



Item .....
Meeting .....2011 July 25

COUNCIL REPORT

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**TO:** CITY MANAGER 2011 July 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #11-06**  
**Light industrial, office and research uses within the existing buildings**  
**Lake City Business Centre**

**ADDRESS:** 8501 and 8600 Commerce Court (see *attached* Sketches #1 and #2)

**LEGAL:** Lot A and B, District Lot 10, Group 1, NWD Plan 72477

**FROM:** M3 and M3 'r' Heavy Industrial District

**TO:** CD Comprehensive Development District (based on M5 and M5'r' Light Industrial District, B2 Urban Office District, and Lake City Business Centre guidelines, and in accordance with the development plan entitled, "Imperial Square, Lake City, Burnaby, BC" prepared by Walter Francl Architecture Inc.)

**APPLICANT:** Walter Francl Architecture Inc.  
1684 West 2nd Avenue  
Vancouver, BC V6J 1H4  
(Attention: Walter Francl)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2011 August 30.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2011 July 25 and to a Public Hearing on 2011 August 30 at 7:00 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.
  - 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 dedication of any rights-of-way deemed requisite.
- e) The granting of any necessary statutory rights-of-way, easements and /or covenants.
- f) The granting of a Section 219 Covenant and the deposit of sufficient monies to assure the provision and continuing maintenance of upgraded on-site landscaping and end-of-trip and bicycle storage facilities for cyclists
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The approval of the Ministry of Transportation to the rezoning application.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit light industrial, office and research uses within the existing buildings on the subject properties. No new buildings will be constructed.

### 2.0 BACKGROUND

2.1 The subject site is comprised of two properties, 8501 and 8600 Commerce Court (see Sketch #1 attached). 8501 Commerce Court is currently improved with three one-storey industrial buildings with a total gross floor area of approximately 8,000 m<sup>2</sup> (86,100 sq.ft.). 8600 Commercial Court is improved with two one-storey industrial buildings with a total gross floor area of approximately 7,836 m<sup>2</sup> (84,350 sq.ft.). In total, the five buildings have a gross floor area of approximately 15,835 m<sup>2</sup> (170,450 sq.ft.) and provide a campus-style environment for light industrial, office, and research tenants.

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- 2.2 The properties are located within the Council adopted Lake City Business Centre Plan (Sketch #2 **attached**). The Plan anticipates the transition of the area from predominantly heavy industrial uses to more employment intensive office and specialized light industrial uses, given the area's strategic location between the developing Lougheed and Brentwood Town Centres and adjacent rapid transit service on Lougheed Highway. The subject site is designated for B2 Urban Office development, which is principally intended to accommodate high amenity business, professional and high tech offices; research and development facilities; associated manufacturing uses; and broadcasting, telecommunications, and digital information facilities.
- 2.3 On 2011 March 21, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing 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 applicant is requesting rezoning to the CD Comprehensive Development District (based on M5 and M5'r' Light Industrial District, B2 Urban Office District, and Lake City Business Centre Guide Plan as guidelines). The proposed M5 and B2 zoning would permit the alternate use of existing warehouse or manufacturing space for office purposes and would accommodate all existing uses. Sufficient parking is available to permit up to 100% office use of each property. It is noted that the prevailing M3 District permits offices as an accessory use only. CD(M5'r') zoning would be applied only to an existing M3 'r' zoned restaurant located at 8600 Commerce Court.

The requested CD (M5, M5 'r', B2) zoning is consistent with the general objective of transitioning the Lake City Area from heavy industrial uses to uses that generate higher employment and a higher tax base, while also setting the direction for future B2 redevelopment in line with the Lake City Business Centre Plan

- 3.2 The applicant will provide immediate upgrades to on-site landscaping and pedestrian facilities on both properties to provide a higher level of amenity for employees. New end-of-trip facilities and bicycle lockers will be provided at 8600 Commerce Court and will be made available for use by tenants at both 8501 and 8600 Commerce Court. New bicycle racks will also be provided on both properties. A Section 219 Covenant and bonding will be required to secure the provision of the landscaping and facilities for cyclists.

