

**TO:** CITY MANAGER 2001 SEPTEMBER 11

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #01-17  
Phased High-Tech Office Complex

**ADDRESS:** 8335 Eastlake Drive

**LEGAL:** Lot 2, D.L. 57, Group 1, NWD Plan LMP 25484

**FROM:** M3 Heavy Industrial District

**TO:** CD Comprehensive Development District (based on B1 Suburban Office District, and Lake City Business Centre Development Plan and in accordance with the development plan entitled "Clarica Lake City" prepared by Musson Cattel Mackey Partnership Inc.)

**APPLICANT:** Musson Cattel Mackey Partnership  
1825 Two Bentall Centre, Box 265  
555 Burrard Street  
Vancouver, B.C. V7X 1M9  
(Att: Mark Whitehead)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2001 October 30.

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**RECOMMENDATIONS:**

1. **THAT** staff be authorized to bring forward for abandonment Amendment Bylaw #27/99, Bylaw No. 10953, Rezoning Reference #98-54, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 October 15 and to a Public Hearing on 2001 October 30 at 7:30 p.m.
3. **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 granting of any necessary easements and covenants.
- e. The deposit of the applicable GVS & DD sewerage charge cost of \$0.811 per sq.ft. of gross floor area.
- f. The dedication of any rights-of-way deemed requisite.
- g. The submission of a Site Profile and resolution of any arising requirements.
- h. The provision of facilities for cyclists in accordance with Section 4.13 of the rezoning report.
- i. The provision of a public pedestrian walkway within a Statutory Right-of-Way as described in Section 4.11 of this report.
- j. The satisfaction of environmental requirements of the Ministry of Water, Land and Air Protection and the Department of Fisheries and Oceans regarding the preservation, restoration and landscaping of the two existing open water courses on the site and the adjacent leave strip areas, to the approval of the Director Engineering and registration of a Section 219 Covenant to establish and protect the two associated landscape corridors as described in Sections 4.2 of this report.
- k. The retention of identified trees and specified areas on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation 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 areas, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- l. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to approve a community plan for the development of a phased, nine building, high-tech office complex for the overall site and to permit the development of the detailed three building Phase I component.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently undeveloped, has a north to south slope and for the most part has been cleared and graded for future development (see **attached** Sketch 1). Two open watercourses with adjacent riparian leave strip areas lie within the southwestern and eastern portions of the site which will be protected through legal covenant measures and incorporated within the overall landscape plan for the site. The Sears warehouse and distribution centre building is located to the west of the site and other similar industrial facilities are located to the east and to the south across Eastlake Drive. A conservation park area is located to the north and a recently developed section of the urban trail is located on the south side of Eastlake Drive. Access to the site is from Eastlake Drive which is currently developed to an interim standard.

### 3.0 BACKGROUND

- 3.1 The subject site is located within the north central 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/office activities. Lake City is also designated as a business centre in the Official Community Plan adopted in 1998.
- 3.2 On 1999 July, Council gave Second Reading to a previous rezoning application (Rezoning Reference #54/98) on the subject site which included the proposed development of a phased high-tech/office complex with up to five buildings, 3-5 storeys in height, with surface and underground parking. The same owner/developer now wishes to revise the original scheme in response to the current and anticipated longer term market conditions towards a larger number of smaller buildings. A new architect has been retained and a revised development plan for the site has been prepared which maintains and, in some cases, exceeds the environmental considerations and requirements of the previous proposal.
- 3.3 On 2000 October 02, Council adopted the Lake City Business Centre 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 July 31, Council received the report of the Planning and Building Department concerning the current 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 Rezoning of this site has been requested for the phased development of a high-tech/office complex to include a total of nine buildings from the current M3 Heavy Industrial District to the CD Comprehensive Development District using the B1 Suburban Office District as a guideline.
- 4.2 The subject site, which originally formed part of the adjacent Sears warehouse site, was created through Subdivision #72/91. At that time Council approval was obtained for a watercourse enclosure within the westerly portion of the site which has been completed with the exception of the southerly section that has been retained in an open condition, enhanced with riparian landscaping to the approval of the Ministry of Water, Land and Air Protection and protected with a Section 219 Covenant. This watercourse retention area will provide a significant landscape feature of the site.

The existing open watercourse that runs through a portion of the eastern edge of the site will be retained in an open condition with riparian setbacks, enhanced landscaping and protected by a Section 219 Covenant as a condition of this rezoning application. The plans for this watercourse preservation have been reviewed and approved by the Ministry of Water, Land and Air Protection and the Department of Fisheries and Oceans. This watercourse retention area will also become a major landscape feature of the site.

The two open watercourses and associated riparian setbacks will form part of two landscape corridors to be preserved along the east and west property lines, protected by a Section 219 Covenant and implemented through the phased development and rezoning of the site.

