



Item
Meeting2016 July 25

COUNCIL REPORT

TO: CITY MANAGER 2016 July 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-42
Change of use to permit business and professional office uses

ADDRESS: 3500 Gilmore Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 2, D.L. 71, Group 1, NWD Plan LMP31089

FROM: CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines)

TO: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3500 Gilmore Way" prepared by Kasian Architecture Ltd.)

APPLICANT: Brook Pooni Associates
410 – 535 Thurlow Street
Vancouver, BC V6E 3L2
(Attn: Dan Watson)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 25 and to a Public Hearing on 2016 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 granting of any necessary easements, covenants, and statutory rights-of-way.
 - c. The approval of the Ministry of Transportation for the rezoning application.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in the Discovery Place Community Plan Area, an approximately 32.3 ha (80 acre) area characterized by low and mid-rise high technology/office development in a park-like setting. The 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 four properties that are zoned for general business and professional office uses under the M8a District, and four properties, including the subject site, 3555 Gilmore Way, 4225 Gilmore Way, and 3650 Gilmore Way that are zoned for M8 District uses, which include a range of scientific or high technology research related uses, as well as accessory office and other ancillary uses. An open space area surrounding Sumner Creek is located to the immediate south of the subject site. Vehicular access to the site is from Gilmore Way (see *attached* Sketch #1 and #2).

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 to apply to lands in the Plan area along with the pre-existing M5 District, under CD zoning.
- 3.2 On 1996 November 25, Council granted Final Adoption to Rezoning Reference #07-96 for the development of a three-storey, multi-tenant office building for M8 District uses on the subject site, constructed to a floor area of approximately 5,221.35 m² (56,181.70 ft²). The subject building has since contained a variety of tenants, primarily smaller software and telecommunications oriented businesses. According to Licence Office records, the building currently contains a telecommunications research and development company. The building also contains a number of vacant units.
- 3.3 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 Community Development Committee on 2012 January 26, it was advised that specific proposals for general business and professional office uses associated with high technology firms would 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, and that opportunities for high technology research uses exist in other zoning districts. These additional zoning

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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.

3.4 The applicant seeks to expand the range of permitted uses to include general business or professional offices in order to reduce vacancy rates in the subject building. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL INFORMATION

4.1 The applicant proposes to rezone the subject property from CD Comprehensive Development District (based on the M8 Advanced Technology Research District) to Amended CD Comprehensive Development District (based on the M8a Advanced Technology Research District) in order to permit general business and professional office uses in an existing three-storey office building. No other improvements to the property are proposed.

4.2 The M8 District permits a range of scientific or technological research related principle 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 or 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.

4.3 The subject property includes a total of 138 off-street parking spaces, which exceeds the number of parking spaces required for business and professional office use of the approximately 5,221.35 m² (56,181.70 ft²) gross floor area of the building.

4.4 All necessary off-site services to serve the site have been obtained via Rezoning Reference #07-96.

The applicant will be required to construct a 2.0 m crushed gravel pedestrian pathway on-site and provide a detailed design and cash contribution toward the completion of this pathway to the City owned open space at 3598 Gilmore Way. The applicant will be required to provide an estimate for both portions of the proposed pathway for City approval.

4.5 The granting of any necessary easements, covenants, and statutory rights-of-way including, but not limited to:

- Statutory right-of-way measuring 3.0 m for a public pedestrian pathway connecting Gilmore Way to the City-owned open space at 3598 Gilmore Way.

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4.6 Given that no additional gross floor area is proposed as part of the subject rezoning application, GVS&DD Sewerage Charges are not required in conjunction with this rezoning application.

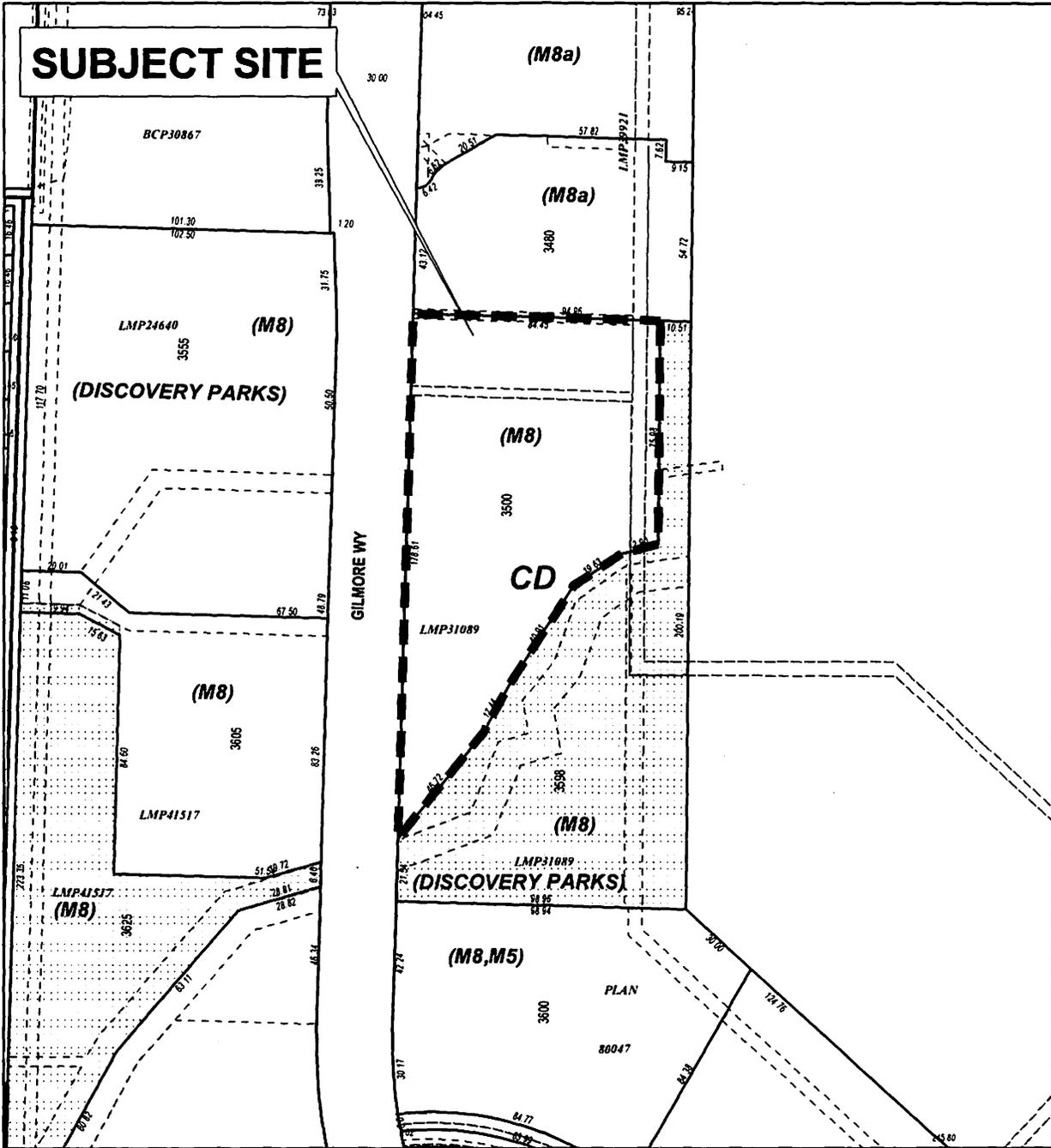
5.0 DEVELOPMENT PROPOSAL

- 5.1 Site Area: - 10,198.82 m² (109,739.30 ft²) *(as constructed)*
- 5.2 Site Coverage: - 16.27% *(as constructed)*
- 5.3 Floor Area: - 5,221.35 m² (56,181.70 ft²) *(as constructed)*
- 5.4 Height: - 16.88 m (55.38 ft.) *(as constructed)*
- 5.5 Parking: *(as constructed)*
 - Required (for office use) - 114 spaces
 - Provided - 138 spaces *(as constructed)*
- 5.6 Loading: - 2 bays required/provided *(as constructed)*
- 5.7 Bicycle Parking: - 12 spaces required
17 spaces provided


