

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-52 2019 NOVEMBER 27

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Canadian Turner Construction Company
#1601 – 700 West Pender Street
Vancouver, BC V6C 1G8
Attn: Marc Narduzzi
- 1.2 Subject:** Application for the rezoning of:
Lot A District Lots 71 And 72 Group 1 NWD Plan LMP39888
- From:** CD Comprehensive Development District (based on M5 Light Industrial District and M8 Advanced Technology Research District)
- To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and M8 Advanced Technology Research District and the Discovery Place Community Plan as guidelines)
- 1.3 Address:** 3700 Gilmore Way
- 1.4 Location:** The subject site is located on the north side of Sanderson Way, between Willingdon Avenue and Gilmore Way (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 50,891 m² (547,786 sq. ft.), 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 permit the construction of two three-storey office buildings with underground parking for the expansion of the Electronic Arts (EA) Burnaby campus.

2.0 POLICY FRAMEWORK

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

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.
- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the north side of Sanderson Way between Willingdon Avenue to the east and Gilmore Way to the west. The property is situated within the Discovery Place Community Plan area (Sketch #2 *attached*) and is improved with a four-storey building (currently occupied by Schneider Electric), surface parking areas, covenanted conservation areas and landscape buffers. Vehicular accesses to the site are from the existing driveways off Sanderson Way and Gilmore Way.

Immediately to the north of the site are three buildings that are utilized for advanced technology research and office uses in line with the M8 and M8a Advanced Technology Research Districts, and M5 Light Industrial District. To the south, across Sanderson Way is the main Electronic Arts campus in Burnaby which is zoned Comprehensive Development CD District (utilizing the M8 Advanced Technology Research District). To the east across Willingdon Avenue is the BCIT campus, while to the west across Gilmore Way is a research and office facility.

4.0 BACKGROUND INFORMATION

- 4.1 The existing building, located on the western portion of the site, was constructed as a multi-tenant facility under the CD District (utilizing the M5 District) through Development Permit Application 02.256.1 which was approved on 1998 July 28. On 1994 May 30, Council granted final adoption to the rezoning bylaw amendment (REZ #92-47) to permit the expansion of existing surface parking.
- 4.2 The site was subsequently rezoned through the revision of the overall Discovery Place Community Plan, which included the creation of the M8 Advanced Technology Research District (REZ #94-66). This rezoning affected the subject site by requiring the construction of an urban trail along the north side of Sanderson Way, the upgrade of street lighting and street trees, and improvement of landscape buffer area by planting native trees and shrubs.

- 4.3 On 1998 November 2, Council granted Second Reading to the rezoning application (REZ #98-19) to permit the phased expansion of the existing advanced technology research and office facility, as well as the construction of a new building with an underground parkade. However, the application has been held in abeyance since that time.
- 4.4 On 2004 July 19, Final Adoption was granted for Rezoning Reference REZ #02-11 to permit the expansion of the existing surface parking to accommodate a higher than anticipated demand for parking in the area.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting rezoning of the subject site to the CD District (utilizing the M8 and M5 Districts and the Discovery Place Community Plan guidelines) to permit the construction of two three-storey buildings above three levels of underground parking connecting the proposed buildings at the underground level. This proposal envisions a phased expansion of development by adding approximately 16,700 m² (178,000 sq. ft.) of office space in phase one, and 11,100 m² (120,000 sq. ft.) in phase two to what is currently provided in the existing building. The purpose of this proposal is to provide office space for the expansion of the Electronic Arts campus located across Sanderson Way, as well as for other advanced technology research companies.
- 5.2 The proposed buildings will be located to the east of the existing building on a portion of the site's existing surface parking. The proposed underground parking will provide parking spaces in excess of the Zoning Bylaw's requirements in order to replace parking spaces that will be removed as a result of the construction of the proposed buildings.
- 5.3 The proposed development is in line with the Discovery Place Community Plan guidelines, which specifies a maximum floor area ratio of 1.0, a maximum site coverage of 40% for buildings, and a maximum building height of four storeys. Vehicular access to the site would continue to be from Sanderson Way and Gilmore Way.
- 5.4 Overall, the proposed rezoning request is considered supportable as it is in line with the Discovery Place Community Plan's land use designation.
- 5.5 The Director Engineering will be requested to provide an estimate for any additional services necessary to serve this site.
- 5.6 The granting of any necessary statutory rights-of-way, covenants and easements for the site will be required.
- 5.7 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 5.8 An on-site Stormwater Management Plan for the subject site will be required.