- 4.3 The applicant has prepared a development plan for the overall site which proposes a total of nine office buildings with a combined floor area of 64,650 m<sup>2</sup> (695,000 sq.ft.) and a maximum FAR of 1.0. The applicant intends to proceed at this time with a specific CD Plan for Phase I which includes three buildings within the southern third of the site and a total floor area of 15,329m<sup>2</sup> (165,000 sq.ft.). The balance of the site which may be developed in one or two additional phases, will be rezoned to the CD Comprehensive Development District with community plan guidelines outlining the location, size and siting of the future phased buildings and related site improvements. These additional phases will be pursued as the market conditions dictate and will require a further CD rezoning bylaw amendment.

- 4.4. The height of the nine proposed buildings will range between three and six storeys with the majority of parking provided underground. A front yard building setback of 9m will be provided adjacent to Eastlake Drive, along with a fully landscaped building setback of 33.5m from the north property line. The buildings will be situated in a terraced manner to take advantage of the site which slopes down to Eastlake Drive. The northernmost building will be three storeys above ground on its north elevation and six storeys above the ground on its south elevation resulting from the sloping site. Two other adjacent buildings also located within the northern third of the site will be situated further down slope and at a greater distance from the north property line.
- 4.5 All vehicular access to the site will be via two new driveways from Eastlake Drive.
- 4.6 A 3m wide road dedication adjacent to the south property line will be required to accommodate necessary road widening.
- 4.7 The site servicing requirements will include but not be limited to the upgrading of Eastlake Drive. Traffic signal improvements at the Underhill Avenue/Eastlake Drive and Production Way/Eastlake Drive intersections will be required as a condition of future development phases.
- 4.8 The applicant will prepare and implement a management plan for the project which satisfies the City's Best Management practices for on-site stormwater management. This plan will be accompanied by the registration of a Section 219 Covenant to ensure that the stormwater system is installed, utilized and maintained for the effective life of the development project.
- 4.9 A public pedestrian walkway is to be constructed and maintained by the developer through the westerly extent of the site which will provide continuity between the existing urban trail on the south side of Eastlake Drive with the trails along the unopened Broadway road allowance and within the Conservation Park area, leading to the multi-family developments beyond. This public walkway will provide a link to the urban trail system that already exists in this area and is planned as an amenity for the employees and the general public. The registration of a statutory right-of-way will be required in this regard. A temporary chipwalk trail within a public easement will be provided for the Phase II and III portions of the site, with the permanent walkway standard being provided for the Phase I portion. The remainder of the permanent walkway standard will be provided through future amendment rezoning applications for Phases II and III.
- 4.10 A survey of existing trees and assessment for retention where feasible will be required.
- 4.11 Facilities for cyclists to include bike racks, storage areas and end of trip facilities will be required within each building in the development.
- 4.12 Approval of Environmental Health Services of a detailed plan of engineered Sediment Control System will be a requirement of Preliminary Plan Approval.

4.13 The regional GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq.ft. of gross floor area will apply to the detailed Phase I component of this rezoning.

**5.0 DEVELOPMENT PROPOSAL/COMMUNITY PLAN GUIDELINES**

5.1	Gross Project Site Area:	-	6.52 hectares (16.1 acres)
	Dedications:	-	541 m <sup>2</sup> (5,828 sq.ft.)
5.2	Net Project Site Area:	-	6.5 hectares (15.98 acres)
5.3	Total Site Coverage (all 9 buildings):	-	23.4%
5.4	Floor Area: (All Phases)		
	Total Floor Area:	-	64,650m <sup>2</sup> (695,900 sq.ft.)
	Phase I Total Floor Area:	-	15,328m <sup>2</sup> (165,000 sq.ft.)
	Building A1:	-	5,295m <sup>2</sup> (57,000 sq.ft.)
	Building A2:	-	4,877m <sup>2</sup> (52,500 sq.ft.)
	Building A3:	-	5,156m <sup>2</sup> (55,500 sq.ft.)
	Building Height:	-	3 to 4 storeys
	Phase II Total Floor Area:	-	24,246m <sup>2</sup> (261,000 sq.ft.)
	Building B1:	-	7,060m <sup>2</sup> (76,000 sq.ft.)
	Building B2:	-	8,593m <sup>2</sup> (92,500 sq.ft.)
	Building B3:	-	8,593m <sup>2</sup> (92,500 sq.ft.)
	Building Height:	-	4 to 6 storeys
	Phase III Total Floor Area:	-	23,782m <sup>2</sup> (256,000 sq.ft.)
	Building C1:	-	6,503m <sup>2</sup> (70,000 sq.ft.)
	Building C2:	-	8,361m <sup>2</sup> (90,000 sq.ft.)
	Building C3:	-	8,918m <sup>2</sup> (96,000 sq.ft.)
	Building Height:	-	4 to 6 storeys
5.5	Floor Area Ratio: Permitted and Proposed:	-	1.0 (including all 9 buildings)
5.6	Total Parking Required:		
	Office @ 63,358m <sup>2</sup> /37m <sup>2</sup>	-	1,713 spaces

