

TO: CITY MANAGER

1998 SEPTEMBER 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 98-19
DISCOVERY PLACE, LOTS "F" & "H" - CRE0
New Production/Research/Office Facility, Addition to
Existing Office Facility and New Underground Parking Garage

ADDRESS: 3700 GILMORE WAY & 4401 SANDERSON WAY

LEGAL: SEE ATTACHED SCHEDULE "A"

FROM: CD Comprehensive Development District (based on M8 Advanced Technology Research District and M5 Light Industrial District and Discovery Place Community Plan)

TO: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District use and density and Discovery Place Community Plan and in accordance with the development plan entitled "Creo Products Inc., 3700 Gilmore Way/4401 Sanderson Way" prepared by Bunting Coady Architects (see attached sketches).

APPLICANT: BUNTING COADY ARCHITECTS
300 - 171 WATER STREET
VANCOUVER, B.C. V6B 1A7
(ATTENTION: THOMAS BUNTING)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 1998 October 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 October 05, and to a Public Hearing on 1996 October 27 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 subdivision of the site into the required legal parcels.
- e) The granting of any necessary easements and covenants.
- f) The provision of a public pedestrian walkway easement for the pedestrian trails throughout the site and the construction of a concrete walk and lighting from the bus stop on Sanderson Way to the main plaza between the new and existing buildings to the approval of the Director Engineering.
- g) The retention of identified existing trees and vegetation on the site in the existing covenanted green belt, 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 site and construction work, 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.
- h) The deposit of the applicable GVS & DD sewerage charge.
- i) The provision of facilities for cyclists in accordance with Section 3.8 of this report.
- j) The submission of a suitable engineered design for an approved on-site sediment control program.
- k) Commitment from Discovery Parks Inc. to pursue and construct the Multi-Tenant Facility on Site M within a specific acceptable time frame.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is to permit phased expansion of an existing advanced technology research and office facility as well as construction of a new office and research facility and an underground parkade.

2.0 BACKGROUND

- 2.1 The first building in Discovery Place, a Multi-Tenant Facility, was constructed on the western portion of the subject site (known as Site F within the Discovery Place Community Plan, Willingdon [B.C.I.T.] Site) under the CD Comprehensive Development District using the M5 Light Industrial District guidelines through Development Permit Application 02.256.1 which was approved on 1980 July 28.
- 2.2 The eastern portion of the site (Lot H within the Discovery Place Community Plan, Willingdon [B.C.I.T.] Site) was subsequently rezoned to allow for a surface parking lot expansion through Rezoning Reference #47/92 which received Final Adoption on 1994 May 30.
- 2.3 Subsequently the site was rezoned through the overall Discovery Place Rezoning Reference #66/94 to include the M8 Advanced Technology District designation. The revised Discovery Place Community Plan, Willingdon (B.C.I.T) Site, which received Final Adoption on 1996 September 23, noted that, on existing sites, changes to existing projects would be governed by the density and parking requirements originally on these sites. The M5 Light Industrial District designation on the existing site (Lot F), however, is being eliminated to bring the zoning in line with the advanced technology nature of Discovery Place.
- 2.4 In keeping with both the guidelines in the original Development Permit and the revised Discovery Place guidelines, this proposal is to be developed in accordance with the new M8 Advanced Technology Research District, which received Final Adoption on 1996 March 04. Creo would be requested to ensure that they or any other future users would maintain the necessary research component. Thus, the maximum density for the site is an F.A.R. of 1.0 (546,170 sq.ft.), the maximum height is four storeys, the maximum site coverage for the buildings is 25% and for the combined building and paved areas is 44%, and the underground parking ratio for the new portions is 50% with no parking permitted in the front yard.

