



Item
Meeting 2018 March 26

COUNCIL REPORT

TO: CITY MANAGER 2018 March 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-50
Riverbend Business Park Phase 2
Big Bend Development Plan Area

ADDRESS: Portions of 8220/8211 Fraser Reach Court and 8351 Fraser Reach Court (see *attached* Sketches #1 and #2)

LEGAL: See *attached* Schedule A

FROM: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled “Riverbend Business Park Phase 2” 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 2018 April 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 April 09, and to a Public Hearing on 2018 April 24 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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- 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 dedication of any rights-of-way deemed requisite.
- d. The granting of any necessary easements, covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
 - 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 to assure the provision and continuing maintenance of end-of-trip facilities for cyclists and bicycle storage rooms;
 - Section 219 Covenant restricting uses to those permitted within the Conceptual Development Plan; and,
 - Section 219 Covenant ensuring Leadership in Energy and Environmental Design (LEED) certification.
- e. 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.
- f. The provision of facilities for cyclists in accordance with Sections 4.1.8, 4.2.8 and 4.3.8 of this rezoning report.
- g. The submission of a Site Profile and resolution of any arising requirements.
- h. 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.
- i. The submission of a detailed comprehensive sign plan in accordance with the guidelines of the Master Plan.

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- j. The submission of a Site Profile and resolution of any arising requirements.
- k. The submission of a construction access and phasing plan to the approval of the Director Engineering.
- l. The review of on-site industrial loading facilities by the Director Engineering.
- m. The deposit of the applicable GVS & DD Sewerage Charge.

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 second phase of the Riverbend Business Park Conceptual Development Plan (Reference #12-18).

2.0 BACKGROUND

- 2.1 On 2016 July 25, Council granted Final Adoption 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 subject site for industrial, office and warehousing uses. The proposal for the subject sites is consistent with the guidelines established under the Conceptual Development Plan.
- 2.2 On 2016 December 05, Council granted Final Adoption to the rezoning amendment bylaw for the first phase of the development of the Riverbend Conceptual Development Plan (Rezoning Reference #14-31). Rezoning Reference #14-31 and the associated subdivision (Subdivision #14-26), which created four lots (8211, 8220, 8340, and 8351 Fraser Reach Court), the reconfiguration of Riverbend Drive to the north of the resultant lots, and a newly dedicated road to the subject site providing primary access (Fraser Reach Court). The initial development approval included the Riverbend Conceptual Development Plan's Buildings 1, 2 and 4 on 8211, 8220 and 8340 Fraser Reach Court respectively (see *attached* Sketch #3).
- 2.3 The subject application is for the final development approval under the Riverbend Conceptual Development Plan, which further details the transition of the subject site from its former heavy industrial uses to a higher-amenity industrial business park. In keeping with the Master Plan concept for the site, the developer is proposing five high quality architecturally designed buildings (Buildings 3, 5, 6, 7 and 8 of the Riverbend Conceptual Development Plan), with unique articulation and architectural expression within the

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second phase. The developer intends to retain ownership over the business park, and as such, they have proposed a broad range of uses on the site including: offices, warehousing, laboratories, processing 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 and Sturgeon Slough. The required dyke for the Fraser River will be composed predominantly of buried riprap and the required dyke for Sturgeon Slough will be composed primarily of fill, which will allow a full range of riparian planting at grade. Running through the riparian area will be an accessible permeable asphalt trail. To compliment the riparian area, a public amenity pier will provide a viewpoint over the Fraser River, and provide a touchstone of the site's former water dependent industrial uses. Further amenities are provided on site with extensive landscaping throughout, to reflect the sites' riverfront location.

- 2.4 On 2016 November 21, Council received a report from the Planning and Building Department regarding a rezoning for a detailed second phase of the development for the subject site, which involves a total of five buildings, and authorized the Department to continue 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 development plan submitted is considered appropriate for advancement to Public Hearing.

3.0 GENERAL COMMENTS

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

The applicant is proposing to develop the remaining five buildings on three of the lots in the Master Plan that were created under Rezoning Reference #14-31.

- 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:

- the construction of a portion of Wiggins Street along the development site frontage to a final 23m industrial standard, with a 14.0m pavement standard with the construction of curb and gutter on both sides of the street, as well as separated sidewalks with street trees, boulevard grass, and street lighting on the west side of the street;
- the construction of a new dyke, riparian enhancement and urban trail along the Fraser River, fronting the development site;

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- the construction of a new dyke, riparian enhancement and urban trail along Sturgeon Slough within the former Wheaton Street right-of-way on the western edge of the site, fronting the development site;
 - the construction of a new amenity pier as identified in the Master Conceptual Development Plan; and,
 - the replacement or upgrading of the Wiggins pump station, as required.
- 3.3 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.
- 3.4 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.
- 3.5 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.
- 3.6 The site has extensive environmental benefits as required by the Master Plan. Environmental features to be pursued 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 recycled 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.
- 3.7 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #12-18) and master subdivision (Subdivision Reference #05-52). A certificate of compliance has been achieved for the properties located at 8220 and 8211 Fraser Reach Court. A certificate of compliance will be achieved for the property located at 8351 Fraser Reach Court prior to occupancy.
- 3.8 The Environmental Services Division has indicated that the applicant will be required to submit a detailed engineered sediment control plan.
- 3.9 The provision of an adequately sized and appropriately located garbage handling and recycling material holding space for each building, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- 3.10 A Site Profile and resolution of any arising requirements will be required.

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- 3.11 The approval of a detailed industrial loading plan by the Director Engineering is required.
- 3.12 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.
- 3.13 A comprehensive sign plan in accordance with the Master Conceptual Comprehensive Sign Plan will be required.

4.0 DEVELOPMENT PROPOSAL

**4.1 8220 Fraser Reach Court
Building 3 (subject rezoning) and Building 2 (Previous Approved REZ #14-31)**

4.1.1	Site Area:	-	4.71 hectares (11.63 acres)
4.1.2	<u>Site Coverage</u>		
	Building 2:	-	24%
	Building 3:	-	17%
	Total Site Coverage:	-	41%
4.1.3	<u>Floor Area:</u>	-	25,273.3 m ² (272,040 sq.ft.)
	Total GFA Building 2 (REZ #14-31):	-	14,042.4 m ² (151,151 sq.ft.)
	<u>Building 3</u>		
	Office Space:	-	3,369.3 m ² (36,267 sq.ft.)
	Manufacturing:	-	2,807.7 m ² (30,222 sq.ft.)
	Warehousing:	-	5,053.9 m ² (54,400 sq.ft.)
	Total GFA Building 3:	-	11,230.9 m ² (120,889 sq.ft.)
	Total GFA:	-	25,273.3 m² (272,040 sq.ft.)
4.1.4	Floor Area Ratio (Building 2 and 3):	-	0.54 FAR
4.1.5	Building Height:	-	2 storeys
4.1.6	<u>Parking:</u>		
	Total Building 2 Spaces Provided:	-	172 spaces

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Building 3

36,267 sq.ft office @ 1/495 sq.ft. - 74 spaces
 30,222 sq.ft manufacturing @ 1/1001 sq.ft. - 30 spaces
 54,400 sq.ft warehousing @ 1/2002 sq.ft. - 27 spaces

Total Building 3 Spaces Required: - 131 spaces
 Total Building 3 Spaces Provided: - 133 spaces

Total Parking Provided: - 305 spaces

4.1.7 Loading:

Building 2

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

Building 3

Loading Bays Required: - 5 spaces
 Loading Bays Provided: - 21 spaces

4.1.8 Bicycle Provisions Required and Provided:

Building 2: - 25 spaces (bike rack/bike lockers)
 end of trip facilities

Building 3: - 21 spaces (bike rack/bike lockers)
 end of trip facilities

4.2 8211 Fraser Reach Court

Building 6 (subject rezoning) and Building 1 (Previous Approved REZ #14-31)

4.2.1 Site Area: - 5.26 hectares (13.0 acres)

4.2.2 Site Coverage

Building 1: - 27%
 Building 6: - 17%
 Total Site Coverage: - 44%

4.2.3 Floor Area: - 26,409.2 m² (284,266 sq.ft.)

Total GFA Building 1 (REZ #14-31): - 17,383.1 m² (187,110 sq.ft.)

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Building 6

Office Space:	-	2,256.5 m ²	(24,289 sq.ft.)
Manufacturing:	-	4,513.0 m ²	(48,578 sq.ft.)
Warehousing:	-	2,256.5 m ²	(24,289 sq.ft.)
Total GFA Building 6:	-	9,026.1 m ²	(97,156 sq.ft.)
Total GFA:	-	26,409.2 m²	(284,266 sq.ft.)

4.2.4 Floor Area Ratio (Building 1 and 6): - 0.50 FAR

4.2.5 Building Height: - 2 storeys

4.2.6 **Parking**

Total Building 1 Spaces Provided: - 224 spaces

Building 6

24,289 sq.ft office @ 1/495 sq.ft.	-	49 spaces
48,578 sq.ft manufacturing @ 1/1001 sq.ft.	-	49 spaces
24,289 sq.ft warehousing @ 1/2002 sq.ft.	-	12 spaces

Total Building 6 Spaces Required: - 110 spaces

Total Building 6 Spaces Provided: - 112 spaces

Total Parking Provided: - 336 spaces

4.2.7 **Loading**

Building 1

Loading Bays Required: - 6 spaces

Loading Bays Provided: - 33 spaces

Building 6

Loading Bays Required: - 5 spaces

Loading Bays Provided: - 21 spaces

4.2.8 **Bicycle Provisions Required and Provided:**

Building 1: - 25 spaces (bike rack/bike lockers)
end of trip facilities

Building 6: - 23 spaces (bike rack/bike lockers)
end of trip facilities

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4.3 8351 Fraser Reach Court
Buildings 5, 7 and 8

4.3.1	Site Area:	-	9.49 hectares (23.47 acres)
4.3.2	<u>Site Coverage</u>		
	Building 5:	-	14%
	Building 7:	-	13%
	Building 8:	-	15%
	Total Site Coverage:	-	42%
4.3.3	<u>Floor Area:</u>	-	47,474.8 m ² (511, 014 sq.ft.)
	<u>Building 5</u>		
	Office Space:	-	2,070.4 m ² (22,286 sq.ft.)
	Manufacturing:	-	2,707.6 m ² (29,144 sq.ft.)
	Warehousing:	-	11,148.9 m ² (120,006 sq.ft.)
	Total GFA Building 5:	-	15,926.9 m ² (171,436 sq.ft.)
	<u>Building 7</u>		
	Office Space:	-	3,132.0 m ² (33,713 sq.ft.)
	Manufacturing:	-	3,132.0 m ² (33,713 sq.ft.)
	Warehousing:	-	9,396.1 m ² (101,139 sq.ft.)
	Total GFA Building 7:	-	15,660.1 m ² (168,565 sq.ft.)
	<u>Building 8</u>		
	Office Space:	-	3,177.5 m ² (34,202 sq.ft.)
	Manufacturing:	-	3,971.9 m ² (42,753 sq.ft.)
	Warehousing:	-	8,738.3 m ² (94,058 sq.ft.)
	Total GFA Building 8:	-	15,887.7 m ² (171,013 sq.ft.)
	Total GFA:	-	47,474.8 m² (511, 014 sq.ft.)
4.3.4	Floor Area Ratio:	-	0.50 FAR
4.3.5	Building Height:	-	2 storeys
4.3.6	<u>Parking</u>		
	<u>Building 5</u>		
	22,286 sq.ft office @ 1/495.16 sq.ft.	-	45 spaces
	29,144 sq.ft manufacturing @ 1/1001 sq.ft.	-	29 spaces
	120,006 sq.ft warehousing @ 1/2002 sq.ft.	-	60 spaces

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Total Building 3 Spaces Provided: - 134 spaces
 Total Building 3 Spaces Provided: - 135 spaces

Building 7

33,713 sq.ft office @ 1/495 sq.ft. - 68 spaces
 33,713 sq.ft manufacturing @ 1/1001 sq.ft. - 34 spaces
 101,139 sq.ft warehousing @ 1/2002 sq.ft. - 51 spaces

Total Building 3 Spaces Provided: - 153 spaces
 Total Building 3 Spaces Provided: - 155 spaces

Building 8

34,202 sq.ft office @ 1/495 sq.ft. - 69 spaces
 42,753 sq.ft manufacturing @ 1/1001 sq.ft. - 43 spaces
 94,058 sq.ft warehousing @ 1/2002 sq.ft. - 47 spaces

Total Building 3 Spaces Provided: - 159 spaces
 Total Building 3 Spaces Provided: - 163 spaces

Total Parking Provided: - 453 spaces

4.3.7 Loading

Building 5

Loading Bays Required: - 5 spaces
 Loading Bays Provided: - 32 spaces

Building 7

Loading Bays Required: - 6 spaces
 Loading Bays Provided: - 33 spaces

Building 8

Loading Bays Required: - 5 spaces
 Loading Bays Provided: - 33 spaces


4.3.8 Bicycle Provisions Required and Provided:

Building 5: - 26 spaces (bike rack/bike lockers)
 end of trip facilities

Building 7: - 27 spaces (bike rack/bike lockers)
 end of trip facilities

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Building 8: - 26 spaces (bike rack/bike lockers)
end of trip facilities


Lou Pelletier, Director
PLANNING AND BUILDING

GT:eb
Attachments

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

P:\49500 Rezoning\20 Applications\2016\16-50 Portions of 5244 Riverbend Drive\Rezoning Reference 16-50 PH Report 20180326.docx

Schedule A

Rezoning Reference #16-50

ADDRESS	LEGAL DESCRIPTION	PID
Portion of 8220 Fraser Reach Court	Lot 2 District Lot 167 Group 1 New Westminster District Plan Epp67256	030-026-725
Portion of 8211 Fraser Reach Court	Lot 1 District Lot 167 Group 1 New Westminster District Plan Epp67256	030-026-717
8351 Fraser Reach Court	Lot 4 District Lot 167 Group 1 New Westminster District Plan Epp67256	030-026-741

SUBJECT SITES



PLANNING & BUILDING DEPARTMENT




DATE:
MAR 12 2018

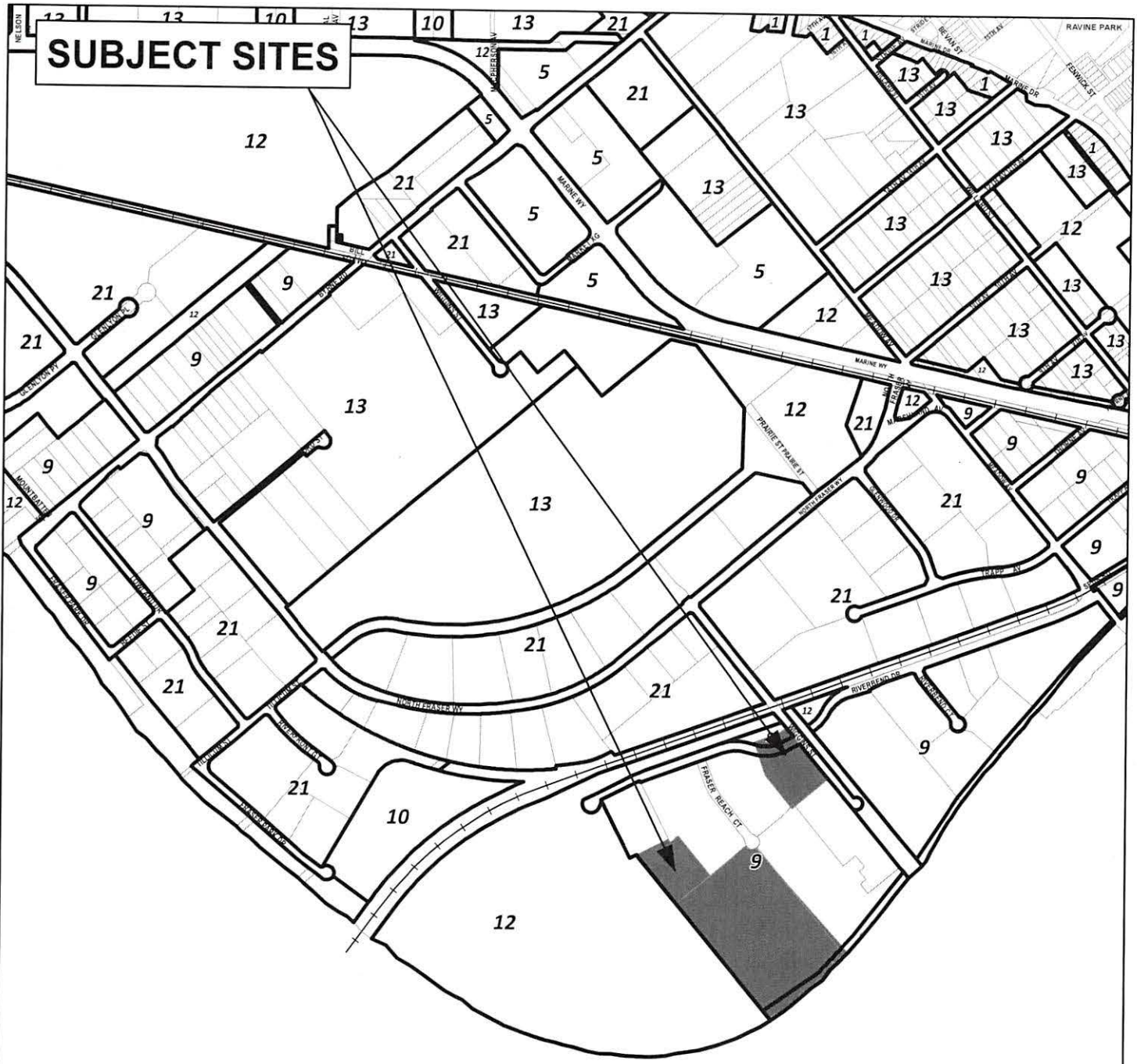
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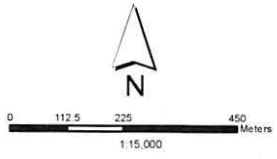
REZONING REFERENCE #16-50
PORTIONS OF 8220 AND 8211 FRASER REACH COURT
8351 FRASER REACH COURT

 Subject Site

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



REVISION	DATE	DESCRIPTION
1	MAR 14 '18	ISSUED FOR PPA - PERZINING

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When dimensions shall have precedence over noted dimensions, Contractor shall verify and be responsible for all dimensions and locations on the job, and shall certify the same. Discrepancies or omissions shall be the responsibility of the Contractor. Responsibility for any existing conditions shall be the responsibility of the Contractor.

OXFORD
RIVERBEND BUSINESS
PARK - PHASE 2

Enter address here
OVERALL SITE PLAN

SCALE: 1" = 100'-0"
DATE: Issue Date
PROJECT NUMBER: _____
DRAWN BY: _____
PROJECT NUMBER: _____