

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-42 2015 NOVEMBER 18

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Brook Pooni Associates
410 – 535 Thurlow Street
Vancouver, BC V6E 3L2
(Attention: Sophie Perndl)
- 1.2 Subject:** Application for the rezoning of:
Lot 2, DL 71, Group 1, NWD Plan LMP31089
- From:** CD Comprehensive Development District (based on M8 Advanced Technology District)
- To:** Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)
- 1.3 Address:** 3500 Gilmore Way
- 1.4 Location:** The subject site is located on Gilmore Way, between Canada Way and Kincaid Street/Sanderson Way (Sketches #1 and 2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Gilmore Way of 178.61 m (586 ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit high technology, business and professional office uses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in the Discovery Place Community Plan, an approximately 32.3 ha (80 acre) area characterized by low and mid-rise high technology/office development in a park-like setting. The subject site is located near the Canada Way entrance to Discovery Place, in the northern portion of the plan area. This portion of the plan area contains three properties that are zoned for general business and professional office uses under the M8a District: 3383 and 3480 Gilmore Way, and 4250 Canada Way. Two remaining sites, in addition to the subject site, at 3500, 3555 and 3605 Gilmore Way are zoned for M8 District uses only, which include a range of scientific or technological research related uses as well as accessory office, manufacturing,

printing, display, storage, retail sales, and caretaker accommodation uses. The properties at 3598 and 3625 Gilmore Way form part of the conservation lands that encompass Discovery Place. Sumner Creek, a Class B watercourse, traverses through these conservation lands. Vehicular access to the site is from Gilmore Way (see *attached* Sketches #1 and #2).

It is noted that the property at 3605 Gilmore Way is the subject of a rezoning application, Rezoning Reference #14-42, in order to permit general business and professional offices under the M8a District for which Council has granted Second Reading.

It is also noted that the initial report for a rezoning proposing to permit high technology, business and professional offices under the M8a District at 3650 Gilmore Way appears elsewhere on Council's agenda under Rezoning Reference # 15-43.

3.0 BACKGROUND INFORMATION

- 3.1 The Discovery Place Community Plan was adopted in 1980 with the intent of attracting capital intensive high technology research and development firms. In 1996, the plan was revised to clarify the uses, scope, and scale of new development and the Zoning Bylaw was amended to add the M8 and M8a Districts. At the same time, the plan area was rezoned to include the M8 District and, to a more limited extent, the M8a District or the pre-existing M5 District as the basis for the CD zoning of each property.
- 3.2 On 2012 March 12, Council enacted a Zoning Bylaw text amendment to clarify the permitted scale, size and nature of accessory business and professional office uses in the M8 District in relation to principal research and development uses. In the associated report to Council, adopted by the Planning and Development Committee on 2012 January 26, it was advised that specific proposals for general business and professional office uses associated with high technology firms be accommodated on a site-by-site basis. The latter recommendation acknowledged that Discovery Place is already anchored by a number of high technology research and development firms (e.g. Electronic Arts, Kodak, Xenon Pharmaceuticals) and that opportunities for high technology research uses exist in other zoning districts. These additional zoning districts include the B1 Suburban Office District and the B2 Urban Office District, which were established in 2000 and permit high technology research uses; and the M1 through M5 Industrial Districts, which permit laboratories and specialized manufacturing uses.
- 3.3 The subject site is improved with a three-storey advanced technology research and office facility with surface and underground parking, which was approved under Rezoning Reference #7/96. The applicant is now seeking to expand the range of permitted uses to include general business and professional offices in order to improve vacancy rates in the subject building.

4.0 GENERAL INFORMATION

- 4.1 The applicant proposes to rezone the subject site from CD Comprehensive Development District, utilizing the M8 Advanced Technology Research District and Discovery Place

Community Plan as guidelines, to the Amended CD District, utilizing the M8a Advanced Technology Research District and Discovery Place Community Plan as guidelines, in order to permit high technology, business and professional office uses in an existing three-storey office building. No improvements to the property are proposed.

The M8 District permits a range of scientific or technological research related principal uses as well as accessory office, manufacturing, printing, display, storage, retail sales and caretaker accommodation uses. The M8a District permits these uses, as well as business and professional offices as a principal permitted use. Otherwise, the permitted uses, conditions of use, and all other Zoning Bylaw provisions are the same as in the M8 District.

- 4.2 The subject property includes a total of 133 off-street parking spaces, which exceeds the number of parking spaces required for business and professional office use of approximately 5,135.17 m² (55,276 sq. ft.) gross floor area of the building.
- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:
- provision of a statutory right-of-way for a future east-west multi-use trail that is intended to connect to the multi-use trail on the west side of Gilmore Way (Cascade-Schou neighbourhood entry) and the Willingdon lands to the east; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 Any necessary easements and covenants for the site are to be provided.
- 4.5 Given that no additional gross floor area is proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge of \$0.443 per ft² (\$4.77 per m²) is not required in conjunction with this rezoning application.
- 4.6 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report, to be submitted at a future date prior to advancing to a Public Hearing.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

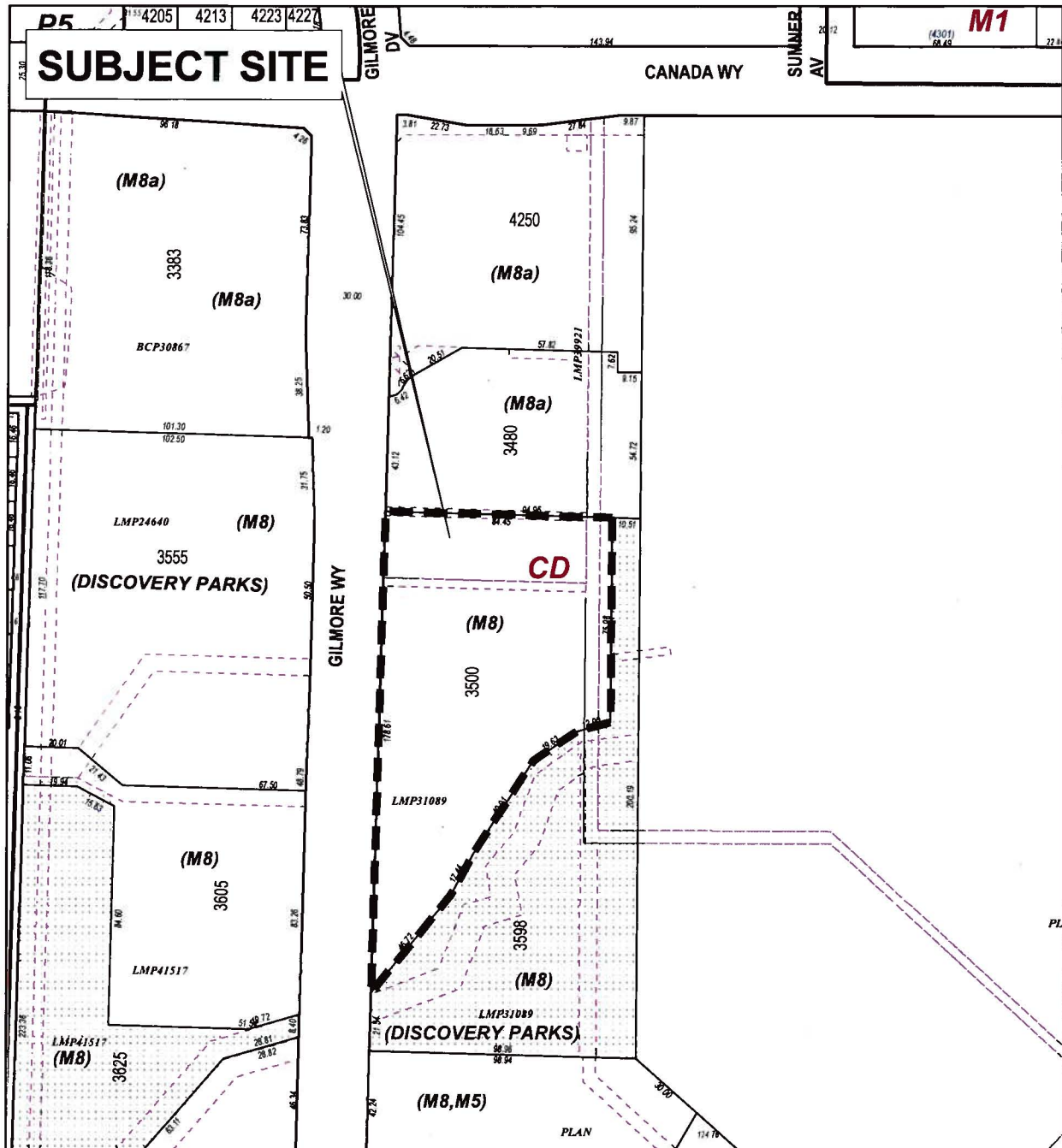
ZT:spf

Attachments

cc: Director Engineering

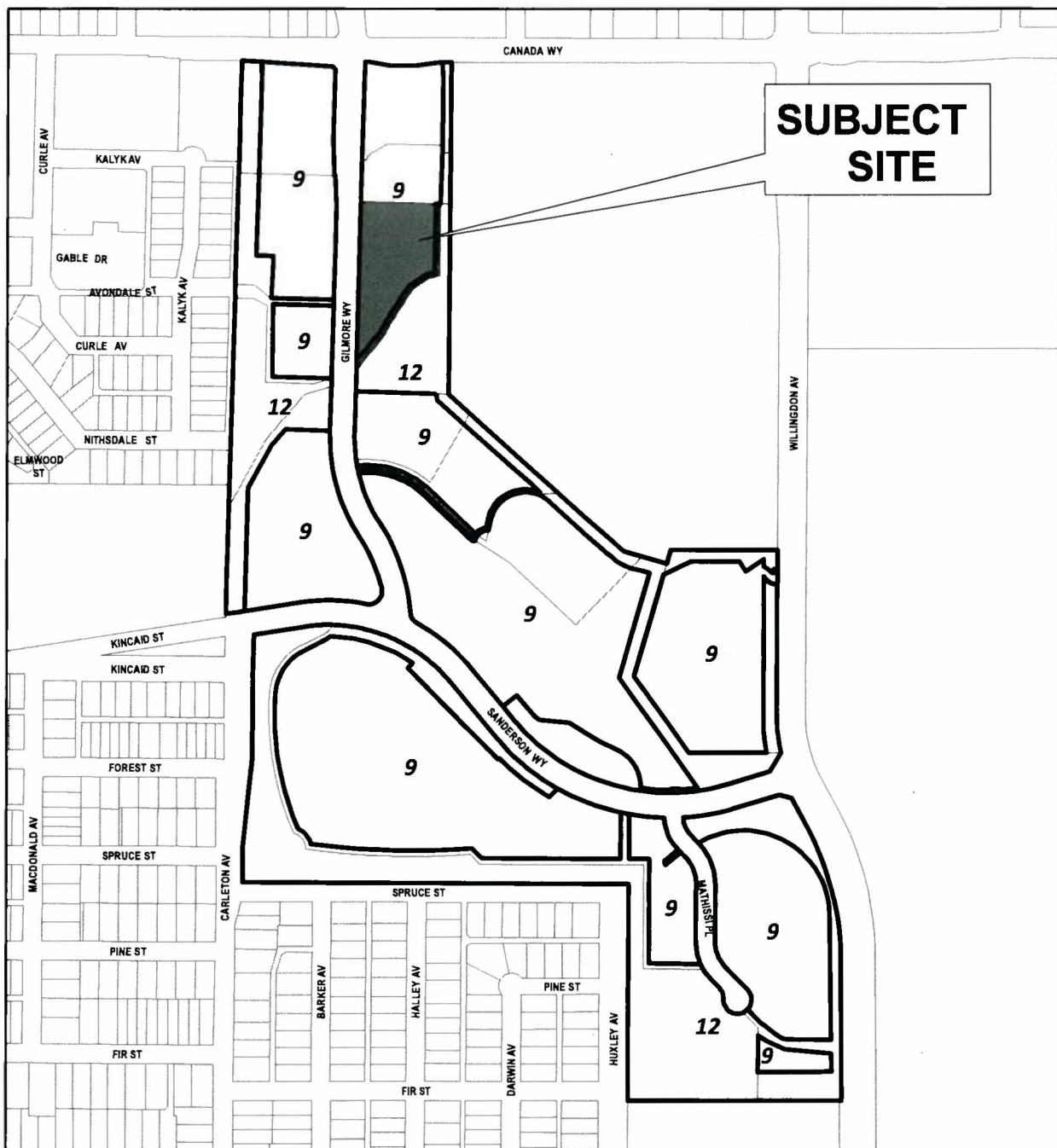
City Solicitor

City Clerk



PLANNING & BUILDING DEPARTMENT





General Land Use Designations

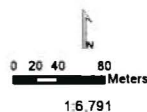
9 Industrial

12 Park and Public Open Space



Planning and Building Dept

Discovery Place Community Plan





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October 19, 2015

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: Lou Pelletier
Director, Planning and Building Department

Re: Letter of Intent for the Rezoning of 3500 Gilmore Way, Burnaby

INTRODUCTION

Brook Pooni Associates is pleased to submit the **application enclosed herein to rezone the property located at 3500 Gilmore Way from CD based on M8 to CD based on M8a**. This rezoning would permit more general business and professional office uses on the subject property.

ABOUT THE PROPERTY OWNER

The property is owned by 3500 Gilmore Way Holdings Ltd., part of Redstone Group. Redstone Group is one of British Columbia's largest private real-estate organizations. The company manages over 4.2 million square feet of commercial property, and its diversified portfolio spans Canada and the Western United States. The company owns a number of properties in Burnaby, including 3033 Beta Avenue, 4506 Canada Way, and 3650 Gilmore Way. As a long-term investor in Burnaby's real estate market, Redstone Group is committed to growing value in Burnaby, and improving the viability and financial sustainability of the subject property.

ABOUT THE PROPERTY

The subject property occupies 2.52 acres on the east side of Gilmore Way. The property is developed with a 3-storey building, which was constructed in 1997, improved in 2000, and has a floor area of 51,571 square feet. The property falls within the Discovery Place Community Plan area, and is located adjacent to Sumner Creek and the Discovery Park Conservation area.

REZONING INTENT

In order to improve the viability and occupancy of the property, Brook Pooni Associates is submitting the enclosed application to rezone the site from CD based on M8 to CD based on M8a. As indicated in the Letter of Enquiry submitted to the City on August 4, 2015, **Redstone Group has had significant difficulty finding tenants whose uses are permitted under the current M8 zoning.** Two of the existing tenants, who currently lease 67% of the building, have indicated that they will vacate the building as a result of the current zoning restrictions. Market analysis, outlined in the Letter of Enquiry, has demonstrated the difficulty in leasing out M8-zoned properties, which experience significantly higher vacancies than Burnaby's Class A commercial space.

The application enclosed herein pertains solely to the change of land use; the existing physical structures on site will not be altered. Rezoning 3500 Gilmore Way would allow for businesses and professional office uses within the existing building, in addition to other potential scientific or technological research uses. The addition of a wider range of permissible land uses is likely to significantly increase the viability of the subject property and reduce its vacancy rates.



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The subject property sits directly next to 3480 Gilmore Way, which is zoned M8a, and is in near proximity to two others with that zoning. Additionally, the site across the street at 3605 Gilmore Way is currently undergoing rezoning from M8 to M8a and has passed second reading by Council.

A response letter issued by the City's Planning Department on October 6, 2015 indicated that the Department would support rezoning the subject site to Amended Comprehensive Development District, based on the M8a district. More broadly, a report adopted by the Community Development Committee on January 26, 2012 recommended site-by-site rezoning to M8a within Discovery Place to improve occupancy rates. Brook Pooni Associates understands that the Department supports this rezoning as it would allow for more general business and professional office uses in addition to the current uses allowed on the property.

Please find the required forms and documentation enclosed with this letter. We look forward to working with the Planning Department on this rezoning application.

Sincerely,

Brook Pooni Associates Inc.

Gary Pooni
President
t: 604.731.9053 x108
e: gpooni@brookpooni.com

Sophie Perndl
Associate
t: 604.731.9053 x114
e: sperndl@brookpooni.com

Att: Rezoning Application Form
Agent Authorization Form
Redstone Group Identification Letter – signed by Ayaz Velji, Vice President
Title Search Print
Rezoning Application Fee of \$2705.00

Cc: Ayaz Velji, Vice President
Redstone Group

Lisa Scott, City of Burnaby
Community Planner