
TO: CITY MANAGER 2015 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-33
Multi-Tenant Light Industrial Development
Big Bend Development Plan

ADDRESS: 5108 North Fraser Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 3, D.L. 165, Group 1, NWD Plan BCP47738

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled "Multi-Tenant Industrial Development" by Interface Architecture)

APPLICANT: Rockwell Pacific Properties Inc.
207 – 4288 Lozells Avenue
Burnaby, BC V5A 0C7
(Attn: Harley Smith)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 September 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 September 14 and to a Public Hearing on 2015 September 29 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

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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.

- 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 submission of a detailed comprehensive sign plan.
- 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 construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

2.0 BACKGROUND

- 2.1 The subject site is located within the Glenlyon Business Park on the south side of North Fraser Way within the Big Bend Development Plan Area (see *attached* Sketches #1 and #2). The subject site is currently vacant and is irregular in shape with an area of approximately 1.31 hectares (3.24 acres). To the south and west are a number of high-quality office developments and light-industrial developments, all of which were developed in line with the Glenlyon Concept Plan. Directly to the east and north, across North Fraser Way, are undeveloped sites which are designated for future office and light industrial development in the Glenlyon Concept Plan.
- 2.2 On 2014 September 29, Council received the report of the Planning and Building Department concerning the rezoning of the subject site 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 submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a multi-tenant light industrial building with an office component. Vehicular access is provided from North Fraser Way. The proposal meets the development guidelines established under the Glenlyon Concept Plan.
- 3.2 Primary servicing for the subject site has been provided for through Subdivision Reference #02-10. North Fraser Way has already been constructed to a 14 metre standard fronting the development site. The Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to: the provision of a bus shelter on North Fraser Way and a mid-block pedestrian crossing complete with overhead signage and lighting.
- 3.3 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.
- 3.4 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Director Engineering for Subdivision Reference #39/97. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance are in accordance with the accepted stormwater management plan.

- 3.5 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97). As significant time has lapsed since the original environmental assessment, the submission of a Site Profile and resolution of any arising requirements is required.
- 3.6 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.7 Given the area's context within the Glenlyon Concept Plan and the small bay, multi-tenant nature of the proposed development, a Section 219 Covenant restricting uses to office, light manufacturing, warehousing, and film production will be required.
- 3.8 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: - 1.31 hectares (3.24 acres)
- 4.2 Site Coverage: - 28%
- 4.3 Floor Area:
- | | | | |
|--------------|---|------------------------|-----------------|
| Office Space | - | 3,252.0 m ² | (35,004 sq.ft.) |
| Warehousing | - | 2,589.0 m ² | (27,868 sq.ft.) |
| Total G.F.A. | - | 5,841.0 m ² | (62,872 sq.ft.) |
- 4.4 Floor Area Ratio: - 0.45 FAR
- 4.5 Building Height: - 2 storeys
- 4.6 Parking Required and Provided:
- | | | |
|---|---|------------|
| 35,004 sq.ft. office @ 3/1000 sq.ft. | - | 105 spaces |
| 27,868 sq.ft warehousing @ 1/1000 sq. ft. | - | 28 spaces |
| Total Parking Required: | - | 133 spaces |
| Total Parking Provided: | - | 136 spaces |

