

**TO:** CITY MANAGER

1999 October 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE # 98-19  
**3700 GILMORE WAY - CREO PRODUCTS INC.**

**PURPOSE:** To inform Council of the property owner's request to provide temporary parking in an area of a development site proposed for future development.

**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**REPORT**

Staff have been approached by Creo Products Inc. about the possibility of accommodating temporary parking for approximately 75 vehicles on the subject site which is slated for future development. The subject site (see *attached* Sketch #1) is currently being rezoned to permit a new high technology research/office facility, expansion to the existing building and construction of an underground parking lot. Creo also owns a building across Gilmore Way at 4225 Kincaid Street which is currently undergoing construction for expansion to the mezzanine area and underground parking.

At present there is a high demand for parking in Discovery Place due to numerous construction projects in the immediate area. As well, Creo has experienced tremendous growth in its number of employees and is eagerly awaiting the completion of their expanded facilities at Kincaid which are expected to be completed in 2000 February.

In the interim, Creo has proposed utilizing an area of their Gilmore Way site in order to accommodate some temporary parking. The interim parking is being proposed in an area of the site slated for development under the current rezoning application in line with the Discovery Place Community Plan, and would involve the clearing of smaller trees only, leaving more significant trees until such time that development occurs. This clearing would be done in a manner to preserve the existing vegetation screen from Sanderson Way and create as little visual impact from Sanderson as possible. The temporary parking area would also be configured in a manner that would not impact the adjacent covenanted greenbelt area on the eastern edge of the subject site.

Creo is proposing to work with the City Landscape Inspector and an arborist to develop a plan for

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the clearing where larger trees would be maintained and would ensure that there are no deleterious environmental impacts such as blow down. Measures (such as the installation of chain link fencing) to ensure the protection of the covenanted buffer area and any other significant environmental features would be provided as part of the Preliminary Plan Approval process which would be required with this proposal. The surface of the temporary parking area would be gravel and the city would enter into an agreement to return the disturbed area to a grassed state after the additional underground parking at Creo's Kincaid building is complete. Under the proposed development plan for the subject site, as submitted to a public hearing, this area is intended to be part of the footprint of the future building.

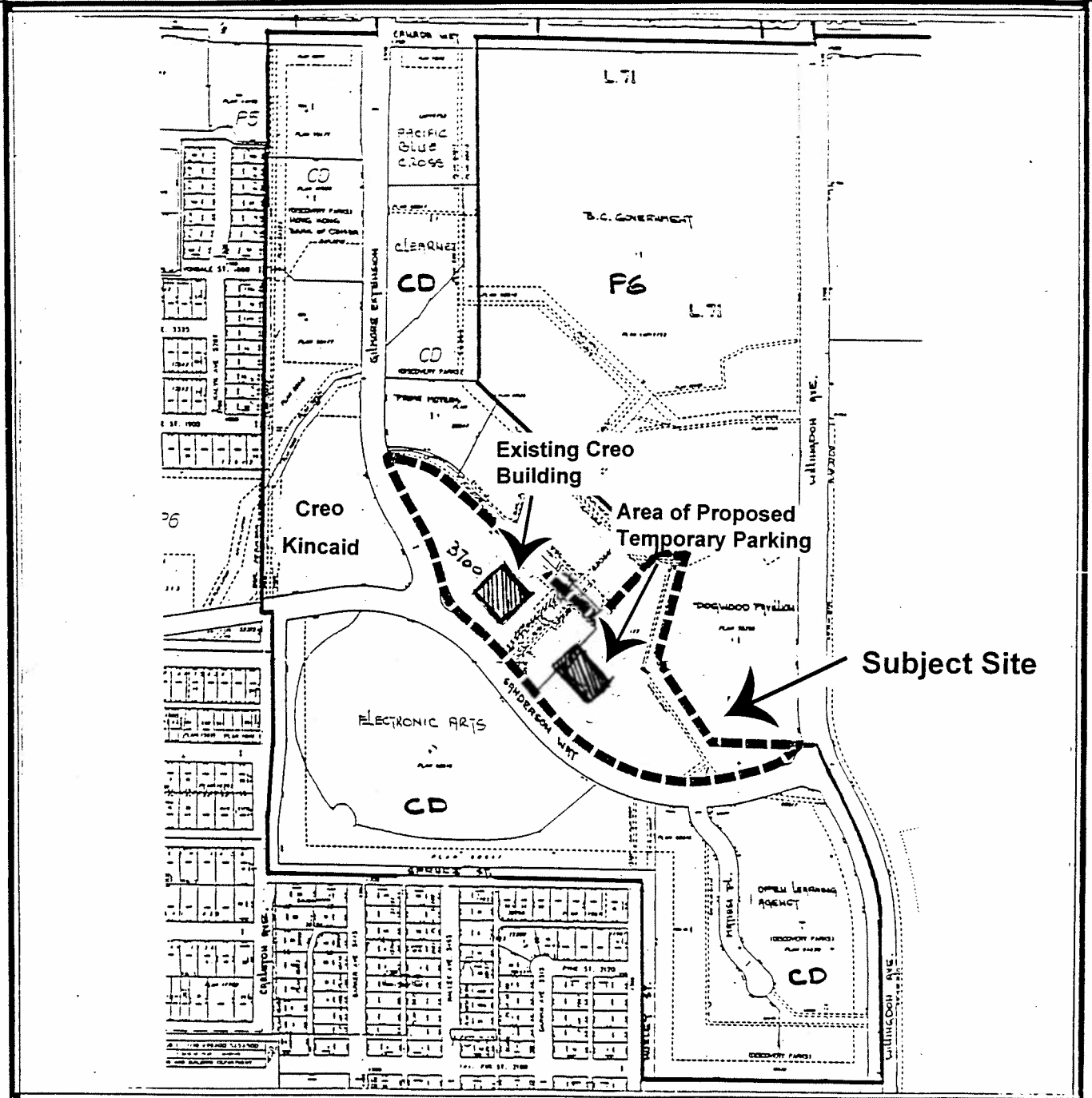
Unless otherwise directed by Council, staff will work with Creo to implement temporary parking as outlined above and would require a Preliminary Plan Application to be submitted in conjunction with this proposal.



D.G. Stenson  
Director Planning and Building

PSF:gk  
Attach.

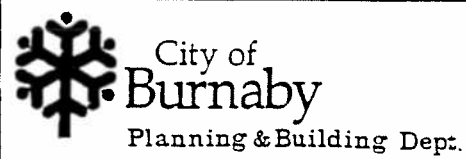
cc: City Landscape Inspector



Date:  
1999 October

Scale:  
N.T.S.

Drawn By:  
PF



Rezoning Reference # 98-19

Sketch # 1

