

TO: CITY MANAGER 2001 FEBRUARY 14

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #00-40
**Office Building integrated with University SkyTrain Station
and Bus Loop (X-Ref. Rezoning #99-34)**

ADDRESS: 3294 Production Way

LEGAL: Lot 2 Except: Phase One Strata Plan NW 2757, D.L. 10, Group 1, NWD
Plan 75063

FROM: CD Comprehensive Development District (based on P2 Administration
and Assembly District and M5 Light Industrial District). Rezoning
Reference #99-34 currently in progress.

TO: Amended CD Comprehensive Development District (based on P2
Administration and Assembly District, B2 Urban Office District and
C1 Neighbourhood Commercial District use and density and Lake
City Business Centre Plan guidelines and in accordance with the
development plan entitled "Office-Commercial Development
Production Way at Lougheed Highway" prepared by Hoston Bakker
Architects)

APPLICANT: Bentall Properties Ltd.
1800 - 1055 Dunsmuir Street
Vancouver, B.C. V7X 1B1
Attention: Mr. Richard Coulter

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2001 March 27.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw, be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 March 05, and to a Public Hearing on 2001 March 27 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 (including servicing related to the SkyTrain station and bus loop also being developed on 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 satisfaction of all necessary subdivision requirements, including those related to the phased strata plan previously planned for the subject site and the property to the north.
 - e. The consolidation of the net project site into one legal parcel.
 - f. The granting of any necessary easements and covenants.
 - g. The dedication of any rights-of-way deemed requisite.
 - h. Completion of the Highway Exchange Bylaw.
 - i. The deposit of the applicable GVS & DD sewerage charge.
 - j. The approval of the Ministry of Transportation and Highways to the rezoning application.
 - k. The provision of facilities for cyclists in accordance with Section 4.6 of the rezoning report.
 - l. The submission of an on-site storm water management system and the provision of a 219 Covenant to ensure its design, construction, maintenance and utilization.
 - m. The completion of the previous rezoning for the site (Rezoning Reference #99-34).

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a retail/office building integrated with the University SkyTrain Station and bus loop.

2.0 BACKGROUND

The subject site (see **attached** Sketch #1), which was previously vacant, is currently being developed for the University (Production Way) SkyTrain station adjacent to the Lougheed Highway, with a bus loop to the north (Rezoning Reference #99-34). The proposed development is for commercial retail space at grade along the Production Way frontage, with five office levels above the bus loop and two levels of underground parking below.

The subject site is located within the Lake City Business Centre Guide Plan (see **attached** Sketch #2) which was adopted by Council on 2000 October 02. The subject site is designated for urban business centre (B2) development with a local commercial component.

Council, on 2001 January 12, received the report of the Planning and Building Department concerning the rezoning of the subject and authorized the Department to work with the applicant in the preparation of a suitable plan of development with 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.

3.0 GENERAL COMMENTS

- 3.1 The proposed development is consistent with the Lake City Business Centre Guide Plan. A high level of architectural quality is expected, given the prominence of this gateway site.
- 3.2 Servicing requirements for the subject site include upgrading the two street frontages to urban standards including on-road cycle provision, urban trail pathways, stamped concrete boulevards with street trees in grates and pedestrian lighting. Reconfiguration of the intersection at Lougheed/Production is also required, as is signalization and realignment of the intersection of Production Way/Thunderbird Crescent/with the parkade and bus loop accesses. Median improvements on Lougheed Highway and Production Way and utility relocation are also required. The developer will enter into a servicing agreement and deposit funds to guarantee all servicing requirements, including those previously committed in relation to the SkyTrain station and bus loop.