5.7 Total Parking Provided: - 2,046 spaces (172 surface)  
Underground Parking except as noted

Phase I:

Parking Required:  
Office @ 15,328m<sup>2</sup>/37m<sup>2</sup> - 414 spaces  
Parking Provided: - 495 spaces (60 surface)

Phase II:

Parking Required:  
Office @ 24,246m<sup>2</sup>/37m<sup>2</sup> - 656 spaces  
Parking Provided: - 783 spaces (50 surface)


Phase III:

Parking Required:  
Office @ 23,782m<sup>2</sup>/37m<sup>2</sup> - 643 spaces  
Parking Provided: - 768 spaces (62 surface)

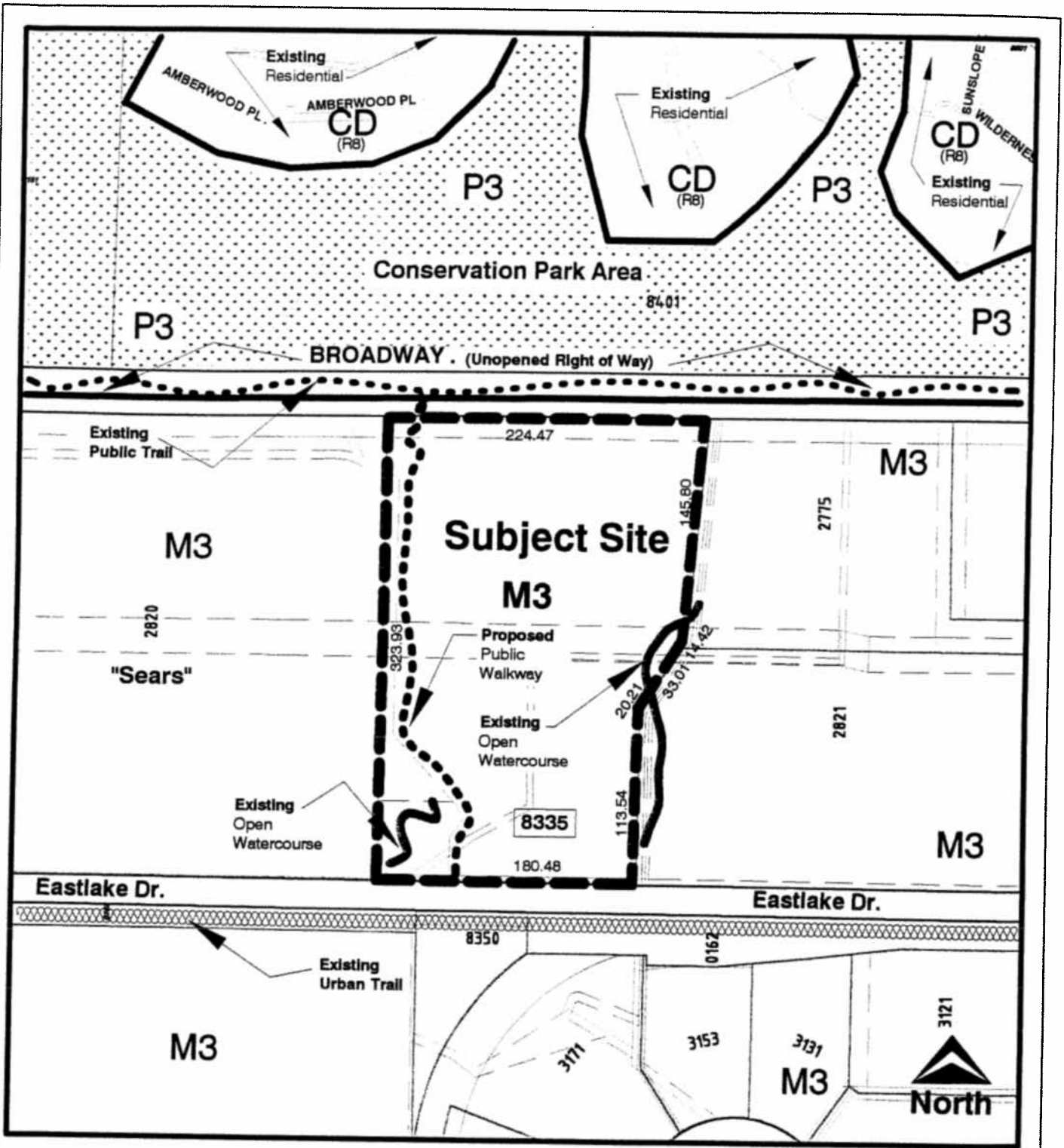
5.8 Loading Bays Provided: - 18 bays (2 per building)

5.9 Bicycle Provisions: - Bicycle racks, storage areas and end of trip facilities will be provided as required for each building.  
Total: - 250 spaces provided.

