



Item .....
Meeting ..... 2018 November 19

COUNCIL REPORT

**TO:** CITY MANAGER 2018 November 14

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-42**  
**Expansion of Floor Area of Proposed Building**  
**Big Bend Development Plan**

**ADDRESS:** 5140 North Fraser Way (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 1, DL 165, Group 1, NWD Plan EPP79251

**FROM:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial 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 "Coanda Research & Development Corporation 5140 North Fraser Way" prepared by Taylor Kurtz Architecture and Design Inc.)

**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 2018 December 11.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 November 26 and to a Public Hearing on 2018 December 11 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 the applicable GVS & DD Sewerage Charge.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an expansion of the floor area of the proposed building to accommodate two mezzanines and minor exterior changes to the building.

### 2.0 BACKGROUND

The subject site was rezoned under Rezoning Reference #17-10 to permit the construction a two-storey light industrial office building with a total floor area of 6,991.1 m<sup>2</sup> (75,251 sq.ft.). The rezoning received Final Adoption on 2018 August 27.

The property owners are now proposing a minor addition to the floor area of 110.8 m<sup>2</sup> (1,193 sq. ft.) within the building as well as some minor exterior changes to the building in the form of a ventilation louvre and additional exit door. The subject rezoning application is required in order to approve the requested exterior changes and the minor expansion to accommodate two mezzanines, revising the total gross floor area to be accommodated in the subject building.

### 3.0 GENERAL COMMENTS

- 3.1 The subject site is situated within the Big Bend Development Plan and is designated for business centre and light industrial uses in accordance with the Plan (see Sketches #1 and #2 *attached*).
- 3.2 The required servicing for the subject site has been provided for under Rezoning Reference #17-10. No further off-site services are required as a part of the subject rezoning application.
- 3.3 The expanded floor area will increase the required number of parking stalls from 99 to 101 spaces. The additional parking can be accommodated within the existing 128 parking spaces on-site.
- 3.4 The GVS & DD Sewerage Development Cost Charge is required for the proposed additional floor area.

### 4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: 1.77 ha (4.37 acres) (unchanged)
- 4.2 Site Coverage: 40% (unchanged)

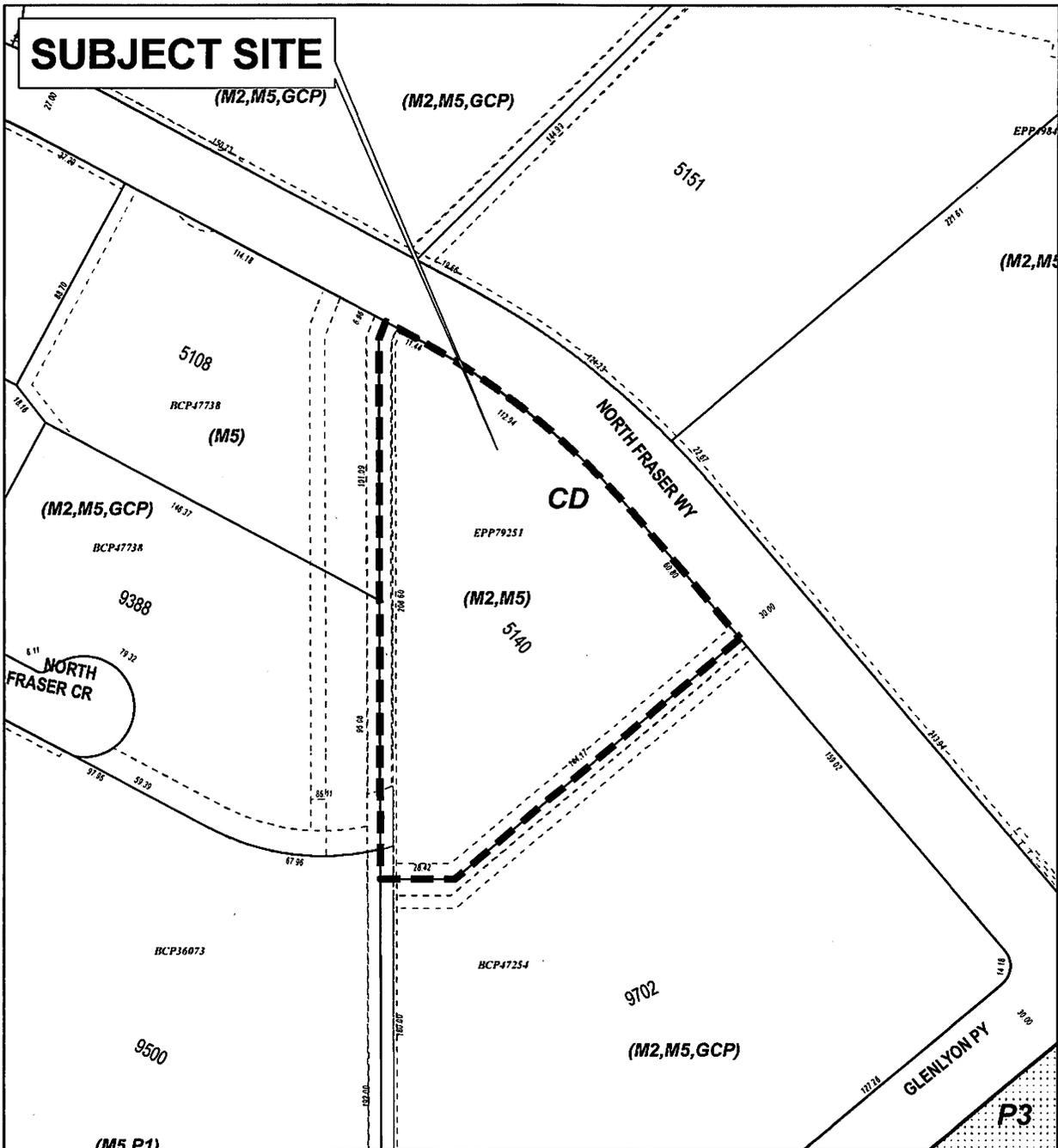
To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #18-42  
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4.3	Current Approved Gross Floor Area:		
	Office	-	2,220.1 m <sup>2</sup> (23,897 sq. ft.)
	Laboratory / Manufacturing	-	3,260.0 m <sup>2</sup> (35,090 sq. ft.)
	Warehouse / Storage	-	<u>1,511.0 m<sup>2</sup> (16,264 sq. ft.)</u>
	Total Current Floor Area	-	6,991.1 m <sup>2</sup> (75,251 sq. ft.)
4.4	Proposed Gross Floor Area:		
	Office	-	2,220.1 m <sup>2</sup> (23,897 sq. ft.)
	Laboratory / Manufacturing	-	3,370.8 m <sup>2</sup> (36,283 sq. ft.)
	Warehouse / Storage	-	<u>1,511.0 m<sup>2</sup> (16,264 sq. ft.)</u>
	Total Proposed Floor Area	-	7,101.9 m <sup>2</sup> (76,444 sq. ft.)
4.5	Vehicle Parking:		
	Office	-	2,220.1 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 49 spaces
	Laboratory / Manufacturing	-	3,370.8 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 36 spaces
	Warehouse / Storage	-	1,511.0 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 16 spaces
	Total Required	-	101 spaces
	Total Provided	-	128 spaces
4.6	Bicycle Parking:		
	Required and Provided	-	12 spaces (unchanged)
4.7	Loading:		
	Required	-	3 (unchanged)
	Provided	-	7 (unchanged)

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

SMN:tn  
**Attachments**

cc: City Solicitor  
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
NOV 06 2018

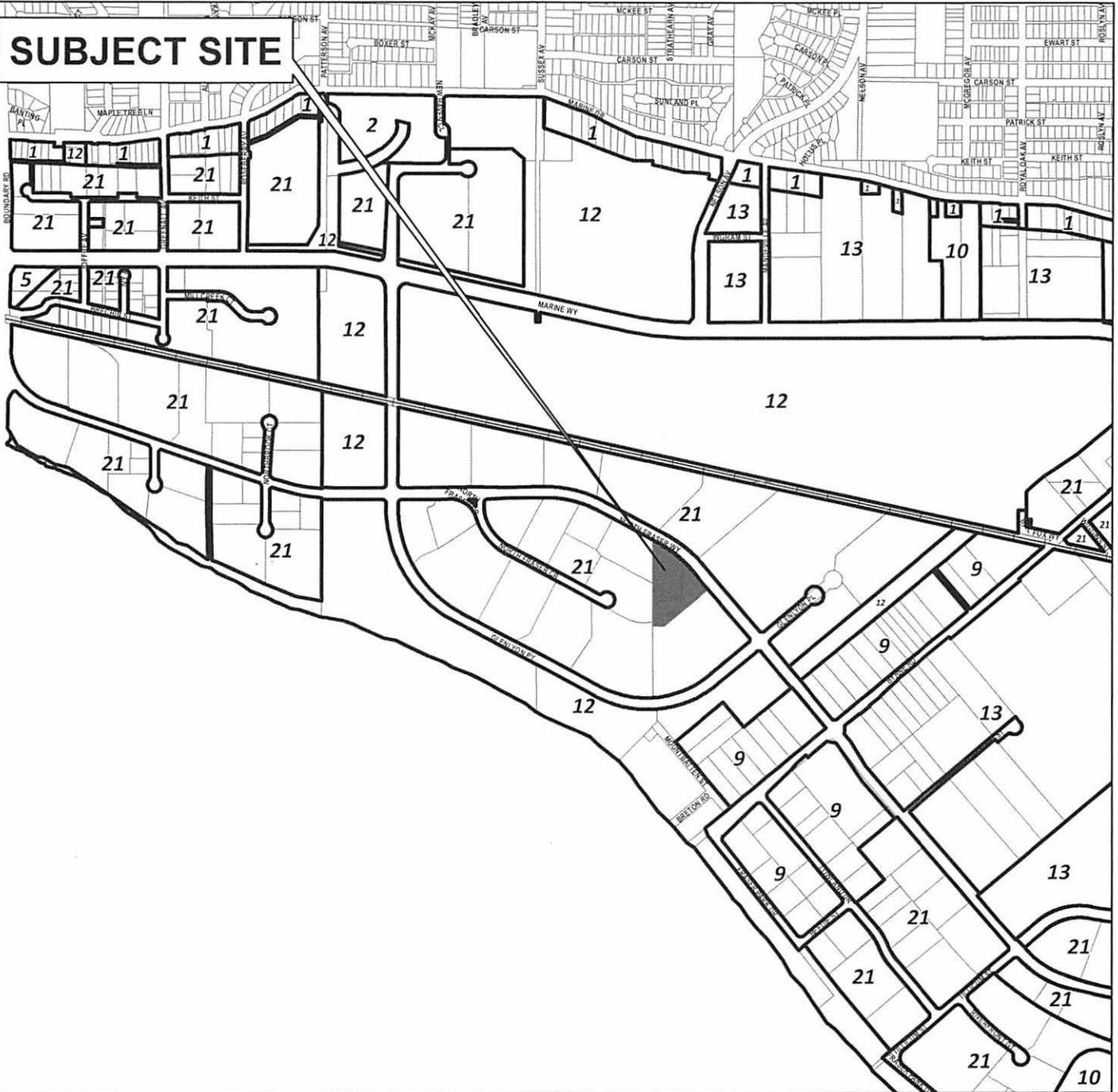
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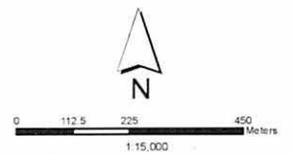
REZONING REFERENCE #18-42  
5140 NORTH FRASER WAY

 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