

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-40 2018 September 26

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** ZGF Architects Inc.
Attn: Patrick Cotter
350 – 355 Burrard Street
Vancouver, BC V6C 2G8
- 1.2 Subject:** Application for the rezoning of:
Lot 81 Except Part Subdivided by Plan 72477, District Lots 10 and 56, Group 1, NWD Plan 34201
- From:** M3 Heavy Industrial District
- To:** CD Comprehensive Development District (based on B2 Urban Office District, M2 General Industrial District, M5 Light Industrial District, C1 Neighbourhood Commercial District, P1 Neighbourhood Institutional, and the Lake City Business Centre guidelines)
- 1.3 Address:** 3100 Production Way
- 1.4 Location:** The subject property is located on the east side of Production Way between Commerce Court and Eastlake Drive (Sketches #1 and #2 *attached*).
- 1.5 Size:** The subject property is irregular in shape with a total area of approximately 7.57 hectares (18.71 acres), subject to legal survey.
- 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 establish a conceptual Master Plan for a multi-phased mixed-use business centre development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is improved with a large warehouse facility, currently occupied by a wholesale business in the northeast portion of the building, with the remainder of the building subject to a recently approved Preliminary Plan Approval for a food manufacturing facility. A surface parking area is located within the south portion of the property. Similar industrial facilities are

located to the west across Production Way, to the north beyond the Lake City linear parkway and Eastlake Drive, and to the south, both adjacent to and across Commerce Court. Gaglardi Way is located to the immediate east, beyond which lies the Burnaby Mountain Secondary School. Current vehicular access to the subject site is from Production Way and Commerce Court.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the southeast portion of Lake City, which was developed primarily in the 1960's and covers approximately 400 acres. Lake City has evolved into a major industrial enclave which accommodates a wide variety of heavy and light industrial uses and, more recently, high-tech/office activities.
- 3.2 On 2002 October 02, Council adopted the Lake City Business Centre Guide Plan (Sketch #2 *attached*), which establishes a framework for more intensive office, high-technology, specialized production, and associated light industrial uses. The Production Way/University station of the Millennium SkyTrain line is located in close proximity to the site.
- 3.3 On 2000 December 04, Council gave Second Reading to Rezoning Reference #00-07 for the subject site which involved a phased office/high-tech complex to include nine buildings. This project did not proceed and the applicant applied for Rezoning Reference #03-29 in order to proceed with a different proposal. On 2003 September 08, Council gave Second Reading to that rezoning which proposed to subdivide the site into two lots, retaining the existing warehouse on the northern portion and surface parking area on the southern portion. This project did also not proceed and the rezoning application was subsequently cancelled.

4.0 GENERAL INFORMATION

- 4.1 The current applicant is requesting rezoning to the CD Comprehensive Development District (based on B2 Urban Office District, M2 General Industrial District, M5 Light Industrial District, C1 Neighbourhood Commercial District, P1 Neighbourhood Institutional District, and the Lake City Business Centre guidelines) in order to establish a conceptual Master Plan which outlines specific uses and guidelines for future development of the subject site. It is noted that the subject Master Plan rezoning does not grant specific development rights. Separate site specific rezoning applications are required to implement the Master Plan. In this regard, appearing elsewhere on Council's agenda is Rezoning Reference #18-41 for the first phase of development.

The proposed preliminary development concept for this large site is to transform its existing industrial character into a high amenity mixed-use business centre use that will facilitate a substantial employment base in a high quality development that has a complementary mix of uses, increased connection to the existing SkyTrain station, and blending of indoor and outdoor spaces.

4.2 The subject site is designated for Urban Business Centre use in the Lake City s Centre Guide Plan, and for Mixed Employment within the Metro Vancouver Regional Growth Strategy (RGS). As such, the concept for business, professional, and high-technology office use, supported by light industrial office and specialty manufacturing use, and institutional use (e.g. childcare) is considered generally consistent with the prevailing designations for the site. It is noted that the M5 Light Industrial District has been added to other business centre developments within Lake City (Rezoning Reference #08-21 for 8327 Eastlake Drive), with the intent that includes the potential for additional uses would enhance the area’s business flexibility and employment diversity.