- 3.3 Road dedications (see **attached** Sketch #3) from the subject site and the site across Production Way to the west are required to accommodate improvements for Production Way and the two intersections. Closure of the portion of the Loughheed Highway to be occupied by the SkyTrain station is proposed, to enlarge the subject site and the floor area buildable at the applicable 1.50 Floor Area Ratio. A Highway Exchange Bylaw is recommended in this regard. Although the road closure area exceeds the total road dedications by approximately 1,150 m² (12,000 sq.ft. subject to survey) no payment is being recommended, in recognition of the public good being achieved through the integrated station-commercial development, as well as the challenges in developing the site that result from the presence of the bus loop and the road closure area being encumbered by the SkyTrain station development.
- 3.4 The subject site was previously intended to be developed as Phase II of a phased Strata Plan, of which Phase I was developed immediately to the north. Resulting issues related to shared utilities and accesses will need to be resolved by registered easements prior to finalization of the subject rezoning.
- 3.5 The bus loop access/egress is to be aligned with Thunderbird Crescent forming a signalized intersection, while the parkade egress for the development's underground parking is to be immediately adjacent to the south. Parkade egress (and loading and garbage collection access and egress) will be from Commerce Court via the shared driveway along the site's east property line. To avoid vehicular conflict with bus movements, the existing shared access serving the two lots to the north is to be moved northward along Production Way (see **attached** Sketch #4). The applicant has discussed this with the owners involved and the legal and construction aspects of the access relocation will need to be finalized with their concurrence prior to Final Adoption of the rezoning.
- 3.6 Completion of the rezoning for the University SkyTrain Station, Rezoning Reference #99-34, is required prior to final adoption of the current rezoning.
- 3.7 A traffic study for the proposed development is required.
- 3.8 An on-site storm water management plan, including registration of a 219 Covenant, to comply with the City's Best Management Practices (BMP's) criteria will be required.
- 3.9 Facilities for cyclists to include bike racks, bike lockers and end of trip facilities will be provided within the development.
- 3.10 Approval by Environmental Services of Engineering Department of a detailed plan of engineered Sediment Control System will be a requirement of Preliminary Plan Approval.

- 3.11 The regional GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 3.12 Since the site is located within the jurisdiction of the Ministry of Transportation and Highways, Ministry approval of the rezoning is required.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Original Site:	-	5,420 m ² (58,342 sq.ft.)
Road Closure:	-	1,841 m ² (19,817 sq.ft.)
Road Dedication:	-	367 m ² (3,950 sq.ft.)
Net Site Area:	-	6,894 m ² (74,209 sq.ft.) subject to survey

4.2 Floor Area

Retail commercial:	-	540 m ² (5,813 sq.ft.)
Office:	-	9,800 m ² (105,490 sq.ft.)
Total:	-	10,340 m ² (111,303 sq.ft.) subject to site survey

Maximum Floor Area Ratio: - 1.50

4.3 Building Height: - 6 stories

4.4 Parking Required:

Retail Commercial	540 m ² /46 m ²	-	12 spaces
Office	9,800 m ² /37 m ²	-	265 spaces
<u>Total Required:</u>		-	277 spaces

The proposed parking reduction of 25.6% is justified due to the presence of the SkyTrain station and bus loop on the subject site.