- 2.5 Rezoning prerequisites for the overall Discovery Place Rezoning Reference #66/94 affected this site through the construction of the Urban Trail along the north side of Sanderson Way, the upgrading of street lighting and street trees as necessary and additional green belt planting with native trees and shrubs.
- 2.6 Council on 1998 July 27 received the report of 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 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 development proposed provides for a two phase development with an initial new four storey building of approximately 212,375 sq.ft./19,730 m² over two levels of underground parking on Lot H (eastern portion of the site). Phase two, to follow at an undetermined date, calls for an approximately 85,000 sq.ft./7,897 m² addition to this new building as well as an addition to the existing Creo Building (on Lot F) of approximately 21,441 sq.ft./1,992 m² and a below grade parkade with enhanced landscaping to the west of the existing building. Integration of the addition to the existing four storey building will be achieved by adding second and third storey areas of the building over an area where an existing ground floor exists. The new and existing buildings will be used primarily as office and research facilities, with a large high ceilinged area of the ground floor of the new building (approximately 103,000 sq.ft./9,569 m²) to be used as a production area. Parking will be provided in excess of the City's requirements and for phase one only 12% of the site parking is proposed to be on surface, although the Discovery Place Plan permits 50% to be on surface. At the completion of phase two, with construction of the additional underground west parkade, the proportion of surface parking for the entire site will be further reduced to 9%. Porous paving is to be used on all new surface parking areas where possible. Fencing, except for incidental mechanical screening, is prohibited. Creo will be responsible for ensuring that a minimum of 10% of their employees will be directly related to research and development.
- 3.2 Primary vehicular access to the site will be from the shared private road leading to Gilmore Way. Secondary vehicular access will be from Sanderson Way at the eastern end of the site.
- 3.3 87 surface parking stalls will be lost from the existing building on Lot F due to adjustment of the property line between Lots F and H and development of the new building on Lot H. This parking deficiency will be met through the dedication of 87 of the excess parking stalls

in the underground parking on Lot H for use by Lot F. This is to be protected by a Section 219 covenant.

- 3.4 The Director Engineering will assess the need for any further services to the site.
- 3.5 The applicant has submitted a tree report evaluating the current vegetation on the site. The development plan proposes keeping some of the existing maple trees along the Sanderson Way frontage. Further landscaping is to be provided along the Sanderson Way frontage, with extensive landscaping in the area above the new underground parkade on the western portion of the site. The retained landscaping will be protected during construction by chain link fencing and a damage deposit.
- 3.6 The sufficiency of landscaping in the covenanted green belt will be determined. The preserved landscaping will be protected during site preparation by on-site supervision by the project arborist during site preparation and during construction by chain-link fencing. A damage deposit is required.
- 3.7 The GVS & DD Sewerage Development Charge of \$0.811 per sq.ft. (Fraser Sewerage Area) is applicable to this development. As part of this rezoning the applicant will be required to pay applicable GVS & DD Sewerage Development Charges for Phase 1 of the development, with the remaining GVS & DD Sewerage Development Charges to be received at the time of Preliminary Plan Approval for the subsequent phase.
- 3.8 Given the topography of the site, a suitable sediment control system will be required.
- 3.9 Bicycle parking facilities are to be provided in accordance with City bicycle parking requirements for rezonings for both long-term secured and short-term parking. As well end-of-trip facilities (showers, water closets, changing rooms and lockers) are to be provided for use by commuter cyclists.
- 3.10 The revision of the Discovery Place Community Plan through Rezoning Reference #66/94 indicated that the provision of the Multi-Tenant Facility on Site M with incubator space for small companies and with a community meeting space was a priority. DPI made its commitment to this facility, referred to as the "Burnaby High Technology Centre" for small companies requiring incubator space, being constructed in its letter of intent concerning the Community Plan amendment in 1994 (Rezoning Reference #66/94). DPI indicated that the Community Plan changes would allow them to raise the capital needed, through land sales, to build the centre as a home for new fledgling high tech companies. To ensure the provision of this facility, DPI entered into a covenant to provide the "Multi-Tenant Facility" with community meeting space on Site M as a condition of Rezoning Reference #66/94. A rezoning application for development of the "Multi-Tenant Facility" was made in September of 1997 (Rezoning Reference #61/97) and has had second reading. To ensure

that this project is fully constructed within a reasonable time frame, a firm commitment is required from Discovery Parks Inc. on the specific timing of construction of the Multi-Tenant Facility.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Building Coverage:

Lot F (Existing Building)

Permitted:	-	25%
Provided:		
Phase 1 (existing)	-	13.0%
Phase 1 & 2	-	19.3%

Lot H (New Building)