The extension of the C1 Neighbourhood Commercial District identified within the Plan would facilitate a more active space and is considered an amenity for the development and the greater Lake City neighbourhood. Similarly, the addition of the M5 Light Industrial, M2 General Industrial (for supportable uses under future rezoning applications), and P1 Neighbourhood Institutional Districts on this large site would also provide diversity and flexibility in land use and permitted floor area. In this regard, the permitted floor area would be cumulative to the B2, M5, M2, C1, and P1 Districts, and is anticipated to be in the range of 2.0 Floor Area Ratio (FAR). The maximum FAR will be determined in the Master Plan and will be included in a future report to Council prior to Public Hearing.

In order to accommodate the extension of the planned C1 Neighbourhood Commercial uses and addition of the M5 Light Industrial District, M2 General Industrial District, and P1 Neighbourhood Institutional District, a minor amendment to the Lake City Business Centre Guide Plan is required. If approved by Council, the amendment to the Plan would take effect upon the granting of Second Reading of the rezoning amendment bylaw.

4.3 The intent of the subject rezoning proposal is to establish a conceptual Master Plan and development guidelines for the site’s phased development. The conceptual Master Plan is expected to include the following:

- Vision Statement
- Development Plan Principles
- Site History and Context
- Conceptual Land Use and Phasing Plan
- Preliminary Infrastructure and Servicing Plan
- Public Realm and Open Space Concept Plan
- Conceptual Stormwater Management Plan
- Sustainability Strategies
- Development Guidelines

4.4 Completion and approval of the conceptual Master Plan will provide the basis for City approval of the individual phases of development on the subject properties, based on a comprehensive approach that addresses all aspects of the property’s development in an integrated manner. As noted, the applicant has also applied for Rezoning Reference #18-

41, which is the rezoning application for Phase 1 on the southern part of the site. Staff anticipate that as work on the conceptual Master Plan proceeds towards completion, after Second Reading of the subject rezoning bylaw, the Phase 1 site specific application would be advanced to Public Hearing in line with the conceptual plan.

- 4.5 Submission of a Master Servicing Plan is required.
- 4.6 Required road dedications, to be determined by way of detailed road geometrics, will be outlined in a future report to Council.
- 4.7 Submission of a Transportation Impact Assessment for the subject site is required.
- 4.8 Any necessary easements, covenants, and statutory rights-of-way for the subject site are to be provided.
- 4.9 Submission of a Master Stormwater Management Plan to the approval of the Director Engineering, and the deposit of sufficient monies and the granting of a Section 219 Covenant to guarantee its provision and continuing operation will be required. Specific comprehensive Stormwater Management Plans consistent with the Master Stormwater Management Plan will be required with each phase-specific rezoning application.
- 4.10 Submission of a Site Profile and resolution of any arising conditions is required.
- 4.11 A tree survey will be required.
- 4.12 The submission of a Green Building strategy for the subject site is required.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

