

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: LAKE CITY BUSINESS CENTRE GUIDE PLAN

RECOMMENDATIONS:

1. **THAT** Council adopt the finalized Lake City Business Centre Guide Plan as a basis for future planning and development.
2. **THAT** Council authorize the City Solicitor to prepare the necessary amending bylaw for Burnaby Zoning Bylaw Number 4742 for First Reading to establish the proposed Suburban Office Business Centre District (B1) and the Urban Office Business Centre District (B2), as outlined in the Guide Plan.

REPORT

The Community Planning and Housing Committee, at its meeting held on 2000 September 25, received and adopted the *attached* report outlining the proposed guide plan for the transformation of the Lake City area to a high quality business centre development. The Committee advised that the high amenity business centre uses, together with rapid transit and other improvements, will make Lake City an increasingly attractive place to work and set up business. The guide plan seeks to sensitively manage this change by taking into account the many aspects of development necessary to create a successful and appropriately designed high amenity Business Centre area.

Respectfully submitted,

Councillor C. Redman
Chairman

Councillor G. Begin
Member

Councillor D. Johnston
Member

: COPY - CITY MANAGER
- DIRECTOR ENGINEERING
- DIRECTOR FINANCE
- DIR. PLNG. & BLDG.
- DIR. PARKS, REC. & CULT. SERV.
- CITY SOLICITOR

2000 September 18

TO: CHAIR AND MEMBERS
COMMUNITY PLANNING AND HOUSING COMMITTEE

FROM: DIRECTOR PLANNING AND BUILDING Our File: 15.901

SUBJECT: LAKE CITY BUSINESS CENTRE GUIDE PLAN

PURPOSE: To convey the results of the community consultation process and resulting amendments to the draft Lake City Guide Plan for Council endorsement.

RECOMMENDATIONS:

1. **THAT** Council be requested to adopt the finalized Lake City Business Centre Guide Plan as a basis for future planning and development.
2. **THAT** Council be requested to authorize the City Solicitor to prepare the necessary amending bylaw for Burnaby Zoning Bylaw Number 4742 for First Reading to establish the proposed Suburban Office Business Centre District (B1) and the Urban Office Business Centre District (B2), as outlined in the Guide Plan.

REPORT

1.0 INTRODUCTION

On 2000 April 3, Council adopted a Committee recommendation authorizing staff to initiate a public consultation process for review of the draft Lake City Business Centre Guide Plan.

This report conveys the results of the public consultation process and presents a finalized Lake City Business Centre Guide Plan for Committee endorsement and Council adoption. Due to its length, the *Lake City Business Centre Guide Plan* document has been provided under separate cover. Copies of the Guide Plan are available for viewing at the Clerk's Office and the Planning and Building Department.

With Council adoption of the finalized Guide Plan, Council authorization is also being sought for the preparation of an amending bylaw for the establishment of the proposed Business Centre Districts, as outlined in Section 4.2 of the Guide Plan.

2.0 SUMMARY OF COMMENTS

The draft Lake City Guide Plan was prepared under the direction of the Community Planning and Housing Committee. Development of the draft Guide Plan followed directions contained in the Burnaby Official Community Plan (OCP) adopted by Council on 1998 June 15. Following Council endorsement of the draft Guide Plan on 2000 April 3, staff initiated a broad community consultation process to provide opportunities for Lake City businesses, industrial property interests, and Burnaby residents to review and comment on the draft Plan. The process for public review of the draft Plan included:

- the distribution of a *brochure* summarizing the draft Guide Plan to all businesses and property owners in Lake City through Canada Post. In addition, the brochure advertised the scheduled public open house event held on 2000 June 21.
- placement of public notices in the local newspapers advising of the open house event, and of the availability of *the draft Plan for review* at all Burnaby Library branches, at the Planning Department, and on the City's web site.
- an *open house* display held at Bill Copeland Sports Centre on June 21. Staff were available at the open house to outline the components of the draft Plan and to respond to individual questions and information requests.
- the *display* of the draft Plan at Lougheed Mall on Wednesday June 28. Staff were also available at the display to receive comments and respond to public inquiries.
- the opportunity for *submission of comments* in person at the open house, at the mall display, by telephone, e-mail, mail, fax or in person to City staff.

The brochure summarizing the draft Guide Plan was sent to about 300 businesses and property owners in Lake City and to industrial development interests. In the order of 25 - 30 Burnaby residents and business representatives viewed the open house display. The display at Lougheed Mall was visited by about 100 people. Appendix 1, *attached*, summarizes the written and recorded comments received in response to the draft Plan. In addition to these, staff received a number of direct inquiries seeking clarification or additional information on various aspects of the draft Plan. Wherever possible, staff have provided direct responses to these individual inquiries.

