

REPORT
2000 OCTOBER 02

CITY OF BURNABY
EXECUTIVE COMMITTEE OF COUNCIL

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

**RE: DEER LAKE BUSINESS CENTRE REVISED
DRAFT PLAN INCORPORATING COMMENTS
FROM THE COUNCIL "WORKSHOP" ON
2000 JUNE 21**

RECOMMENDATION:

1. THAT Council endorse this draft plan for the Deer Lake Business Centre for the purpose of obtaining public comment.

REPORT

The Executive Committee of Council, at its meeting held on 2000 September 25, received and adopted the attached report outlining a draft land use plan for the Deer Lake Business Centre that would serve as a catalyst for the development of an up-to-date office park similar to others in Burnaby.

Respectfully submitted,

Councillor N.M. Volkow,
Chair

Councillor D.R. Corrigan,
Member

Councillor C. Redman,
Member

<p>CC: -CITY MANAGER -DIRECTOR FINANCE -DIR. PLNG & BLDG</p>

TO: CHAIR AND MEMBERS OF THE EXECUTIVE
COMMITTEE OF COUNCIL

2000 SEPTEMBER 20

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: DEER LAKE BUSINESS CENTRE:
REVISED DRAFT PLAN INCORPORATING COMMENTS
FROM THE COUNCIL "WORKSHOP" ON 2000 JUNE 21**

PURPOSE: To provide a revised version of the draft land-use plan for the Deer Lake Business Centre in response to the comments received from Council.

RECOMMENDATION:

1. **THAT** the Executive Committee advance this draft plan for the Deer Lake Business Centre to Council for endorsement for the purpose of obtaining public comment.

R E P O R T

1.0 Background:

A report titled "Deer Lake Business Centre" that was prepared by the Director Finance and the Director Planning and Building was considered by the Executive Committee of Council on 2000 May 12. This report had two parts, the first part dealt with the matter of the financial evaluation of the potential disposition of City-owned buildings and lands in the area bounded by Canada Way, Norland Avenue, and the Trans-Canada Highway, while the second part of the report addressed the need for a draft revised land use plan for this area that would provide a catalyst for the development of an up-to-date office park similar to others in Burnaby.

The Executive Committee reviewed the report on May 12 and referred the report to a workshop session with Council prior to the regular Council meeting on 2000 June 21.

The purpose of this report is to provide a response to the issues raised at the June 21 meeting and to provide a revised draft land use plan.

2.0 Issues Raised in Discussion:

In the workshop session of Council on June 21, there were general expressions of support for the proposed updating of the area plan for the "Deer Lake Business Centre". In the course of discussion, a number of issues relating to the draft plan were raised. These issues are addressed as follows and the draft plan has been changed to reflect recommended adjustments.

2.1 Development Density:

One of the issues was an expressed wish to increase/maximize the permitted density of office building development.

Discussion:

One of the key ingredients of suburban office centres is to maintain a "campus-like" appearance with a generous landscape setting. The most successful areas in the City for office development have been these suburban business areas where a landscaped image is able to be maintained. While there are many office development opportunities in our higher density Town Centre areas that are well served with transit and more urban commercial facilities, the demand for office space in these lower density office park areas has been strong in recent years. Private sector architects and developers have confirmed that the 1.0 to 1.5 Floor Area Ratios presently proposed and developed in these non-town centre areas are representative of current market demands. These densities also provide opportunity for limited surface parking which is attractive to the developers and the end users of the buildings.

Within this context and in response to Council's request, staff have reviewed the draft plan and conclude that the number of sites where the 1.5 ratio rather than the 1.0 FAR is proposed can be increased by four sites - namely Sites 1, 2, 14 and 15 (refer to **attached** Sketch #6) without adversely affecting the ability of this area to conform to the perceived market ideal. This would increase the ultimate total office development capacity by approximately 180,000 sq.ft. of office space compared to the earlier version of the plan.

2.2 Landscape Concept:

Questions were asked about the landscape concept and the locations of trees and landscaping.

Discussion:

There will be key landscape areas at the entry points to the Business Centre that will provide a strong landscape "image" that will be continued along the streets and in the setback areas between the buildings. In addition, where stable groupings of good existing trees are located in other parts of the site every effort will be made to preserve them, particularly along the highway and along the pedestrian pathways. Surface parking areas will be screened and provided with spaces for tree planting to provide a canopy of trees to reduce the impact of parking.

2.3 Location of Commercial Service Area:

Council members also raised questions about the most appropriate location within the area to provide a commercial service focus with a plaza that might have facilities such as a restaurant, coffee bar, pub, bank, travel agent and similar small scale commercial facilities that would primarily serve the needs of local workers.

Discussion:

The report presented in June outlined the construction of a strong east-west pedestrian spine that would necessitate the redevelopment of the Operating Engineers Office building to create a commercial focus on Ledger Avenue at that location.

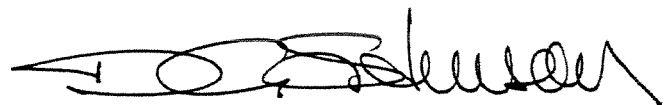
Council suggested that other options be considered. The commercial plaza element is intended to primarily serve the offices, however it may also attract other potential users such as from City Hall, the Justice Building and visitors to Deer Lake Park. The students at Burnaby Central Secondary School represent another group of consumers in the area who require services but it is considered important that the commercial area not be located near the school. Seniors living in the area may also make use of the facilities but, as was pointed out, they are not large consumers of these types of services.

In response to the questions raised, staff propose to refocus some of the pedestrian paths and use some existing linkages to relocate the commercial "node" to the presently vacant corner of Roberts Street and Ledger Avenue, refer to attached Sketch #6. This site is across the street from the YMCA property and near the Burnaby Winter Club. This location is close to the Canada Way overpass and may serve the employees of the Justice Building and City Hall. It will also be close to Canada Way which will make it easily located and may add to the potential for an evening trade for any restaurants.

3.0 Next Steps:

A number of adjustments have been made to the draft land use plan for the Deer Lake Business Centre in response to the comments made at the 2000 June 21 discussion with Council* (see attachment).

It is recommended that this revised draft plan be reviewed by the Committee and forwarded to Council for endorsement for the purposes of obtaining public comment. Staff would then send copies of the draft plan to all the property owners and residential tenants in or abutting (west side of Norland) the study area to seek their comments. Subsequently, a report which would address the public response to the plan and provide a finalized Deer Lake Business Centre Development Plan would be submitted to Council for its consideration and approval.



D.G. Stenson
Director Planning and Building

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BR:gk
Attach

cc. Director Finance
City Manager

* PROVIDED UNDER SEPARATE
COVER