Permitted:	-	25%
Provided:		
Phase 1	-	20.5%
Phase 1 & 2	-	25%

Site Coverage (Proportion of site covered by buildings and paved areas):

Lot F (Existing Building)

Permitted:	-	44%
Provided:		
Phase 1	-	30.0%
Phase 1 & 2	-	27.5%

Lot H (New Building)

Permitted:	-	44%
Provided:		
Phase 1	-	36.1%
Phase 1 & 2	-	36.1%

4.2 Floor Area:

Lot F (Existing Building)

Permitted:	-	17,960 m ² (193,332 sq.ft.)
Provided:		
Phase 1 (existing)-		8,471 m ² (91,189 sq.ft.)
Phase 1 & 2	-	10,463 m ² (112,630 sq.ft.)

Lot H (New Building)

Permitted:	-	32,930 m ² (354,467 sq.ft.)
Provided:		
Phase 1 (existing)-		19,408 m ² (208,908 sq.ft.)
Phase 1 & 2	-	27,769 m ² (298,908 sq.ft.)

Floor Area Ratio:

Lot F (Existing Building)

Permitted:	-	1.0
Provided:		
Phase 1 (existing)-		0.47
Phase 1 & 2	-	0.58

Lot H (New Building)

Permitted:	-	1.0
Provided:		
Phase 1	-	0.6
Phase 1 & 2	-	0.84

4.3 Height:

Lot F (Existing Building)	-	Existing height not to be exceeded.
Lot H (New Building)	-	Four storeys (18 m/59.06 ft.)

4.4 Parking:

Automobile Parking:

Lot F (Existing Building)

Required:

- Phase 1 - 185 stalls
- Phase 2 - 226 stalls - 50% underground (111,615 sq.ft./495.16)

Provided:

- Phase 1 - 98 stalls (existing surface and underground stalls with 13% underground)
 Deficiency of 87 stalls provided by Lot H underground parking garage
- Phase 1 & 2 - 330 stalls (4% underground with 237 stalls provided in west parkade)

Lot H (New Building)

Required:

- Phase 1 - 317 stalls (50% underground)
 (103,826 sq.ft./1001.08 = 104 stalls +
 105,082 sq.ft./495.16 = 213 stalls)
- Phase 1 & 2 - 499 stalls (50% underground)
 (additional 90,000 sq.ft./495.16 = 182 stalls)

Provided:

- At Phase 1 - 744 stalls (88% underground)
 (Includes Phase 2)

Bicycle Parking:

Lots F & H

Required:

- Phase 1 & 2 - 73 stalls
 (10% of 725 required car stalls)

Provided:

- At Phase 1 - 92 "Class A" secure employee stalls
 (Includes Phase 2) 16 "Class B" visitor stalls (racks)
 End-of-trip facilities provided as part of fitness centre in new building on Lot H.

4.5 Loading Bays:

Lot F (Existing Building)

Provided:

At Phase 1 (includes Phase 2) - 1 Bay

Lot H (New Building)

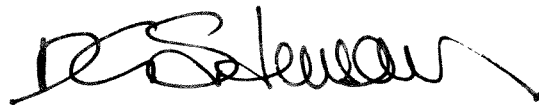
Provided:

At Phase 1 (includes Phase 2) - 6 Bays

4.6 Exterior Materials and Finish:

Lot F (Existing Building) - Metal panels and glazing to match existing building.

Lot H (New Building) - Concrete, stone and metal cladding with metal panels and clear and tinted glazing.



D.G. Stenson
Director Planning and Building

PSF/gk

Attach

cc: City Clerk
Director Engineering
Director Parks, Recreation and Cultural Services

Schedule "A"

