

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: **REZONING REFERENCE #00-07**
Office and High-Tech Complex

2000 OCTOBER 24

ADDRESS: 3100 Production Way

LEGAL: Lot 81 Except: Part Subdivided by Plan 72477, D.L.'s 10 & 56, Group 1, NWD Plan 34201

FROM: M3 Heavy Industrial District

TO: CD Comprehensive Development District (based on M5 Light Industrial District as guidelines and in accordance with the development plan entitled "PMC-Sierra Inc." prepared by Musson Cattell Mackey Partnership)

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2000 November 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2000 November 06, and to a Public Hearing on 2000 November 28 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
 - e. The granting of any necessary easements and covenants.
 - f. The deposit of the applicable GVS & DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area.
 - g. The dedication of any rights-of-way deemed requisite.
 - h. The submission of a Site Profile and resolution of any arising requirements.
 - i. The provision of facilities for cyclists in accordance with Section 4.10 of the rezoning report.
 - j. The provision of a public pedestrian walkway within a Statutory right-of-way as described in Section 4.4 of this report.
 - k. The approval of the Ministry of Transportation and Highways to the rezoning application.
 - l. The submission of an appropriate on-site storm water management plan.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a phased office/high-tech complex to include nine buildings and underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently occupied by a large warehouse distribution facility and a surface parking area located within the south portion. Similar industrial facilities are located to the west across Production Way, to the north across Eastlake Drive and to the south across

Commerce Court. Gaglardi Way is located to the immediate east beyond which lies the recently completed Burnaby Mountain Secondary School. Vehicular access is from Production Way and Commerce Court.

3.0 **BACKGROUND**

- 3.1 The subject site is located within the south-east portion of the Lake City Industrial Park (see Sketch #2 **attached**) which occupies approximately 400 acres and is the City's first industrial park developed primarily in the 1960's. Lake City has evolved into a major industrial enclave which accommodates a wide variety of heavy and light industrial and, more recently, high-tech activities. Lake City has also been designated as one of three new business centres in the Lougheed Corridor as outlined in the Official Community Plan adopted in 1998.
- 3.2 Consistent with this business centre designation, Council, on 1998 May 11, approved Rezoning Reference #37/97 at the northeast corner of Baxter Place and Production Way which involved the development of a new five-storey office building and retention of two existing buildings for general office and high-tech uses. During 1998 and 1999, Council gave favourable consideration to Rezoning Reference #7/98 at the northwest corner of Lougheed Highway and Underhill Avenue, Rezoning Reference #38/98 on the north side of Enterprise Street west of Underhill Avenue, and Rezoning Reference #54/98 on the north side of Eastlake Drive west of Production Way which proposed office and high-tech developments. On 2000 March 27, Council also gave Second Reading to Rezoning Reference #00-04 for a proposed office/high-tech development at the northeast corner of Production Way and Thunderbird Crescent.
- 3.3 On 2000 October 02, Council adopted the Lake City Business Centre Draft Guide Plan which establishes the framework for the further development of Lake City for more intensive office, high-technology, specialized production and associated light industrial uses.
- 3.4 On 2000 March 27, Council received the report of the Planning and Building Department concerning rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, on 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.

4.0 **GENERAL COMMENTS**

- 4.1 The subject site is located within an area designated in the Lake City Business Centre Guide Plan for urban business centre uses. Rezoning has been requested to develop a high-tech office complex to include a total of nine buildings and two levels of underground parking. Since the proposed use is not permitted under the prevailing M3 Heavy Industrial District, rezoning to the CD Comprehensive Development District using the M5 Light Industrial

District has been requested. The subject development proposal is also consistent with the designated urban business centre use and the proposed new B2, Business Centre Zoning District, as outlined in the Lake City Business Centre Guide Plan.

- 4.2 The subject development proposes a total of approximately 111,633 m² (1,201,647 sq.ft.) of high-tech office space to serve the growing needs of PMC Sierra Inc., who are currently leasing space nearby. A total of nine buildings are proposed: three, five and seven storeys in height with a central eight storey glass rotunda. The modulated building height as proposed, which slightly exceeds the six storey maximum, is acceptable in the context of the guidelines outlined in the Lake City Business Centre Guideplan.

The site will be developed in a campus style with the buildings arranged around a central landscaped open space in three pods, each of which will include three buildings with a central interconnecting atrium. All of the nine buildings will be interconnected with an internal walkway system. The project will also include landscaped courtyards, patios and plazas, several water features, an outdoor play field and a sports court. A fitness centre and cafeteria for the use of employees will also be provided. There will be some surface parking with the majority provided in a two-level underground parking facility.

