



ADVISORY PLANNING COMMISSION

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2016 AUGUST 18
TIME: 6:00 PM
PLACE: Clerk's Committee Room, Burnaby City Hall

A G E N D A

- | | <u>PAGE</u> |
|---|--------------------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>MINUTES</u> | |
| Minutes of the Advisory Planning Commission Meeting held on 2016 July 14 | |
| 3. <u>ZONING BYLAW AMENDMENTS</u> | |
| 1) <u>BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 29, 2016 – BYLAW NO. 13630</u> | 1 |
| Rez. #16-03 | |
| 1431 Sperling Avenue | |
| From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District) | |
| To: R4 Residential District | |
| The purpose of the proposed zoning bylaw amendment is to permit development under the R4 Residential District. | |
| 2) <u>BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 30, 2016 – BYLAW NO. 13631</u> | 8 |
| Rez. #16-12 | |

7388 Kingsway

From: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 31, 2016 – BYLAW NO. 13632

20

Rez. #16-07

3433 North Road

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Northgate Movator Enclosure" prepared by HDR|CEI Architecture Associates, Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

4) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 32, 2016 – BYLAW NO. 13633

27

Rez. #15-43

3650 Gilmore Way

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 3650 Gilmore Way” prepared by Kasian Architecture Ltd.)

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

5) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 33, 2016 – BYLAW NO. 13634

34

Rez. #15-42

3500 Gilmore Way

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.)

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

6) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 34, 2016 – BYLAW NO. 13635

41

Rez. #16-05

8125 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Burnaby Business Park Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled “8125 North Fraser Way Rezoning Application” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing light industrial facility’s warehouse area in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

4. **NEW BUSINESS**

5. **INQUIRIES**

6. **ADJOURNMENT**



ADVISORY PLANNING COMMISSION

MINUTES

An Open meeting of the Advisory Planning Commission was held in the Clerk's Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Thursday, 2016 July 14 at 6:00 PM.

1. CALL TO ORDER

PRESENT: Mr. Craig Henschel, Chair
 Mr. Valentin Ivancic, Vice Chair
 Commissioner Wayne Peppard, Parks, Recreation & Culture Commission
 Ms. Sarah Campbell
 Mr. Larry Myers
 Mr. Rob Nagai
 Ms. Jasmine Sodhi

ABSENT: Mr. Arsenio Chua
 Mr. Harman Dhatt

STAFF: Mr. Ed Kozak, Assistant Director Current Planning
 Ms. Eva Prior, Administrative Officer

The Chair called the meeting to order at 6:00 p.m

The Chair welcomed Mr. Rob Nagai to the Advisory Commission.

2. MINUTES

1) **Minutes of the Advisory Planning Commission Meeting held
 on 2016 June 16**

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER PEPPARD

THAT the minutes of the Advisory Planning Commission meeting held on 2016 be adopted.

CARRIED UNANIMOUSLY

3. ZONING BYLAW AMENDMENTS

MOVED BY COMMISSIONER CAMPBELL
SECONDED BY COMMISSIONER IVANCIC

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

a) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 28, 2016 – BYLAW NO. 13628

Rez. #16-26

5105/5115/5127/5137/5159/5171/5181 McKee Street and 7987 Royal Oak Avenue

From: R4 Residential District

To: R12S Residential District

The purpose of the area rezoning for the north side of 5100 block of McKee Street is to allow for single and/or two-family dwellings on lots in accordance with the R12S Zoning District.

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER PEPPARD

THAT the Advisory Planning Commission SUPPORT Rez. # 16-26, Bylaw No. 13628.

CARRIED UNANIMOUSLY

b) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 24, 2016 – BYLAW NO. 13624

Rez. #15-14

7062 Sperling Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled “Fourplex 7062 Sperling Avenue, Burnaby, B.C.” prepared by TD Studio Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey, four unit multiple-family townhouse development with at-grade garage parking.

MOVED BY COMMISSIONER MYERS
SECONDED BY COMMISSIONER IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #15-14, Bylaw No. 13624.

CARRIED UNANIMOUSLY

c) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 25, 2016 – BYLAW NO. 13625

Rez. #15-36

5177 Sidley Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Multiple Family Residential Building, 5177 Sidley St., Burnaby" prepared by Wilson Chang Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four unit multiple-family townhouse development with enclosed parking at grade.

MOVED BY COMMISSIONER PEPPARD
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. #15-36, Bylaw No. 13625.

CARRIED UNANIMOUSLY

d) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 26, 2016 – BYLAW NO. 13626

Rez. #15-51

2285 Willingdon, 4455, 4467 and 4483 Juneau Street

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Juneau Street Rezoning Proposal" prepared by IBI Group Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground parking.

A Commission member has witnessed pedestrian jaywalking across Willingdon Avenue, between Lougheed and the Still Creek Avenue. She queried if the City would be installing more pedestrian crosswalks as the densification increases.

Staff advised that through the development in the area it is very likely that another intersection will be created south of Dawson Street and Willingdon Avenue.

MOVED BY COMMISSIONER IVANCIC
SECONDED BY COMMISSIONER CAMPBELL

THAT the Advisory Planning Commission SUPPORT Rez. #15-51, Bylaw No. 13626.

CARRIED UNANIMOUSLY

e) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 27, 2016 – BYLAW NO. 13627

Rez. #16-11

3755 McGill Street

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P5 Community Institutional District and R5 Residential District)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District and R5 Residential District) and in accordance with the development plan entitled Seton Manor prepared by GS Sayers Engineering LTD.

The purpose of the proposed zoning bylaw amendment is to permit the installation of rooftop antennas and ancillary equipment.

MOVED BY COMMISSIONER PEPPARD
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. #16-11, Bylaw No. 13627.

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

There were no new items of business brought before the Commission at this time.

5. **INQUIRIES**

There were no inquiries brought before the Commission at this time.

6. **ADJOURNMENT**

MOVED BY COMMISSIONER PEPPARD
SECONDED BY COMMISSIONER SODHI

THAT this Open Committee meeting do now adjourn.

Eva Prior
ADMINISTRATIVE OFFICER

Commissioner Craig Henschell
CHAIR



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00003
ADDRESS: 1431 Sperling Avenue

Meeting Date: 2016 August 18

DEVELOPMENT PROPOSAL:

Permit development under the R4 Residential District. The rezoning would support the subdivision of the subject site into two lots, both of which could be developed with a two family dwelling.

1. **Site Area:** 2,023.49 m2 (21,780.67 sq.ft.)
2. **Existing Use:** Commercial (convenience retail store), institutional (preschool facility)
- Adjacent Use:** Commercial (offices), institutional, single and two family dwellings
- Proposed Use:** Residential (R4) Proposed Lot 1 - 819.7 m2 (8,823.18 sq.ft.)
Proposed Lot 2 - 1,137.2 m2 (12,240.72 sq.ft.)

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	n/a	n/a
4. Site Coverage:	n/a	n/a
5. Building Height:	n/a	n/a
6. Vehicular Access from:	Rear Lane	Rear Lane
7. Parking Spaces:	n/a	n/a
8. Loading Spaces:	n/a	n/a
9. Communal Facilities:	n/a	n/a
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable



Item
Meeting 2016 July 20

COUNCIL REPORT

TO: CITY MANAGER 2016 July 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-03

ADDRESS: 1431 Sperling Avenue (see *attached* Sketch #1)

LEGAL: Lot 351, DL 132, Group 1, NWD Plan 53646

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District)

TO: R4 Residential District

APPLICANT: Ron Basra
4806 Main Street
Vancouver, BC V5V 3R8

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 completion of requirements necessary for subdivision to create two lots.
 - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all 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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 Re: REZONING REFERENCE #16-03
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- c) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.

Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

- d) The granting of any necessary dedications, statutory rights-of-way, easements and/or covenants deemed requisite.
- e) The submission of a Site Profile and resolution of any arising requirements.
- f) The undergrounding of existing overhead wiring abutting the site.
- g) The deposit of the applicable Parkland Acquisition Charge.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The deposit of the applicable School Site Acquisition Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit development under the R4 Residential District.

2.0 BACKGROUND

- 2.1 The subject site, located on the west side of Sperling Avenue between Kitchener Street and Winch Street, is one of two commercial/institutional properties in a predominantly single and two family R4 Residential District neighbourhood (see *attached* Sketch #1). The site is currently occupied by a two-storey commercial/institutional building. The main floor of the building houses a convenience retail store and a Montessori preschool facility, while the second floor, which is vacant, has been used in the past as a dwelling unit for a family member of the property owner/convenience store proprietor.

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The property to the immediate north is occupied by offices and is zoned Comprehensive Development (CD) District based on the C1 Community Commercial and P1 Institutional Districts. Surrounding properties to the west, to the east across Sperling Avenue, and to the south across a mid-block pedestrian path contain single and two family residences. Vehicular access to the subject site is available from Sperling Avenue and the rear lane.

- 2.2 The subject property is not located within a Community Plan Area. The subject property and surrounding area is designated within Burnaby's Official Community Plan (OCP) as a Single and Two Family Urban area. The site has been used for commercial purposes since the 1960s.

On 2002 October 07, Council gave Final Adoption to Rezoning Reference #02-19 to rezone the property from C1 Neighbourhood Commercial District to CD Comprehensive Development District (based on the C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District). The purpose of the rezoning was to permit a Montessori preschool for up to 20 children in a ground floor unit adjacent to the existing convenience retail store on the site.

On 2014 September 29, Council received a report of the Planning and Building Department concerning Rezoning Reference #14-30 to rezone the property to permit a group child care facility on the second floor unit of the existing commercial/institutional building. That rezoning application has since been withdrawn.

- 2.3 On 2016 April 04, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has submitted a plan of development in line with the two-lot subdivision concept illustrated in *attached* Sketch #2.

3.0 GENERAL COMMENTS

- 3.1 The proposal is for rezoning of the subject site to allow for residential development under the R4 District. The proposed rezoning is in line with the Single and Two Family Urban designation of the OCP and the subdivision would conform with the provisions of the R4 District, including minimum lot area and width requirements. The rezoning would support the subdivision of the subject site into two lots, both of which could be developed with a two family dwelling. It is noted that the existing statutory right-of-way in the south and southwest portion of the site, for the provision of City infrastructure, is to remain. Vehicular access to both lots would be from the rear lane.

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3.2 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve this site including, but not necessarily limited to:

- upgrading of the sanitary sewer and water main systems;
- assessment of the condition of the storm sewer;
- removal of the concrete barrier on the east-west section of the rear lane;
- removal of the existing driveway;
- construction of new curb and gutter and a 1.5 m separated sidewalk with street trees and boulevard grass along the entire frontage;
- removal of the existing lease light and replacement with a City lamp standard;
- installation of a new curb ramp to align with the sidewalk on the north side of Grant Place and,
- undergrounding of existing overhead wiring.