  
PS:gk  
Attach

  
J. S. Belhouse  
Director Planning and Building

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



Planning And Building Department

Scale: 1 : 4000

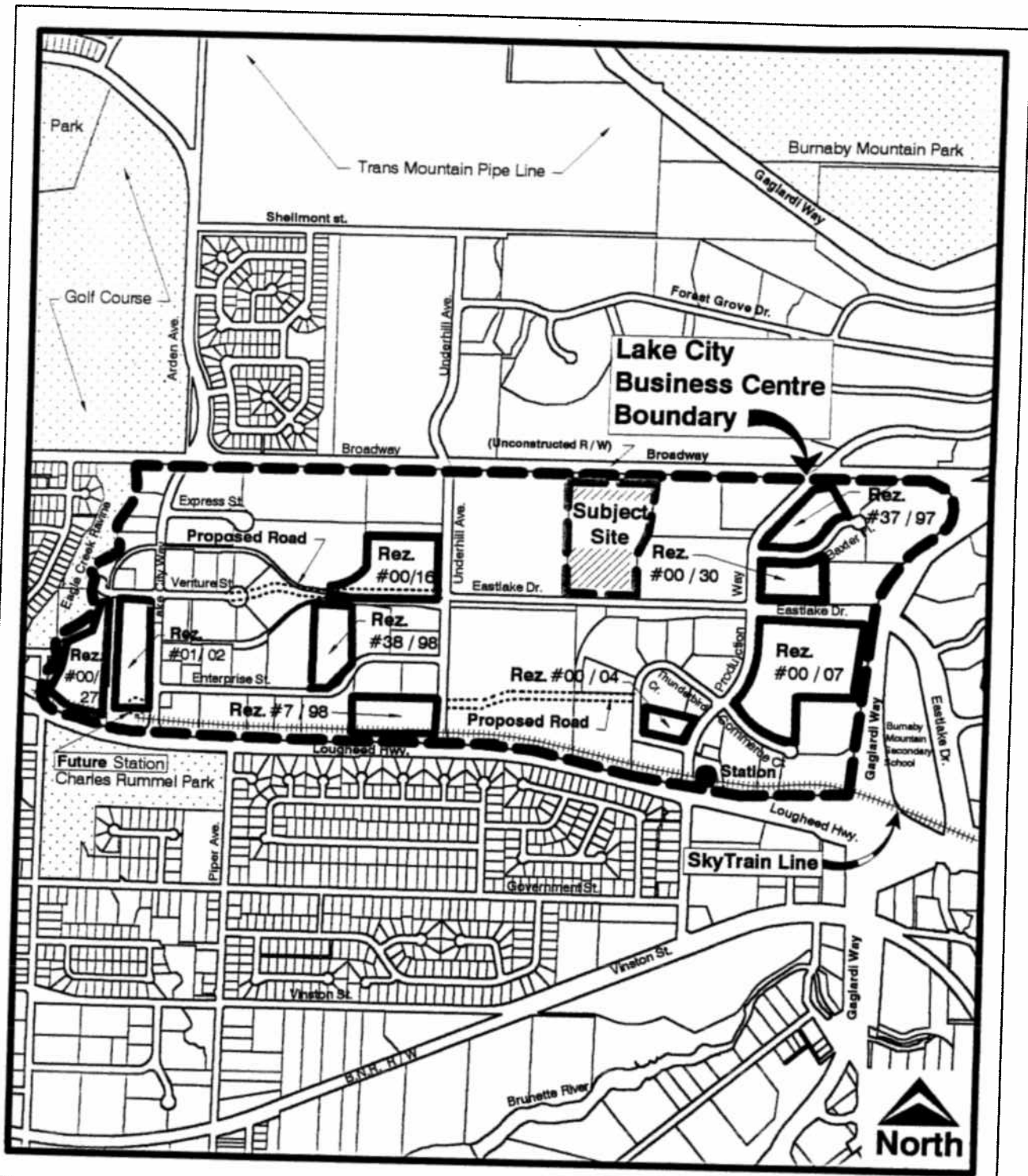
Drawn By: J.P.C.

Date: July 2001

**REZONING REFERENCE 01 -- 17**  
*Previous PZ# 98-54.*

Sketch # 1





Planning And Building Department

Scale= N.T.S.

Drawn By: J.P.C.

Date: July 2001

REZONING REFERENCE 01 -- 17

Sketch #2

