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**TO:** CITY MANAGER 2019 June 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #11-46  
Research-Oriented Office Building  
Discovery Place Community Plan

**ADDRESS:** 3555 Gilmore Way (see *attached* Sketches #1 and #2)

**LEGAL:** Lot A, DL 71, Group 1, NWD Plan LMP24640

**FROM:** CD Comprehensive Development District (based on M8 Advanced Technology Research District)

**TO:** Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District, and Discovery Place Community Plan guidelines and in accordance with the development plan entitled "3555 Gilmore Way, Burnaby B.C." prepared by Gustavson Wylie Architects Inc.)

**APPLICANT:** Gustavson Wylie Architects Inc.  
4<sup>th</sup> Floor – 576 Seymour Street  
Vancouver, BC V6B 3K1  
Attn: David Cheung

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 July 30.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 July 08, and to a Public Hearing on 2019 July 30 at 6:00 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 any 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

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- 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 granting of any necessary statutory rights-of-way, easements and covenants, including but not limited to, a Section 219 Covenant to guarantee the provision, and continuing operation of stormwater management facilities.
- e. The review of a detailed Sediment Control System by the Director Engineering.
- f. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- g. Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan.
- h. The approval of the Ministry of Transportation to the rezoning application.
- i. The undergrounding of existing overhead wiring abutting the site.
- j. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- k. The deposit of the applicable Regional Transportation Development Cost Charge.
- l. The provision of facilities for cyclists in accordance with Section 5.7 of the rezoning report.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit a new three-storey research-oriented office building on the subject site.

### **2.0 POLICY FRAMEWORK**

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

#### **A Connected Community**

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

#### **An Inclusive Community**

- Enhance City workforce diversity - Support a diversified City workforce by identifying barriers and implementing proactive strategies.

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**A Dynamic Community**

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

**3.0 BACKGROUND**

3.1 The subject site is located on the west side of Gilmore Way, south of Canada Way (see *attached* Sketch #1). The site is generally rectangular in shape with an area of 13,216.0 m<sup>2</sup> (142,255 sq.ft.) and is located in the Discovery Place Community Plan Area (see Sketch #2 *attached*).

3.2 The northern portion of the site was initially rezoned under Rezoning Reference #16/89, approved by Council on 1989 June 26, utilizing the M5 Light Industrial District guidelines to accommodate a two-storey research-oriented office building which was completed in 1990. The site was then enlarged to its present size through Rezoning Reference #27/94, approved by Council on 1995 August 14, which sought permission for construction of a surface parking lot and identified the location of a future building expansion to the south of the original building.

On 1996 September 23, Final Adoption was given to Rezoning Reference #66/94 which rezoned the subject site, among others in Discovery Place, to the M8 Advanced Technology District.

On 1998 May 26, Final Adoption was given to Rezoning Reference #64/97 to permit a three-storey addition with underground parking to the west of the existing building.

3.3 The northern portion of the site is developed with an existing two-storey building fronting Gilmore Way and a three-storey building to the immediate west with underground parking, which are connected by an enclosed atrium. A small surface parking lot is located on the southeast portion of the site, and the trees along the west and southwest edge are protected by a Section 219 Covenant. Developments in line with the M8 and M8a Advanced Technology Research Districts are located to the north, south, and east across Gilmore Way. A single and two-family neighbourhood is located to the west across a lane. A public multi-use pathway abutting the site is located on the adjacent property to the south.

3.4 On 2012 October 01, Council gave Second Reading to the subject rezoning application to permit a new three-storey research-oriented office building on the portion of the subject site identified for future expansion. Subsequent readings of the rezoning bylaw amendment were not pursued by the applicant. The applicant has now requested that this Department advance the subject application, with the plan of development as originally presented at Public Hearing for further bylaw readings.

3.5 On 2011 May 09, Council adopted guidelines for the reactivation of incomplete rezoning amendment bylaws that have been inactive for a period of four years or greater since having received Second Reading. The guidelines require that Staff review the proposed plan of development to ensure it continues to be appropriate and consistent with Council-adopted

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policies and development objectives. As noted, the subject application received Second Reading in 2012. In line with that policy, Staff recommend submitting the development proposal to a new Public Hearing for Council's re-consideration.