Total Provided: - 206 spaces

4.5 Loading Bays Provided - 2 spaces

4.6 Bicycle Provisions:

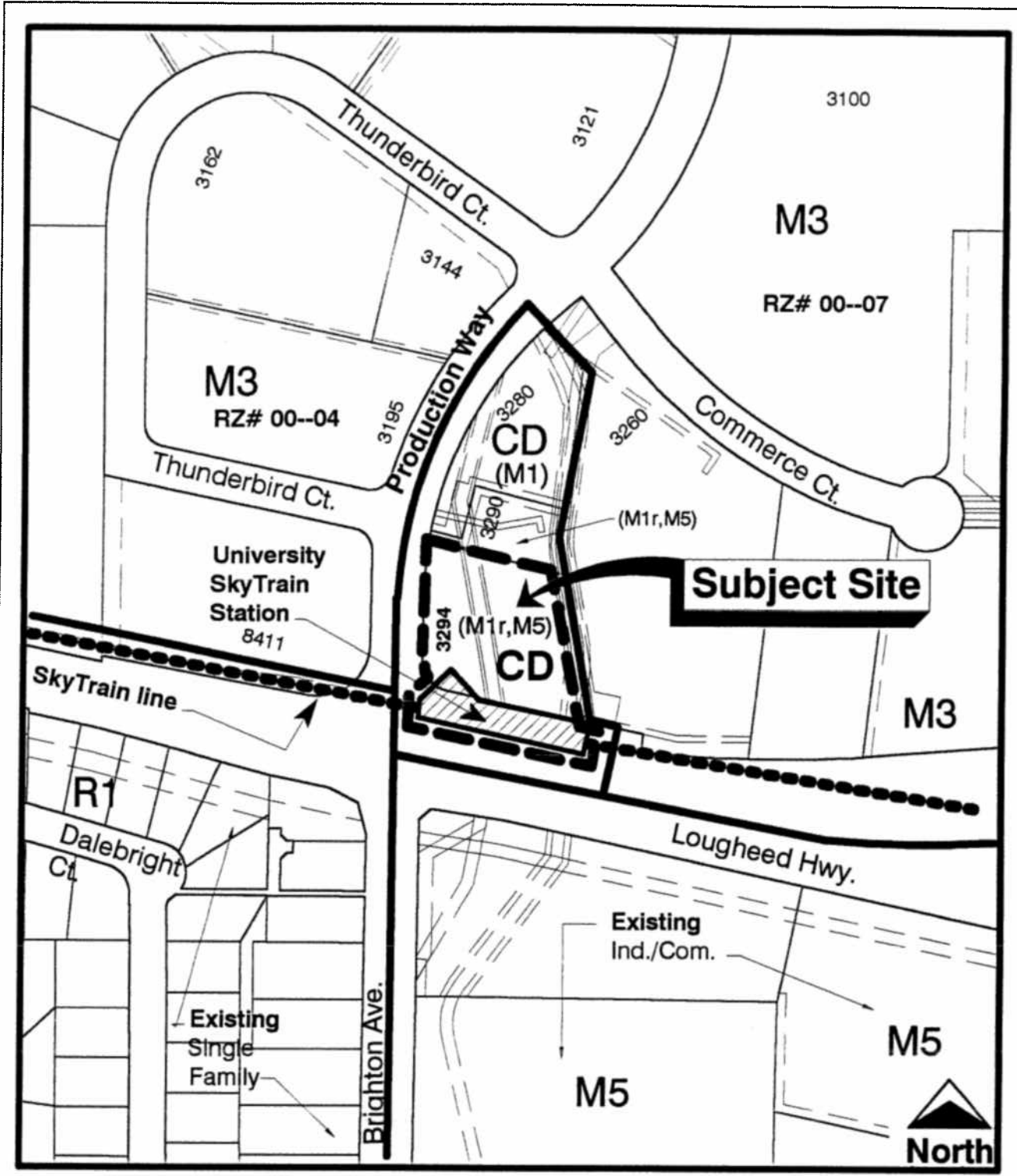
- SkyTrain Station
 - Bicycle Lockers - 30 spaces
 - Bicycle Racks - 20 spaces
- Commercial Development
 - Bicycle Lockers - 20 spaces
 - Bicycle Racks - 10 spaces
- End of trip facilities
provided on the development's mezzanine
level (excluded from FAR calculations)