Overall, comments on the draft Plan were highly favourable, with general support from the public, and strong endorsement from the development community, for the re-development of the area for high-technology and business office uses. As a result, there are no significant changes in direction required to the draft Plan arising from the consultation process.

The following comments are provided in response to two specific issues raised through the public consultation process:

- A concern was raised suggesting that the regulation contained in the proposed B1 and B2 Districts limiting site coverage to 65% of the site area was inadequate in relation to stormwater management objectives. It is noted that the proposed site coverage limitation is only one of several measures that will be used to achieve stormwater management objectives. The Guide Plan also incorporates the principles and recommendations of the Stoney Creek Stormwater Management Plan. As well, the Plan will require the application of Best Management Practices (BMPs) for stormwater to minimize impacts to downstream fish habitat. BMPs seek to protect water quality, reduce peak flows from the site, and allow for groundwater recharge.
- A comment was received suggesting that the B1 and B2 Districts should incorporate a range of commercial uses such as cafes, restaurants, dry-cleaning, banking, fitness and other neighbourhood commercial uses. The Plan provides for the provision of a full range of commercial uses to meet employee needs in two areas in close proximity to the SkyTrain Stations at Production and Lake City Way. Redeveloping properties in the designated locations will incorporate streetfront commercial services as part of a Comprehensive Development (CD) plan. In total, the Guide Plan provides for the development of about 80,000 square feet (7,400 m²) of commercial services within the designated local commercial service centres. In addition, major Business Centre developments are able to provide for a range of internally focussed ancillary uses to primarily service employees, include cafeterias, fitness centres, travel agency, and other employee services.

3.0 PROPOSED AMENDMENTS

In response to the comments received and further staff review and consideration of the draft Guide Plan for the Lake City Business Centre, the following amendments are proposed. For each of the following proposed changes, the change is shown in ***bold italics*** and is preceded by a brief rationale.

Section 4.0 Land Use Concept

Through the consultation process, staff received comments from industrial development interests indicating that the long term success of the transformation of Lake City to a high amenity area for office and high-technology uses will, in part, depend on the consistent redevelopment of property to the range of uses outlined in the B1 and B2 Districts. Specifically, the re-establishment or significant re-investment in area properties for heavy industrial or other incompatible uses was seen as a potential barrier to the longer term transformation to a high quality Business Centre environment.

The Guide Plan makes direct reference to this issue in Section 4.4. However, in response, to the comments received it is proposed that this Section be strengthened by adding the following statement to Section 4.4 of the Guide Plan: *“it is proposed that a review of development trends in the area be undertaken within a 12 to 18 month period of the opening of the SkyTrain line to determine whether a blanket CD rezoning of the area based on the proposed B1 and B2 districts is necessary to protect development options for desired higher density Business Centre uses.*

Section 5.3 Pedestrian and Bicycle Linkages

The draft Guide Plan proposed the development of the pedestrian trail along the top of bank of Eagle Creek. Further review of this proposal has determined that there would be insufficient room for this trail route, north of Venture Street, to accommodate expected riparian setback for new development. As such, it is proposed that this proposal be amended to delete the pedestrian trail component north of Venture Street. This proposal in the Guide Plan would then state: *a preliminary proposal for a pedestrian walkway along the top of bank of Eagle Creek from Venture Street to the Lougheed Highway.*

The draft Guide Plan proposed the development of cycle roads on Production Way, Underhill Avenue and Lake City Way. Further review of this proposal has shown that the provision of cycle roads on all three routes is not necessary to accommodate cyclists, particularly in relation to the remaining provisions for Urban Trail facilities on these routes, and the cycle road provisions on Lougheed Highway, Gaglardi Way and Production Way. As such, it is proposed that Lake City Way and Underhill Avenue be *deleted* from the proposed cycle road network.

Section 6.1 Streetscapes

This section lists features for inclusion in the development of the Commercial Service Centres within Lake City on Production Way and on Lake City Way. An important feature proposed to be referenced in this list is the provision of bus shelters. As such it is proposed that the following bullet point be added to the list: *provision of bus shelters along the route proposed for the #150 bus.*

Other Editorial Changes

In addition to the amendments to the draft Guide Plan for Lake City outlined above, a number of minor editorial changes have been incorporated into the proposed finalized Guide Plan. These include deleting references to *“draft”* and other text changes consistent with an endorsed plan document.

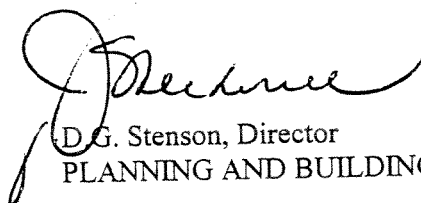
4.0 NEXT STEPS

The directions presented in the Lake City Business Centre Guide Plan seek to capitalize on Burnaby's strategic advantages. The City is a desirable location for business and professional offices, corporate headquarters, and technology based companies. Existing Business Centres – Discovery Place, Glenlyon, and Slough Estates – have attracted major employers and industry leaders, including Electronic Arts, Creo Products, Ballard Power Systems, PMC Sierra, Future Shop, Blue Cross, Newbridge Networks Corporation, and many other firms. As noted, the development of office Business Centre uses is already taking place within the Lake City area, as demonstrated by the more recent establishment of new businesses such PMC Sierra, and current rezoning applications for a number other sites.

High amenity Business Centre uses, together with rapid transit and other improvements, will make Lake City an increasingly attractive place to work and set up business. The Guide Plan seeks to sensitively manage this change by taking into account the many aspects of development necessary to create a successful and appropriately designed high amenity Business Centre area. The Lake City Business Centre has the potential to once again make a significant contribution to the City's economic and overall well-being through redevelopment to Business Centre uses.

With Committee endorsement and Council adoption of the finalized Lake City Business Centre Guide Plan, staff would proceed with implementation of the Plan. This would include using it as a basis for guiding future development, and undertaking the necessary steps for the amendment of the Burnaby Zoning Bylaw to incorporate the proposed Urban and Suburban Office Business Centre districts. Other forthcoming items related to the Lake City Guide Plan would include the development of a proposal for the establishment of an appropriate Development Cost Charge (DCC) for the area, and the outcome of current discussions with the Burlington Northern Santa Fe Railway (BNSFR) regarding the City acquisition of the Lake City rail spur.

This report summarizes the results of the consultation process for the draft Lake City Guide Plan, and seeks Council adoption of a finalized Lake City Business Centre Guide Plan.



D.G. Stenson, Director
PLANNING AND BUILDING

LP/sa

cc: City Manager
Director Finance
42 Director Engineering
Director Parks, Recreation and Cultural Services
City Solicitor

SUMMARY LISTING OF PUBLIC COMMENTS ON DRAFT PLAN

- excellent pedestrian connections in the plan, they are very important
- SkyTrain should use turnstiles to enforce fare payment
- good ideas
- it is about time we saw this type of redevelopment in Lake City
- we need more high-technology development in Burnaby
- the traffic on Gaglardi Way will generate more noise for the Loughed area residents as it bounces off the new buildings
- new development will generate more traffic on Eastlake through the Loughed Town Centre and past the school
- high-tech is the way to go
- Lake City Way SkyTrain Station is needed less than a station at Bell Avenue
- need to have some recreational / entertainment facilities in Lake City as employment base would support it
- industry has to be sensitive to residential areas as residents may complain even if the people moved in after the business
- the Plan is good, but it might put more pressure on existing warehouse businesses that do not want to relocate
- this location is still very important for industry, although expensive
- offices should be put into Town Centres
- attention to trails shows good foresight and planning
- Coquitlam does not seem to spend as much money on the details
- High School development (N.E.) is a good thing

- a Granville Island type development is needed in Burnaby
- we need SkyTrain to avoid gridlock
- redevelopment pressure may cause more relocation and a general concentration of distribution activities in Edmonton
- concern about traffic congestion on Production Way and Lougheed
- I do not think that having an impermeable area of 65% of the lot size is an appropriate guideline given the negative impact that 65% will have on the air quality, run-off, water pollution, and view.
- we commend the planning staff on a job well done and encourage the swift implementation of this plan, which we believe will be a cornerstone in the City's success in attracting more development and jobs in this important sector
- in order to achieve the maximum FAR for the B2 - Urban Office district, we suggest that the minimum parking ratio of 1 space per 37 m² be reduced to 1 space per 46 m²
- we would approve a modest Development Cost Charge specifically targeted to the Lake City area similar to a local improvement charge
- we believe that the uses permitted in the B1 and B2 office districts should be expanded to include other services inclusive of cafes, restaurants, dry-cleaning, banking, fitness centres and other neighbourhood commercial uses