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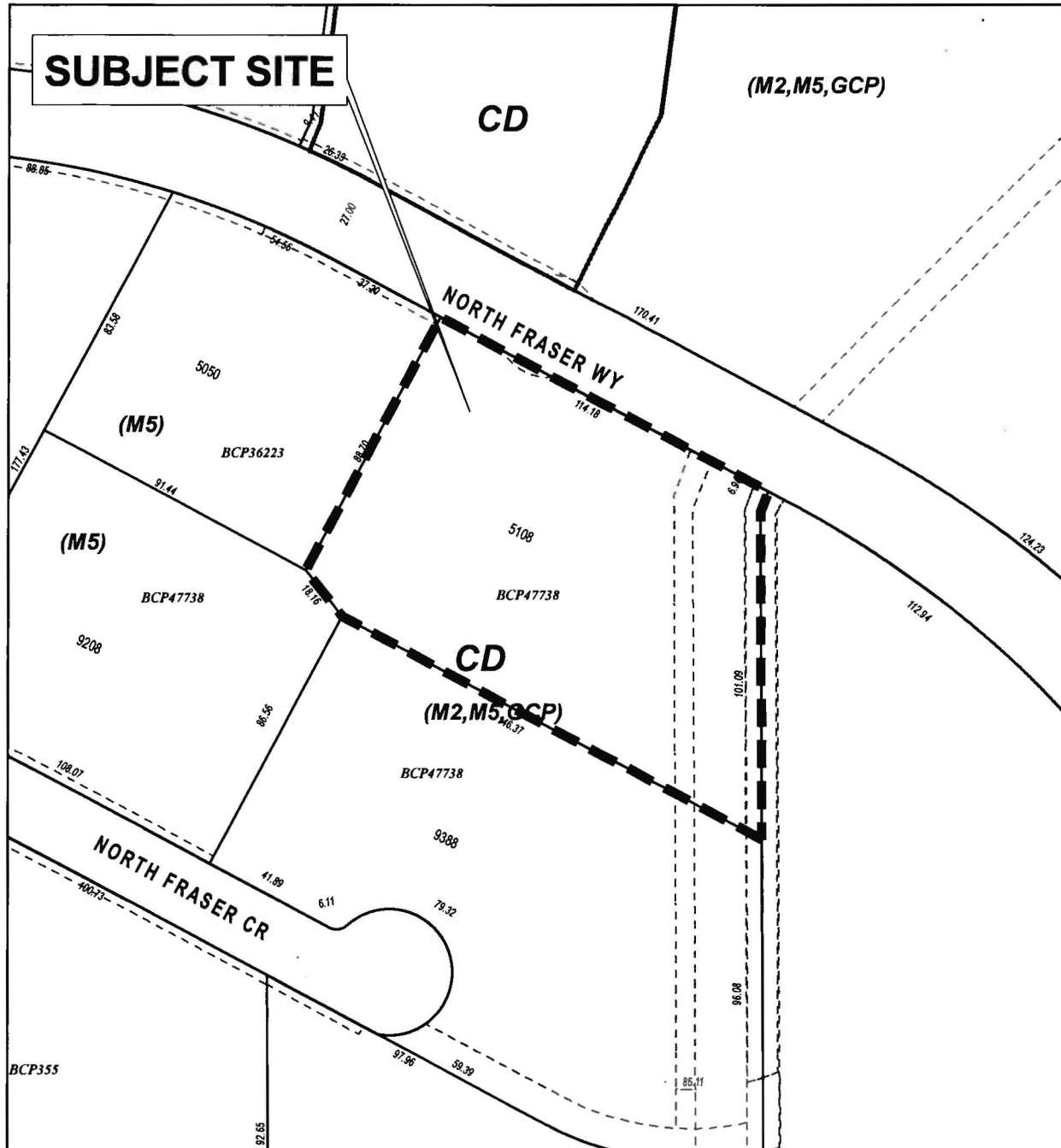
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|-----|---|---|-----------------------------------|
| 4.7 | Loading Bays Required | - | 3 spaces |
| | Loading Bays Provided: | - | 5 spaces |
| 4.8 | Bicycle Provisions Required and Provided: | - | 15 spaces (bike rack and lockers) |


Lou Pelletier, Director
PLANNING AND BUILDING

DR:tn:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE:

AUG 11 2015

SCALE:

1:2,000

DRAWN BY:

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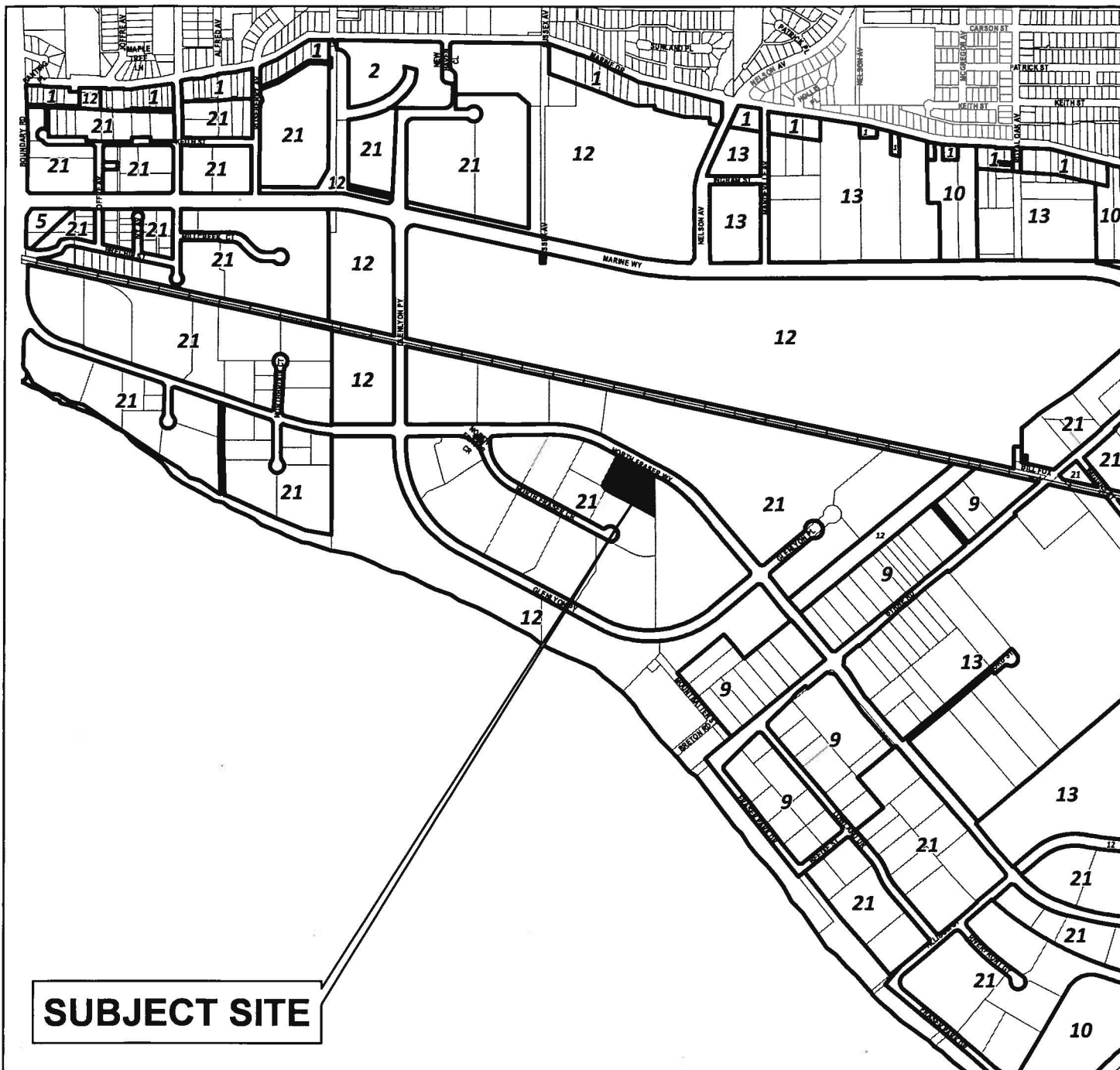
REZONING REFERENCE #14-33

5108 NORTH FRASER WAY



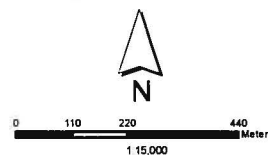
Subject Site

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