D. G. Stenson
Director Planning and Building

RR:gk
Attach

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

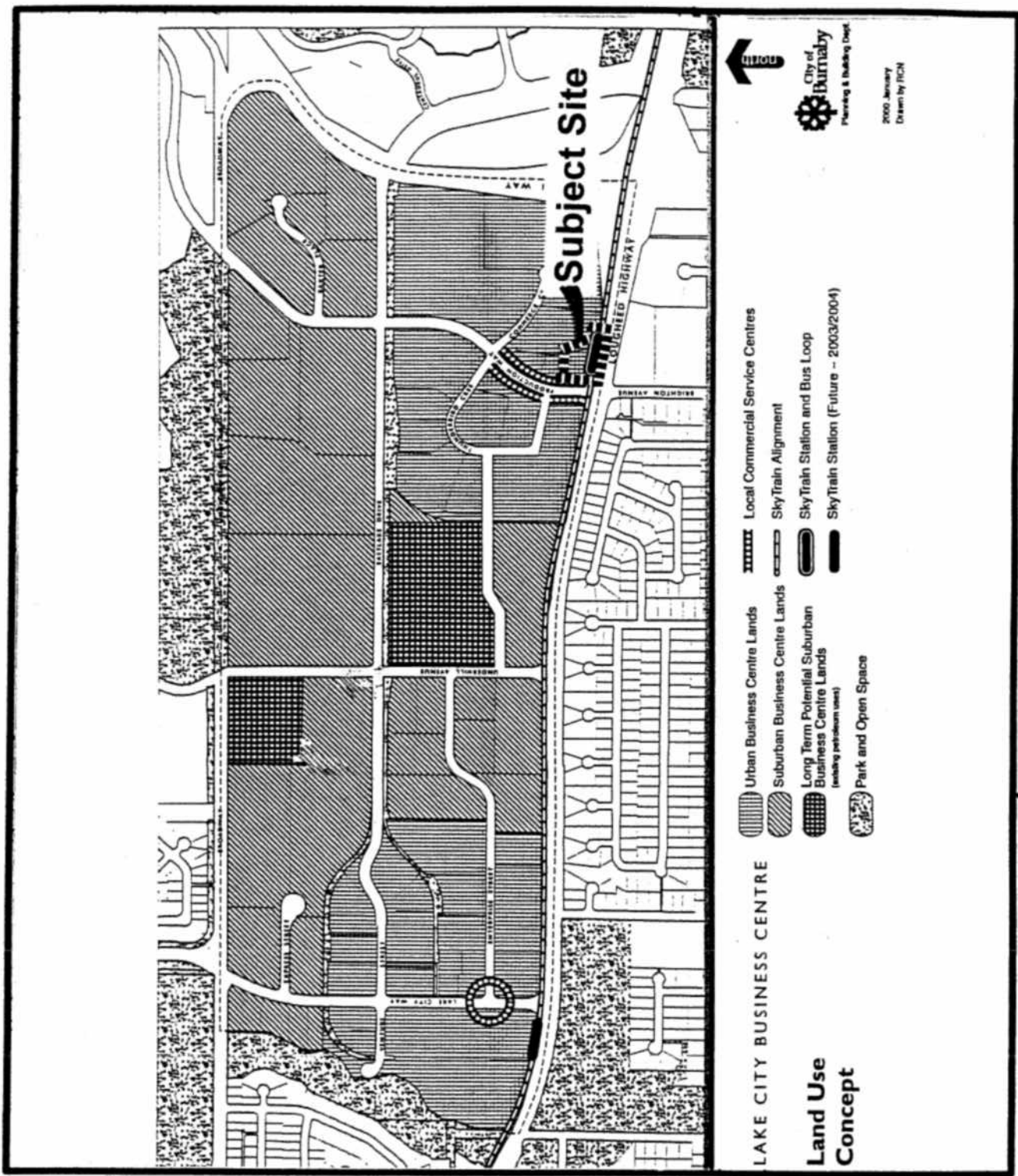


Planning And Building Department