3.3 A lane dedication of approximately 71.7 m² (771.77 sq. ft.) for a hammerhead turnaround is required.

3.4 Applicable Development Cost Charges are:

- a) Parkland Acquisition Charge of \$6,521.00 per lot
- b) GVS & DD Sewerage Charge of \$944.00 per dwelling unit
- c) School Site Acquisition Charge of \$1000.00 per unit

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (before lane dedication) - 2,023.49 m² (21,780.67 sq.ft.)

4.2 Lot Yield - 2

4.3 Lot Size
 Proposed Lot 1 - Approximately 819.7 m² (8,823.18 sq. ft.)
 Proposed Lot 2 - Approximately 1,137.2 m² (12,240.72 sq. ft.)


 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk





Sketch #2



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00012

Meeting Date: 2016 August 18

ADDRESS: 7388 Kingsway

DEVELOPMENT PROPOSAL:

Permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

- | | | |
|----|----------------------|---|
| 1. | Site Area: | 12,294 m2 (132,327 sq.ft.) |
| 2. | Existing Use: | Temporary real estate sales presentation centre |
| | Adjacent Use: | Mixed-use (multi-family residential/commercial), commercial and multi-family residential (low-rise) |
| | Proposed Use: | Mixed-use (high density multi-family residential/commercial) |

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	Res. 61,468 m2 (661,638 sq.ft.) Com. 17,283 m2 (186,034 sq.ft.)	Res. 61,468 m2 (661,638 sq.ft.) Com. 17,283 m2 (186,034 sq.ft.)
4. Site Coverage:	68.8%	68.8%
5. Building Height:	8, 28, 31 & 36 Storeys	8, 28, 31 & 36 Storeys
6. Vehicular Access from:	Kingsway & Edmonds	Kingsway & Edmonds
7. Parking Spaces:	Res. 857 Parking Spaces Com. 390 Parking Spaces	Res. 920 Parking Spaces Com. 391 Parking Spaces
8. Loading Spaces:	Res. 3 Loading Spaces Com. 6 Loading Spaces	Res. 3 Loading Spaces Com. 6 Loading Spaces
9. Communal Facilities:	Gym, Lounge, Meeting Rooms, Squash/ Basketball Court & Children's Play Area	Gym, Lounge, Meeting Rooms, Squash/ Basketball Court & Children's Play Area
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable

ef.
MS



Item
Meeting2016 July 25

COUNCIL REPORT

TO: CITY MANAGER 2016 July 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-12**
Mixed-Use Development with Three High-Rise Residential Towers, Office Building, Retail Podium, and Underground Parking
Edmonds Town Centre - Sub-Area 1

ADDRESS: 7388 Kingsway (see *attached* Sketches #1 and #2)

LEGAL: Lot A, DLs 30 and 95, Group 1, NWD Plan EPP41731

FROM: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

TO: Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

APPLICANT: Cressey Development Group
 200 – 555 West 8th Avenue
 Vancouver, BC V5Z 1C6
 (Attention: Jason Turcotte)

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 2015 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.

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 Re: Rezoning Reference #16-12
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- b) Any necessary amendments to Section 219 Covenants registered on title in connection with Rezoning Reference #12-26, as detailed in Section 4.2 of this report.
- c) The submission of a detailed Comprehensive Sign Plan.
- d) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

2.0 BACKGROUND

- 2.1 The subject site is located within the Edmonds Town Centre (Sketches #1 and #2 *attached*). It is currently improved with a temporary real estate sales presentation centre located at the southeast corner of the site. The site was previously improved with the Value Village retail store and a multi-tenant commercial building. To the northwest across Edmonds Street is the “Esprit” high-rise mixed-use development and single storey commercial buildings. To the northeast along Edmonds Street and to the south across Kingsway are single and two storey commercial developments. Flanking the site to the east is an older low-rise apartment building.
- 2.2 On 2015 December 14, Council adopted Rezoning Reference #12-26 to permit the development of a comprehensive mixed-use development on the subject site comprised of three high-rise apartment towers (28, 31, and 36 storeys), a six storey office building, a two storey commercial podium, and six levels of underground parking accessed off Edmonds Street and from an internal driveway flanking the east property line. The built form is complemented by a progressive program of public spaces and landscape treatment, including a pedestrian plaza at the corner of Kingsway and Edmonds; a pedestrian plaza on Edmonds Street; linear informal public spaces along Kingsway and

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Edmonds; an extensively landscaped amenity area on the commercial podium for building residents; and green roofs atop the office building and the residential amenity building.

- 2.3 Following Final Adoption of Rezoning Reference #12-26, the applicant identified opportunities to improve the commercial component of the development through the reconfiguration and reallocation of retail and office space, along with some changes to the parking garage's configuration. These changes require an amendment to the approved comprehensive development zoning of the site. On 2016 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site to accommodate these proposed changes and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 DEVELOPMENT CONCEPT

- 3.1 The adopted CD Plans for Rezoning Reference #12-26 specify the following for the commercial component of the project:

- ten small, at-grade commercial retail units (CRU) spaces totalling 1,562 m² (16,812 sq.ft.);
- a six storey plus mezzanine office building with a gross floor area of 6,092 m² (65,572 sq.ft.);
- five anchor tenant spaces totalling 12,359 m² (133,032 sq.ft.), including a 4,922 m² (52,975 sq.ft.) second storey grocery store;
- a total commercial gross floor area of 20,012.8 m² (215,416 sq.ft.); and
- five hundred and thirty-one commercial parking spaces provided in the P1, P2, and P3 parking levels of the development.

The residential component of the project includes a total of 803 units, including: 233 units in the 28 storey Edmonds Tower; 263 units in the 31 storey Kingsway Tower; and 297 units in the 36 storey Feature Tower, which is positioned near the corner of Kingsway and Edmonds Street. Nine hundred twenty-five residential parking spaces are provided in the P3, P4, P5, and P6 parking levels of the development.

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3.2 The applicant is proposing an amendment to the adopted CD Plans to:

- increase the amount of small CRU space to 2,788 m² (30,010 sq.ft.);
- slightly increase the floor plate of the office building and add an additional level, increasing office floor space to 7,918 m² (85,226 sq.ft.). As there has been some interest from post-secondary institutions in locating within the office building, the applicant is also proposing that the P6 Regional Institutional District be included in the CD zoning guidelines.
- reduce the total amount of anchor tenant space to 6,577 m² (70,798 sq.ft.), including reducing the size of the grocery store to 2,508 m² (26,998 sq.ft.) and relocating it to the ground level to make it more accessible by relating it to the street.

With the proposed reduction in the amount of anchor tenant space, there is also the opportunity to provide some at-grade and above-grade parking for the commercial tenants, within the interior of the commercial podium. These parking areas would not be visible from the street frontages, as they would be screened by CRUs along Kingsway and Edmonds Street. Where envelope walls are directly adjacent to parking activity, they would be screened by spandrel glass or with metal louvres. To improve access and circulation within the development site, the applicant is proposing an additional underground parkade entry off the internal driveway flanking the north property line.

Overall, the proposal reduces the total amount of commercial gross floor area by 2,730 m² (29,382 sq.ft.). The required number of commercial parking spaces would also be commensurately reduced. The previously approved elevations for the commercial podium and the office building are generally maintained.

The proposed amendment to the adopted CD Plans also includes minor adjustments to the residential component of the project, including:

- a reduction in total unit count from 803 to 779, as some smaller one bedroom units have been combined to form three bedroom units;
- conversion of studio units into one bedroom units;
- adjustments in underground parking location and configuration for greater efficiency; and
- an increase in the dimensional height of the Kingsway, Feature, and Edmonds Towers by 4.1 m (13.4 ft.), 1.7 m (5.5 ft.), and 2.7 m (8.7 ft.) respectively. This is due to the revised siting of elevator machine rooms above rather than beside the elevators; a raised transfer slab to allow for optimal ceiling clearance for the at-grade retail units;

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and minor adjustments in floor-to-floor ceiling heights to accommodate mechanical equipment. It is noted that, in order to mitigate some of the height increases, the commercial podium roof was lowered by 2.4 m (8 ft.).

- 3.3 The proposed amendments are considered to have merit and do not compromise the intent and architectural design of the original development proposal. From a social sustainability perspective, the re-designed commercial space is more supportive of smaller scale commercial activities, which may encourage independent, local businesses and entrepreneurs to locate in the area. Relocating the grocery store from the second storey to the ground level also brings more activity to the street. The proposed three bedroom units help meet the housing needs of larger households, while the conversion of studio units into one bedroom units with separate sleeping areas adds to the usability of these units. From an economic sustainability perspective, the additional office space could generate 200 additional office jobs. The adjustments to the overall parking scheme provides better wayfinding, a better customer experience, greater security, and improved traffic management. The proposed addition of the P6 District to permit the potential for post-secondary institutions to locate in the office building is also considered to have merit on the basis that, as a use, it is consistent with the intent of the continued development of the Edmonds Town Centre as a significant mixed-use town centre with a broad scope of uses. Overall, the proposal is considered supportable.

4.0 REZONING REQUIREMENTS

- 4.1 Site servicing has been provided through the previous Rezoning Reference #12-26 and Subdivision Reference #14-03. No additional site servicing is required.
- 4.2 Any necessary amendments to Section 219 Covenants registered on title in connection with Rezoning Reference #12-26 are to be pursued, including, but not necessarily limited to those:
- ensuring the provision and ongoing maintenance of electric vehicles and EV plug-in stations;
 - ensuring the provision of a minimum of 41 handicap accessible parking stalls in the residential parking area for the sole use of the required 41 accessible units, and that these stalls, as well as any other handicap accessible parking provided in the residential component of the underground parking, be held in common property to be administered by the Strata Corporation(s);
 - ensuring provision of facilities for cyclists, including secure residential and employee bicycle storage, visitor/customer bicycle racks, and end-of-trip facilities;
 - ensuring building development to a LEED Silver equivalency; and,

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-12
 2016 July 20 Page 6

- ensuring compliance with the submitted acoustical analysis.

4.3 As retail tenant spaces are proposed to be reconfigured, an updated Comprehensive Sign Plan, to be approved through the CD rezoning of the site, will be required.

5.0 DEVELOPMENT STATISTICS

5.1 Site Area (no change) - 12,294 m² (132,327 sq.ft.)

5.2 Site Coverage (no change) - 68.8%

5.3 Density and Gross Floor Area

Residential Total	- 5.00 FAR 61,468 m² (661,638 sq.ft.)
- Kingsway Tower	- 1.65 FAR 20,307 m ² (218,582 sq.ft.)
- Feature Tower	- 1.89 FAR 23,180 m ² (249,506 sq.ft.)
- Edmonds Tower	- 1.46 FAR 17,981 m ² (193,550 sq.ft.)

