

TO: CITY MANAGER 2006 July 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #98-51**
Discovery Place Lot "A"
New Five Storey Research/Office Facility

ADDRESS: 4200 Canada Way

LEGAL: Lot 1, D.L. 71, Group 1, LMP 41517

FROM: CD Comprehensive Development District (based on M8a Advanced Technology Research District and Discovery Place Community Plan)

TO: Amended CD Comprehensive Development District (based on M8a Advanced Technology Research District and Discovery Place Community Plan and in accordance with the development plan entitled "Discovery Place – Building 12" prepared by Bunting Coady Architects)

APPLICANT: Bunting Coady Architects
300 – 171 Water Street
Vancouver, B.C. V6B 1A7
(Attention: Thomas Bunting)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 August 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 July 24, and to a Public Hearing on 2006 August 29 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.

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- 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, including any switching kiosks, 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 dedication of any rights-of-way deemed requisite.
- f. The undergrounding of existing overhead wiring abutting the site.
- g. The retention of identified existing trees and vegetation on the site, their protection by registration of a Section 219 Covenant if deemed appropriate, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees and vegetation are effectively protected by chain link fencing during the whole course of site construction work and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- h. Additional planting as deemed appropriate by the City's Landscape Inspector in the covenanted conservation area.
- i. The approval of the Ministry of Transportation to the rezoning application.
- j. The deposit of the applicable GVS & DD Sewerage Charge.
- k. The provision of facilities for cyclists in accordance with Section 3.9 of this report.
- l. The granting of a Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities for cyclists and bicycle storage room.
- m. The relocation of the Gilmore Way bus stop to the satisfaction of the City and Translink.

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- n. 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 and deposit of sufficient monies to guarantee its provision and continuing operation.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is to permit development of a five storey advanced technology research and office facility over three levels of underground parking.

2.0 BACKGROUND

2.1 The subject site is known as Site "A" within the Discovery Place Community Plan, Willingdon (BCIT site). The plan was revised through Rezoning Reference #66/94 which received Final Adoption on 1996 September 23.

2.2 Under the Community Plan Guidelines, this site is to be developed in accordance with the M8a Advanced Technology Research District. The M8a District permits business and professional offices in addition to scientific and technological research uses. The Discovery Place Community Plan Guidelines for this site indicate that the maximum density is an FAR of 1.2 for the site area of 129,162 sq. ft. permitting a maximum floor area of 154,994 sq. ft., the maximum height is up to six storeys, maximum site coverage is 25% for building coverage and 50% for combined building and paved areas, and the underground parking ratio is 70% with no parking permitted in the front yard. Further minor widening dedications to improve the Canada Way and Gilmore Way intersection are required but do not affect the permitted maximum floor area as established by the Community Plan Guidelines.

2.3 On 1999 January 25, Council received the initial rezoning report concerning the rezoning of the subject site and authorized the Planning and Building Department to work with the applicant towards the preparation of a suitable plan of development. On 1999 March 23, a suitable plan of development was submitted to a Public Hearing then received Second Reading on 1999 March 29. However, the applicant chose not to proceed at that time but has now submitted a modified plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The development proposal provides for the development of a five storey research and office facility over three levels of underground parking at the northern end of Discovery

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Place (see *attached* Sketches #1 and #2). The proposal calls for a building which will address both the Canada Way and Gilmore Way frontages of the site, thus giving this gateway into Discovery Place a strong street presence. The primary entrance of the building has a front door angled to the intersection at Gilmore Way and Canada Way and will be marked by an entrance plaza area with paving and landscaping. The building is proposed to be five storeys and terraced, although up to six storeys are permitted under the Community Plan. Over 90% of parking on-site is proposed to be underground and all vehicle access will be from one driveway off Gilmore Way. Porous paving is to be used on surface parking where possible. Fencing, except for incidental mechanical screening, is prohibited. The landscaping incorporates biofiltration swales along the Gilmore Way yard.

- 3.2 The Director Engineering will assess the need for any further services to the site, including, but not necessarily limited to, the construction of roadworks on Canada Way including a right turn lane, curb, separated sidewalk, street lighting, median and utility relocation, Urban Trail reconstruction to the standard 4.0 metre width on west side of Gilmore Way and provision of a suitable storm water management system. The Gilmore Way bus stop is also to be relocated slightly south to allow for fire access to the site. Widening dedications are being pursued along Canada Way and Gilmore Way, as well as a corner truncation, in the total amount of approximately 4,827 sq.ft. but these do not affect the permitted floor area in line with the adopted Community Plan.
- 3.3 A suitable sediment control system will be a requirement of Preliminary Plan Approval taking into consideration the topography of the site and its protected buffer areas.
- 3.4 The applicant has submitted a tree report evaluating the current vegetation on site. The development plan proposes retention of one of the existing coniferous trees along the Gilmore Way frontage of the site. Substantial landscaping is to be provided along both the Canada Way and Gilmore Way frontages. The retained tree is to be protected during construction by chain link fencing and a damage deposit. The City's Landscape Inspector will assess the need for any further retained trees to be protected by a Section 219 Covenant. Additionally, the status of the drainage ditch along the Gilmore Way property line will need to be considered in site landscaping, drainage and grading.
- 3.5 Additional native trees and other vegetation required in the covenanted conservation area to the west will be provided to the satisfaction of the City's Landscape Inspector. The preserved landscaping will be protected during construction by chain link fencing and a damage deposit.
- 3.6 A portion of the covenanted conservation area on the western edge of the site is currently being used by the neighbouring Finnish Manor Seniors' Home as a vegetable garden. In meetings with representatives of DPI, the Finnish Manor has stated that they would like to maintain use of this area. As a result, an appropriate area of the vegetable garden

which will not detract from the primary conservation purpose of the covenant will be included in an amendment to the existing conservation covenant to guarantee its use as a vegetable garden for Finnish Manor residents. While the garden use is seen as a continuing use, in the event that the garden is not utilized and not maintained by the manor residents for a period of one year, the owner shall be required by Covenant to replant the area as a natural buffer zone in line with a suitable plan of development.

- 3.7 The GVS & DD Sewerage Development Charge of \$0.811 per sq.ft. (Fraser Sewerage Area) is applicable to this development.
- 3.8 The developer is responsible for undergrounding of overhead wiring along Canada Way.
- 3.9 Bicycle parking facilities are to be provided in accordance with City bicycle parking requirements for rezonings, for both long-term secured and short-term parking, as well as end-of-trip facilities (showers, water closets, changing rooms and lockers) are to be provided for use by commuter cyclists.
- 3.10 The Gilmore Way bus stop requires relocation to permit fire access. This relocation is to be to the satisfaction of the City and Translink.
- 3.10 Approval of the Ministry of Transportation is required to the rezoning bylaw.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Site Area (for Floor Area Purposes) - 129,162 sq.ft.

Building Coverage:

Permitted - 25%

Provided: - 25%

Combined Building and Site Paving Coverage:

Permitted: - 50%

Provided: - 39%

4.2 Floor Area

Permitted: - 154,994 sq.ft.

Provided: - 153,276 sq.ft.

FAR

Permitted: - 1.20

Provided: - 1.19

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4.3 Height

Permitted:	-	6 storeys
Provided:	-	5 storeys

4.4 Parking

Vehicle Parking:

Required:	-	310	with minimum 70% underground
Provided:	-	9	surface spaces
	-	374	underground spaces
TOTAL	-	383	spaces

Bicycle Parking:

Required	-	31 (10% of 310 required vehicle spaces)
Provided:	-	31

4.5 Loading

Provided:	-	2 loading bays
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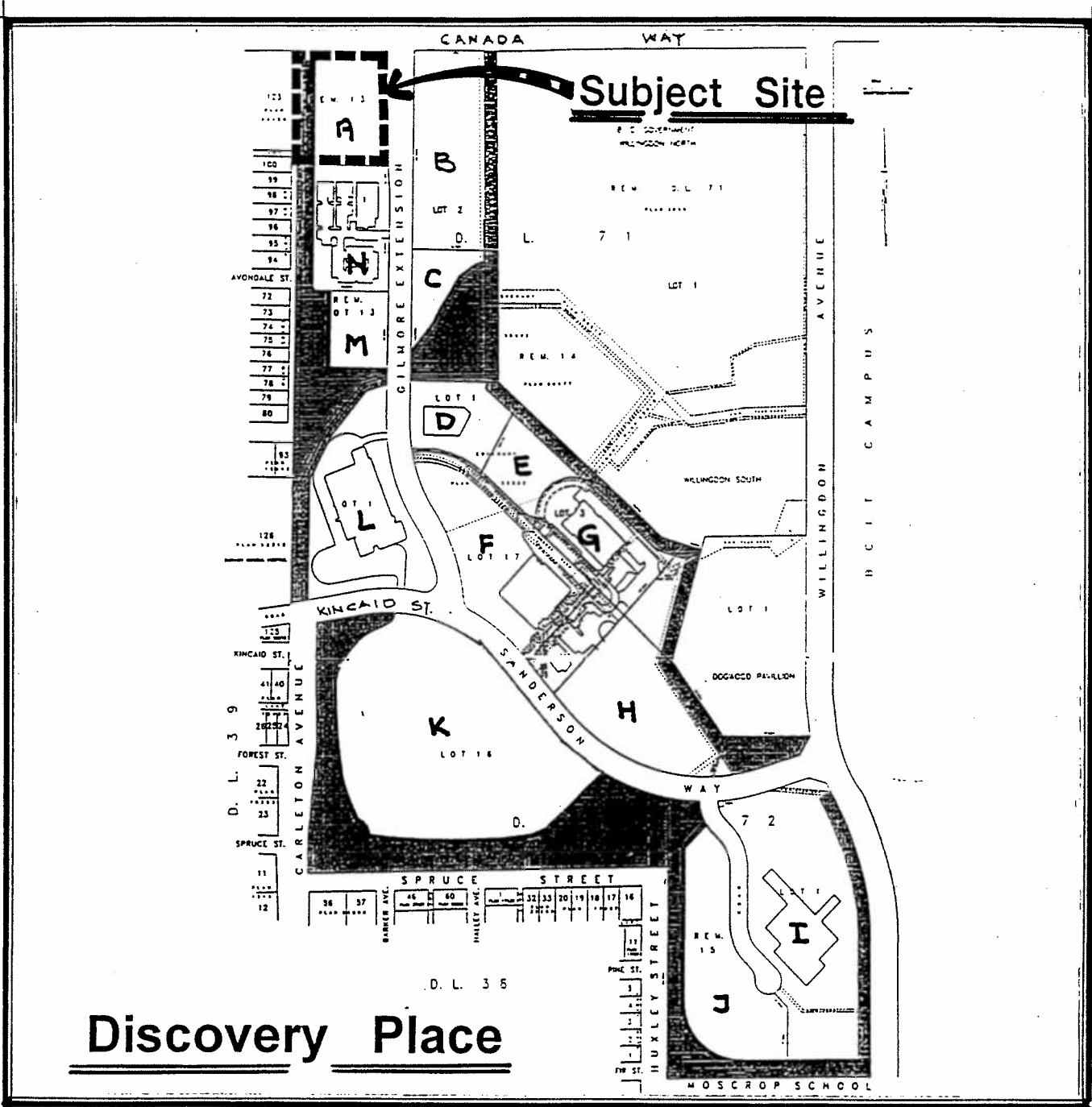


J. S. Belhouse
Director Planning and Building

FA:gk/tn

Attachments

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

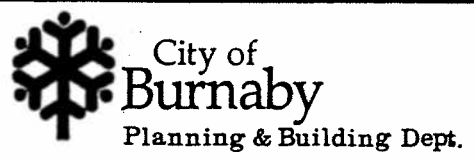


Discovery Place

Date:
January 1999

Scale:
N.T.S.

Drawn By:
J.P.C.



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Sketch # 2