Pod 1 to include three buildings constructed within the southwestern portion of the site will constitute Phase I and approximately 410,000 sq. ft. of space. Consistent with the business centre guidelines, a strong pedestrian orientation will be provided throughout the site which is in close proximity to the University SkyTrain station located a short block to the south . The development of subsequent phases will accommodate the further growth of the company but desirably will be pursued as an ongoing continuous process. Further, subdivision of the site is not intended as part of this development plan.

- 4.3 The applicant has conducted a tree survey of the site and it has been determined that there are no significant mature tree specimens proposed to be preserved. The building design concept includes an integrated internal pedestrian system which is intended to be at a constant level throughout the development and will require regrading of the southwestern portion of the site. In order to provide an appropriate interface with the surrounding lands, extensive planting of new trees are proposed over the site as well as the provision of a 25 ft. wide natural treed buffer planting within the Gaglardi Way right-of-way abutting the property.
- 4.4 A public pedestrian walkway will be constructed and maintained by the developer through the easterly portion of the site which will connect with the existing urban trail that runs along the south side of Eastlake Drive adjacent to the site. This public walkway will provide an important link to the urban trail system that already exists in this area and a key amenity for the employees and general public as identified in the recently adopted Lake City Business Centre Business Centre Guide Plan. The registration of a statutory right-of-way will be required in this regard.

- 4.5 The applicant has conducted a traffic study for the proposed development. Review and analysis of the study concludes that due to the increased traffic generated by the proposed development, some street upgrading, intersection improvements and dedications on Production Way and Commerce Court will be required. Consistent with the Lake City Business Centre Guide Plan, an urban trail is to be provided along the east side of Production Way adjacent to the site. It will also be necessary to extend the right turning lane on Gaglardi Way north of Broadway and the left turning lane on the Lougheed Highway west of Production Way in order to accommodate additional vehicular access required to serve the development. It is suggested that the applicant contribute 25% of the cost of providing improvements on Gaglardi Way which will be constructed at a later date with contributions from other new developments within Lake City that generate additional traffic demands on this road. Improvements on the Lougheed Highway will proceed with the subject development on the basis of the developer to provide 75% of the total costs and the City to provide 25%.
- 4.6 An on-site storm water management plan to comply with the City's Best Management Practices (BMP's) criteria will be required.
- 4.7 A Site Profile will be required.
- 4.8 The applicant proposes to include Skysigns which will be the subject of a separate rezoning application and Council report to be submitted at a later date.
- 4.9 Vehicular access will be from Production Way and Commerce Court.
- 4.10 Facilities for cyclists to include bike racks, storage areas and end of trip facilities will be required within the development.
- 4.11 Approval of the Environmental Health Services of a detailed plan of engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 4.12 The regional GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.13 Since the southeasterly portion of the site is located within the jurisdiction of the Ministry of Transportation and Highways, Ministry approval of the rezoning is required.

5.0 DEVELOPMENT PROPOSAL

- 5.1 Gross Site : - 7.6 hectares (18.7 acres)
- Dedications: - 1156 m² (12,439 sq. ft.)
- Net Project Site Area: - 7.46 hectares (18.4 acres)(subject to survey)

5.2	Site Coverage:		
	Permitted Building	-	50%
	Proposed Building	-	35%
	Permitted Building & Paved Area	-	65%
	Proposed Building & Paved Area	-	61%
5.3	Floor Area:		
	<u>Pod 1</u>		
	Building A	-	15,933 m ² (171,511 sq.ft.)
	Building B	-	14,821 m ² (159,537 sq.ft.)
	Building C	-	5,953 m ² (64,079 sq.ft.)
	Atrium 1	-	1,442 m ² (15,529 sq.ft.)
	Total	-	38,150 m² (410,656 sq.ft.)
	Rotunda	-	870 m ² (9,360 sq.ft.)
	<u>Pod 2</u>		
	Building D	-	16,780 m ² (180,618 sq.ft.)
	Building E	-	10,290 m ² (110,763 sq.ft.)
	Building F	-	6,402 m ² (68,920 sq.ft.)
	Atrium 2	-	1,064 m ² (11,452 sq.ft.)
	Total	-	34,536 m² (371,753 sq.ft.)
	<u>Pod 3</u>		
	Building G	-	14,805 m ² (159,367 sq.ft.)
	Building H	-	6,226 m ² (67,025 sq.ft.)
	Building I	-	15,760 m ² (169,643 sq.ft.)
	Atrium 3	-	1,286 m ² (13,842 sq.ft.)
	Total	-	38,077 m² (409,878 sq.ft.)
	Total Floor Area	-	111,633 m² (1,201,647 sq.ft.)
4.4	Permitted Floor Area Ratio	-	1.5
	Proposed Floor Area Ratio:	-	1.49 (including all 9 buildings)
4.5	Building Height:		
	<u>Pod 1</u>		
	Building A	-	5 storeys (70 ft.)
	Building B	-	7 storeys (98 ft.)
	Building C	-	3 storeys (42 ft.)
	Atrium	-	6 storeys (84 ft.)
	Rotunda	-	8 storeys (112 ft.)

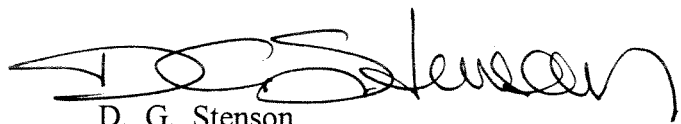
Pod 2

Building D	-	7 storeys (98 ft.)
Building E	-	5 Storeys (70 ft.)
Building F	-	3 storeys (42 ft.)
Atrium 2	-	6 storeys (84 ft.)

Pod 3

Building G	-	7 storeys (98 ft.)
Building H	-	3 storeys (42 ft.)
Building I	-	5 storeys (70 ft.)
Atrium 3	-	6 storeys (84 ft.)

- 5.6 Parking Required:
Office @ 111,633 m²/37 m² - 3,017 spaces
- 5.7 Parking Provided: - 3,340 spaces (3,246 underground)
- 5.8 Loading Bay Provided: - 10 bays
- 5.9 Communal Facilities: - Bicycle racks, storage areas and end of trip facilities, fitness facilities, cafeteria, play field, outdoor sports court.

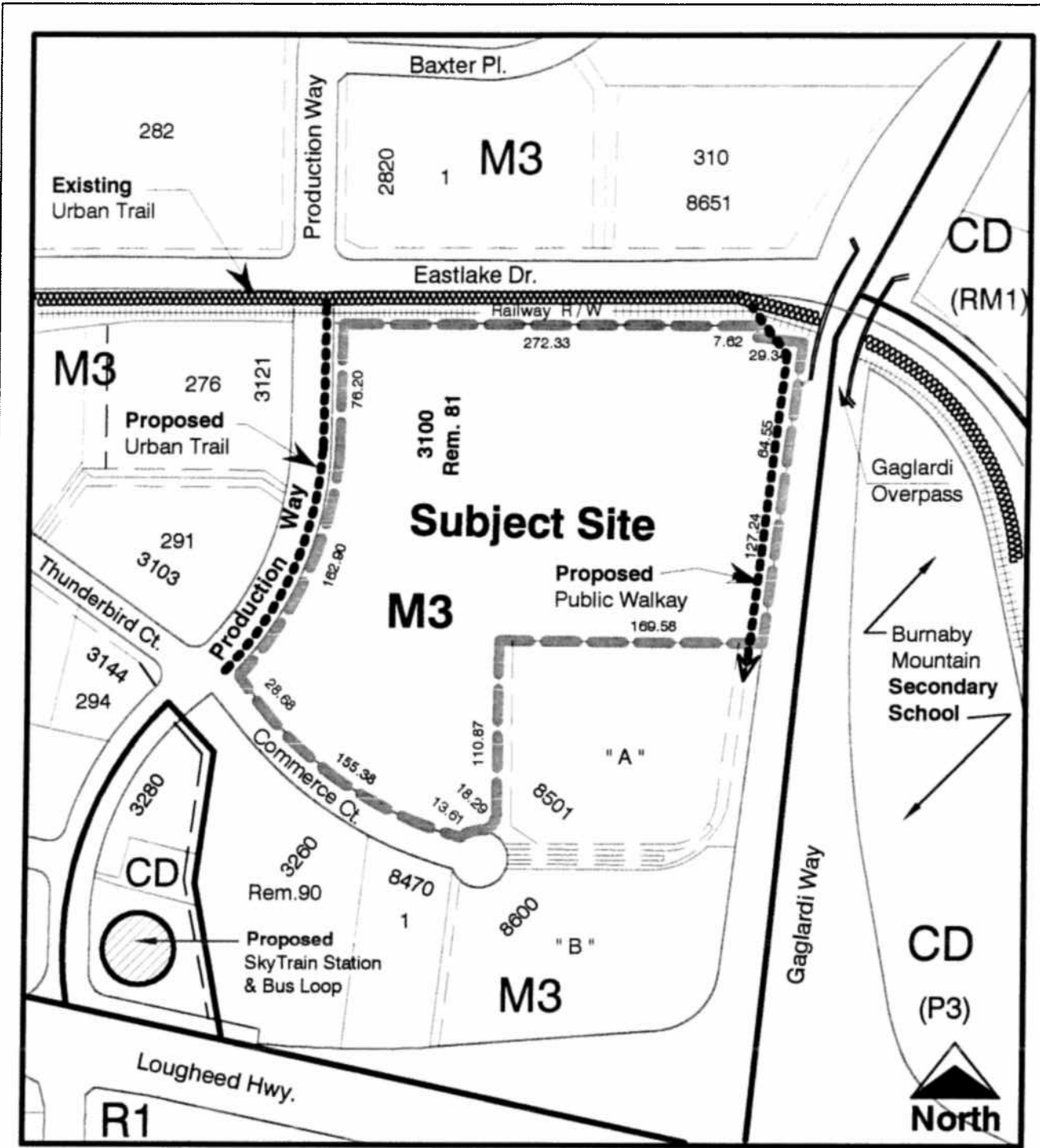


D. G. Stenson
Director Planning and Building

PS:gk
Attach

cc: City Clerk
City Solicitor
Director Engineering
Director Parks, Recreation & Cultural Services

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Planning And Building Department

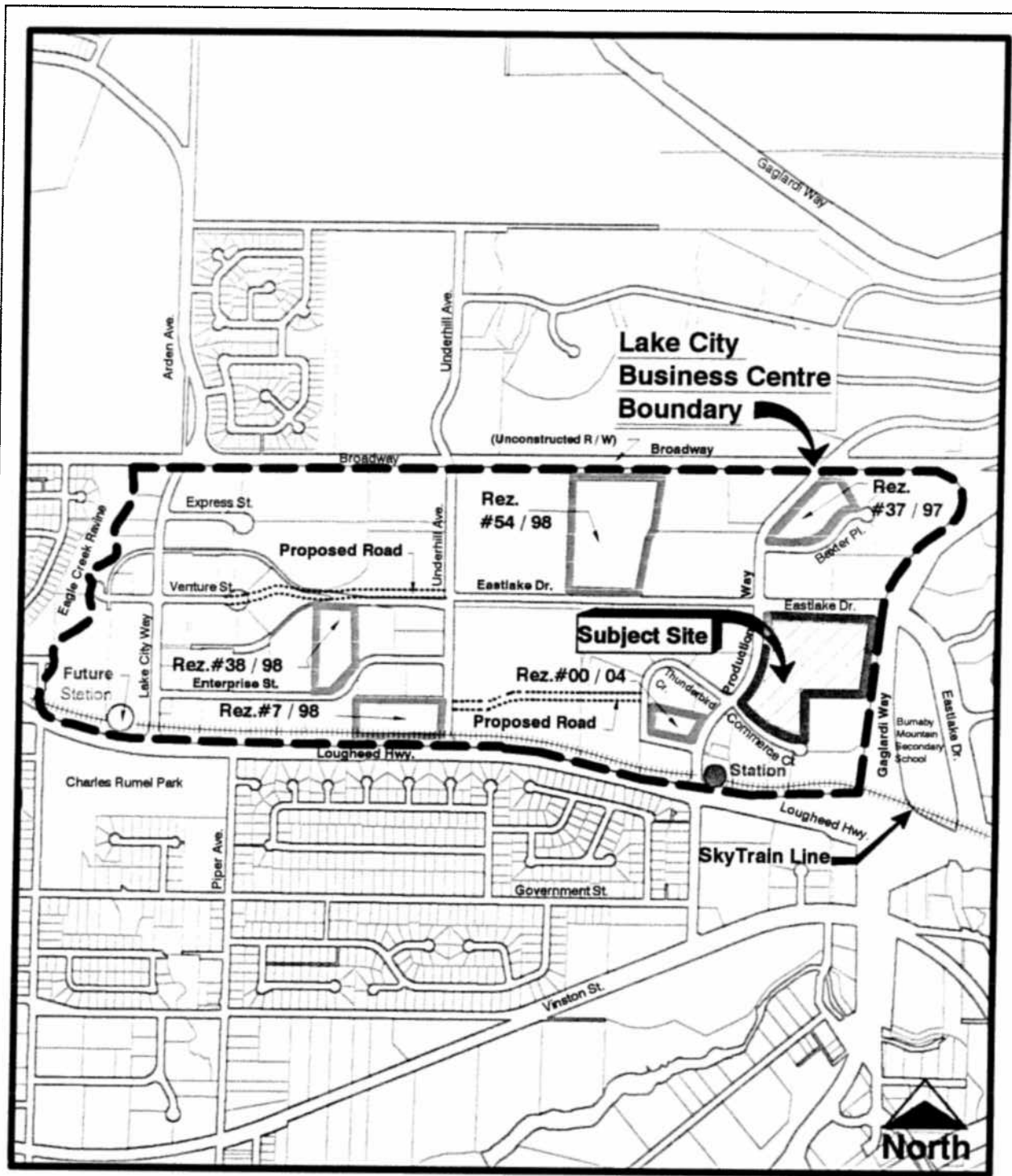
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Date: Oct. 2000

REZONING REFERENCE 00 -- 7

Sketch # 1



Planning And Building Department

Scale = N.T.S.

Drawn By: J.P.C.

Date: Oct. 2000

REZONING REFERENCE 00 -- 07

Sketch #2

