



Item
Meeting 2016 February 22

COUNCIL REPORT

TO: CITY MANAGER 2016 February 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-31
Riverbend Business Park: Phase 1
Big Bend Development Plan Area

ADDRESS: Portion of 8255/8360 Wiggins Street and 5279 Riverbend Drive (see *attached* Sketches #1 and #2)

LEGAL: Portion of Lot 48 Except: Firstly: Parcel "A" (Bylaw Plan 70015); Secondly: Part Subdivided by Plan 72187; DL 167, Group 1, NWD Plan 48061; Portion of Lot 49, DL 167, Group 1, NWD Plan 48061; Lot 1, DL 167, Group 1, NWD Plan 18016

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District, C2 Community Commercial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park" prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Christopher Bozyk Architects Ltd.
414 - 611 Alexander Street
Vancouver, B.C. V6A 1E1
(Attention: Chris Bozyk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 March 29.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 March 07, and to a Public Hearing on 2016 March 29 at 7:00 p.m.

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3. **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.
- c. The consolidation/subdivision of the net project site into 4 lots.
- d. The dedication of any rights-of-way deemed requisite.
- e. The granting of any necessary easements, covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
 - Section 219 Covenant for the retention of identifying existing trees within the riparian setback areas;
 - Section 219 Covenant and Statutory Right-of-Way for the protection and ongoing maintenance of the Fraser River Foreshore streamside protection and enhancement areas (SPEA);
 - Section 219 Covenant respecting floodproofing requirements;
 - Section 219 Covenant respecting the submitted geotechnical report;
 - Statutory Rights-of-Way guaranteeing vehicular, pedestrian and cycling access across private driveways;
 - Statutory Rights-of-Way guaranteeing pedestrian and cycling access across on-site pathways;
 - Easement guaranteeing reciprocal access for vehicles across property lines
 - Section 219 Covenant restricting uses to those permitted within the Conceptual Development Plan;
 - Section 219 Covenant (no build) on future phases until a certificate of compliance has been achieved on the current phase;
 - Section 219 Covenant ensuring Leadership in Energy and Environmental Design (LEED) certification; and,
 - Section 219 Covenant restricting uses on the portion of the site for a restaurant use only for a period of three years.
- f. 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.

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- g. The deposit of the applicable GVS & DD Sewerage Charge.
- h. The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- i. The submission of a detailed comprehensive sign plan in accordance with the guidelines of the Master Plan.
- j. The submission of a Site Profile and resolution of any arising requirements
- k. Completion of the Highway Closure Bylaw

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of the first phase of the Riverbend Business Park Conceptual Development Plan (Reference #12-18).

2.0 BACKGROUND

2.1 On 2014 June 23, Council granted Second Reading to the rezoning amendment bylaw for the Riverbend Conceptual Development Plan (Rezoning Reference #12-18), which establishes a Conceptual Master Plan framework, as well as development and design guidelines for the redevelopment of the site for industrial, office and warehousing uses. The proposal for the subject site is consistent with the guidelines established under the Conceptual Development Plan.

2.2 The subject application is for the first phase of development under the Riverbend Conceptual Development Plan, which details the transition of the subject site from its former heavy industrial uses, including the Norampac Paper Plant, to a higher-amenity industrial business park.

On 2014 September 29, Council received a report from the Planning and Building Department regarding a rezoning for a detailed first phase of the development for the subject site, and authorized the Department to work with the applicant toward 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 had originally proposed the first phase to be two buildings on a site that would be 6.32 hectares (15.63 acres) in size but is now pursuing a first phase of development that involves three buildings on a site that has an area of 15.83 hectares (39.12 acres). This amended scope for the first phase of development remains consistent with the Master Plan concept and is therefore considered supportable.

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It is noted that the subject application will not be permitted to advance to Final Adoption until such time that Master Plan Rezoning (Rezoning Reference #12-18) has achieved Final Adoption.

- 2.3 In keeping with the Master Plan concept for the site, the developer is proposing three high quality architecturally designed buildings, with significant articulation and architectural expression within the first phase. The developer intends to retain ownership over the business park and as such they have developed a broad range of uses on the site including: offices, warehousing, laboratories, and light manufacturing.

To compliment the engaging architectural expression on the site, a high-amenity public realm is also proposed. The focal point of the site will be a fully restored 30 metre riparian area along the edge of the Fraser River. The required dyke for the Fraser River will be composed predominantly of buried riprap which will allow a full range of riparian planting at grade. Running through the riparian area will be an accessible crushed granite fines trail. To compliment the riparian area, an architecturally designed pier will provide a viewpoint over the Fraser River, and provide a touchstone of site's former water dependent industrial uses.

Further amenities are provided on site with extensive landscaping throughout, to reflect the sites' riverfront location. It is noted that a restaurant space with a riverfront patio is proposed in order to both provide a gathering space for the employees of the business park and to create activity in the park on evenings and weekends for the general public.

The development plan submitted is considered appropriate for advancement to Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The subject application represents the first phase of the development of the Riverbend Conceptual Development Plan, located southwest of Riverbend Drive and Wiggins Street in the Big Bend Development Plan.

The Riverbend Conceptual Development Plan (Rezoning Reference #12-18) and associated subdivision (Subdivision #14-26) indicates dividing the currently titled parcels into four resultant lots with a newly dedicated road providing primary access, and a reconfiguration of Riverbend Drive. The applicant is proposing to develop three buildings on three of the proposed lots in the Master Plan.

- 3.2 The Director Engineering will be requested to provide an estimate for any further services to serve this site in accordance with the Master Servicing Plan to be completed under Rezoning Reference #12-18 and Subdivision #14-26. Servicing requirements to be included within this phase will consist of:

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- the construction of Riverbend Drive to its final standard fronting the development site, complete with separated sidewalks, street trees and grassed boulevard on the south side and street trees and an urban trail on the north side;
- the dedication and construction of a new industrial standard road to a 14 metre pavement with 1.8 metre grass and treed boulevards and 2.7 metre sidewalks; and,
- the construction of a new dyke along the Fraser River, fronting the development site.

- 3.3 In accordance with the Riverbend Conceptual Development Plan, the developer is required to realign Riverbend Drive fronting the subject site. The realignment will be accomplished as a part of this phase and will require a land exchange of 0.365 hectares from the current Riverbend Drive Road allowance for 0.292 hectares of the property at 5279 Riverbend Drive. A road closure bylaw will be required in this regard. In addition, the construction of a newly dedicated road (Fraser Reach Court) is a requirement of the master plan and of the subject rezoning. The new road has an area of 0.638 hectares. As the area of required dedications exceeds the amount of road closure, the developer is not required to purchase the road closure area.
- 3.4 As noted above, a 2,217sq.ft. (or greater) restaurant space is planned as an on-site amenity. The applicant has expressed concern with the potential viability of a restaurant use in this location. In order to facilitate this use, the C2 District must be added as an underlying district (for the restaurant use only). To ensure that the space is made available for the proposed restaurant use, a separate covenant is to be registered to ensure that the space may only be used for the restaurant use for the first three years following occupancy permit. After the three years, if a viable restaurant use has not been established, and evidence is presented that every reasonable effort has been made to secure a tenant, the space would then only become available for alternate Light Industrial uses, in accordance with the remainder of the site.
- 3.5 Given the site's proximity to the Fraser River a 30-metre streamside protection and enhancement area (SPEA) is applicable to the site, and will require the registration of a Section 219 Covenant to ensure its protection and restoration with native planting, the removal/control of invasive species and the ongoing maintenance of the enhanced SPEA that lies within the subject property being the responsibility of the future owners.
- 3.6 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.

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- 3.7 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the Stormwater Management Plan to be approved by the Director Engineering under Subdivision Reference #14-26. A Section 219 Covenant will be registered to ensure the installation and ongoing use and maintenance in accordance with the accepted stormwater management plan.
- 3.8 The site has extensive environmental benefits as required by the Master Plan. Environmental features to be pursue include: the remediation of a former landfill site, efficient lighting design, reductions in potable water usage, careful diversion of construction waste, and a selection of materials that maximizes recycle and regional content. The developer has indicated that they will voluntarily pursue LEED Certification for the building. A Section 219 Covenant will be required in this regard.
- 3.9 A detailed environmental assessment is being undertaken as part of the master rezoning (Rezoning Reference #12-18) and master subdivision (Subdivision Reference #05-52). A certificate of compliance will be required. In addition, a Section 219 Covenant (no build) will be registered restricting development on all other future phases until a Certificate of Compliance has been achieved on the first phase.
- 3.10 The Environmental Services Division has indicated that the applicant will be required to submit a detailed engineered sediment control plan.
- 3.11 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 Lot #1

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|-------|-------------------|---|--|
| 4.1.1 | Site Area: | - | 5.36 hectares (13.25 acres) |
| 4.1.2 | Site Coverage: | - | 27% |
| 4.1.3 | Floor Area: | - | 17,383.1 m ² (187,110 sq.ft.) |
| | Office Space | - | 4,345.8 m ² (46,778 sq.ft.) |
| | Manufacturing | - | 2,607.4 m ² (28,066 sq.ft.) |
| | Warehousing | - | 10,429.9 m ² (112,266 sq.ft.) |
| | Total GFA | - | 17,383.1 m ² (187,110 sq.ft.) |
| 4.1.4 | Floor Area Ratio: | - | 0.36 FAR |
| 4.1.5 | Building Height: | - | 2 storeys |

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4.1.6 Parking Required and Provided:

46,778 sq.ft office @ 1/495 sq.ft.	-	95 spaces
28,066 sq.ft manufacturing @ 1/1001 sq.ft.	-	28 spaces
112,266 sq.ft warehousing @ 1/2002 sq.ft.	-	57 spaces
Total Parking Required	-	180 spaces
Total Parking Provided	-	224 spaces

4.1.7 Loading Bays Required	-	6 spaces
Loading Bays Provided:	-	32 spaces

4.1.8 Bicycle Provisions Required and Provided:	-	25 spaces (bike rack/bike lockers) end of trip facilities
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4.2 Lot #2

4.2.1 Site Area:	-	4.71 hectares (11.63 acres)
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4.2.2 Site Coverage:	-	24%
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4.2.3 Floor Area:	-	14,042.4 m ² (151,151 sq.ft.)
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Office Space	-	3,510.7 m ² (37,788 sq.ft.)
Manufacturing	-	2,106.3 m ² (22,672 sq.ft.)
Warehousing	-	8,425.4 m ² (90,691 sq.ft.)
Total GFA	-	14,042.4 m ² (151,151 sq.ft.)

4.2.4 Floor Area Ratio:	-	0.30 FAR
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4.2.5 Building Height:	-	2 storeys
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4.2.6 Parking Required and Provided:

37,778 sq.ft. office @ 1/495 sq.ft.	-	77 spaces
22,672 sq.ft manufacturing @ 1/1001 sq.ft.	-	23 spaces
90,691 sq.ft warehousing @ 1/2002 sq.ft.	-	46 spaces
Total Parking Required	-	146 spaces
Total Parking Provided	-	172 spaces

4.2.7 Loading Bays Required	-	6 spaces
Loading Bays Provided:	-	23 spaces

4.2.8 Bicycle Provisions Required and Provided:	-	25 spaces (bike rack/bike lockers) end of trip facilities
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4.3 Lot #3

4.3.1	Site Area:	-	5.76 hectares (14.24 acres)
4.3.2	Site Coverage:	-	34%
4.3.3	Floor Area:	-	24,236.7 m ² (260,882 sq.ft.)
	Office Space	-	3,393.2 m ² (36,524 sq.ft.)
	Manufacturing	-	3,393.2 m ² (36,524 sq.ft.)
	Warehousing	-	17,244.3 m ² (185,617 sq.ft.)
	Restaurant	-	206.0 m ² (2,217 sq.ft.)
			(or greater within the overall permitted GFA)
	Total GFA	-	24,236.7 m ² (260,882 sq.ft.)
4.3.4	Floor Area Ratio:	-	0.424 FAR
4.3.5	Building Height:	-	2 storeys
4.3.6	Parking Required and Provided:		
	36,524 sq.ft office @ 1/495 sq.ft.	-	79 spaces
	36,524 sq.ft manufacturing @ 1/1001 sq.ft.	-	39 spaces
	185,617 sq.ft warehousing @ 1/2002 sq.ft.	-	90 spaces
	2,217 sq.ft. of restaurant @ 1/495 sq.ft	-	5 spaces (or greater if restaurant space exceeds 50 seats)
	Total Parking Required and provided	-	209 spaces
4.3.7	Loading Bays Required	-	8 spaces
	Loading Bays Provided:	-	39 spaces
4.3.8	Bicycle Provisions Required and Provided:	-	25 spaces (bike rack/bike lockers) end of trip facilities

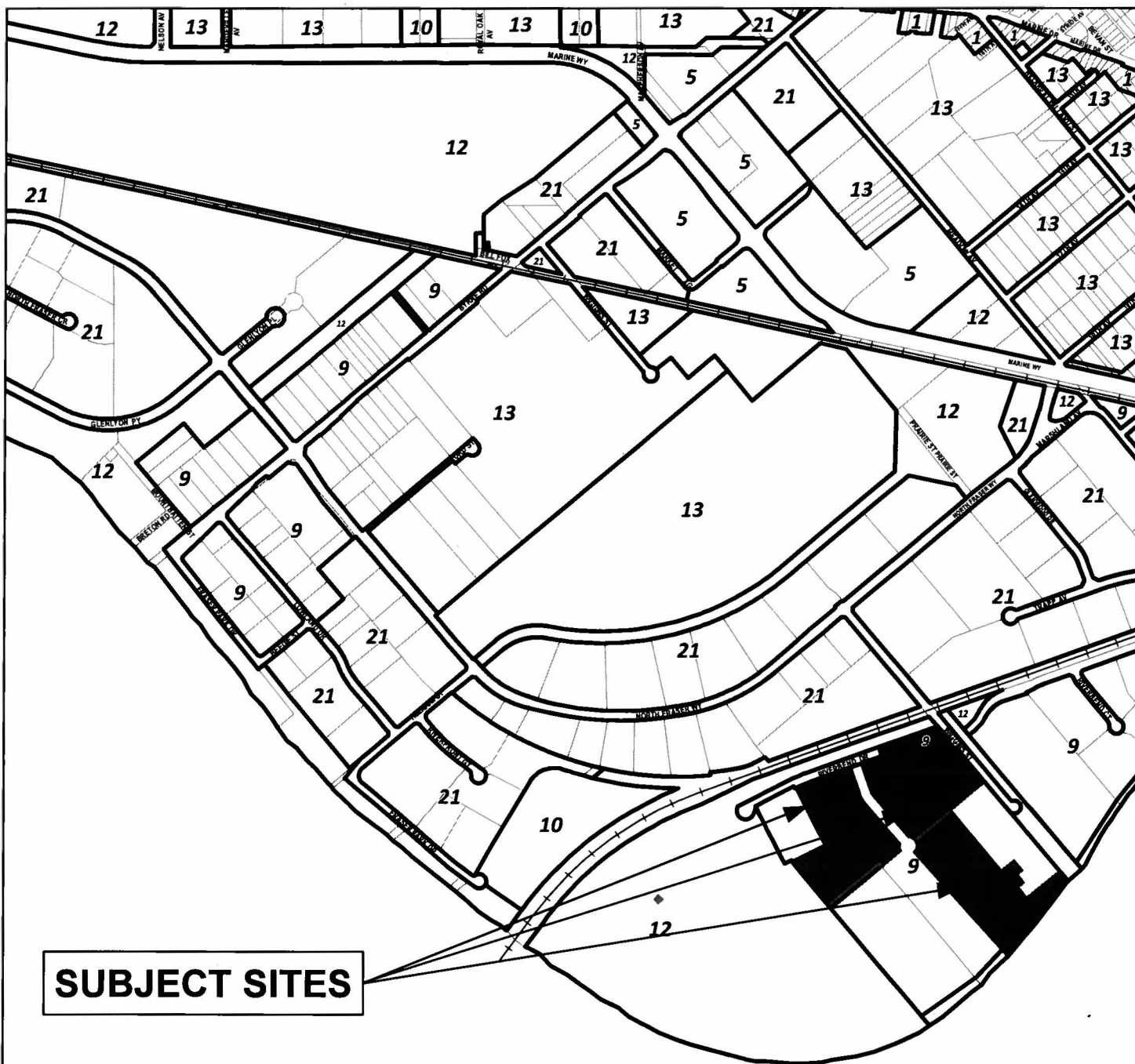

Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf/tn

Attachments

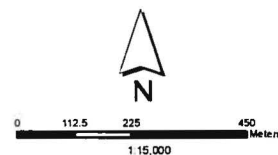
cc: Director Finance Director Parks, Recreation and Cultural Services
Director Engineering City Solicitor
City Clerk

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SUBJECT SITES

- | | |
|--|------------------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan