

TO: CITY MANAGER

2004 June 02

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #99-58
Electronic Arts Phase II Expansion
Discovery Place (BCIT Site)**

PURPOSE: To request Council authority to grant an easement to locate soil anchors within City property.

RECOMMENDATION:

1. **THAT** Council authorize the granting of underpinning easements on City property at 4330 Sanderson Way in favour of Electronic Arts as outlined in this report.

R E P O R T

On 2003 October 06, Council gave Final Adoption to the subject rezoning application, which involves the second phase of development of the Electronic Arts facility. The applicant is currently in the process of obtaining Preliminary Plan Approval for the subject development.

As the design process advanced, it has become apparent that a number of the soil anchors which stabilize the south and east retaining walls are required to intrude below adjacent City-owned property. The subject City property is located at 4330 Sanderson Way, immediately south and east of the Electronic Arts site, and is presently designated for conservation area in the Discovery Place Community Plan (BCIT). It is noted that the ownership of the subject area is proposed to be transferred to Electronic Arts in conjunction with the completion of Rezoning Reference #03-33 (Phase III expansion). The works proposed are solely related to the Phase II building which has already been approved by Council as noted above. Although Rezoning Reference #03-33 is expected to receive Final Adoption in 2004 July or August, the subject lands currently remain in City ownership and thus some legal safeguards must be in place in order to permit the request for the subject soil anchors.

The proposal is to permit soil anchors to extend into the subject City property in order to stabilize a proposed retaining wall. Staff have been advised that the location of the retaining wall is a requirement of both construction and internal road relocation, and that there is no alternative to its location, thus the need for the aforementioned soil anchors. The anchors are proposed to be located at least 6 ft. underground at their highest points so as not to impact either the surface of the conservation area, or any subsurface root systems. The extent of lateral intrusion into City property ranges from 4 ft. to 14 ft. over a length of approximately 180 ft. (see **attached** Sketches #1 & #2).

In order for the anchors to be approved, an underpinning easement over City property in favour of Electronic Arts is required. It is noted that the proposed anchors and associated easement will not interfere with the property's existing use as a conservation area, nor will they preclude proposed future development (Phase III expansion to the east). It is proposed that the required easement be made a condition of Preliminary Plan Approval. The easement would be discharged once the property transfer to Electronic Arts is completed as part of the completion of Rezoning Reference #03-33.

Staff consider the proposal to have soil anchors extend into City property to be supportable.



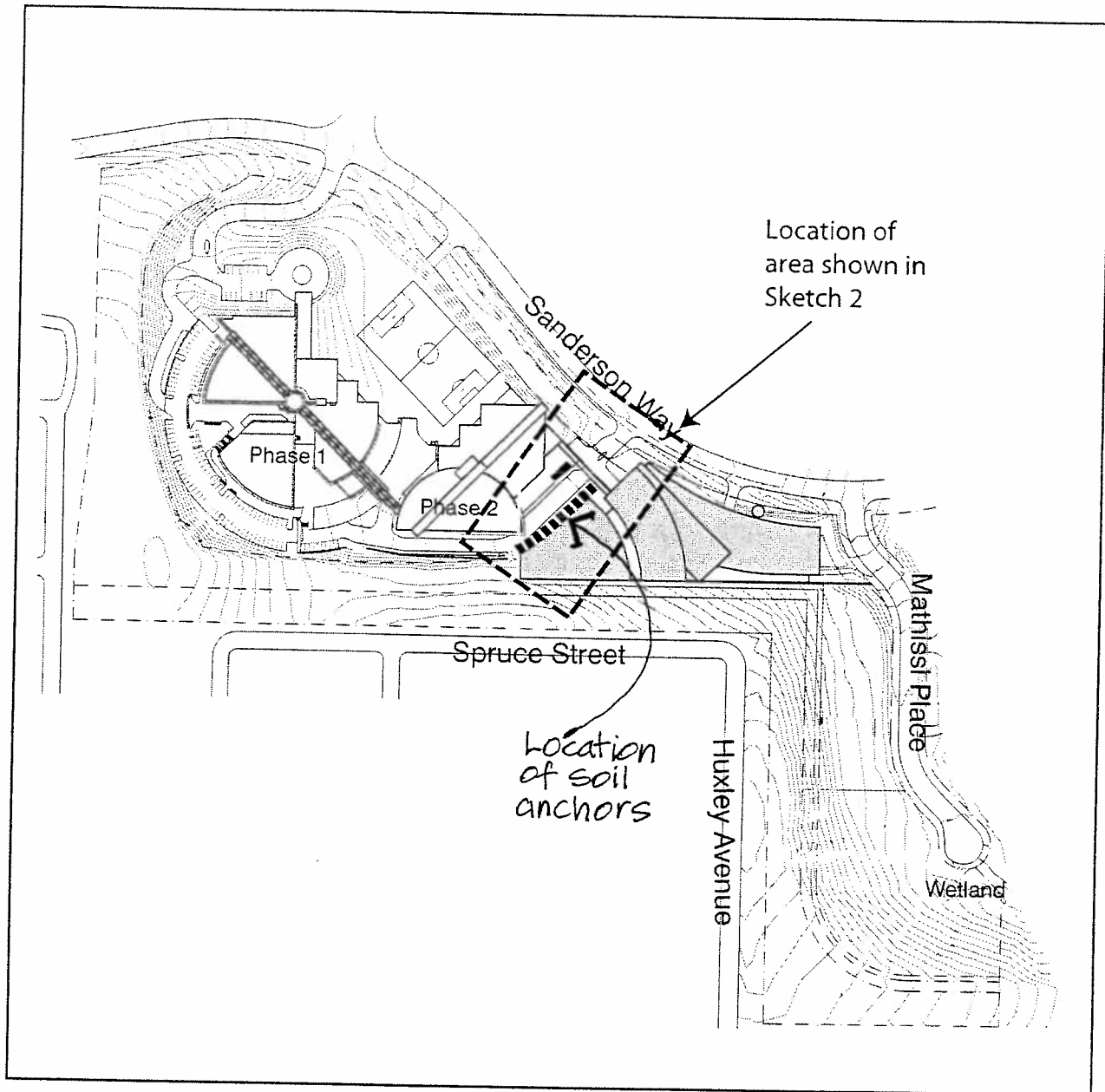
J. S. Belhouse
Director Planning and Building

EK:gk

Attachments

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

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Rezoning reference #99-58
 Electronic Arts

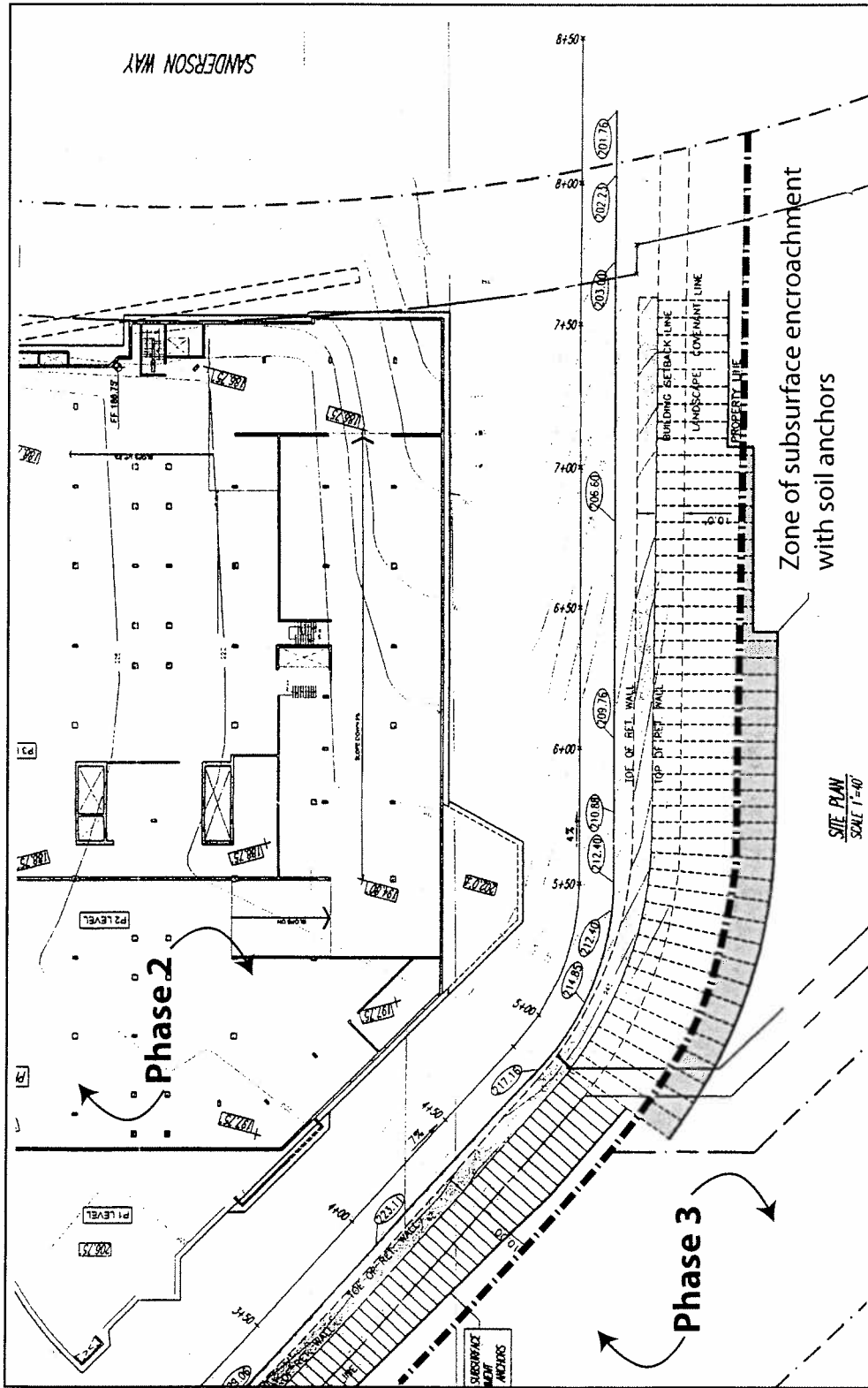


SKETCH 1

**Conceptual Schematic Building Layout (Phase 3)
 (RZ 03-33)**



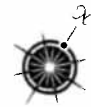
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Rezoning reference #99-58
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SKETCH 2

Proposed underpinning easements for soil anchors



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