Lou Pelletier, Director
PLANNING AND BUILDING

JS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



City of Burnaby

PLANNING & BUILDING DEPARTMENT



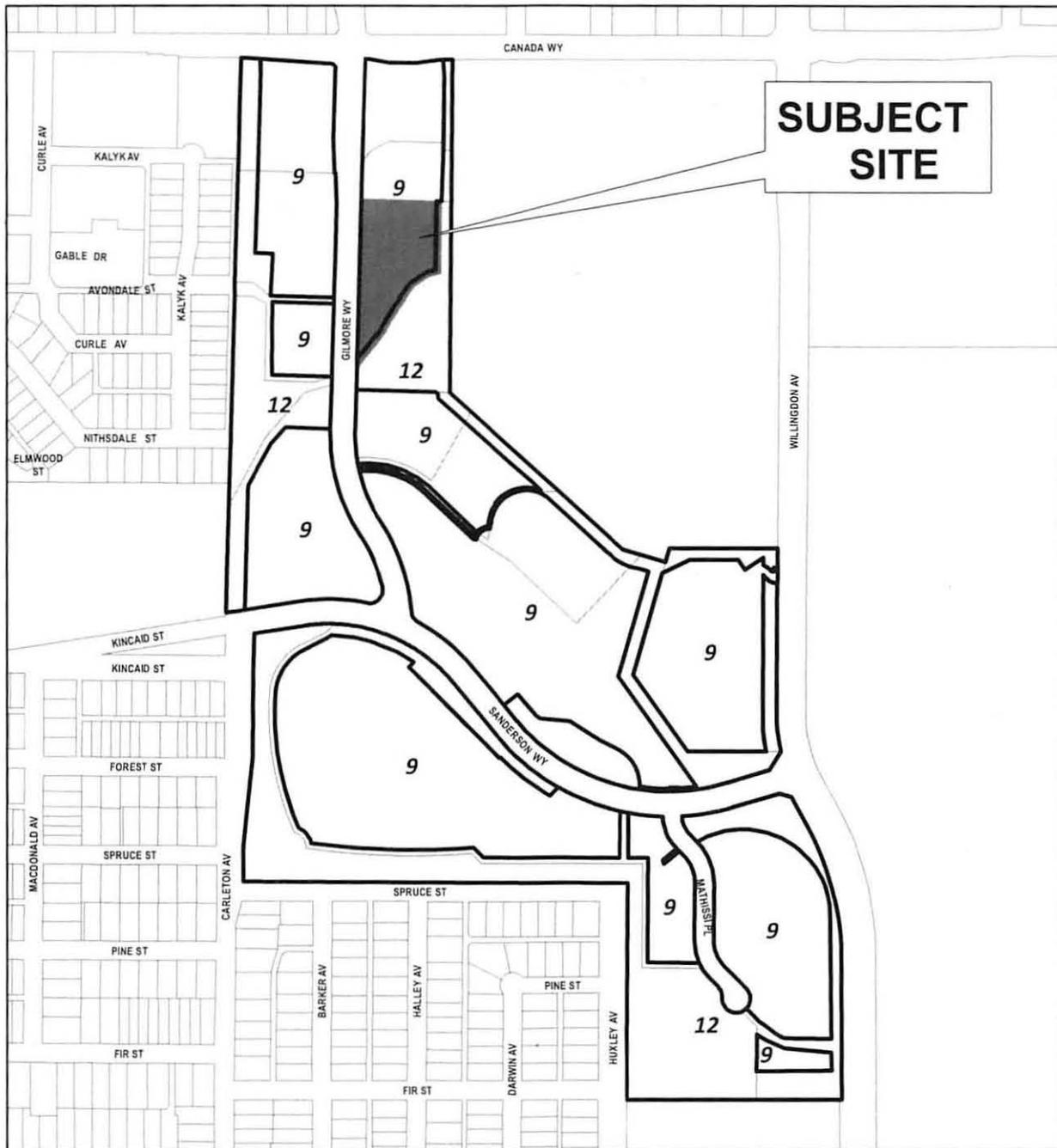
DATE: NOV 02 2015

SCALE: 1:2,200

DRAWN BY: AY

REZONING REFERENCE #15-42
3500 GILMORE WAY

 Subject Site



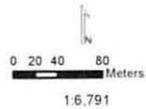
General Land Use Designations

- 9 Industrial
- 12 Park and Public Open Space



Planning and Building Dept

Discovery Place Community Plan



1:6,791