Rezoning Reference # 98-19

ADDRESS

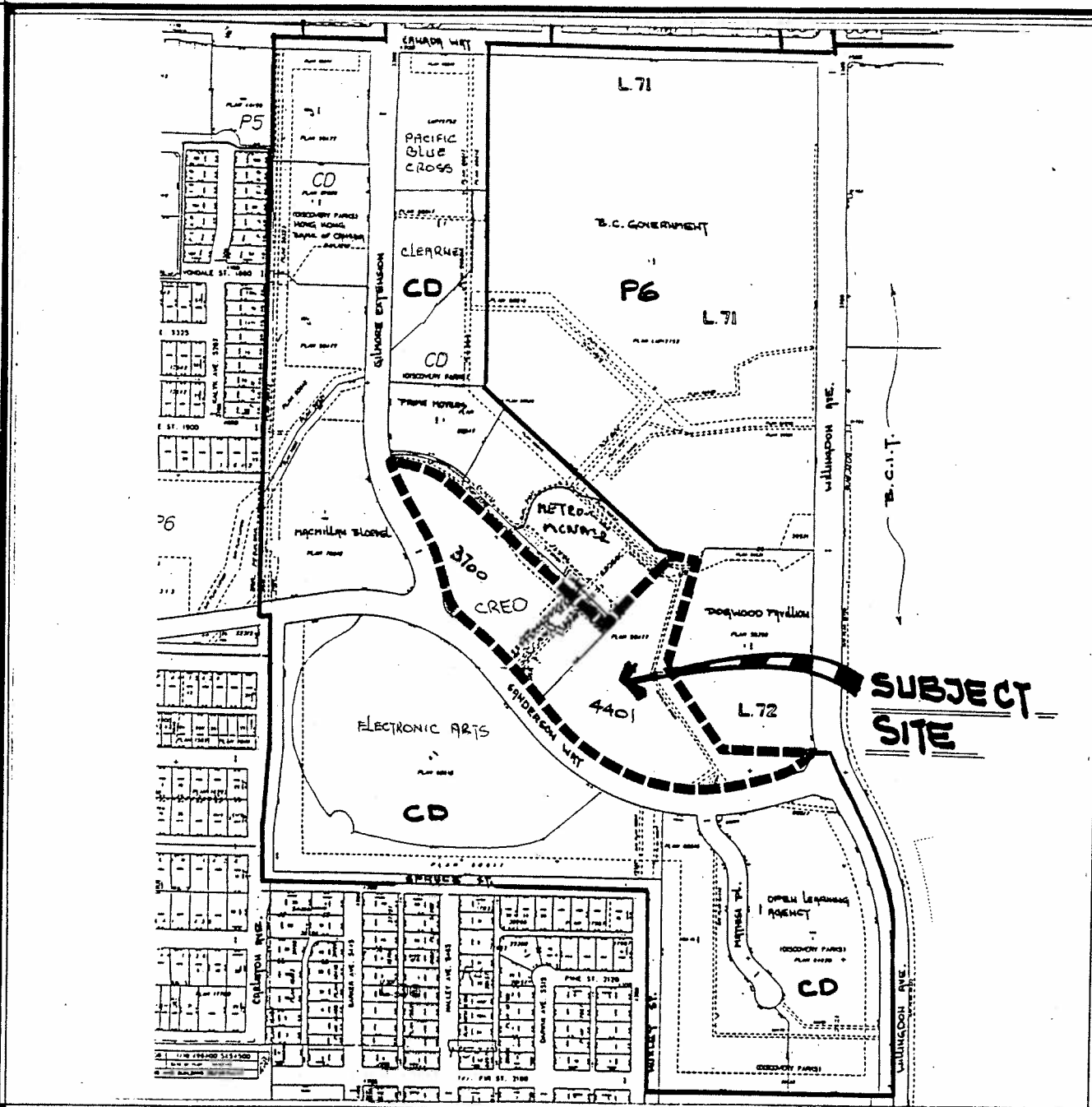
LEGAL

3700 Gilmore Way

Lot 1 except: Part Subdivided by Plan LMP21978, D.L.'s 71 and 72, Group 1, New Westminster District Plan LMP17320

4401 Sanderson Way

Lot 14 except: Firstly, Parcel A (By Law Plan 60615); Secondly, Part Subdivided by Plan 60616; Thirdly, Part Subdivided by Plan 64401; Fourthly, Part Subdivided by Plan 80047; Fifthly, Part Subdivided by Plan LMP12752; Sixthly, Part Subdivided by Plan 17320; and Seventhly, Part Subdivided by Plan LMP21978, D.L.'s 71 and 72, Group 1, NWD Plan 59477



Date:
Sept. 1998

Scale:
N.T.S.