The suitable plan of development also shows minor building façade and landscaping upgrades at 8501 Commerce Court that may be undertaken in the future.

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3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- Standard requirements for water main, sanitary sewers, and storm sewers;
- Construction of a separated concrete sidewalk along the site frontage of the Commerce Court cul-de-sac, including landscaped boulevards;
- Construction of a landscaped median in the Commerce Court cul-de-sac bulb with rollover curb, including street trees; and
- Construction of a 3 m asphalt pathway connecting the southeast corner of 8600 Commerce Court to Lougheed Highway and a 1.5 m asphalt secondary pathway and concrete stairs connecting to the bus stop on Lougheed Highway.

3.4 The following road dedication is required:

- 1.5 m road dedication along the site frontage of the Commerce Court cul-de-sac for a new separated sidewalk.

3.5 The following easements are required:

- Easement to permit 8501 Commerce Court to have access to end-of-trip facilities at 8600 Commerce Court; and
- Easement to permit 8600 Commerce Court to utilize the central boulevard driveway at 8501 Commerce Court for access purposes and for minor encroachment of parking stalls.

3.6 Section 219 Covenants and bonding are required to ensure:

- Provision of end-of-trip facilities and bicycle lockers for cyclists at 8600 Commerce Court, and that 8501 Commerce Court has access to these facilities;
- Completion of all overall on-site site landscaping upgrades.

3.7 The approval of the Ministry of Transportation is required for this rezoning application.

3.8 Given that no buildings or structures are being constructed, stormwater management best practices will be acceptable in lieu of a formal stormwater management plan.

3.9 Detailed plans for an engineered sediment control system for review by the Director Engineering will be required.

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#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 Site Area (subject to detailed survey)

8501 Commerce Court  
Gross Site Area - 23,009.5 m<sup>2</sup> (247,680 sq.ft.)  
Dedications - 51.1 m<sup>2</sup> (550 sq.ft.)  
Net Site Area - 22,958.4 m<sup>2</sup> (247,130 sq.ft.)

8600 Commerce Court  
Gross Site Area - 19,062.2 m<sup>2</sup> (205,190 sq.ft.)  
Dedications - 66.0 m<sup>2</sup> (710 sq.ft.)  
Net Site Area - 18,996.2 m<sup>2</sup> (204,480 sq.ft.)

##### 4.2 Site Coverage

8501 Commerce Court - 35%  
8600 Commerce Court - 41%

##### 4.3 Density and Gross Floor Area

8501 Commerce Court - 0.35 FAR 8,013.6 m<sup>2</sup> (86,260 sq.ft.)  
8600 Commerce Court - 0.41 FAR 7,836.1 m<sup>2</sup> (84,350 sq.ft.)

##### 4.5 Maximum Building Height

8501 Commerce Court - 7.4 m (24.3 ft.)  
8600 Commerce Court - 7.7 m (25.3 ft.)

##### 4.6 Vehicle Parking

Required (based on potential full office use)

8501 Commerce Court  
- 86,260 sq.ft. @ 1/495.16 sq.ft. - 174 spaces  
8600 Commerce Court  
- 84,350 sq.ft. @ 1/495.16 sq.ft. - 170 spaces

Provided (Upon completion of all potential upgrades)

8501 Commerce Court - 278 spaces  
8600 Commerce Court - 175 spaces

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4.7 Bicycle Parking – Total Required & Provided

- 8501 Commerce Court - 24 visitor rack spaces
- 8600 Commerce Court - 16 visitor rack spaces, 8 secure lockers

4.8 Loading

Required (based on industrial use)

- 8501 Commerce Court - 5 spaces
- 8600 Commerce Court - 5 spaces

Provided (Upon completion of all potential upgrades)

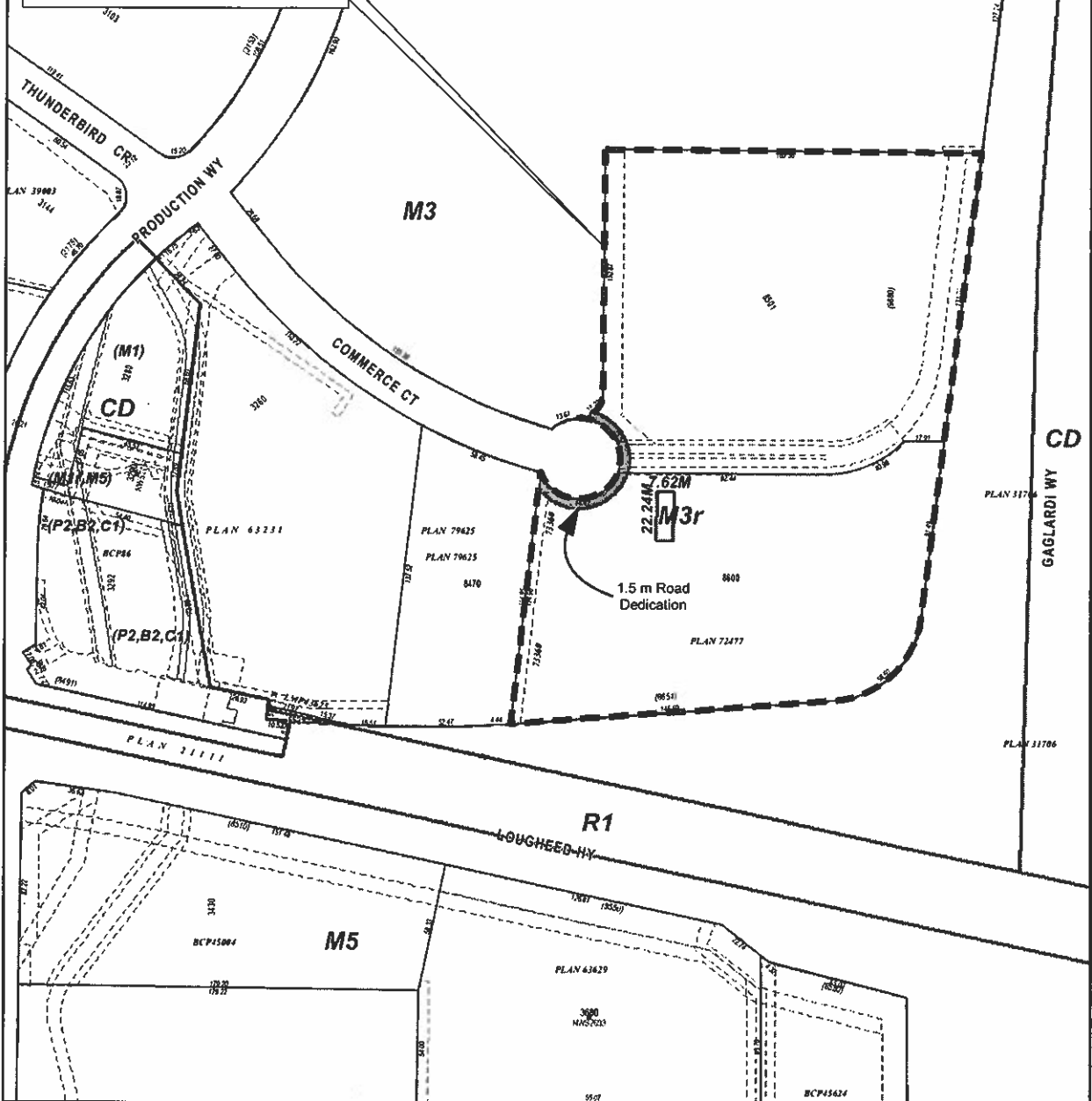
- 8501 Commerce Court - 6 spaces
- 8600 Commerce Court - 27 spaces

  
B. Luksun, Director  
PLANNING AND BUILDING

KH:  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:  
July 14 2011

SCALE:  
1:3,000

DRAWN BY:  
AY

**REZONING REFERENCE #11 -- 06**  
8501 & 8600 COMMERCE CT

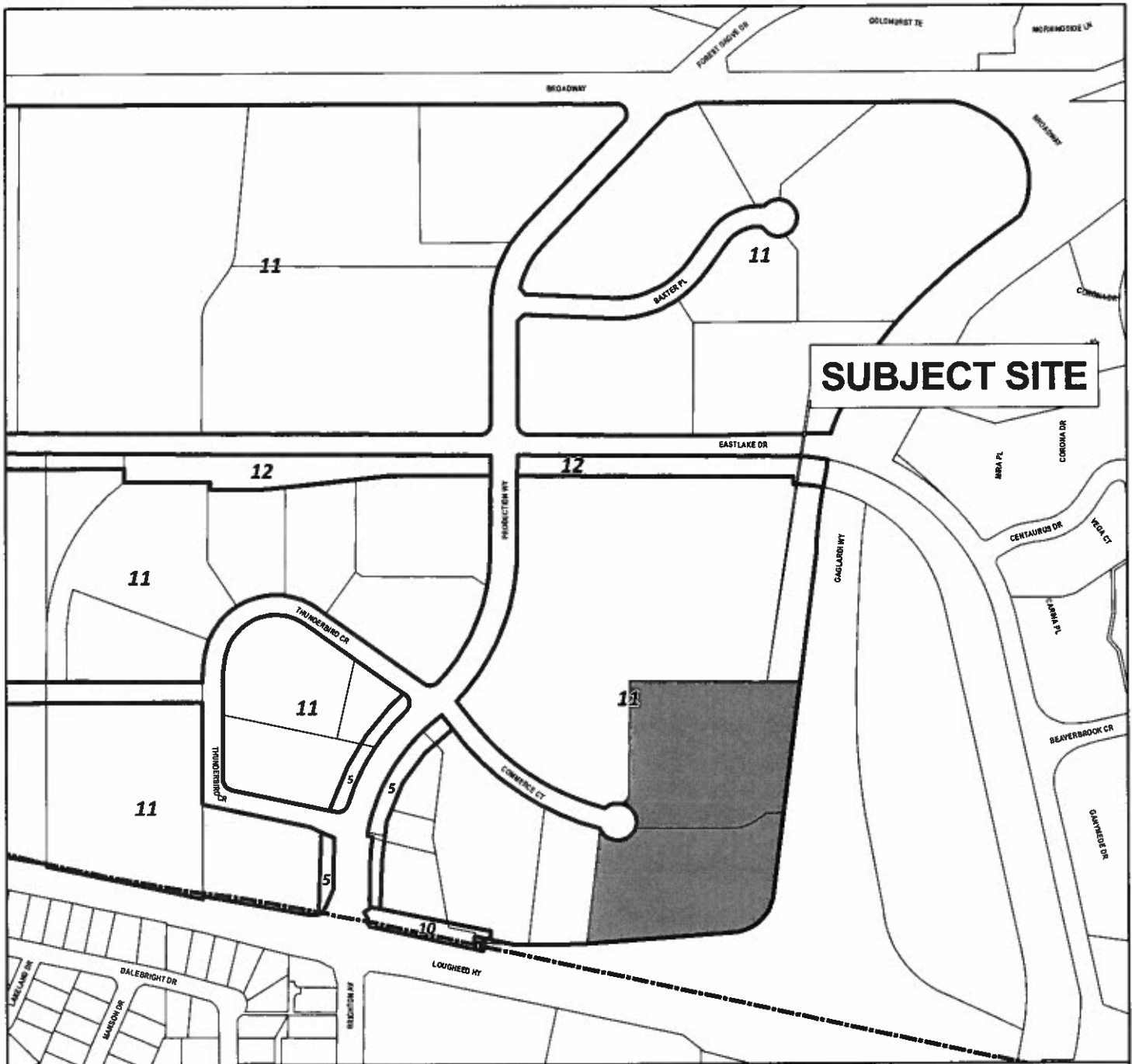


Subject Site



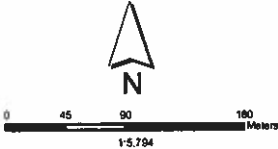
Road Dedication

Sketch #1



**SUBJECT SITE**

- Land Use Designations**
- 5 Commercial
  - 11 Business Centre Districts
  - 10 Institutional
  - 12 Park and Public Use



*Lake City Business Centre*

PLANNING & BUILDING DEPARTMENT

Updated to: Feb 2010