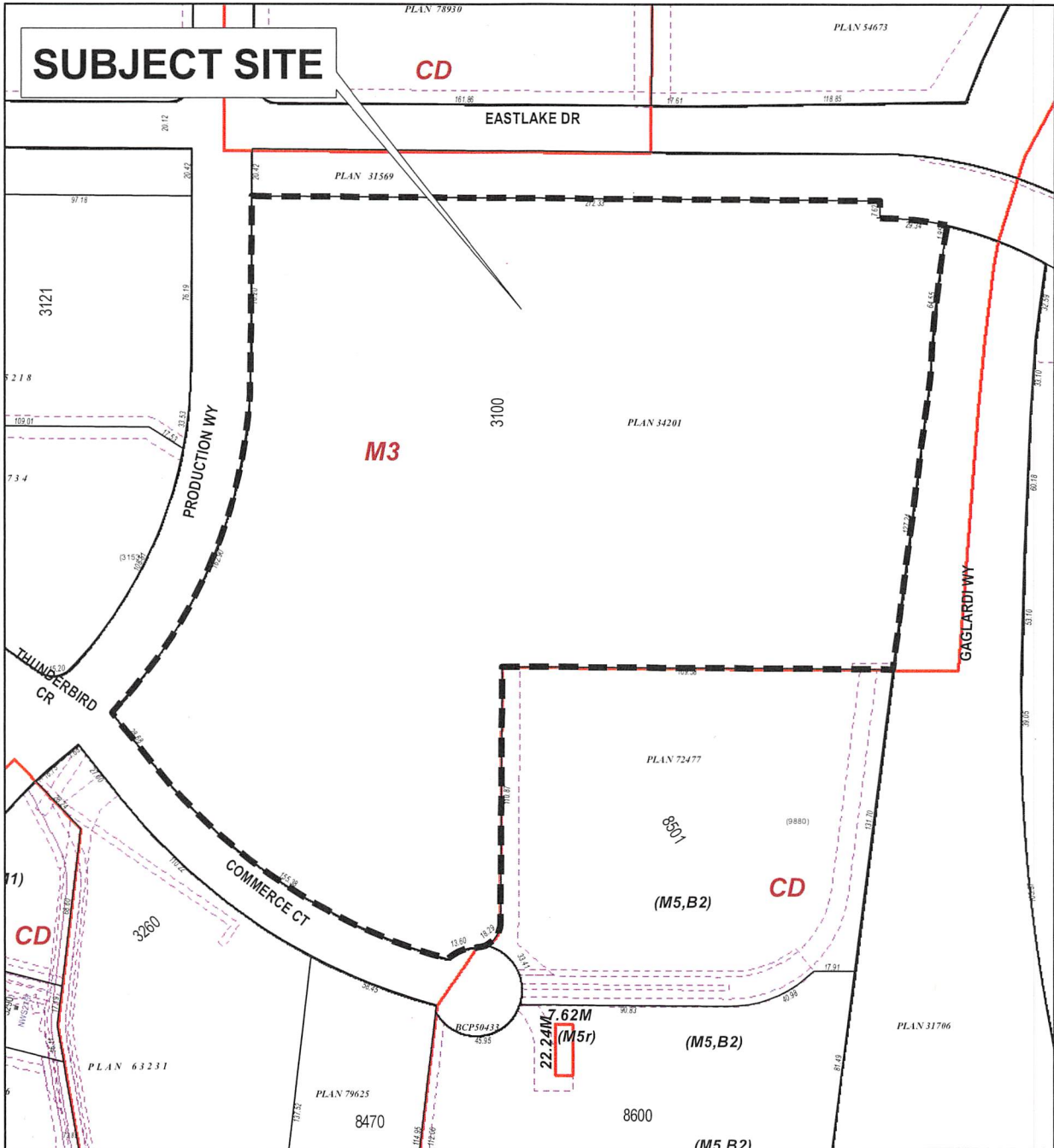
5.0 RECOMMENDATION

1. **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.

LS:tn

Attachments

cc: City Solicitor
City Clerk




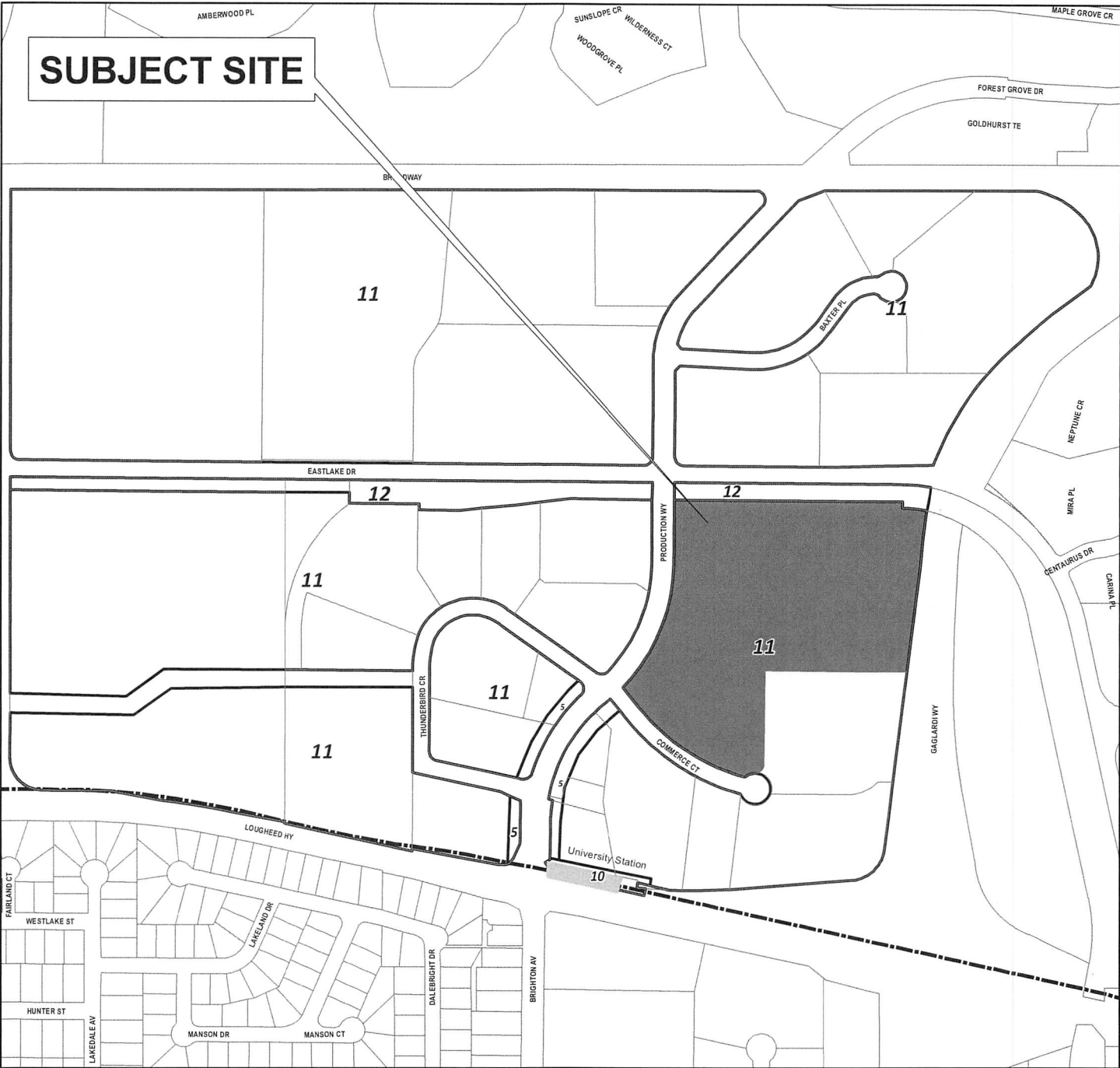
PLANNING & BUILDING DEPARTMENT



DATE:	SEP 11 2018
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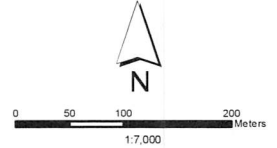
REZONING REFERENCE #18-40
3100 PRODUCTION WAY

 Subject Site



Land Use Designations

- 5 Commercial
- 10 Institutional
- 11 Business Centre District
- 12 Park and Public Use



Lake City Business Centre

PLANNING & BUILDING DEPARTMENT

PORTLAND
SEATTLE
LOS ANGELES
WASHINGTON DC
NEW YORK
VANCOUVER BC

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August 21, 2018

Lou Pelletier
Director
Planning & Building Department
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M12

Re: 3100 Production Way, Masterplan Rezoning Application, Letter of Intent

Dear Lou,

We are pleased to submit this Letter of Intent to apply for rezoning for 3100 Production Way.

3100 Production Way is an 18.7-acre light industrial site currently housing an active 36,150 Sqm warehouse. In rezoning the site, we are proposing a phased master plan that will transition the site's current single warehousing use into a flexible, mixed-employment centre able to accommodate a range of potential employment activities including, but not limited to: office, research and development, small-scale specialty manufacturing, goods distribution, and supportive retail.

The master plan will be a paradigm shift away from the typical 20th century suburban business campus to be developed into a sustainable and open workplace designed to expand upon the natural environment of Burnaby Mountain, increase connectivity between the Production Way/University Station multimodal transportation hub, and provide a vibrant centre of extended activity for both the site occupants and the surrounding residential and employment communities.

Envisioned as employment-focused transit-oriented development, the site will be planned with a complementary mix of uses and programmatic spaces that serve both campus and community. To become a restored component of the surrounding Burnaby Mountain natural landscape, the master plan, architecture, and landscape will be designed as an integrated entity, emphasizing the site as the workplace, where indoor and outdoor spaces are blended.

We look to fully leverage the opportunities this unique site affords, with its adjacency to a multimodal transit hub; direct access to outdoor recreation; and proximity to Lougheed, Brentwood, and SFU/UniverCity. This can be achieved through creative transit supportive densities of employment as well as a robust programme of site amenities that will make this not only a desirable workplace, but a frontrunner in the transition of Production Way to a creative employment and community hub.

ZGF

Thank you for your consideration of this rezoning request and we look forward to continue working with you in the coming months.

Sincerely,



Patrick Cotter Architect AIBC
Partner