- 5.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 5.10 A tree survey will be required to determine the suitability of preserving any existing onsite trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit
- 5.11 Applicable development cost charges include:
- GVS & DD Sewerage Cost Charge; and,
 - Regional Transportation Development Cost Charge.
- 5.12 The prerequisite conditions to the proposed rezoning will be included in a future report.

6.0 RECOMMENDATION

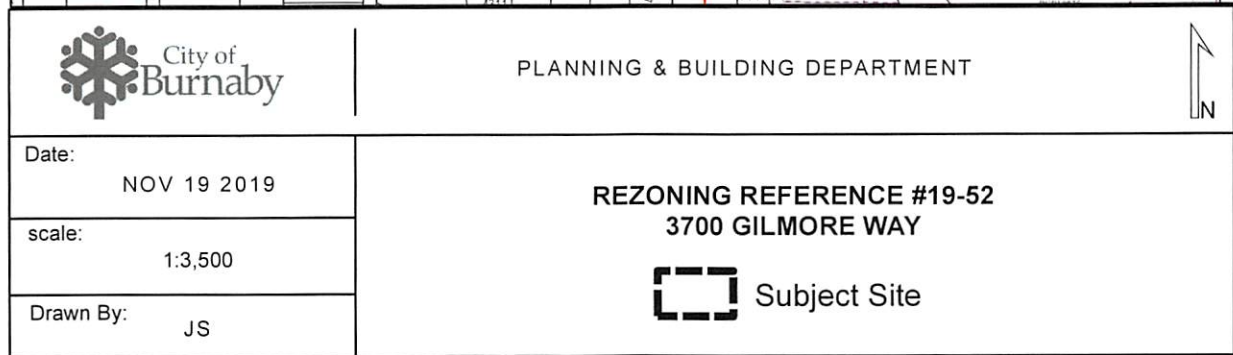
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

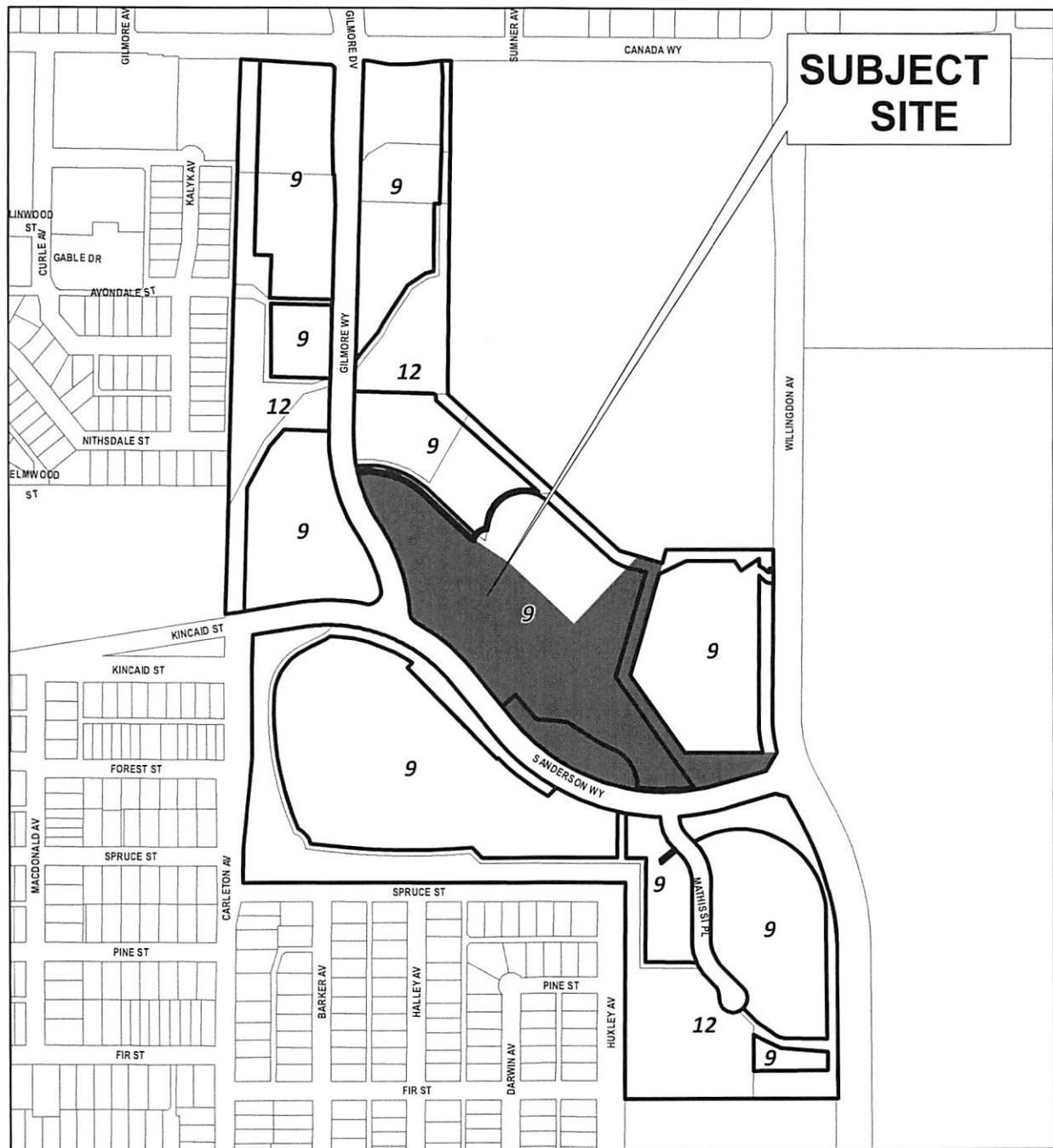


PS:rh

Attachments

cc: City Solicitor
City Clerk





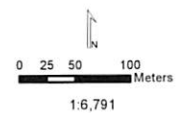
General Land Use Designations

- 9 Industrial
- 12 Park and Public Open Space



Planning and Building Dept

Discovery Place Community Plan





Turner Construction Company
1601-700 W Pender Street
Vancouver, BC V6C 1G8
Phone: 604.398.2200

October 22, 2019

Re: Letter of Intent: 3700 Gilmore Way

Turner Construction and Dialog are pleased to submit an Application for Rezoning for the site located at 3700 Gilmore Way on behalf of Joseph Segal of Kingswood Capital Corporation. The proposed development seeks to construct two office buildings for the expansion of the Electronic Arts (EA) Burnaby campus.

The site is located north of Sanderson Way between Willingdon Avenue and Gilmore Way. The 12.57 acre site (547,786 sq. ft.) is zoned for Light Industrial (M5) and Advanced Technology Research District Zoning (M8). The lot dimensions along Sanderson way are 640m and in the North East to South West direction 248m. Directly south of the site is the EA campus, to the west of the site is Kodak Canada and Burnaby Hospital, to the east of the site is Delta Q and the BCIT Campus. This development does not propose any changes to the M5 and M8 zoning.

There is one existing four-storey office building on the site with parking at grade and below grade via a shared ramp. Our intention is to leave this office building in place and build to the east of it. The site also contains several encumbrances in the form of easements and required setbacks. These include two City of Burnaby Statutory Right of Way Green Buffers with a total area of 126,325 sf (23% of the site), and a 9m building setback line along Sanderson Way. There is a significant grade difference of 20m from Sanderson Way to the North East property line.

This is a significant opportunity for Burnaby and the Discovery Park Campus. The site is currently under-utilized at 0.2 FAR. The total proposed floor area of approximately 300,000 sq. ft. or 0.8 FAR conforms to the current allowance within the M5 & M8 zoning. The proposed offices will provide in-excess of 900 parking stalls in 3 levels of parkade and at grade while activating Sanderson Way with a new Plaza. This new development will result in thousands of high paying, highly desirable jobs on the Discovery Park Campus and support growth of Electronic Arts in Burnaby and the expansion of Discovery Park as a technology hub in Burnaby.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Narduzzi".

Marc Narduzzi
Senior Project Manager