



Item
Meeting 2016 April 25

COUNCIL REPORT

TO: CITY MANAGER 2016 April 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-22
Expansion to Existing Light Industrial Development
Big Bend Development Plan

ADDRESS: 9388 North Fraser Crescent (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 165, Group 1, NWD Plan BCP47738

FROM: CD Comprehensive Development District (based on the M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, Glenlyon Concept Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "PNP Pharmaceuticals Proposed Addition" 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 May 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 May 09 and to a Public Hearing on 2016 May 31 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, including but not limited to:
 - discharge of existing statutory rights-of-way BB1305667, BB1305668 and BB1305670, and re-registration of new statutory rights-of-way to permit an encroachment for on-site parking.
- 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 detailed comprehensive sign plan.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of the existing pharmaceutical facility's production and warehouse area in accordance with the Glenlyon Concept Plan and the Council-adopted Big Bend Development Plan.

2.0 BACKGROUND

- 2.1 The subject site is located within the Glenlyon Business Park on the north side of North Fraser Crescent within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The proposed site is irregular in shape with an area of approximately 1.62 hectares (4.0 acres), and is currently improved with a two-storey office and light-industrial building, developed in 2012 under Rezoning Reference #10-02.

To the south, west and north-west are a number of high-quality office developments for companies such as Ballard Power Systems, Arista Networks and Richie Bros. Auctioneers, all of which were developed in line with the Glenlyon Business Park Concept Plan. The property to the north is the subject of Rezoning Reference #14-33, which proposes the development of a light-industrial building in line with the Glenlyon Business Park Concept Plan. To the east are undeveloped parcels within the Glenlyon Business Park Concept Plan identified for future office and light industrial development.

- 2.2 As noted, the subject property was developed under Rezoning Reference #10-02, which received Final Adoption on 2011 June 13, permitting the development of a two-storey office and light industrial building (PNP Pharmaceuticals) of 6,338.4 m² (68,226 sq.ft.) for the manufacture and storage of pharmaceuticals. The applicant subsequently constructed the initial phased, which included a two-storey, 4,493.3 m² (47,892 sq.ft.) office and light industrial building, approved under Preliminary Plan Approval #10-291.

The applicant is now proposing to expand the existing facility beyond what was approved under Rezoning Reference #10-02, with an addition of 1,061.5 m² (11,426 sq.ft.). The total floor area of the office and light-industrial building, inclusive of the proposed addition, would have a floor area of 7,400.0 m² (79,652 sq.ft.).

- 2.3 On 2015 January 26, 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.

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3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines) in order to construct a second phase of the existing facility's production and warehouse area. Vehicular access will be provided from North Fraser Crescent.
- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #02-10 and #10-25, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve the site.
- 3.3 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.4 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.
- 3.5 A Site Profile and resolution of any arising requirements will be required.
- 3.6 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:
- discharge of existing statutory right-of-way BB1305668, in favour of Metro Vancouver for purposes of providing access to sewerage and drainage infrastructure, and re-registration of new statutory right-of-way in order to permit a 2.0m encroachment for required on-site parking provisions for the development;
 - discharge of existing statutory right-of-way BB1305667, in favour of the City for purposes of a pedestrian walkway, and re-registration of new statutory right-of-way in order to permit a 2.0m encroachment for required on-site parking provisions for the development;
 - discharge of existing statutory right-of-way BB1305670, in favour of the City for purposes of a water main, and re-registration of new statutory right-of-way in order to permit a 2.0m encroachment for required on-site parking provisions for the development;
 - 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.

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- 3.7 There are no trees on the area proposed for the development expansion, therefore a tree survey will not be required.
- 3.8 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.
- 3.9 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.
- 3.10 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.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: - 1.62 hectares (4.0 acres)
- 4.2 Site Coverage: - 38.7%
- 4.3 Gross Floor Area (GFA):

Existing Office/Administration GFA Constructed:	-	728.45 m ²	(7,841 sq.ft.)
Existing Manufacturing GFA Constructed:	-	2,050.37 m ²	(22,070 sq.ft.)
Proposed Phase 2 Manufacturing GFA:	-	1,067.46 m ²	(11,490 sq.ft.)
Existing Warehousing GFA Constructed:	-	1,670.49 m ²	(17,981 sq.ft.)
Proposed Phase 2 Warehousing GFA:	-	1,883.14 m ²	(20,270 sq.ft.)
Total Existing GFA Constructed:	-	4,449.31 m ²	(47,892 sq. ft.)
Total Proposed Phase 2 GFA:	-	2,950.60 m ²	(31,760 sq.ft.)
TOTAL GFA:	-	7,399.91 m²	(79,652 sq.ft.)
- 4.4 Floor Area Ratio: - 0.46 FAR
- 4.5 Building Height:

Existing:	-	11.0 m (36 ft.)
Proposed Addition:	-	9.8 m (32.1 ft.)
- 4.6 Off-Street Parking: Required and Provided

7,841 sq. ft. Office @ 3/1,000 sq.ft.	-	24 spaces
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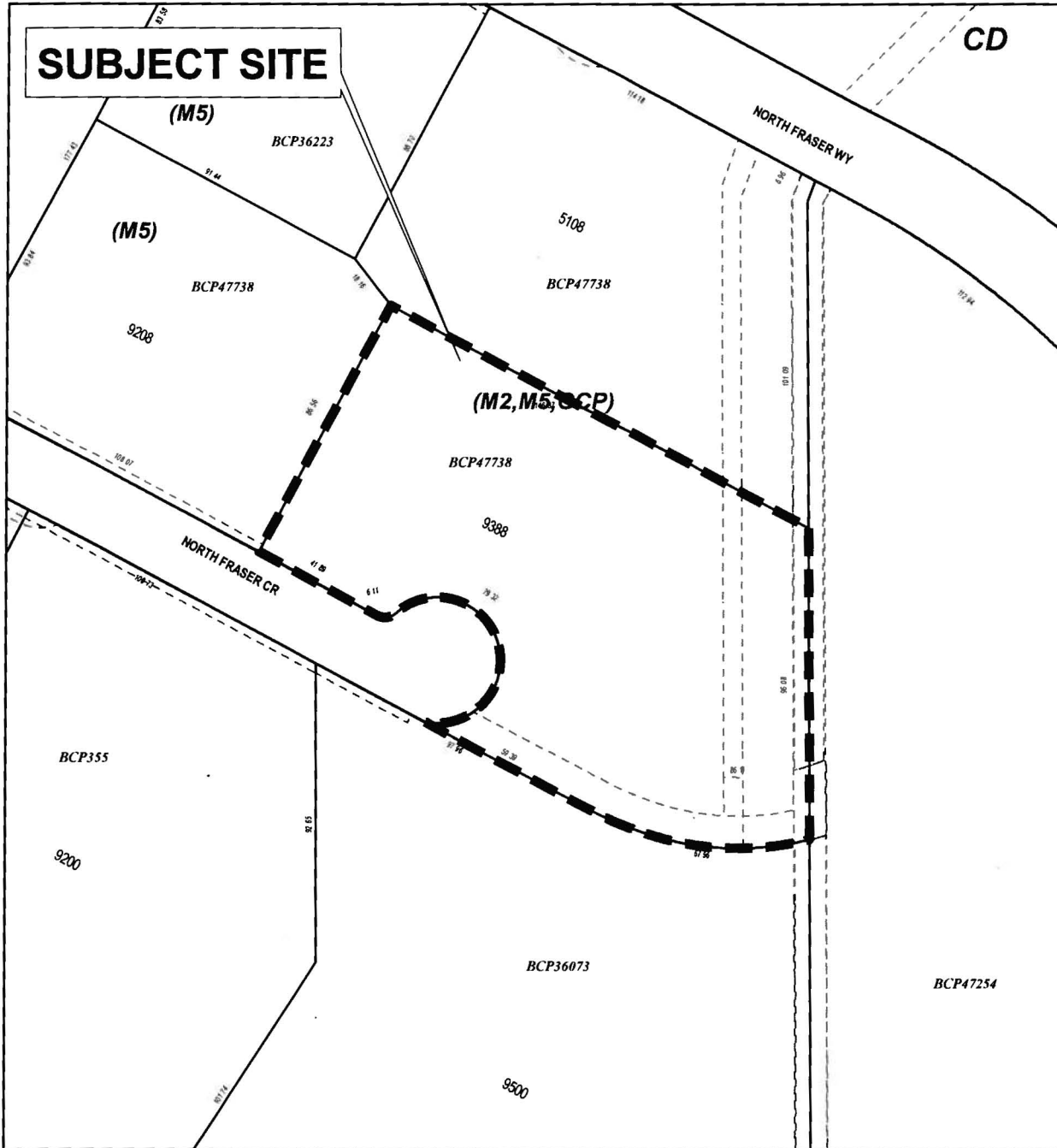
33,560 sq. ft. Manufacturing @ 1.5/1,000 sq.ft.	-	50 spaces
38,251 sq. ft. Warehousing @ 1/1,000 sq. ft.	-	38 spaces
Total Existing Parking:	-	54 spaces
Total Phase 2 Additional Parking:	-	58 spaces
Total Parking Provided:	-	112 spaces
4.7 Loading Bays Required and Provided:	-	05 spaces
4.8 Bicycle Provisions Required and Provided:	-	11 spaces


Lou Pelletier, Director
PLANNING AND BUILDING

GT:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



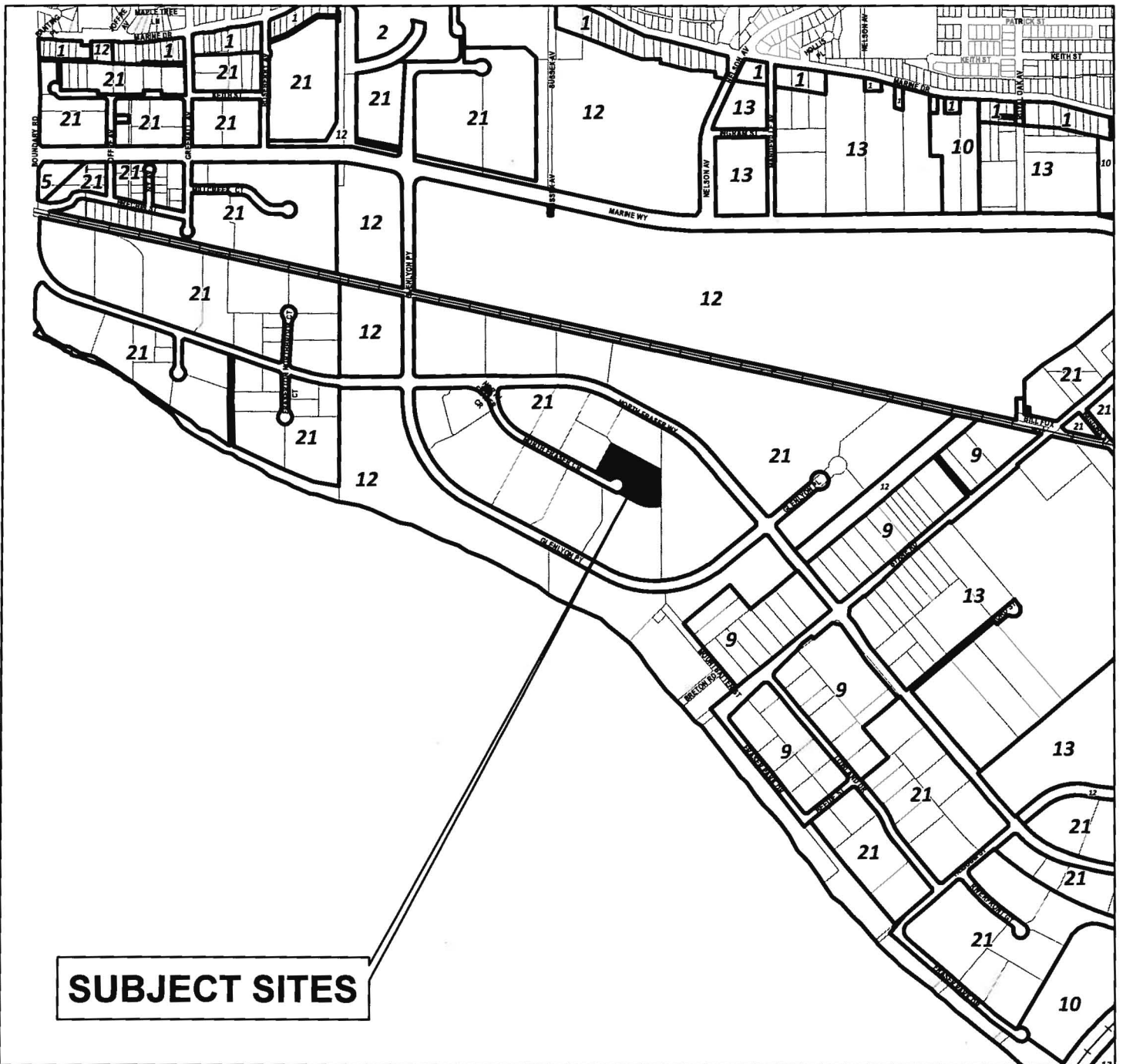
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REZONING REFERENCE #15-22
9388 NORTH FRASER CRESCENT

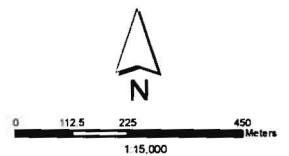
 Subject Site



SUBJECT SITES

- 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