

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #18-41 2018 September 26

#### ITEM #08

#### 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, M5 Light Industrial District, C1 Neighbourhood Commercial District, and the Lake City Business Centre guidelines)
- 1.3 Address:** Portion of 3100 Production Way
- 1.4 Location:** The subject site is located in the southern portion of the larger property, on the northeast corner of Production Way and Commerce Court (Sketch #1 and #2 *attached*).
- 1.5 Size:** The subject site is irregular in shape with a total area of approximately 1.68 hectares (4.15 acres).
- 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 the construction of Phase 1 in line with the conceptual Master Plan for 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 applicant is requesting rezoning to the CD Comprehensive Development District (based on B2 Urban Office District, M5 Light Industrial District, C1 Neighbourhood Commercial District, and the Lake City Business Centre guidelines) in order to permit the construction of Phase 1 of the 3100 Production Way conceptual Master Plan. The conceptual Master Plan is for a multi-phased mixed-use business centre development including specialty manufacturing, local commercial, and potential childcare uses. The proposed preliminary development concept within the Master Plan is to transform the site's existing industrial character into a high amenity mixed-use business centre use that will allow for 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. The proposed preliminary development concept for Phase 1 is for an office building with supportive neighbourhood commercial uses, such as restaurants, at street level.

- 4.2 As indicated in the report to Council for Rezoning Reference #18-40, the conceptual Master Plan is expected to identify applicable development densities, general form and massing, conceptual land use pattern, development phasing, sustainability strategies, overall site servicing, and a comprehensive public realm and open space concept, in accordance with the adopted Lake City Business Centre Guide Plan. 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. Accordingly, the applicant has applied for this rezoning in order to permit the construction of Phase 1 in line with the conceptual Master Plan, subject to Council review and approval through the Public Hearing and bylaw adoption process. Staff anticipate that as work on the conceptual Master Plan proceeds towards completion, after Second Reading of the subject rezoning bylaw, the subject Phase I site specific application would be advanced to Public Hearing in line with the conceptual Master Plan.
- 4.3 A Master Servicing Plan is required to be established, and is expected to be obtained through Rezoning Reference #18-40. Requested services for this application are expected to include, but not necessarily be limited to the following:
- Construction of Commerce Court to its final standard;
  - Construction of Production Way to its final standard, including an urban trail on the east side of the street; and,
  - Upgrading of storm, sanitary sewer, and water mains as required.
- 4.4 Required road dedications and statutory rights-of-way will be determined through Rezoning Reference #18-40.
- 4.5 Submission of any necessary easements, covenants, and additional statutory rights-of-way for Phase 1 are to be provided.
- 4.6 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.7 An on-site Stormwater and Groundwater Management Plan for the subject site is required in line with the Master Stormwater Management Plan obtained through Rezoning Reference #18-40.
- 4.8 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan is required.
- 4.9 Completion of Rezoning Reference #18-40 will be a requirement of the subject rezoning application.
- 4.10 Submission of a Site Profile and resolution of any arising conditions is required.

- 4.11 GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.12 A tree survey will be required.
- 4.13 The submission of a Green Building strategy for the subject site is required.
- 4.14 A geotechnical study from a professional Engineer is required to ensure that the site can be used safely in accordance with its intended purpose.
- 4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

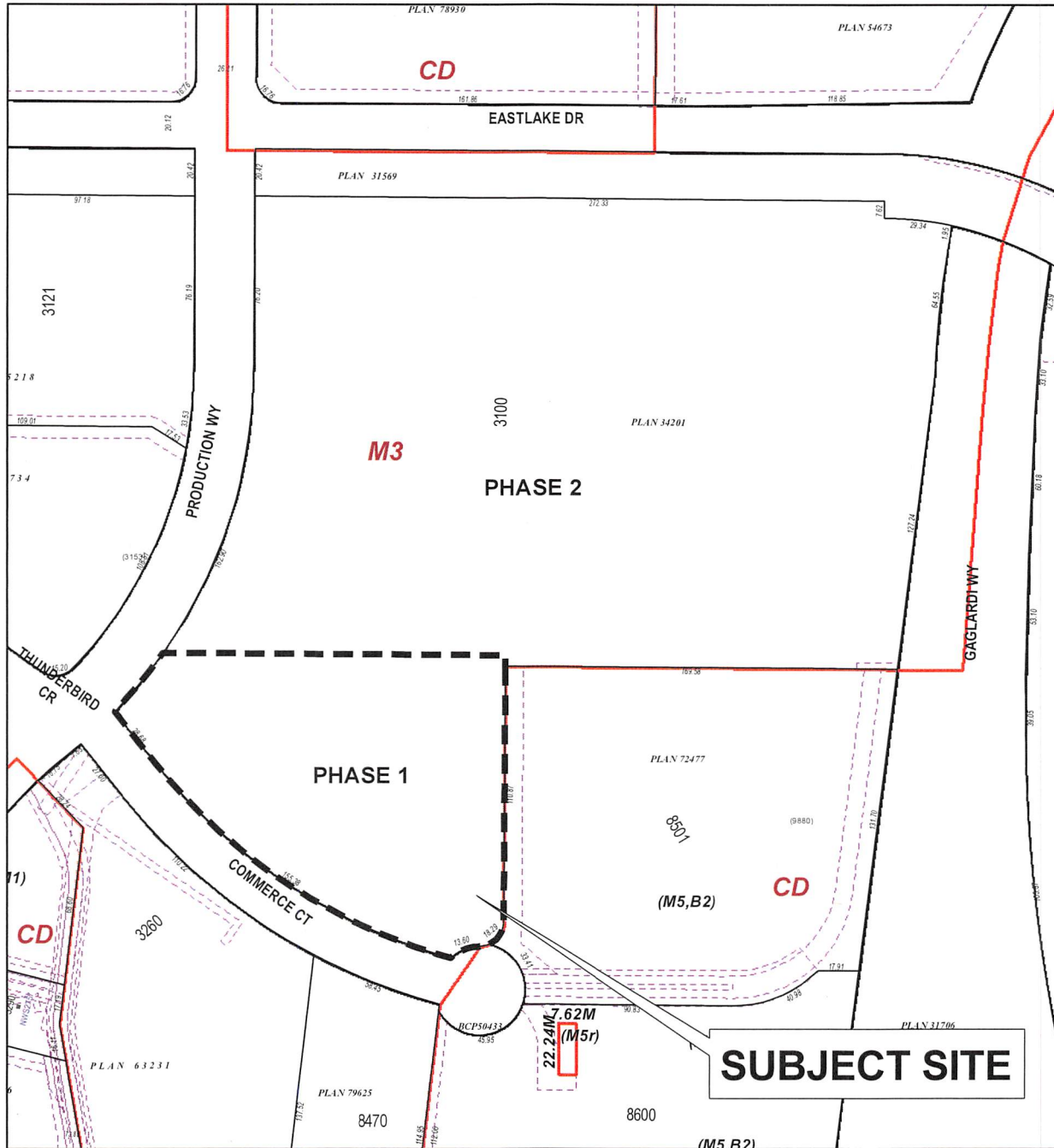
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

LS:tn

*Attachments*

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:  
SEP 14 2018

SCALE:  
1:2,798

DRAWN BY:  
AY

REZONING REFERENCE #18-41  
3100 PRODUCTION WAY

 Subject Site

Sketch #1





PORTLAND  
SEATTLE  
LOS ANGELES  
WASHINGTON DC  
NEW YORK  
VANCOUVER BC

**PARTNERS**

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**PRINCIPALS**

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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, Phase 1 Rezoning Application, Letter of Intent**

Dear Lou,

We are pleased to submit this letter of intent regarding the rezoning for Phase 1 of 3100 Production Way.

The proposed development of Phase 1 is located on the vacant, southern portion of 3100 Production Way, with frontage on Production Way and Commerce Court. Phase 1 will consist of an office building.

The preliminary building design is influenced by the concepts being developed for the full site master plan. It will be a next generation sustainable and high-performance workplace integrated with the site's topography and a restored natural landscape featuring outdoor spaces for work and relaxation. These include corner supportive retail at street level, podium and rooftop garden spaces, and courtyard spaces defined by the building's unique 2-wing with connecting bridge design.

The building will incorporate a thoughtful expression of glass and natural materials combined with high ceilings, abundant natural light, ideal solar orientation, and natural ventilation to further link the building's interior to the outdoors.

The site will capitalize on its multi-modal accessibility by orienting the building towards the Production Way-University Station transit hub, providing at-grade end of trip cycling facilities, and locating the majority of parking below grade.

Thank you for your consideration and we look forward to continuing working with you on this development in the coming months.

Sincerely,

Patrick Cotter Architect AIBC  
Partner