Commercial Total	- 1.41 FAR 17,283 m² (186,034 sq.ft.)
- Anchor uses	- 0.54 FAR 6,577 m ² (70,798 sq.ft.)
- Small CRU uses	- 0.23 FAR 2,788 m ² (30,010 sq.ft.)
- Office uses	- 0.64 FAR 7,918 m ² (85,226 sq.ft.)

5.4 Residential Unit Mix – 779 units total

Kingsway Tower

22 – Adaptable Jr. 1 BR units	- 52.6 m ² (566 sq.ft.) per unit
66 – Jr. 1 BR units	- 50.5 to 55.0 m ² (544 to 592 sq.ft.) per unit
54 – 1 BR + den units	- 60.0 m ² (645 sq.ft.) per unit
108 – 2 BR units	- 73.4 to 114.4 m ² (790 to 1,231 sq.ft.) per unit
3 – 2 BR + den units	- 88.4 to 94.8 m ² (951 to 1,020 sq.ft.) per unit
4 – 3 BR units	- 110.0 m ² (1,184 sq.ft.) per unit
<u>1 – 3 BR units + den units</u>	- 134.0 m ² (1,442 sq.ft.) per unit

258 units total

Feature Tower

98 – Jr. 1 BR units	- 50.5 to 55.3 m ² (544 to 595 sq.ft.) per unit
38 – 1 BR + den units	- 60.1 m ² (647 sq.ft.) per unit
140 – 2 BR units	- 73.3 to 95.6 m ² (789 to 1,029 sq.ft.) per unit
3 – 2 BR + den units	- 89.5 to 97.2 m ² (963 to 1,046 sq.ft.) per unit
7 – 3 BR units	- 110.6 m ² (1,190 sq.ft.) per unit
<u>2 – 3 BR units + den units</u>	- 132.1 m ² (1,422 sq.ft.) per unit

288 units total

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 Re: Rezoning Reference #16-12
 2016 July 20 Page 7

Edmonds Tower

- | | |
|-------------------------------|---|
| 19 – Adaptable Jr. 1 BR units | - 52.0 m ² (560 sq.ft.) per unit |
| 66 – Jr. 1 BR units* | - 50.0 to 55.3 m ² (538 to 595 sq.ft.) per unit |
| 48 – 1 BR + den units | - 60.4 m ² (650 sq.ft.) per unit |
| 98 – 2 BR units* | - 73.1 to 104.7 m ² (787 to 1,127 sq.ft.) per unit |
| <u>2 – 2 BR + den units</u> | - 89.2 to 119.5 m ² (960 to 1,286 sq.ft.) per unit |

233 units total

** Note: There is the potential for two adjacent Jr. 1 BR units or a Jr. 1 BR unit and an adjacent 2 BR unit to be combined to form a 3 BR unit measuring approximately 110.6 m² to 134.0 m² (1,190 sq.ft. to 1,442 sq.ft.), based on market demand.*

5.5 Building Height

- | | |
|-----------------|-----------------------------------|
| Kingsway Tower | - 31 storeys, 107.1 m (351.4 ft.) |
| Feature Tower | - 36 storeys, 123.3 m (404.5 ft.) |
| Edmonds Tower | - 28 storeys, 96.8 m (317.7 ft.) |
| Office Building | - 8 storeys, 39.8 m (130.7 ft.) |

5.6 Parking - Required

- | | |
|--------------------------|--|
| Residential Total | - 857 spaces (779 residential spaces and 78 visitor spaces) |
|--------------------------|--|

- | | |
|-----------------------------------|--------------|
| - Kingsway Tower – 258 @ 1.1/unit | - 284 spaces |
| - Feature Tower – 288 @ 1.1/unit | - 317 spaces |
| - Edmonds Tower – 233 @ 1.1/unit | - 256 spaces |

- | | |
|-------------------------|---------------------|
| Commercial Total | - 390 spaces |
|-------------------------|---------------------|

- | | |
|---|--------------|
| - Food store – 2,508 m ² net retail area @ 1/31 m ² | - 81 spaces |
| - Other retail uses – 6,189 m ² gross floor area @ 1/46 m ² | - 136 spaces |
| - Office uses – 7,918 m ² gross floor area @ 1/46 m ² | - 173 spaces |

Parking - Provided

- | | |
|--------------------------|---|
| Residential Total | - 920 spaces (842 residential spaces and 78 visitor spaces) |
| - Kingsway Tower | - 308 spaces (including 26 visitor spaces, <i>plus</i> 3 car wash spaces) |

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-12
 2016 July 20..... Page 8

- Feature Tower - 336 spaces (including 29 visitor spaces, *plus* 3 car wash spaces)
- Edmonds Tower - 276 spaces (including 23 visitor spaces, *plus* 3 car wash spaces)
- Commercial Total - 391 spaces**
 - Food store - 81 spaces
 - Other retail uses - 136 spaces
 - Office uses - 174 spaces

5.7 Bicycle Parking – Total Required

- Secure Residential Total - 1,558 spaces**
 - Kingsway Tower - 516 spaces
 - Feature Tower - 576 spaces
 - Edmonds Tower - 466 spaces
- Residential Visitor Total - 79 spaces (in racks)**
- Secure Commercial Employee Total - 29 spaces**
- Commercial Visitor Total - 11 spaces (in racks)**

5.8 Bicycle Parking – Total Provided

- Secure Residential Total - 1,606 spaces**
 - Kingsway Tower - 536 spaces
 - Feature Tower - 586 spaces
 - Edmonds Tower - 484 spaces
- Residential Visitor Total - 83 spaces (in racks)**
- Secure Commercial Employee Total - 56 spaces**
- Commercial Visitor Total - 128 spaces (in racks)**

5.9 End of Trip Facilities - 41 m² (445 sq.ft.) facility

5.10 Loading – Total Required & Provided

- Residential (all towers) - 3 spaces**
- Commercial (all uses) - 6 spaces**

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 Re: Rezoning Reference #16-12
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5.11 Communal Facilities (excluded from FAR calculations)

Communal facilities for residential tenants, largely unchanged from Rezoning Reference #12-26, are located on the roof of the commercial podium at Level 4. Outdoor amenities include extensive landscaping, garden plots, a children's play area, outdoor theatre, patios, and a bocce / lawn bowling area. Indoor amenities include meeting rooms for each of the residential towers and a basketball court, squash court, fitness gym, changing facilities, and two lounges within a central amenity complex. The total indoor amenity area measures 1,097 m² (11,804 sq.ft.).

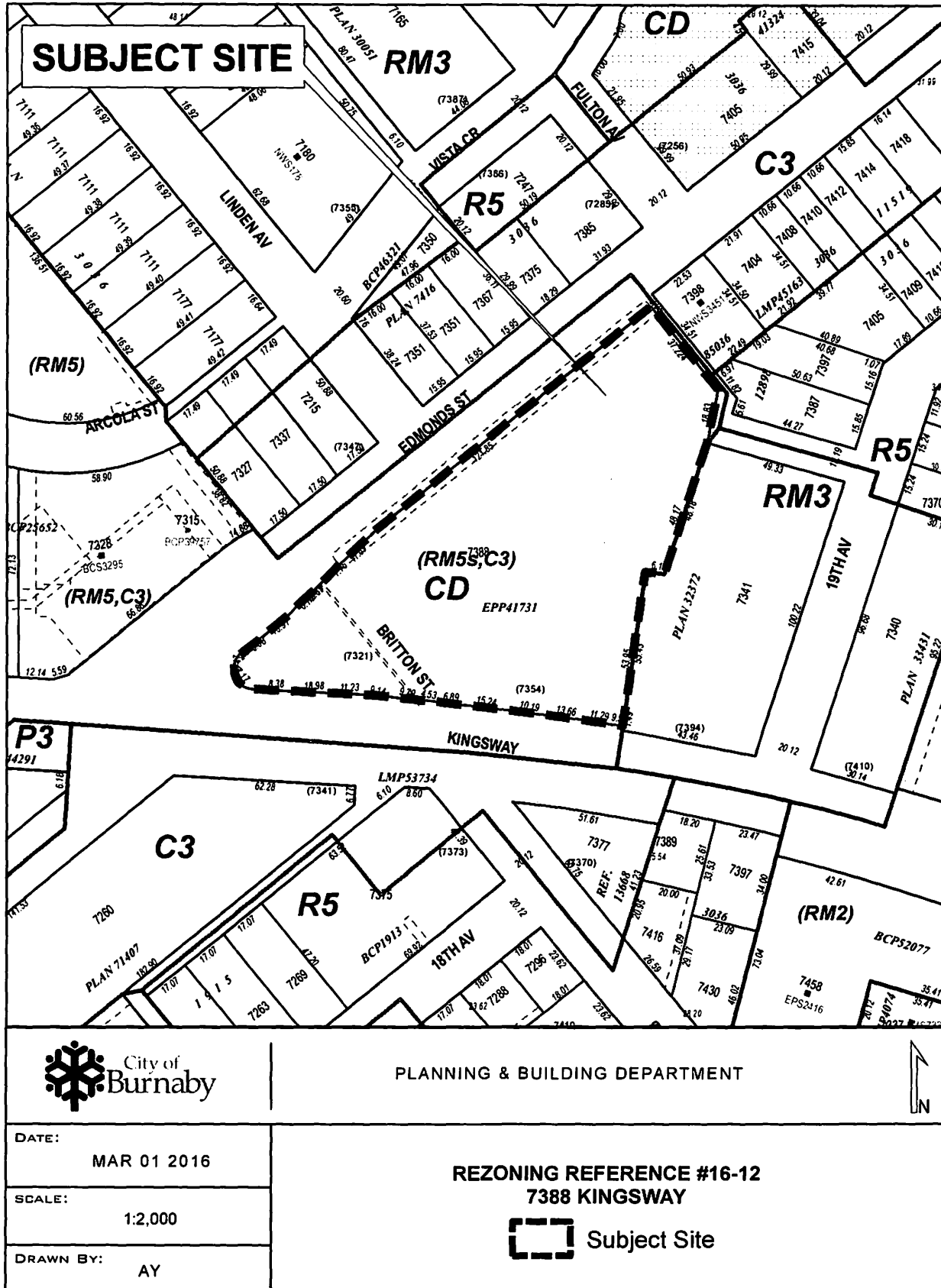
Commercial amenities are unchanged from the previous rezoning proposal and focus around the engaging urban design and treatment along Edmonds Street and Kingsway, which will include street-fronting retail uses, two plazas, informal public spaces, a water feature, seating, in-ground LED lighting, landscaped boulevards, and public art.

