

**TO:** CITY MANAGER 2006 June 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #06-08  
Phase 2 Office Building at  
Production Way/University SkyTrain Station

**ADDRESS:** 3292 Production Way (see attached Sketches #1 and #2)

**LEGAL:** Lot A, D.L. 10, Group 1, NWD Plan BCP86

**FROM:** CD Comprehensive Development District (based on P2 Administration and Assembly District, B2 Urban Office District and C1 Neighbourhood Commercial District)

**TO:** Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, B2 Urban Office District, C1 Neighbourhood Commercial District and Lake City Business Centre guidelines and in accordance with the development plan entitled "Lake City Centre" prepared by Hotson Bakker Boniface Haden Architects + Urbanistes)

**APPLICANT:** Hotson Bakker Boniface Haden Architects & Urbanistes  
406 – 611 Alexander Street  
Vancouver, B.C. V6A 1E1  
Attention: Don Chow

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2006 July 25.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 July 10, and to a Public Hearing on 2006 July 25 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, including a 4% Engineering Inspection Fee, 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 deposit of the applicable GVS & DD Sewerage Charge.
- e. The provision of facilities for cyclists in accordance with this report.
- f. The approval of the Ministry of Transportation to the rezoning application.

## REPORT

### 1.0 **REZONING PURPOSE**

The proposed rezoning bylaw amendment is for the purpose of revising the massing and design of the office building permitted by the current CD zoning (Rezoning Reference #00-40).

### 2.0 **BACKGROUND**

The subject site at the northeast corner of Lougheed Highway and Production Way, is occupied by the Production Way/University SkyTrain Station and bus loop, as well as the first phase of a planned office/retail development. This first phase consists of two levels of underground parking below the bus loop, and a one-storey retail building along the Production Way in front of the bus loop. The second phase of the development, as provided for by the previous rezoning of the site (Rezoning Reference #00-40), comprises five office storeys to be constructed over the existing retail and bus loop, north of the SkyTrain Station.

The applicant has initiated an amendment rezoning to accommodate revisions to the massing and design of the phase 2 office building. Council, on 2006 March 27, received the report of the Planning and Building Department concerning the subject rezoning application and authorized the Department to work with the applicant in the preparation

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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 located within, and is consistent with the Lake City Business Centre Guide Plan.
- 3.2 A Servicing Agreement and deposit of funds is required to cover the servicing requirements for this project which were previously determined through Rezoning Reference #00-40 and Subdivision #01-10.
- 3.3 The GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq.ft. of gross floor area was previously paid for the existing retail, and will be paid for the Phase 2 office building under this rezoning.
- 3.4 Since the site is located within the jurisdiction of the Ministry of Transportation, Ministry approval of the rezoning is required.
- 3.5 Facilities for cyclists to include bike racks, bike lockers and end-of-trip facilities will be provided within the development.
- 3.6 Although the massing and design of the office building have been revised to provide a more efficient floor plate better suited to current tenant requirements, the development statistics are unchanged.

### 4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area: - 6,882m<sup>2</sup> (74,080 sq.ft.)
- 4.2 Floor Area
  - Retail Commercial (existing): - 681m<sup>2</sup> ( 7,331sq.ft.)
  - Office: - 9,943m<sup>2</sup> (107,030 sq.ft.)
  - Total: - 10,624m<sup>2</sup> (114,361 sq.ft.)
- 4.3 Floor Area Ratio
  - Retail Commercial (existing): - 0.10
  - Office: - 1.44
  - Total: - 1.54

(not including existing SkyTrain Station on the property)

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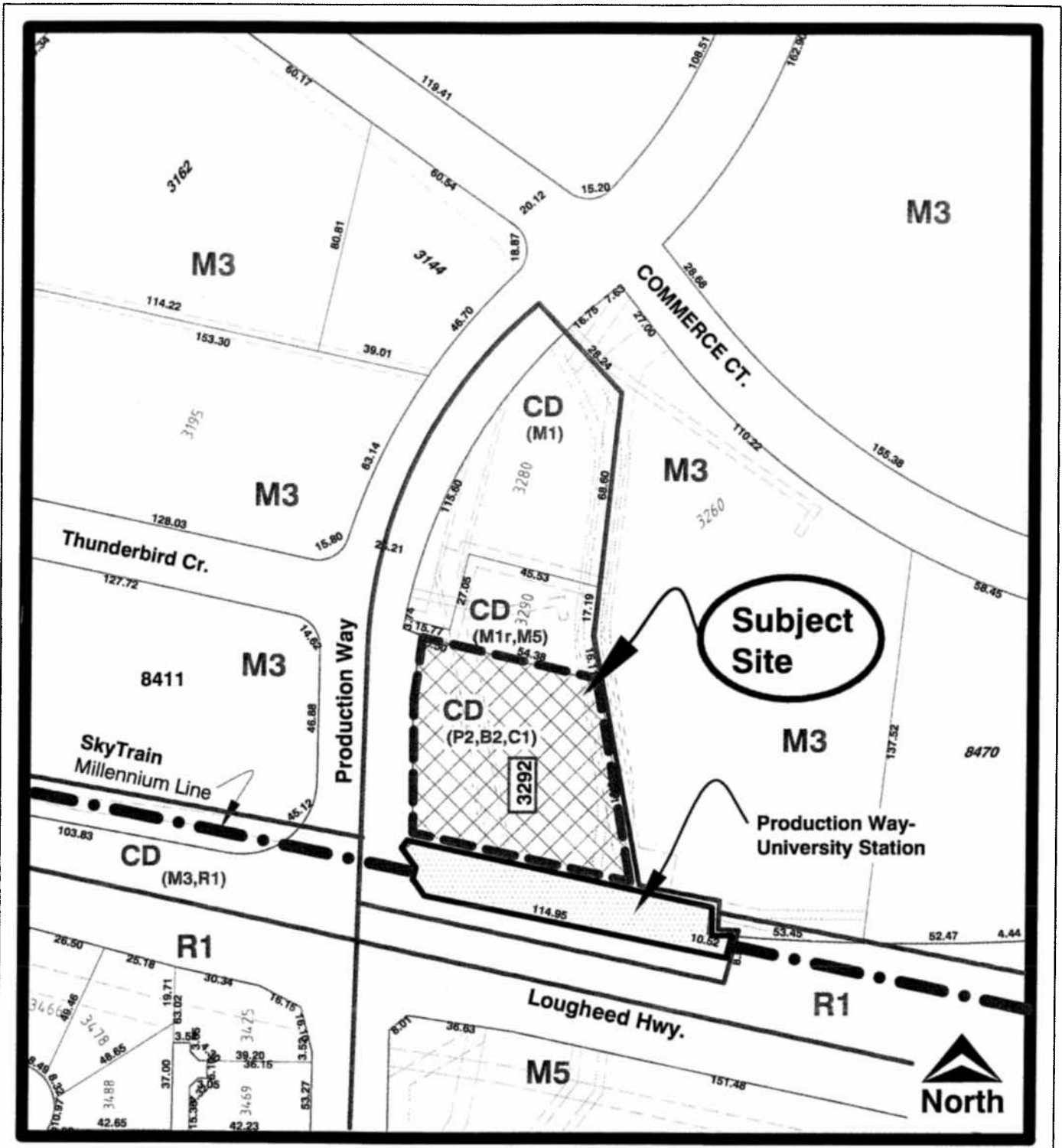
- 4.4 Building Height: - 6 storeys
- 4.5 Parking Required and Provided: - 199 spaces  
(the parking reduction of approximately 25% from usual requirements was justified under the previous rezoning of the site due to the presence of the SkyTrain Station and bus loop on the subject site)
- 4.6 Loading Bays Provided: - 1 space
- 4.7 Bicycle Provisions:
  - Bicycle Lockers: - 23 spaces
  - Bicycle Racks: - 12 spaces
  - End-of-Trip Facilities: - provided on the P1 parking level

*J. S. Belhouse*  
J. S. Belhouse  
Director Planning and Building

RR:gk  
Attach

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

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**Planning and Building Department**

Scale: 1 = 2000

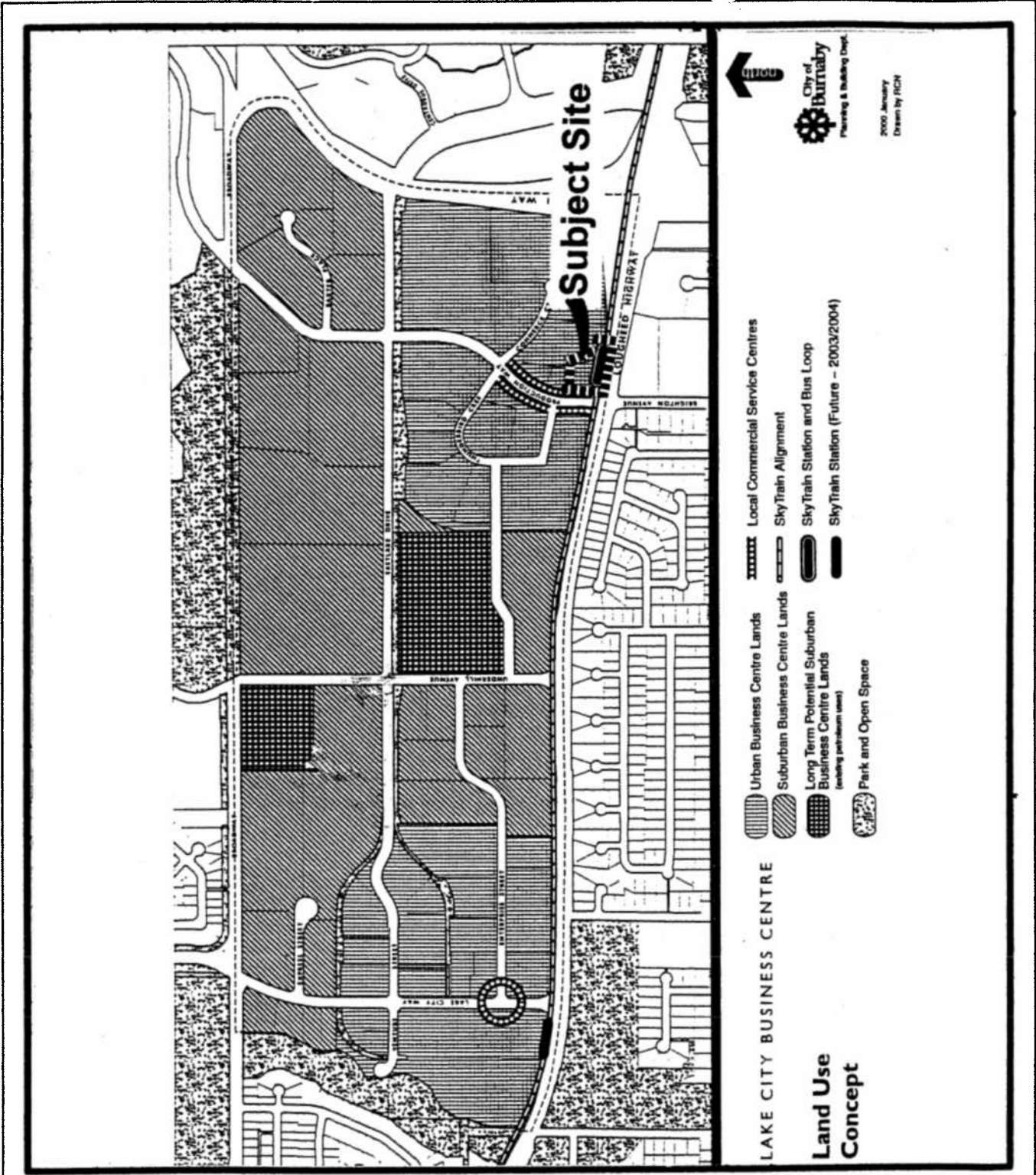
Drawn By: J.P.C.

Date: March 2006

**REZONING REFERENCE # 06--08**

3292 Production Way

Sketch # 1



**Planning and Building Department**

<b>Scale:</b> N.T.S.
<b>Drawn By:</b> J.P.C.
<b>Date:</b> March 2006

**REZONING REFERENCE # 06--08**

**Sketch #2**