



Item
Meeting 2017 November 27

COUNCIL REPORT

TO: CITY MANAGER 2017 November 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-56
Two-Storey Light Industrial and Office Development
Big Bend Development Plan

ADDRESS: Portion of 5115 North Fraser Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993 Except Plans LMP46623, BCP47255 and EPP30960

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Dorigo Enterprises (Glenlyon) Corp." prepared by Bozyk Architects Ltd.)

APPLICANT: Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
(Attn: Jaret Lang)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 December 12.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 November 27 and to a Public Hearing on 2017 December 12 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 completion of the necessary subdivision.
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- j) The provision of facilities for cyclists, including end-of-trip facilities, in accordance with Section 4.8 of the rezoning report.
- 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 construction of a two-storey light industrial office building in accordance with the Glenlyon Concept Plan.

2.0 BACKGROUND

2.1 The subject site is located within Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was approved by Council in 1994. The Council-adopted Glenlyon Concept Plan established high quality and unique architecture that complements the natural features of the area in order to attract cleaner and lighter industrial users to the business park. Since 2002, a majority of the business park has been developed with single tenant office and research and development uses, which collectively, has established a distinct character for the business centre. A number of high-quality research and development, and office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Bros. Auctioneers, the Hospital Employees Union, CGA-Canada and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan.

2.2 In 2015, Beedie Development Group purchased the remaining undeveloped parcels of the Glenlyon Business Park from Canada Lands Company Ltd., which includes the properties located at 5115 North Fraser Way and the subject property at 9702 Glenlyon Parkway, with the intent of developing the remaining properties with a broader mix of multi-tenant industrial uses. As this is a departure from what has been developed within Glenlyon Business Park, staff are reviewing options with the new owners for amendments to the Glenlyon Concept Plan for the appropriate accommodation of multi-tenant industrial/warehouse developments as the primary use.

However, the concept for the subject rezoning application reflects the established high quality form and character, landscaping treatment, quality of architecture, and single-user nature of development that has been accepted within the Glenlyon Business Park. Therefore, this Department supports the advancement of the subject rezoning application in advance of others within the business park. Given that the subject rezoning application reflects the established form and character of the business centre that has been developed over the past 20 years, it is noted that the subject rezoning could be completed prior to the completion of the noted review of the Glenlyon Concept Plan.

2.3 On 2017 January 30, Council received the report of the Planning and Building Department concerning the rezoning of the subject site 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 rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey

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light industrial office and research building with surface parking for Dorigo Systems Ltd., an electronics manufacturer that specializes in the assembly of printed circuit boards for use in various electronic products. Dorigo Systems Ltd. is currently located at 3885 Henning Drive and is seeking to relocate its offices to the subject site in order to accommodate the company's growth.

The total area of the proposed building will be approximately 9,862.7 m² (106,161 sq.ft.). The concept includes approximately 2,952.4 m² (31,779 sq.ft.) of office, 3,407.5 m² (36,678 sq.ft.) of manufacturing space, and 3,502.8 m² (37,704 sq.ft.) of warehouse space. The applicant is proposing to improve the western portion of the subject site (approximately 2.63 acres) with an amenity open space for the use of employees and will be available for future development, which will require a future rezoning application. Vehicular access will be provided from North Fraser Way.

- 3.2 The applicant is pursuing development in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping. The development proposal is for a light-industrial building with an office component.
- 3.3 As noted in the Council report for Rezoning Reference #17-10 (Portion of 9701 Glenlyon Parkway), which is proposing the construction of a two-storey light industrial office building for Coanda Research and Development Corporation, a parking study has been submitted that supports a proposed reduction in the parking standard for the Glenlyon Concept Plan. The applicant for both Rezoning Reference #17-10 and the subject rezoning application is proposing to provide the Zoning Bylaw parking requirement for all uses, with the exception of warehouse uses, which will remain at the existing higher Glenlyon parking requirement. This will ensure that flexibility is provided for any future conversion of warehouse uses to manufacturing uses, should it be required. The submitted parking study demonstrates that the additional parking requirements under the Glenlyon Concept Plan are no longer required in part due to the inclusion of bus service to the area since the Glenlyon parking standard was established. As such, the proposal to reduce the parking requirements is generally supported. However, the parking study will be finalized and approved prior to Third Reading of the subject bylaw amendment. As noted in the Council Report for Rezoning Reference #17-10, the results of the parking study may be appropriately applied to all future rezoning applications in the Glenlyon Concept Plan area.
- 3.4 Primary servicing for the subject site has been provided for through Subdivision Reference #02-10. North Fraser Way has already been constructed to a 23 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 rehabilitation of the rear boulevard on North Fraser Way across the development frontage, complete with grass and street trees;
- the design and construction of a crushed granite trail within the existing 10.0 m Metro Vancouver right-of-way adjacent to the property, from North Fraser Way connecting to the existing trail to the north side of the site. The design should include a 4.0 m crushed granite meandering trail, with grass and trees on both sides, and pedestrian lighting; and,
- confirmation of the construction of Gray Creek trail abutting the site, as required by Subdivision Reference #02-10.

3.5 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.

3.6 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.

3.7 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.

3.8 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

3.9 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:	-	3.21 hectares (7.94 acres)
4.2	Site Coverage:	-	26%
4.3	Floor Area:	-	9,862.7 m ² (106,161 sq.ft.)
	Office Space:	-	2,952.4 m ² (31,779 sq.ft.)
	Manufacturing:	-	3,407.5 m ² (36,678 sq.ft.)
	Warehousing:	-	3,502.8 m ² (37,704 sq.ft.)
	Total G.F.A.:	-	9,862.7 m ² (106,161 sq.ft.)

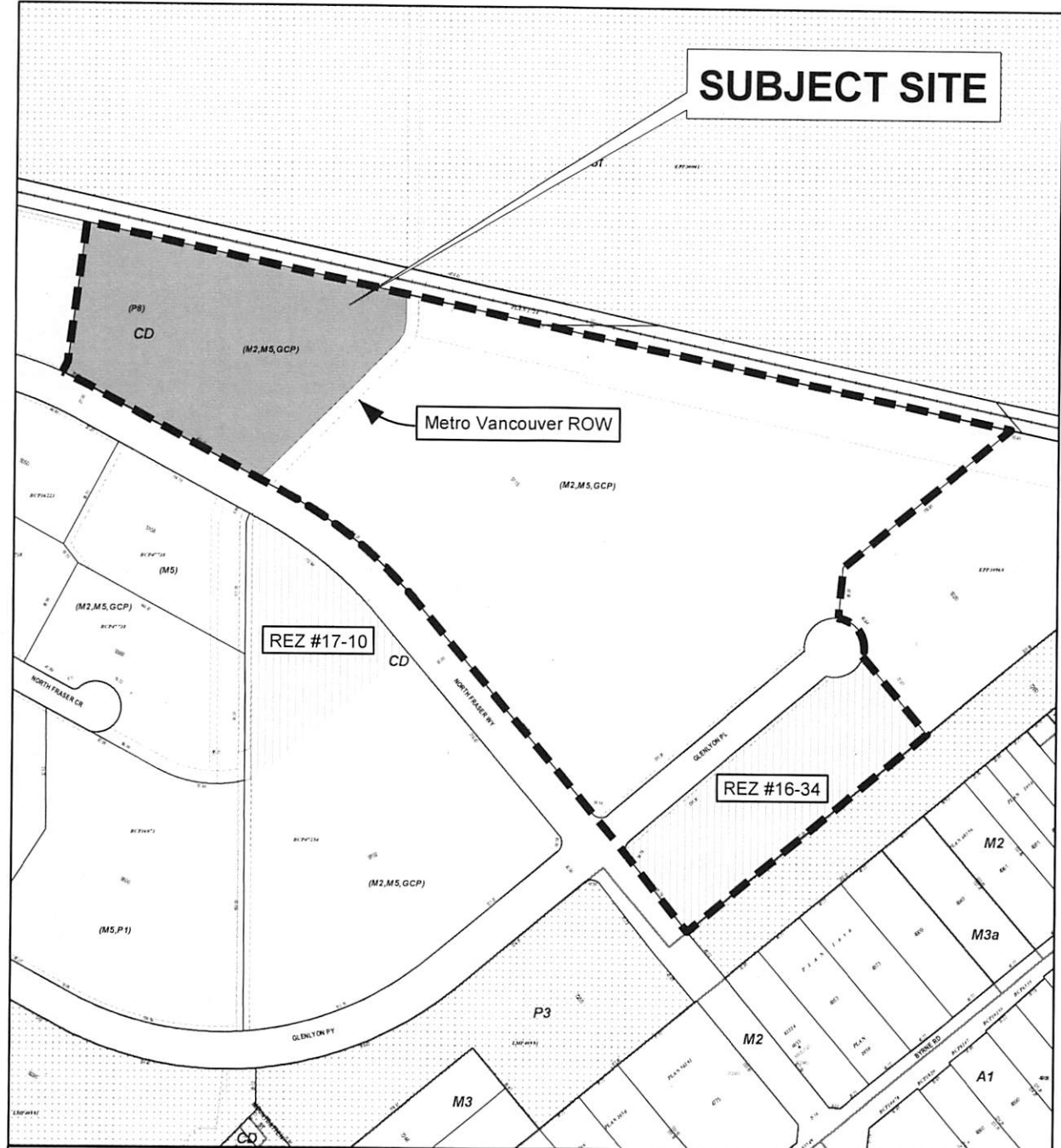
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|-----|---------------------------------------------------------------------------------|---|-----------------|-----------------|
| 4.4 | Floor Area Ratio: | - | 0.31 FAR | |
| 4.5 | Building Height: | - | 2 storeys | |
| 4.6 | Parking: | | <u>Required</u> | <u>Provided</u> |
| | 2,952.4 m ² Office @ 1/46 m ² | - | 64 spaces | 95 spaces |
| | 3,407.5 m ² Manufacturing @ 1/93 m ² | - | 37 spaces | 61 spaces |
| | 3,502.8 m ² Warehousing @ 1/93 m ² | - | 38 spaces | 39 spaces |
| | Total Parking Required and Provided: | - | 139 spaces | 195 spaces |
| 4.7 | Loading Bays Required and Provided: | - | 04 spaces | |
| 4.8 | Bicycle Provisions Required and Provided:
(including end-of-trip facilities) | - | 19 spaces | |


Lou Pelletier, Director
PLANNING AND BUILDING

GT:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: OCT 23 2017

SCALE: 1:4,920

DRAWN BY: AY

**REZONING REFERENCE #16-56
PORTION OF 5115 NORTH FRASER WAY**

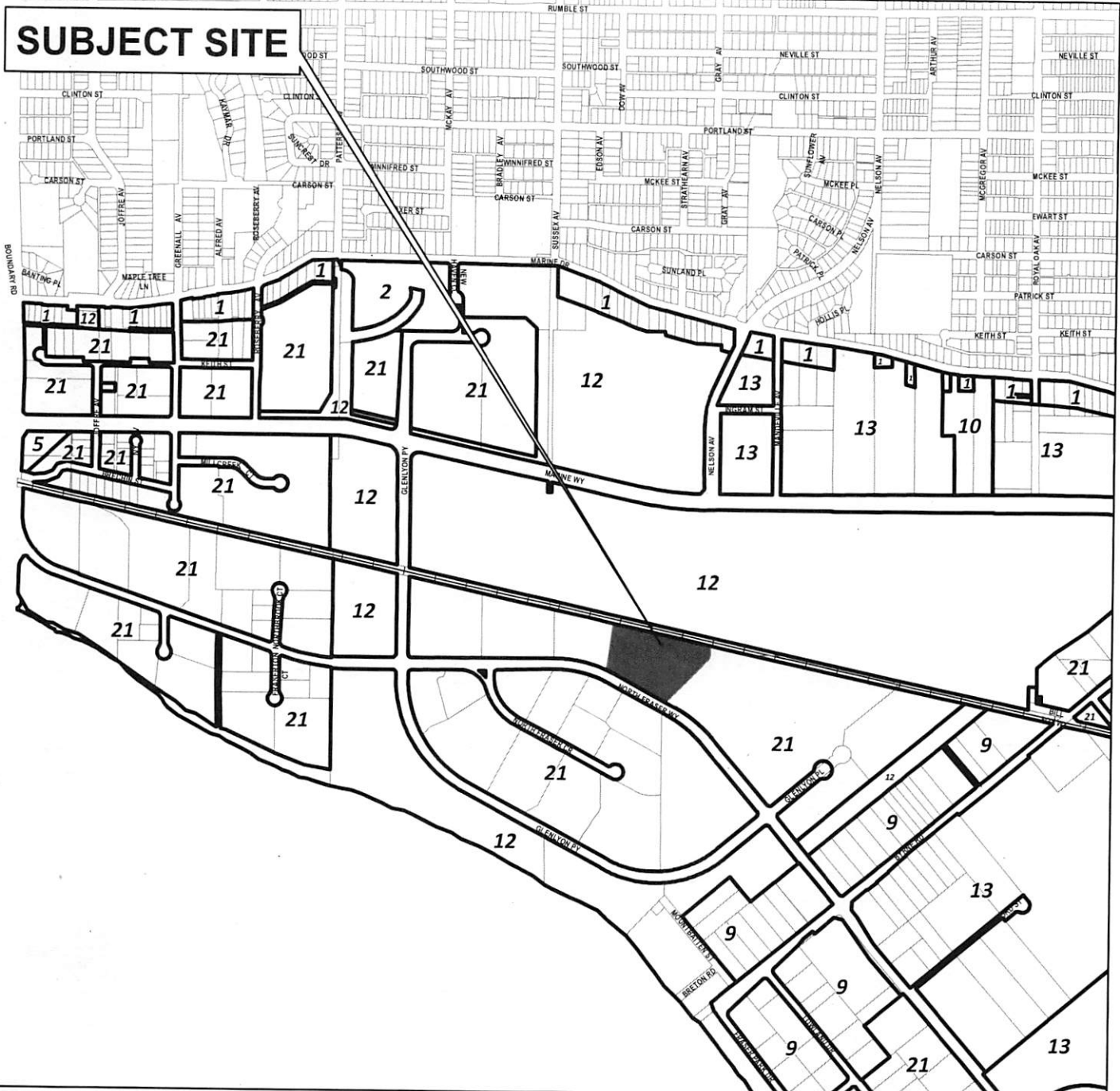


Subject Property

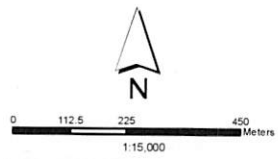


Subject Site

SUBJECT SITE



- | | |
|-------------------------------------------|-----------------------------|
| 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