided underground, in excess of the 25% required. Porous asphalt paving is to be used in the surface parking stalls. The plan also provides guidelines for a second phase infill addition to a proposed plaza on the west side of the building and a third phase separate building at the bottom of the hill nearer Sanderson Way. At build out, the plan shows 69% of the parking underground, with an overall building and paved site coverage of only 27%, compared to the 41% permitted. No fencing is permitted on site. The driveway entrances are marked by gates. Electronic Arts will be responsible for ensuring that 10% or more of the company's activities will be research and development oriented.

- 3.2 All vehicular access to the site will be from two points on Sanderson Way.
- 3.3 The City Engineer will assess the need for any further services to the site, including but not necessarily limited to the installation of a traffic light at the intersection of Sanderson Way and Gilmore Way and the reconfiguration of the intersection, the construction of a separated sidewalk with appropriate boulevard treatment along Sanderson Way east of the Urban Trail link, and storm sewer upgrading.
- 3.4 The applicant has submitted a tree survey indicating the current vegetation on the site. The development plan proposes keeping a 40 foot wide natural buffer along the Sanderson Way frontage to be enhanced with additional natural landscaping and protected by 215 covenant.. Additional pockets of existing greenery are kept adjacent to the protective green belt covenant that borders the conservation area. A raptor survey indicates no raptor nests.
- 3.5 The existing storm sewer outfall that results in some flow through the site before being culverted again is to be channelled into an open alignment through the surface parking lot to the approval of the Director Engineering and be protected by easement. Details of the setback areas are being worked out in co-operation with the Department of Fisheries and Oceans and the Ministry of the Environment and some readjustment of the adjacent surface parking areas may be required.
- 3.6 The GVSS & DD Sewerage Development Charge of \$0.811 per square foot (Fraser Sewerage Area) is applicable to this development
- 3.7 Given the topography of the site and the presence of the storm sewer outfall, a suitable sediment control system will be required.
- 3.8 Any further landscaping in the covenanted green belt will be provided. The preserved landscaping will be protected during site preparation by continual on-site supervision by the project arborist during site preparation and during construction by chain link fencing. A damage deposit is required.

3.9 In conjunction with this rezoning application, the portion of the protected green belt known as the conservation zone which amounts to some 6.58 acres will be transferred to the City for use as parkland of a conservation type (see **attached** sketch #2). An additional treed area amounting to a further 0.84 acres will continue to be protected by registered covenant.

4.0 DEVELOPMENT PROPOSAL:

4.1 Site Area:

<u>Building Coverage:</u>	Permitted:	15%
	Provided	
	Phase 1	7.8%
	Phases 1 & 2	9.6%
	Phases 1, 2 & 3	15.0%

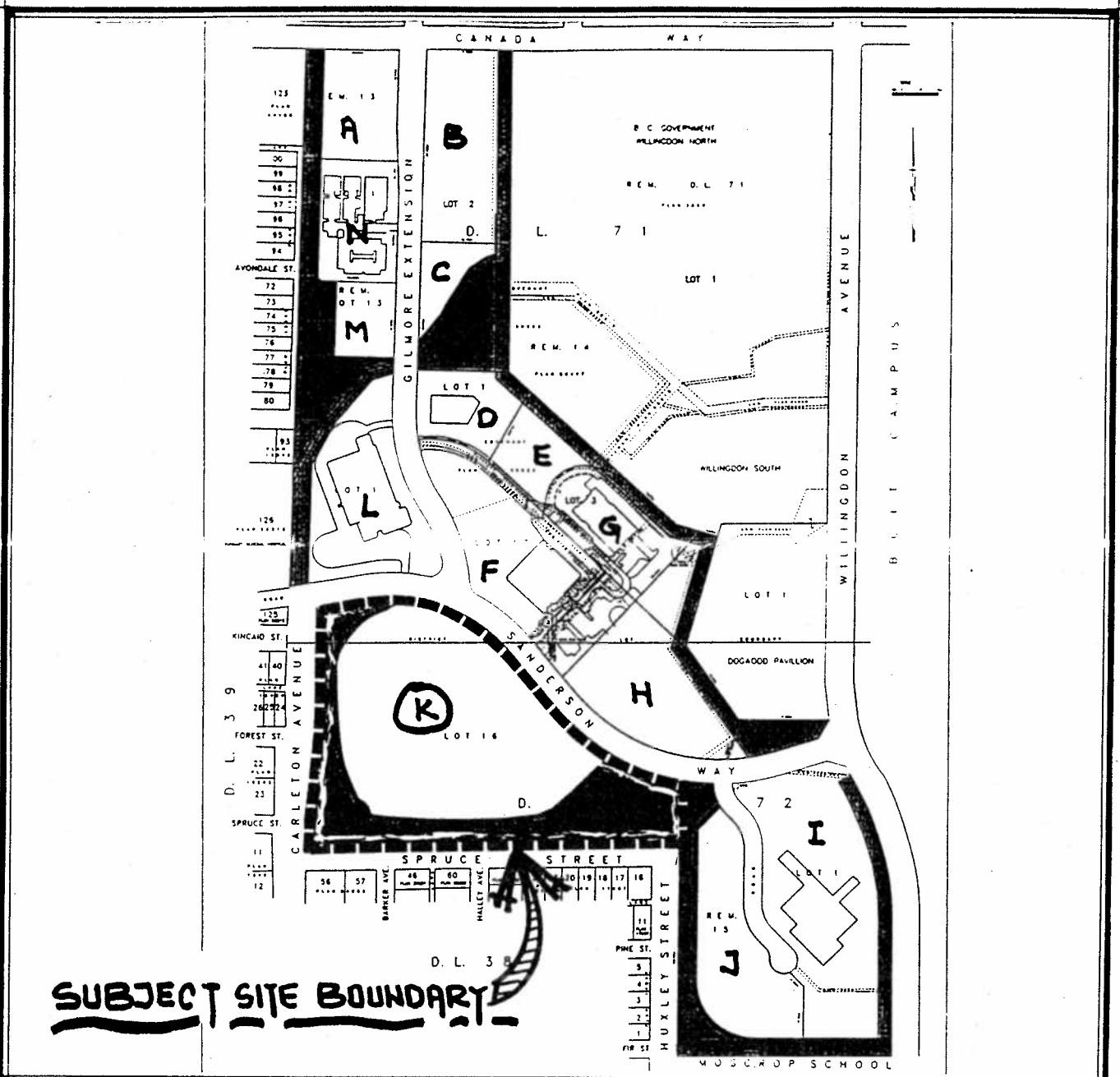
<u>Site Coverage:</u>	Permitted:	41%
	Provided	
	Phase 1	21.9%
	Phases 1 & 2	22.7%
	Phases 1, 2 & 3	27.0%

4.2 <u>Floor Area:</u>	Permitted:	35,041 m ² (377,188 sq. ft.)
	Provided	
	Phase 1	15,067 m ² (162,186 sq. ft.)
	Phases 1 & 2	19,108 m ² (205,684 sq. ft.)
	Phases 1, 2 & 3	35,041 m ² (377,188 sq. ft.)

<u>Floor Area Ratio:</u>	Permitted:	0.45
	Provided	
	Phase 1	0.193
	Phases 1 & 2	0.245
	Phases 1, 2 & 3	0.45

4.3 Height: 2 Storeys from edge of green belt along Spruce Street and up to 4 Storeys

4.4 <u>Parking:</u>	Required:	385 stalls (25% underground)
	Provided	
	Phase 1	466 stalls (44% underground)
	Phases 1 & 2	456 stalls (45% underground)
	Phases 1,2 & 3	555 stalls (69% underground)



SUBJECT SITE BOUNDARY

Date:
MARCH 1996

Scale:
N.T.S.

Drawn By:
J.F.C.

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

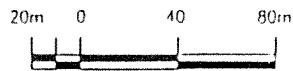


REZONING REFERENCE # 8/96




SKETCH # 1

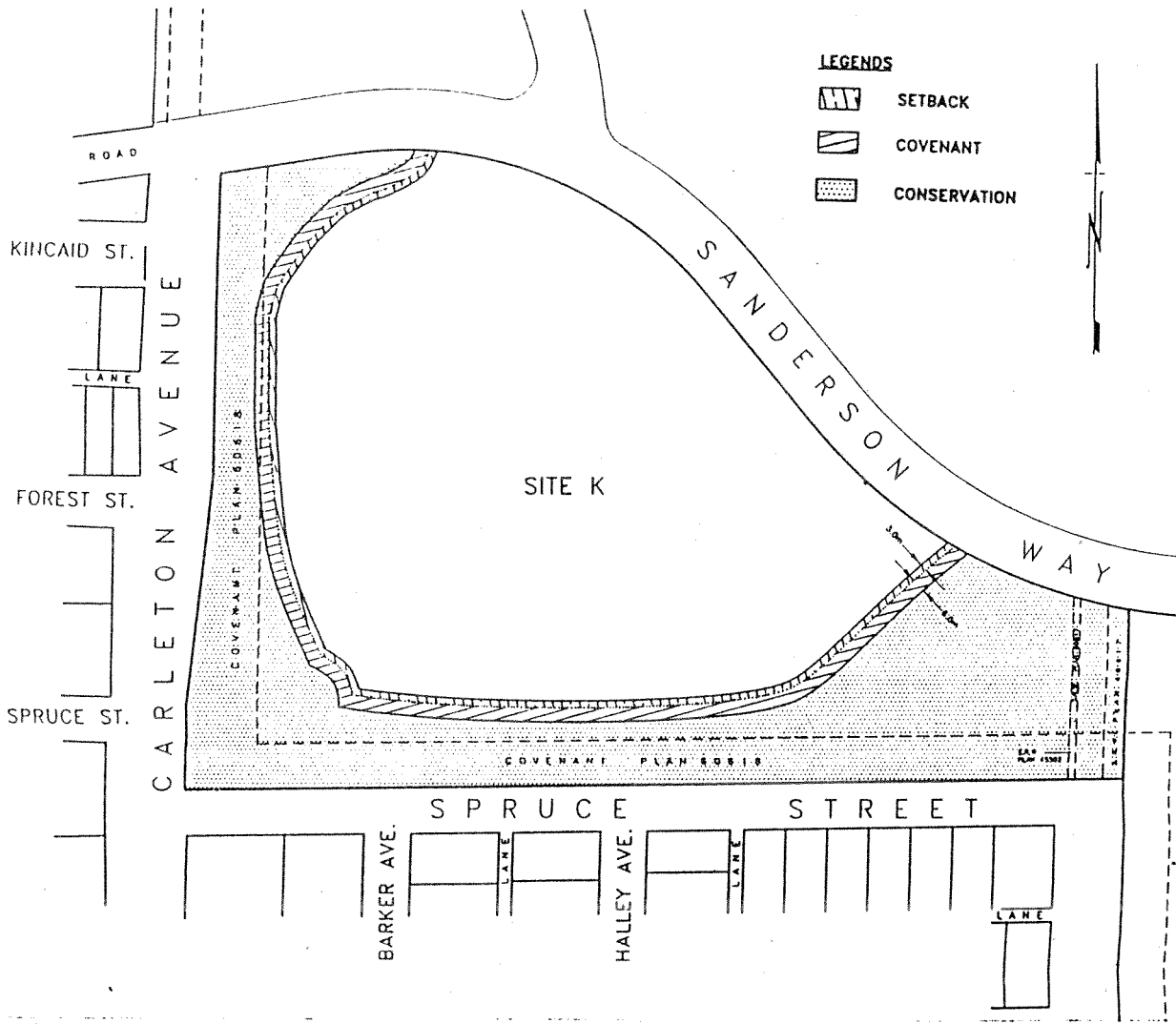
SETBACK AREA = 0.42 ACRE
 COVENANT AREA = 0.84 ACRE
 CONSERVATION AREA = 6.58 ACRE
 TOTAL = 7.84 ACRE

SCALE 1:2000



LEGENDS

-  SETBACK
-  COVENANT
-  CONSERVATION



Date: *March 96.*

Scale: *NTS*

Drawn By:



City of
Burnaby
 Planning & Building Dept

Rezoning Reference #8/96

SKETCH #2.