- 3.6 Staff have conducted a review of the development proposal and note that it continues to meet the guidelines of the Discovery Place Community Plan, Council-adopted policies, and the proposed building remains contemporary in its design. As such, the development proposal is considered suitable for advancement to a new Public Hearing.

#### 4.0 GENERAL COMMENTS

- 4.1 The site is to be developed in accordance with the M8 Advanced Technology Research District and Discovery Place Community Plan guidelines. The maximum density for the site is a Floor Area Ratio of 1.0 (13,216 m<sup>2</sup> / 142,255 sq.ft), the maximum site coverage is 40% for building area, and 50% for combined building and paved areas; and, the minimum underground parking ratio is 50% with no parking permitted in the front yard. The maximum building height for the site is four storeys. The proposed building is intended to accommodate Delta-Q Technologies, a company involved in the research and manufacturing of battery chargers for electric vehicles. Delta-Q Technologies is currently located at 3755 Willingdon Avenue and is seeking to relocate its manufacturing and head office to the subject site.
- 4.2 The development proposal which meets the Discovery Place Community Plan guidelines, is for a new research-oriented office building on the subject site. The existing surface parking lot on the southeast portion of the site is proposed to be developed with a new three-storey research-oriented office building of 4,419 m<sup>2</sup> (47,566 sq.ft.) and one level of underground parking. The height of the proposed building is 15 m (49.2 ft.). Taking into account both the existing and the proposed development on the site, the total gross floor area would be 10,862.1 m<sup>2</sup> (116,919 sq.ft.), which is in line with the permitted density. The underground parking area of the new office building would be connected to the underground parking area of the existing three-storey office building. The proposed building is of a very high architectural quality, and all buildings on the subject site will be integrated architecturally to ensure consistency. Vehicular access will continue to be from the existing driveway on Gilmore Way. End of trip facilities and secure bicycle storage have also been provided for in the development plans.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- removal of the abandoned storm main crossing the site;
  - improvement of the abutting urban trail on Gilmore Way to the standard 4.0 m width;
  - replacement of the existing driveway letdown and installation of new bollards within the urban trail; and,
  - replacement of the existing bus shelter and pad on Gilmore Way.

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- 4.4 A road widening dedication of 1.2 m on the subject site's north end tapering to nil along the Gilmore Way frontage for urban trail purposes will be required.
- 4.5 Any necessary easements, 219 Covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to a Section 219 Covenant to ensure the provision, and continuing operation of stormwater management facilities.
- 4.6 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.7 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.8 A suitable on-site stormwater management system and a 219 Covenant to ensure its installation and maintenance will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.10 The developer is responsible for undergrounding the overhead wiring abutting the site within the lane.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The approval of the Ministry of Transportation to the rezoning application is required.
- 4.13 A Comprehensive Sign Plan is required.

## 5.0 DEVELOPMENT PROPOSAL

### 5.1 Site Area:

Gross Site Area	-	13,255 m <sup>2</sup> (142,675 sq.ft.)
Road Dedication Area	-	39 m <sup>2</sup> (420 sq.ft.)
Net Site	-	13,216 m <sup>2</sup> (142,255 sq.ft.)

### 5.2 Density:

Floor Area Ratio	-	0.82 F.A.R.
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Gross Floor Area		
Existing	-	6,443.1 m <sup>2</sup> (69,353 sq.ft.)
Proposed Additional	-	4,419.0 m <sup>2</sup> (47,566 sq.ft.)
Total	-	10,862.1 m <sup>2</sup> (116,919 sq.ft.)

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5.3 Site :

Buildings	-	32 %
Buildings and Paved Areas	-	49.5 %

5.4 Building Height: - Three storeys, 15 m (49.2 ft.)

5.5 Vehicle Parking:

Required spaces for 10,862.1 m <sup>2</sup> @ 1/46 m <sup>2</sup>	-	236 spaces
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Total Parking Provided	-	367 Spaces
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5.6 Loading Required and Provided: - 3 loading bays