Drawn By:
J.P.C.



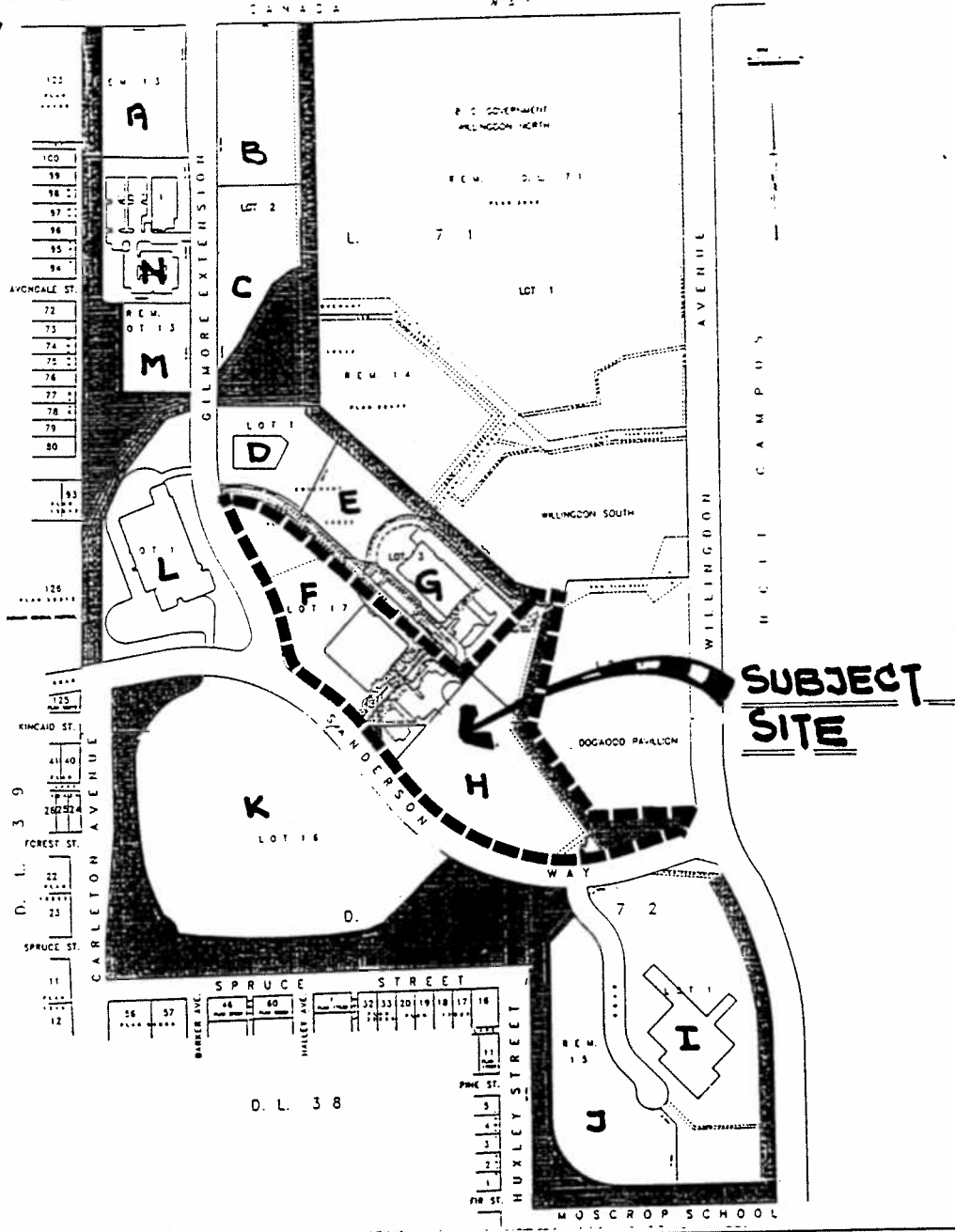
City of
Burnaby
Planning & Building Dept.



North

REZONING REFERENCE 98-19

Sketch # 7



SUBJECT SITE

Date:
Sept. 1998

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.



North

REZONING REFERENCE 98-19

Sketch #2