Scale : 1 = 3000
 Drawn By: J.P.C.
 Date: Jan. 2001

REZONING REFERENCE 00 -- 40

Sketch #1



Planning And Building Department

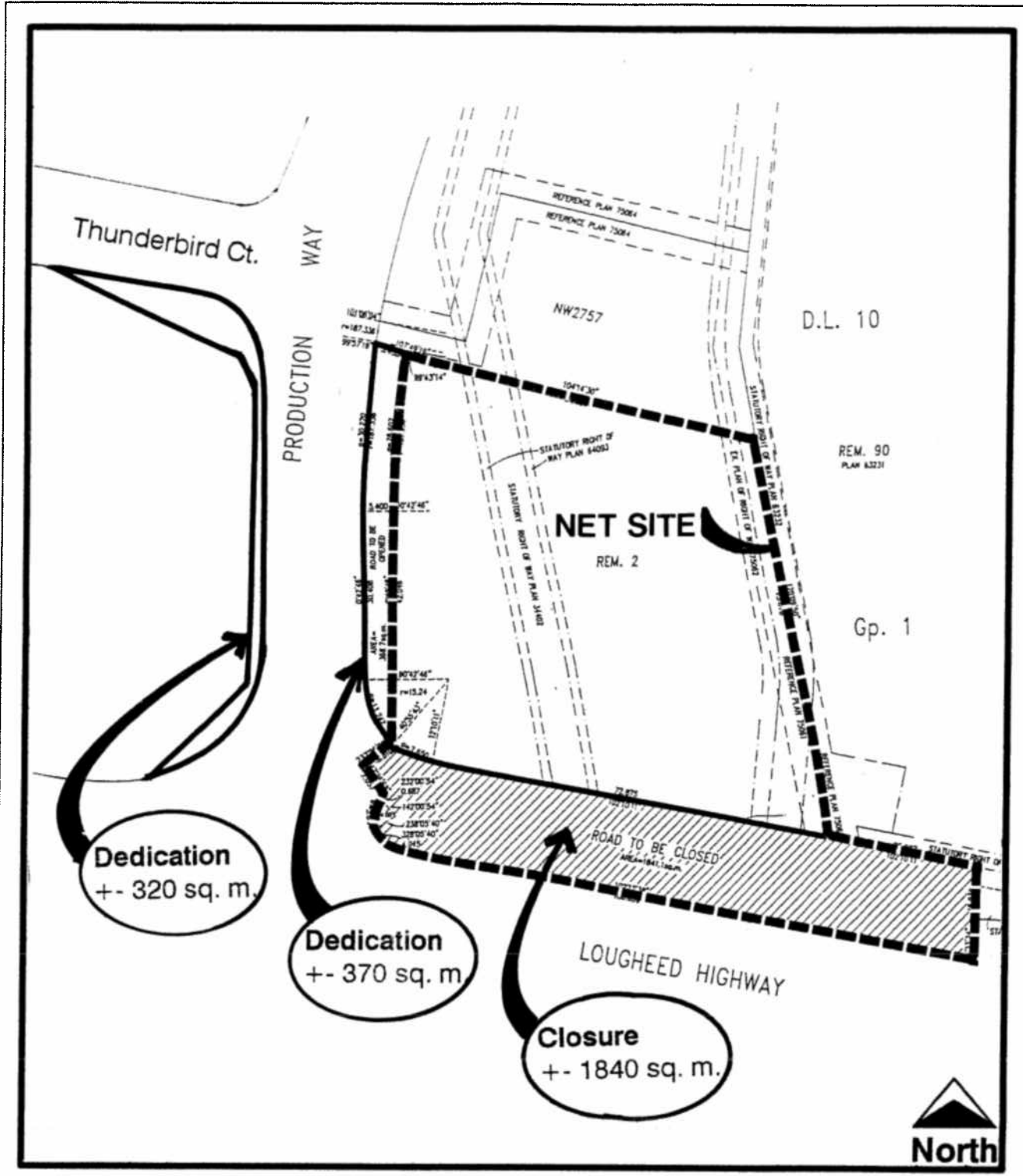
Scale: N.T.S.

Drawn By: J.P.C.

Date: Jan. 2001

REZONING REFERENCE 00 -- 40

Sketch #2

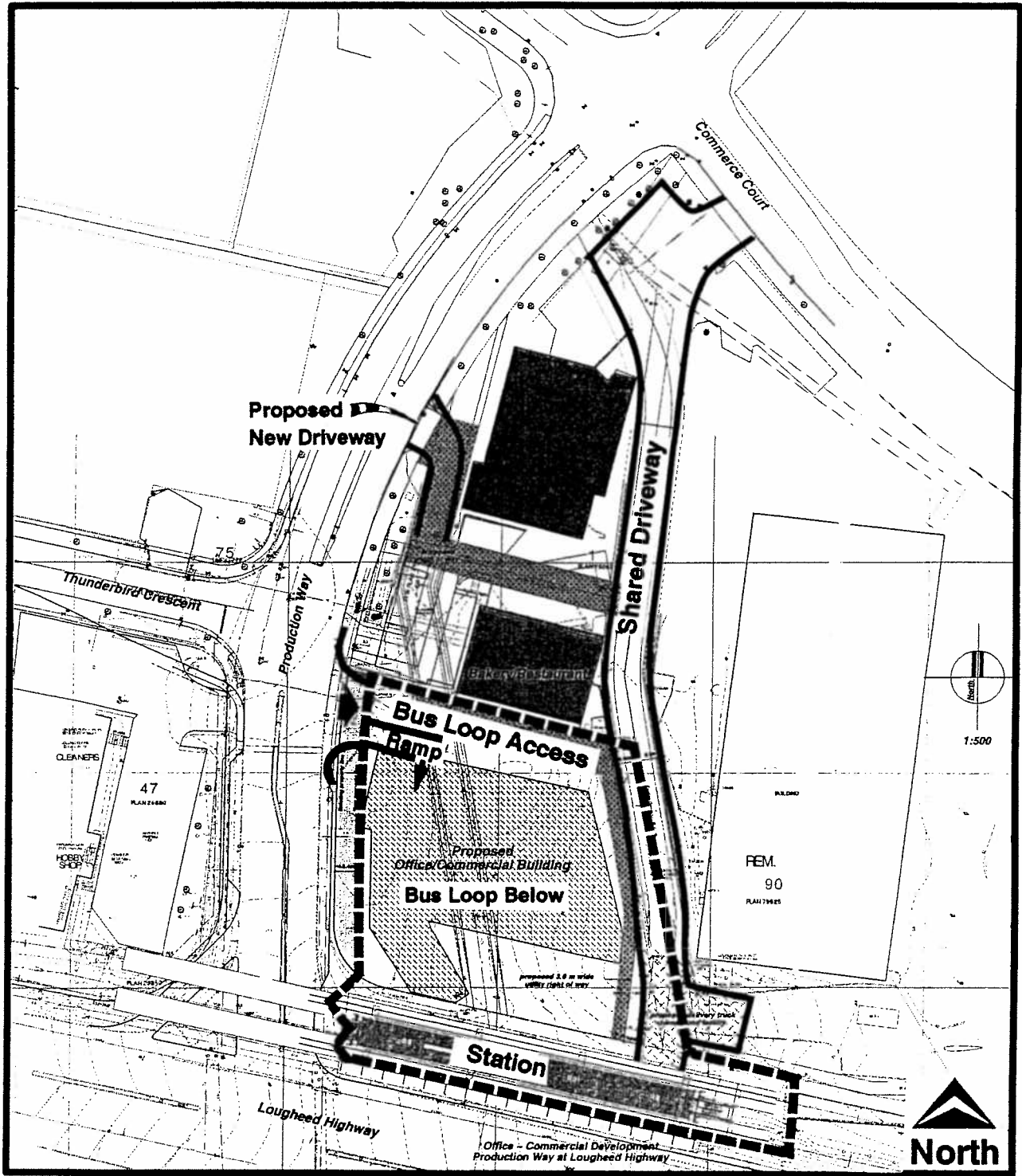


City of Burnaby Planning And Building Department

Scale : N.T.S.
 Drawn By: J.P.C.
 Date: Feb. 2001

REZONING REFERENCE 00 -- 40
 Proposed Highway Exchange Bylaw

Sketch #3



Planning And Building Department

Scale : N.T.S.

Drawn By: J.P.C.

Date: Feb. 2001

REZONING REFERENCE 00 -- 40
Context Plan

Sketch #4