5.7 Bicycle Parking and End of Trip Facilities:

Required	-	24 stalls (10% of 236 required automobile stalls)
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Provided	-	80 employee and visitor stalls (74 stalls indoor secured, and a 6 stalls outdoor rack)
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	-	Other facilities include showers, water closets, wash basins and clothing lockers
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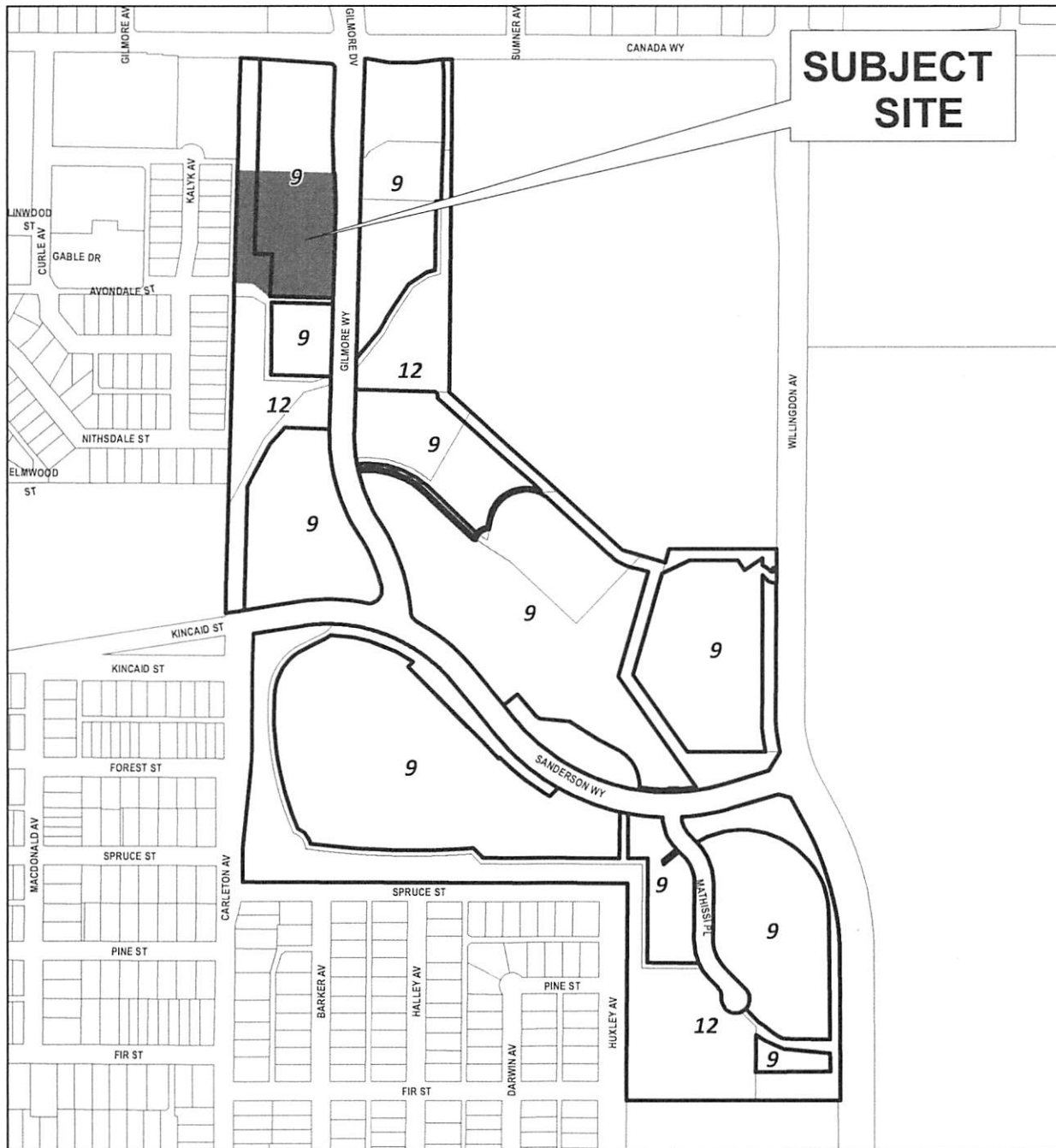
  
E. W. Kozak, Director  
PLANNING AND BUILDING

SMN:rh

**Attachments**

cc: City Solicitor  
City Clerk





#### General Land Use Designations

9 Industrial

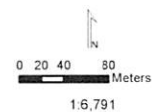
12 Park and Public Open Space



Planning and Building Dept

Printed on June 17, 2019

## Discovery Place Community Plan



Sketch #2