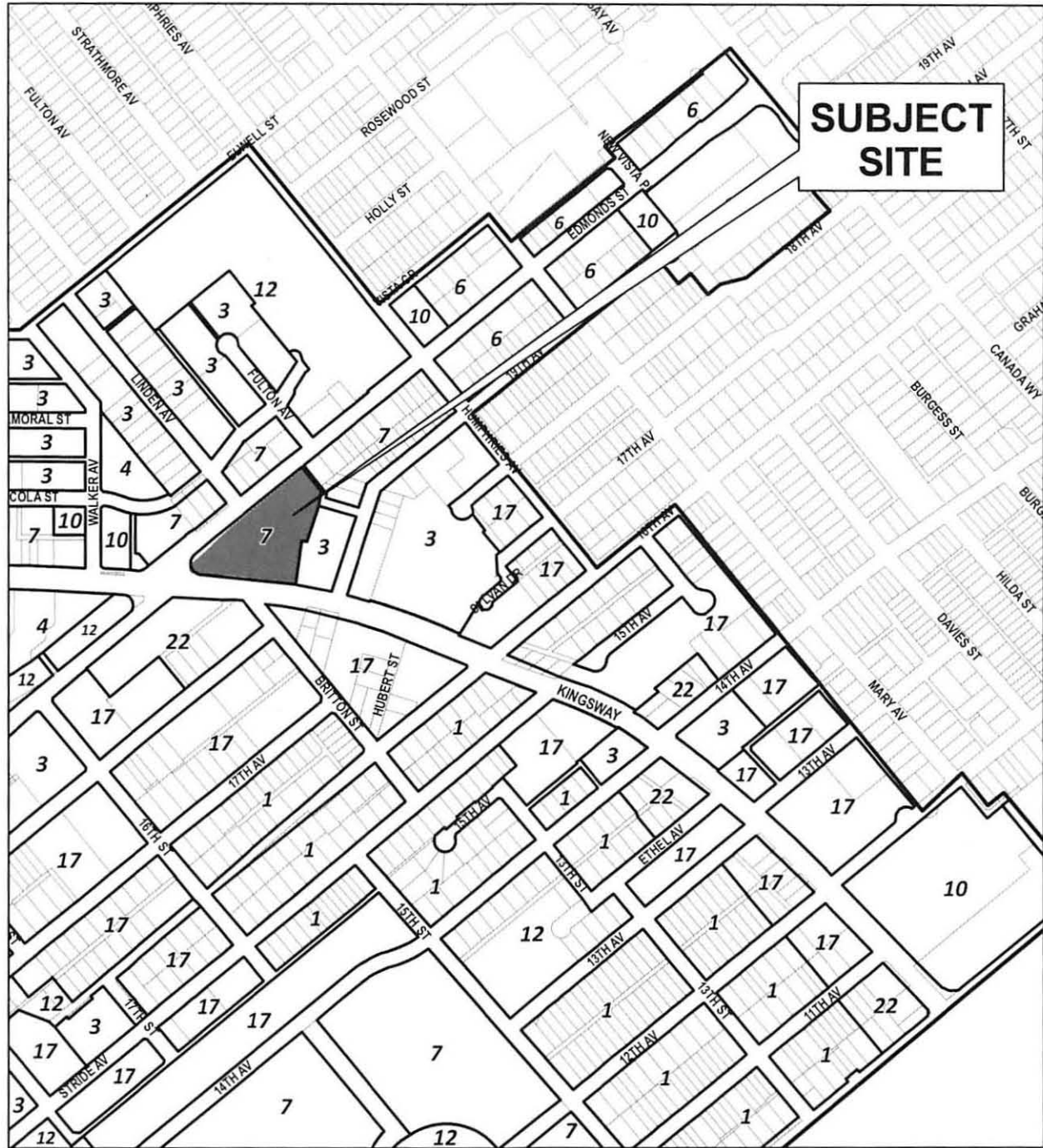

 Lou Pelletier, Director
 PLANNING AND BUILDING

KH:
Attachments

cc: Director Engineering
 Director Finance
 Director Parks, Recreation and Cultural Services
 City Clerk
 City Solicitor

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- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

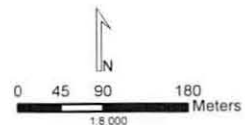
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite 5 -24- ct to Change





PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00007
ADDRESS: 3433 North Road

Meeting Date: 2016 August 18

DEVELOPMENT PROPOSAL:

Permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

- | | | |
|----|----------------------|--|
| 1. | Site Area: | 1.7 hectares (4.23 acres) |
| 2. | Existing Use: | Mixed use (multi-family residential and retail-commercial) |
| | Adjacent Use: | Lougheed Town Centre Shopping Mall, commercial and multi-family residential (low-rise) |
| | Proposed Use: | Mixed use (multi-family residential and retail-commercial) |

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	Existing Comm. 12,555.1m ² + Proposed Comm. 216.5m ² = Total Comm 12,771.6m ²	Existing Comm. 12,555.1m ² + Proposed Comm. 216.5m ² = Total Comm 12,771.6m ²
4. Site Coverage:	Existing 55% Proposed 56%	Existing 55% Proposed 56%
5. Building Height:	Commercial Podium - 2 Storeys	Commercial Podium - 2 Storeys
6. Vehicular Access from:	Cameron Street and North Road	Cameron Street and North Road
7. Parking Spaces:	402	402
8. Loading Spaces:	n/a	n/a
9. Communal Facilities:	n/a	n/a
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable

JD



Item
Meeting2016 July 25

COUNCIL REPORT

TO: CITY MANAGER 2016 July 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-07
Minor Addition to Existing Commercial Development
Lougheed Town Centre

ADDRESS: 3433 North Road

LEGAL: Air Space Parcel 2, DL 4, Group 1, NWD Air Space Plan BCP40820

FROM: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

TO: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Northgate Movator Enclosure" prepared by HDR|CEI Architecture Associates, Inc.)

APPLICANT: HDR|CEI Inc.
 500 – 1500 West Georgia Street
 Vancouver, BC V6G 2Z6
 (Attn: Ryan Pendleton)

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be 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 submission of an updated comprehensive sign plan.
 - c) The deposit of the applicable GVS & DD Sewerage Charge.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-07
 2016 July 20.....Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

2.0 BACKGROUND

- 2.1 The subject property is an air space parcel that was created in connection with Rezoning Reference #03-68, which permitted development of the Northgate Village mixed-use project that is located at the southwest corner of North Road and Cameron Street within the Council-adopted Lougheed Town Centre Plan (see Sketches #1 and 2 *attached*). The air space parcel encompasses the commercial component of the project – a two storey retail-commercial building with underground parking. A prominent entrance located mid-site provides pedestrian access from North Road to the underground parkade and to the second storey uses via a motor and escalator respectively, both of which are covered but not enclosed.

The commercial building has a gross floor area of 12,555.1 m² (135,142 sq.ft.) and includes a major food store, drug store, fitness centre, government liquor store, bank, restaurant, and health services. This commercial floor area is inclusive of a 715.4 m² (7,700 sq.ft.) expansion of commercial use that was permitted by an amendment rezoning in 2007 (Rezoning Reference #07-15).

To the west of the subject property are two apartment towers that form the residential component of the Northgate Village development. To the north across Cameron Street is a commercial strip mall that is proposed to be redeveloped into a high-density mixed-use development (Rezoning Reference #16-06). To the east across North Road in the City of Coquitlam are low-rise multiple family developments. Directly to the west and south is the Lougheed Town Centre Shopping Mall.

- 2.2 On 2016 April 04, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting an amendment to the approved comprehensive development zoning of the site in order to permit an additional 216.5 m² (2,330 sq.ft.) of commercial

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-07
 2016 July 20 Page 3

floor area that would be generated by enclosing the exterior movator and escalator entrance area off North Road. There are currently safety concerns during wet weather events when water is tracked from the street and sidewalk onto the movator and escalator surfaces. The applicant is proposing to enclose this entrance area and create a heated vestibule space to help reduce the amount of moisture. The addition will be in the form of a glass curtain wall that is architecturally integrated with the existing building. The vestibule space, while generating additional gross floor area, will not generate any additional leasable retail floor area; therefore additional commercial parking spaces are not proposed.

The proposed addition is considered supportable as it will reduce the amount of water that is being tracked onto the movator and escalator, thereby enhancing the safety and experience for patrons. The architectural elements of the addition, including the concrete base, glass curtain wall and horizontal metal panels are integrated with the character of the existing building to maintain a high-quality aesthetic.

- 3.2 All major site servicing has been provided through Rezoning Reference #03-68 and Subdivision Reference #04-66.
- 3.3 The submission of an updated comprehensive sign plan is required.
- 3.4 The GVS&DD Sewerage Charge of \$0.811 per sq.ft. of non-residential floor area is applicable to the additional proposed floor area.

4.0 DEVELOPMENT PROPOSAL

- 4.1 The subject property is an air space parcel that encompasses the commercial component of the Northgate Village development. The development statistics do not include data on the two residential towers that are a part of the mixed-use site, with the exception of overall site area and site coverage.

4.2 **Site Area:** - 1.71 hectares (4.23 acres)

4.3 **Site Coverage:**
 Existing Site Coverage: - 55%
 Proposed Site Coverage: - 56%

4.4 Gross Floor Area

Existing Commercial Gross Floor Area:	-	12,555.1 m ² (135,142 sq.ft.)
Proposed New Gross Floor Area:	-	216.5 m ² (2,330 sq.ft.)
Total Commercial Gross Floor Area:	-	12771.6 m ² (137,472 sq.ft.)

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-07
 2016 July 20.....Page 4

- | | | | |
|-----|--|---|-------------------------------------|
| 4.5 | Height (unchanged) | - | Commercial Podium: two storeys |
| 4.6 | Vehicle Parking (unchanged)
Commercial Space | - | 402 spaces, Required and Provided |
| 4.7 | Bicycle Parking (unchanged)
Commercial and Visitor | - | 101 in racks, Required and Provided |

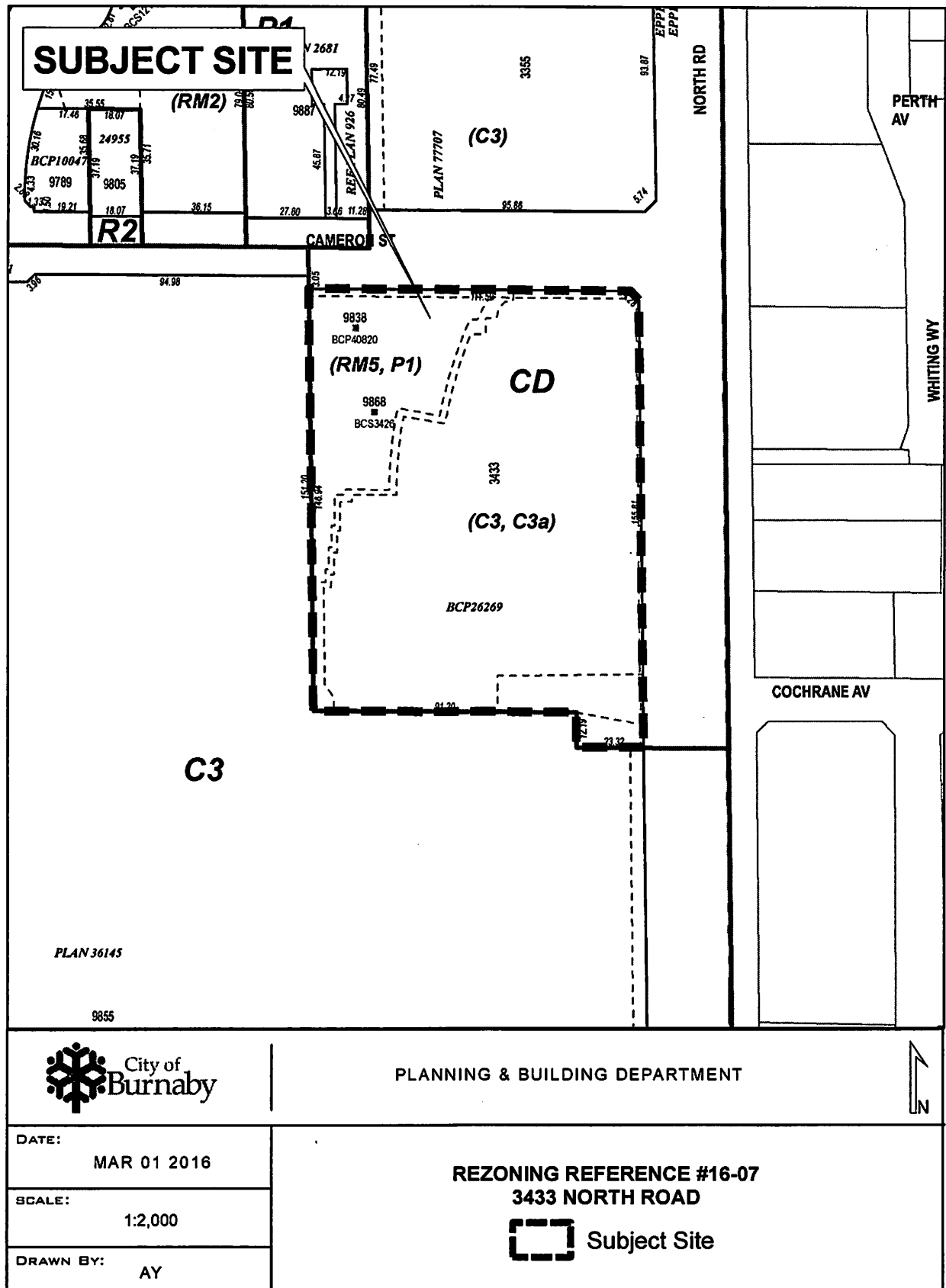

 Lou Pelletier, Director
 PLANNING AND BUILDING

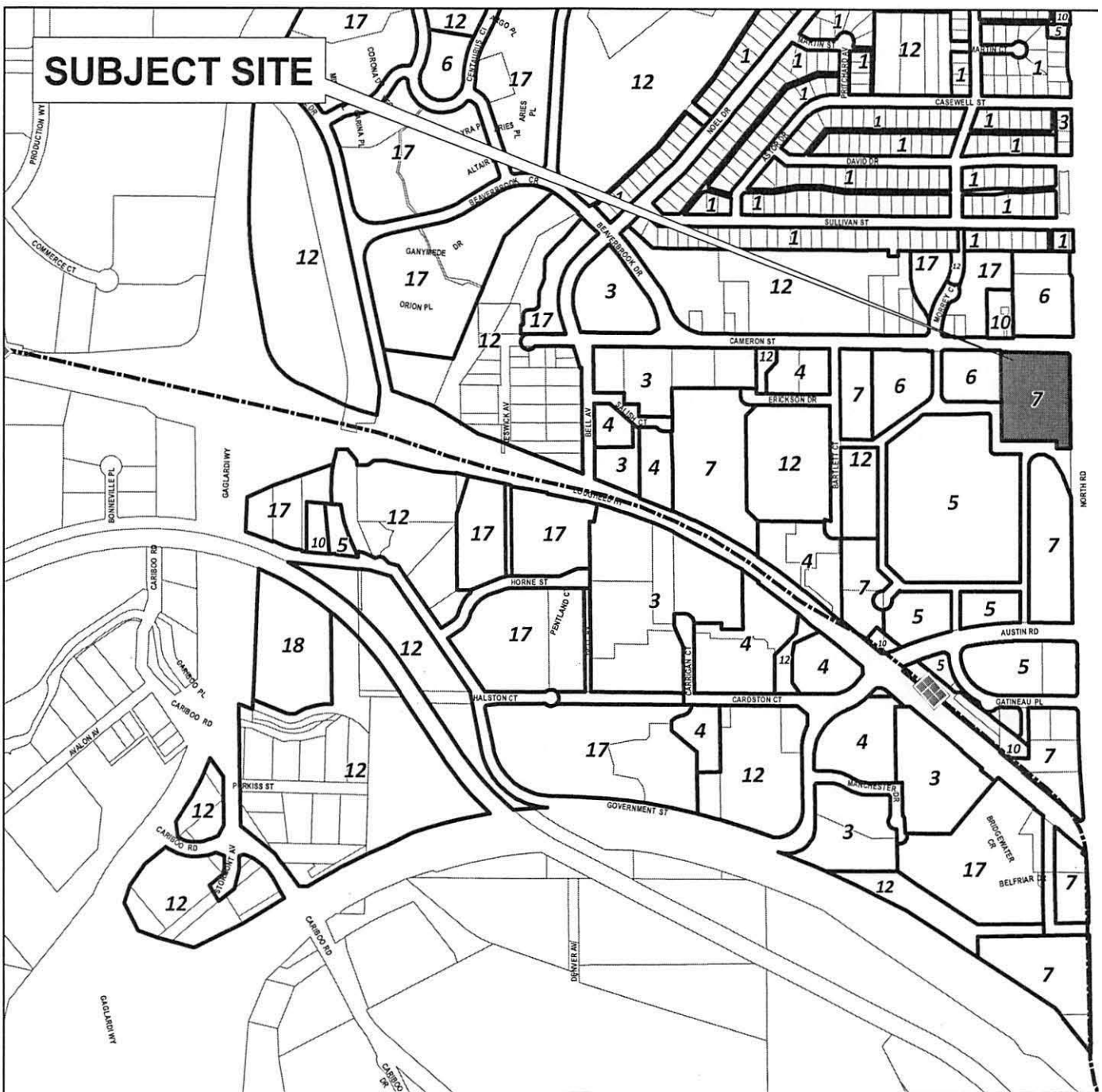
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

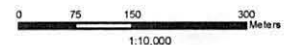
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SKYTRAIN LINE

- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00043
ADDRESS: 3650 Gilmore Way

Meeting Date: 2016 August 18

DEVELOPMENT PROPOSAL:

Permit general business and professional office uses in an existing three-storey high technology/office building.

- | | |
|-------------------------|---|
| 1. Site Area: | 8,283.92 m ² (89,134.98 ft ²) |
| 2. Existing Use: | High tech. office/research and development |
| Adjacent Use: | High tech. office/research and development |
| Proposed Use: | High tech. office/research and development, general business and professional office uses |

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	5,253.13 m ² (56,523.70 ft ²)	5,253.13 m ² (56,523.70 ft ²)
4. Site Coverage:	20.66%	20.66%
5. Building Height:	17.97 m (58.96 ft.)	17.97 m (58.96 ft.)
6. Vehicular Access from:	Gilmore Way	Gilmore Way
7. Parking Spaces:	115	137
8. Loading Spaces:	2	2
9. Communal Facilities:	n/a	n/a
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Note: N/A where not applicable

EL.

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Item
Meeting2016 July 25

COUNCIL REPORT

TO: CITY MANAGER 2016 July 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-43
Change of use to permit business and professional office uses

ADDRESS: 3650 Gilmore Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 2, D.L. 71, Group 1, NWD Plan LMP21978

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 3650 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.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-43
 2016 July 20..... Page 2

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, 3500 Gilmore Way, 3555 Gilmore Way, and 4225 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. 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 1999 January 11, Council granted Final Adoption to Rezoning Reference #69-96 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 5,253.13 m² (56,523.70 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 two research and development laboratories. 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 districts include the B1 Suburban Office District and the B2 Urban Office District, which

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-43
 2016 July 20..... Page 3

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 137 off-street parking spaces, which exceeds the number of parking spaces required for business and professional office use of the approximately 5,253.13 m² (56,523.70 ft²) gross floor area of the building.
- 4.4 The Director of Engineering will be required to provide an estimate for all services necessary to serve this site.
- 4.5 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 | <u>Site Area:</u> | - | 8,283.92 m ² (89,134.98 ft ²) | (as constructed) |
| 5.2 | <u>Site Coverage:</u> | - | 20.66% | (as constructed) |
| 5.3 | <u>Floor Area:</u> | - | 5,253.13 m ² (56,523.70 ft ²) | (as constructed) |
| 5.4 | <u>Height:</u> | - | 17.97 m (58.96 ft.) | (as constructed) |

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-43
 2016 July 20..... Page 4

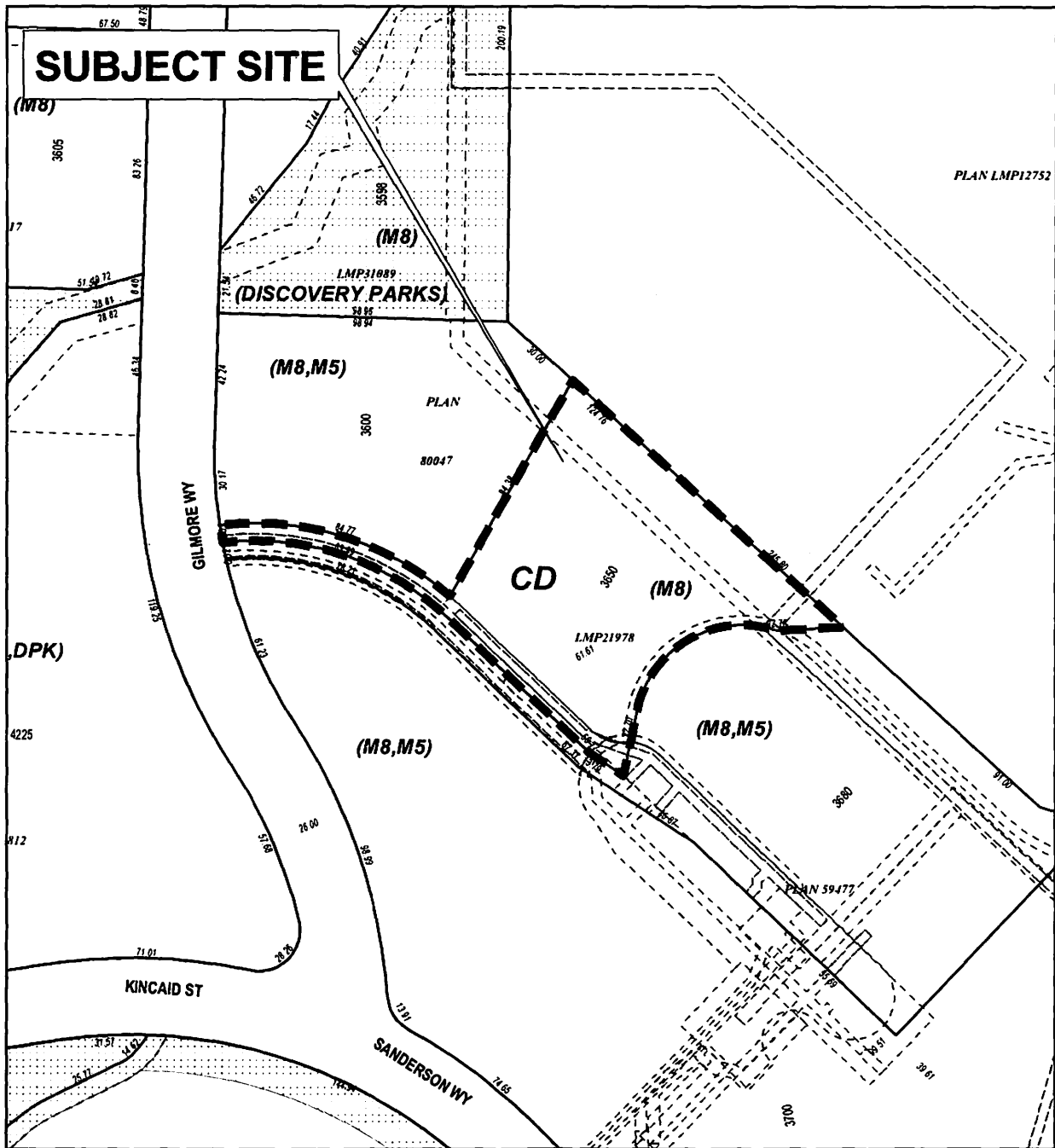
- 5.5 Parking: (as constructed)
- | | | | |
|------------------------------|---|------------|------------------|
| Required
(for office use) | - | 115 spaces | |
| Provided | - | 137 spaces | (as constructed) |
- 5.6 Loading: - 2 bays required/provided (as constructed)
- 5.7 Bicycle Parking: - 12 spaces required
 17 spaces provided


 Jean Pelletier, Director
 PLANNING AND BUILDING

JS:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE:
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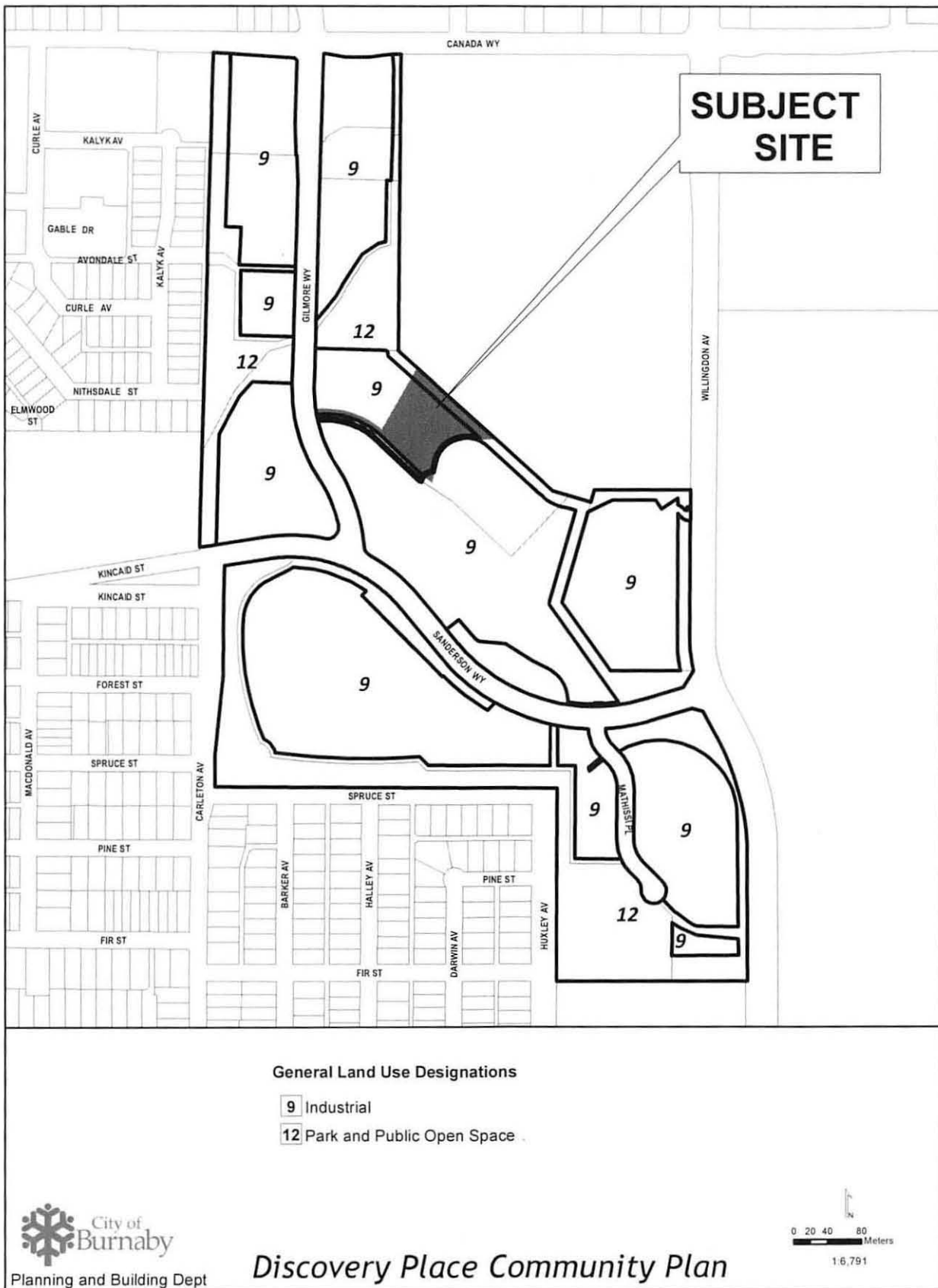
SCALE:
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DRAWN BY:
AY

REZONING REFERENCE #15-43
3650 GILMORE WAY

 Subject Site

Sketch #1





PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00042
ADDRESS: 3500 Gilmore Way

Meeting Date: 2016 August 18

DEVELOPMENT PROPOSAL:

Permit general business and professional office uses in an existing three-storey high technology/office building.

- | | | |
|----|----------------------|---|
| 1. | Site Area: | 10,198.82 m ² (109,739.30 ft ²) |
| 2. | Existing Use: | High tech. office/research and development |
| | Adjacent Use: | High tech. office/research and development |
| | Proposed Use: | High tech. office/research and development, general business and professional office uses |

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	5,221.35 m ² (56,181.70 ft ²)	5,221.35 m ² (56,181.70 ft ²)
4. Site Coverage:	16.27%	16.27%
5. Building Height:	16.88 m (55.38 ft.)	16.88 m (55.38 ft.)
6. Vehicular Access from:	Gilmore Way	Gilmore Way
7. Parking Spaces:	114	138
8. Loading Spaces:	2	2
9. Communal Facilities:	n/a	n/a
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable

P:\REZONING\FORMS\APC STAT SHEET



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.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-42
 2016 July 20..... Page 2

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

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-42
 2016 July 20..... Page 3

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.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-42
 2016 July 20..... Page 4

- 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

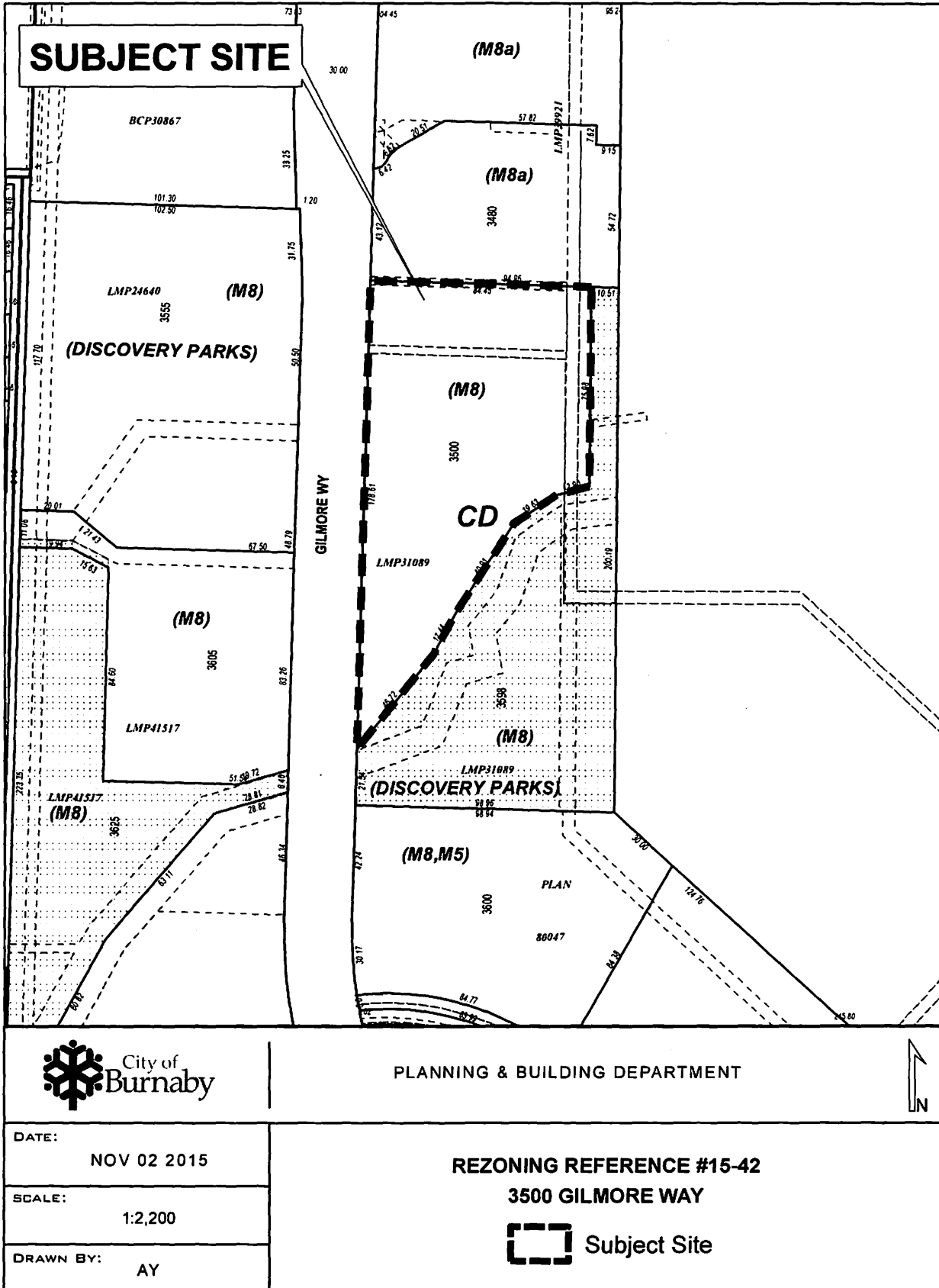
- | | | | | |
|-----|------------------------------|---|--|------------------|
| 5.1 | <u>Site Area:</u> | - | 10,198.82 m ² (109,739.30 ft ²) | (as constructed) |
| 5.2 | <u>Site Coverage:</u> | - | 16.27% | (as constructed) |
| 5.3 | <u>Floor Area:</u> | - | 5,221.35 m ² (56,181.70 ft ²) | (as constructed)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


 Lou Pelletier, Director
 PLANNING AND BUILDING

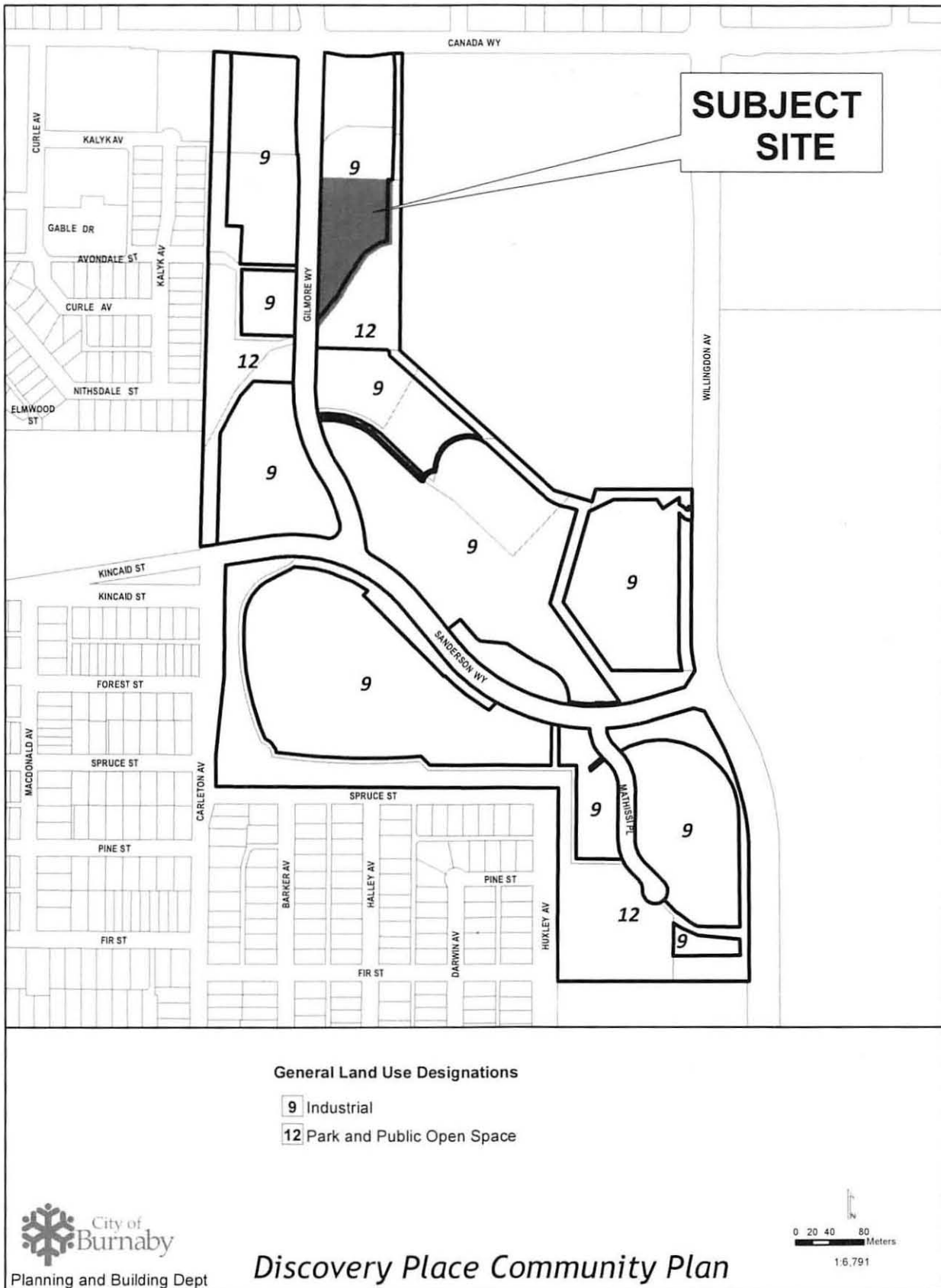
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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Sketch #1





PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00005
ADDRESS: 8125 North Fraser Way

Meeting Date: 2016 August 18

DEVELOPMENT PROPOSAL:

Permit the expansion of the existing light industrial facility's warehouse area in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

1. **Site Area:** 8,287.8 m² (89,209 sq. ft.)
2. **Existing Use:** Office/light industrial
- Adjacent Use:** Office/light industrial, vacant lot
- Proposed Use:** Office/light industrial

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	4,725.51 m ² (50,865 sq. ft.)	4,725.51 m ² (50,865 sq. ft.)
4. Site Coverage:	53%	53%
5. Building Height:	Existing Building & Proposed Addition 9.14 m (30 ft.)	Existing Building & Proposed Addition 9.14 m (30 ft.)
6. Vehicular Access from:	North Fraser Way	North Fraser Way
7. Parking Spaces:	35 Spaces	40 Spaces
8. Loading Spaces:	3 Spaces	3 Spaces
9. Communal Facilities:	N/A	N/A
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable



Item
Meeting2016 July 25

COUNCIL REPORT

TO: CITY MANAGER 2016 July 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-05
Expansion to Existing Light Industrial Development
Big Bend Development Plan

ADDRESS: 8125 North Fraser Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 4, DL 167, Group 1, NWD Plan BCP15933

FROM: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Burnaby Business Park Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "8125 North Fraser Way Rezoning Application" prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Christopher Bozyk Architects Ltd.
 414 – 611 Alexander Street
 Vancouver, BC V6A 1E1
 (Attention: Ernst Loots)

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 deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all 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.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 16-05
 2016 July 20 Page 2

- 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 review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of the existing light industrial facility's warehouse area in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

2.0 BACKGROUND

- 2.1 The subject property is located on the south side of North Fraser Way, west of Wiggins Street, within the Burnaby Business Park component of the Big Bend Development Plan.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 16-05
 2016 July 20 Page 3

The proposed site is rectangular in shape with an area of approximately 8,287.8 m² (89,209 sq. ft.), and is currently improved with a two-storey office and light-industrial building, developed in 2006 under Rezoning Reference #04-71.

To the north and west are newer office/industrial buildings developed in-line with the Burnaby Business Park Concept Plan. Directly to the east is a vacant lot that is the subject of Rezoning Reference #14-48 for the development of an office and light industrial development in-line with the Burnaby Business Park Concept Plan. To the south are office/industrial buildings developed in line with the Glenwood Industrial Estates Concept Plan.

- 2.2 As noted, the subject property was developed under Rezoning Reference #04-71, which received Final Adoption on 2006 March 06. An office/light industrial building of 3,926.55 m² (42,265 sq. ft.) was constructed on the subject site. The applicant is now proposing an addition to the existing warehouse and office facilities by 798.97 m² (8,600 sq. ft.). The total floor area of the office and light industrial building, inclusive of the proposed addition, would be 4,725.5 m² (50,865 sq. ft.).
- 2.3 On 2016 March 30, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting a rezoning to the Amended CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Plan as guidelines) in order to permit the construction of a 798.97 m² (8,600 sq. ft.) warehouse and office addition for First Choice Foods, an importer, wholesaler and distributor of food products. As a result of the proposed addition, the total maximum permitted floor area for the site would be 4,725.51 m² (50,865 sq. ft.). Sufficient parking is provided on the site in order to allow for the flexibility of various light industrial uses in the future. Vehicular access to the site will remain from North Fraser Way.
- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #02-44, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve the site including, but not limited to the construction of new curb and gutter, and separated sidewalk provisions on the south side of North Fraser Way adjacent to the property at 8155 North Fraser Way, to replace an interim driveway in exchange for a reciprocal access driveway on the subject site.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 16-05
 2016 July 20..... Page 4

- 3.3 In order to improve circulation and access onto North Fraser Way, an easement is to be registered on the driveway and drive aisle in the northeast corner of the subject property in favour of 8155 North Fraser Way to the east. The registration of the easement will provide for future reciprocal access for the subject property and the property to the east. The applicant will be responsible for providing a new drive aisle connection on the subject site to the eastern property line in order to connect with the adjacent property's drive aisle.
- 3.4 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.5 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee the provision of stormwater drainage and landscape features will be required.
- 3.6 A Site Profile and resolution of any arising requirements will be required.
- 3.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants for the site are to be provided, including, but not necessarily limited to:
 - Easement for vehicular access in favour of 8155 North Fraser Way;
 - Section 219 Covenant to ensure the future installation and ongoing use and maintenance of the accepted conceptual stormwater management plan;
 - Section 219 Covenant to ensure compliance with the approved geotechnical report; and,
 - Section 219 Covenant to ensure compliance with City flood proofing requirements.
- 3.8 There are no trees within the area proposed for the development expansion; therefore, a tree survey will not be required.
- 3.9 The provision of an adequately sized and sited garbage handling and recycling material holding space will be required, to the approval of the Director Engineering.
- 3.10 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq. ft.) of gross floor area will apply to this rezoning.
- 3.11 A geotechnical review of the subject site's soil stability, prepared by a professional engineer, and registration of a Section 219 Covenant regarding the findings of the approved report will be required. The approved report must note that the land may be used safely for the use intended if the land is used in accordance with the conditions specified in the report.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 16-05
 2016 July 20 Page 5

4.0 DEVELOPMENT PROPOSAL

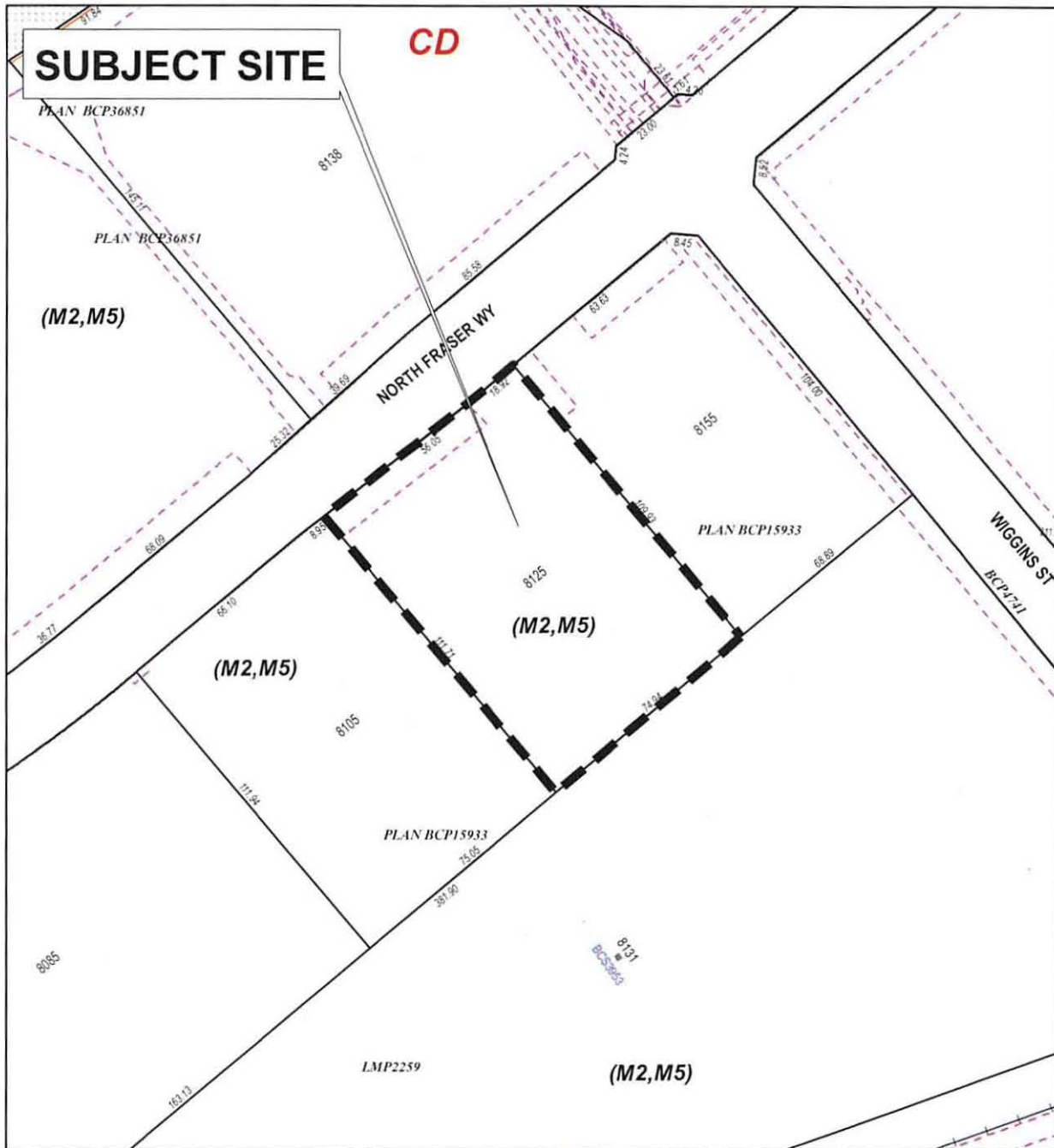
4.1	Site Area:	-	8,287.8 m ² (89,209 sq. ft.)	
4.2	Site Coverage:	-	53%	
4.3	Gross Floor Area (GFA):			
	Existing Office/Administration GFA Constructed:	-	535.59 m ²	(5,765 sq. ft.)
	Proposed Addition Office GFA:	-	55.74 m ²	(600 sq. ft.)
	Existing Warehousing GFA Constructed:	-	3,390.96 m ²	(36,500 sq. ft.)
	Proposed Addition Warehousing GFA:	-	743.22 m ²	(8,000 sq. ft.)
	Total Existing GFA Constructed:	-	3,926.55 m ²	(42,265 sq. ft.)
	Total Proposed Addition GFA:	-	798.97 m ²	(8,600 sq. ft.)
	TOTAL GFA:	-	4,725.51 m²	(50,865 sq. ft.)
4.4	Floor Area Ratio:	-	0.57 FAR	
4.5	<u>Building Height:</u>			
	Existing Building and Proposed Addition	-	9.14 m (30 ft.)	
4.6	Off-Street Parking:		<u>Required</u>	<u>Provided</u>
	591.3 m ² Office @ 1/46 m ²	-	13 spaces	13 spaces
	4,134.2 m ² Warehousing @ 1/186 m ²	-	22 spaces	27 spaces
	Total Parking:	-	35 spaces	40 spaces
4.7	Loading Bays Required and Provided:	-	03 spaces	
4.8	Bicycle Provisions Required and Provided:	-	04 spaces	


 Lou Pelletier, Director
 PLANNING AND BUILDING

GT:spf
 Attachments

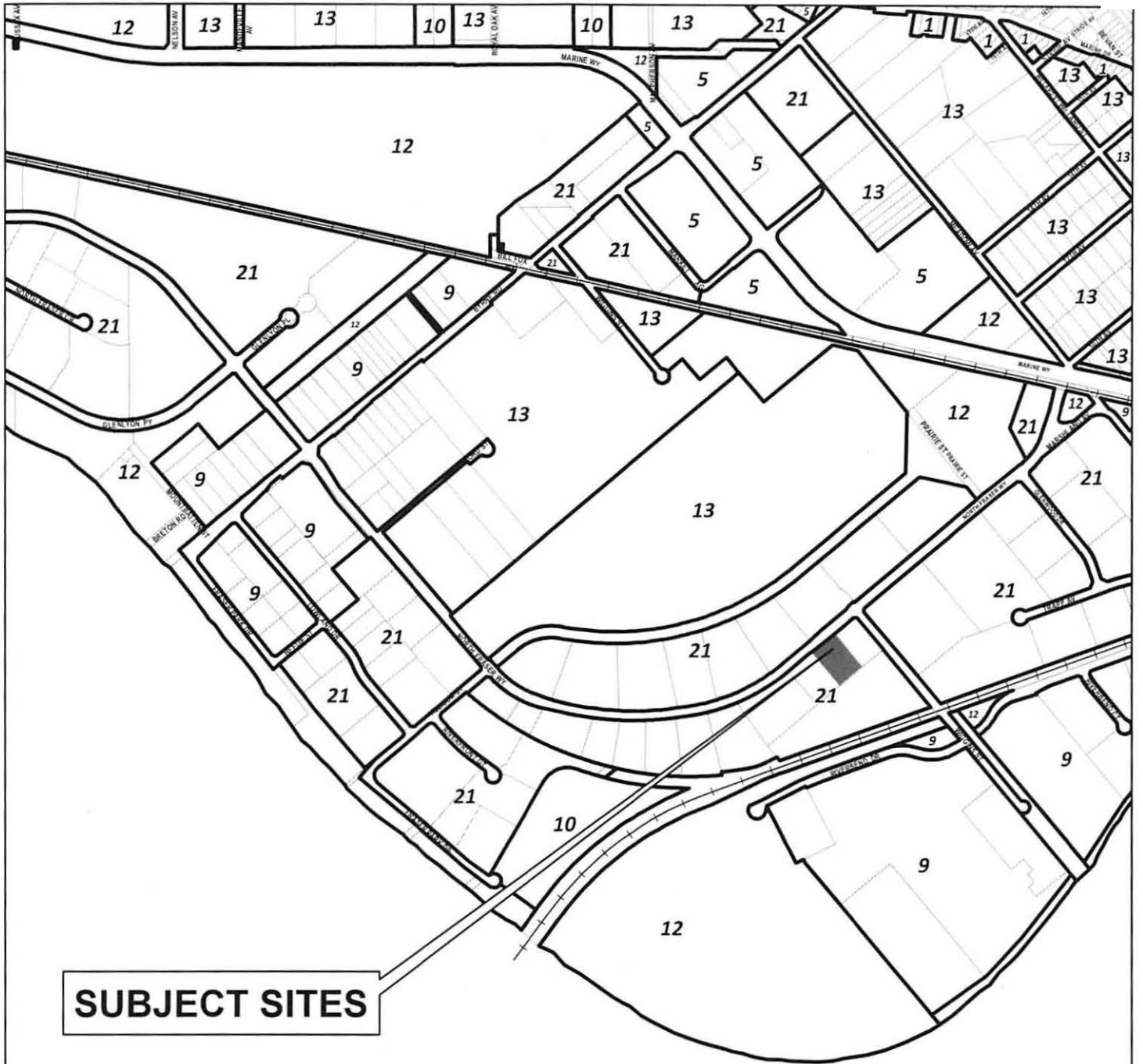
cc: Director Engineering
 City Solicitor
 City Clerk

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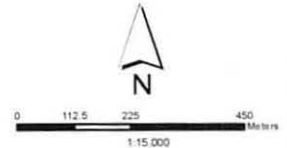
		PLANNING & BUILDING DEPARTMENT		
DATE: JUL 07 2016		REZONING REFERENCE #16-05 8125 NORTH FRASER WAY  Subject Site		
SCALE: 1:2,000				
DRAWN BY: AY				

Sketch #1



- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan