



Item .....
Meeting ..... 2019 May 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2019 May 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-33**  
**Riverbend Business Park Phase 2**  
**Big Bend Development Plan Area**

**ADDRESS:** 8351 Fraser Reach Court (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 4, DL 167, Group 1, NWD Plan EPP67256

**FROM:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park – Lot 4" prepared by Christopher Bozyk Architects Ltd.)

**APPLICANT:** Christopher Bozyk Architects Ltd.  
414 - 611 Alexander Street  
Vancouver, B.C. V6A 1E1  
Attn: Kieran Walsh

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 June 25.

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### RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 June 10, and to a Public Hearing on 2019 June 25 at 6:00 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 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 services.

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- c. 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;
  - Section 219 Covenant and bonding are required to assure the provision and continuing maintenance of stormwater management system;
  - Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities; and,
  - Section 219 Covenant ensuring Leadership in Energy and Environmental Design certification.
- d. 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.
- e. The provision of facilities for cyclists in accordance with Section 5.6 of this rezoning report.
- f. 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.
- g. The submission of a detailed Comprehensive Sign Plan in accordance with the guidelines of the Master Plan.
- h. The review of on-site industrial loading facilities by the Director Engineering.
- i. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- j. The deposit of the applicable Regional Transportation Development Cost 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 a two-storey light-industrial manufacturing, warehouse and office building.

### **2.0 POLICY FRAMEWORK**

The proposed development is in line with the light industrial/office designation of Council-adopted Riverbend Conceptual Development Plan and Big Bend Development Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

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#### **A Connected Community**

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

#### **An Inclusive Community**

- Enhance City workforce diversity - Support a diversified City workforce by identifying barriers and implementing proactive strategies.

#### **A Dynamic Community**

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

### **3.0 BACKGROUND**

- 3.1 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 for the redevelopment of the of an approximately 26 hectare (65 acre) site for industrial, office and warehousing uses.
- 3.2 On 2016 December 05, Council granted Final Adoption to the rezoning amendment bylaw for the first phase of the Riverbend Conceptual Development Plan (Rezoning Reference #14-31). That rezoning and the associated subdivision (Subdivision #14-26), created four lots (8211, 8220, 8340, and 8351 Fraser Reach Court), reconfigured Riverbend Drive to the north of the resultant lots, and dedicated a new road (Fraser Reach Court) which provides primary access to the lots. The Phase 1 development approval under the Riverbend Conceptual Development Plan included one building for each property at 8211, 8220 and 8340 Fraser Reach Court, all of which have been constructed (see Sketch #1 *attached*).
- 3.3 On 2019 March 25, Council granted Final Adoption to the rezoning amendment bylaw for Phase 2 of the Riverbend Conceptual Development Plan (Rezoning Reference #16-50), which included the subject site at 8351 Fraser Reach Court. The final development approval under the Riverbend Conceptual Development Plan included a second building at 8211 Fraser Reach Court, a second building at 8220 Fraser Reach Court, and three buildings at 8351 Fraser Reach Court.
- 3.4 Since that time, the developer has submitted the subject rezoning bylaw amendment for 8351 Fraser Reach Court in order to permit the construction of a single two-storey light-industrial manufacturing, warehouse and office building in place of the three buildings on the subject property previously approved under Rezoning Reference #16-50. The proposal for the site is consistent with the guidelines established under the Council-adopted Conceptual Development Plan.
- 3.5 The site has extensive environmental benefits and amenity features as required by the Conceptual Development Plan. These improvements were included under Rezoning Reference #16-50 and have been completed, or are nearing completion. These include:

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- the construction of a new dyke, riparian enhancement and provision of an urban trail along the Fraser River, fronting the development site; and,
- the construction of a new dyke, riparian enhancement, and provision of an urban trail along Sturgeon Slough within the former Wheaton Street right-of-way on the western edge of the site, fronting the development.

3.6 On 2018 September 26, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing 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 now submitted a plan of development suitable for presentation at a Public Hearing.

#### **4.0 GENERAL COMMENTS**

4.1 The applicant is requesting a rezoning to the Amended CD Comprehensive Development District (utilizing the M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District and Riverbend Conceptual Development Plan as guidelines) in order to permit the construction of a two-storey light-industrial manufacturing, warehouse and office building. The subject application is the final development approval under the Riverbend Conceptual Development Plan, which further outlines the transition of the subject site from its former heavy industrial uses to a higher-amenity, light-industrial business park.

In keeping with the Master Plan Concept for the site, the developer is proposing a high-quality, architecturally designed building, with distinct articulation and architectural expression. The developer intends to retain ownership of the building, and has proposed a broad range of uses on the site, including manufacturing, warehousing and offices. The development proposal is a unique two-storey stacked industrial building form, with light-industrial manufacturing, warehouse, and office uses on each level, including mezzanines, with vehicle parking and truck courts both at grade and on the second storey. The developer has indicated that they will voluntarily pursue LEED Certification for the building, and a Section 219 Covenant will be registered on title in this regard.

4.2 Given that Rezoning Reference #16-50 for the second phase included the frontages of the subject site at 8351 Fraser Reach Court, all servicing necessary to serve the site has been completed under that rezoning. Notwithstanding, the Director Engineering will be requested to provide an estimate for any additional services necessary to serve this site as part of this application including, but not necessarily limited to:

- 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.

The construction of a new amenity pier on the Fraser River as identified in the Master Conceptual Development Plan under Rezoning Reference #16-50 is pending. The applicant for the subject rezoning is currently seeking to secure a water lot tenure permit from the Ministry of Forests, Lands and Natural Resource Operations, in order to permit construction

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of the proposed amenity pier. Once a water lot tenure permit is approved, the developer will be required to construct the proposed amenity pier as part of the subject rezoning application.

- 4.3 Given the site's proximity to the Fraser River a 30 metre streamside protection and enhancement area (SPEA) is applicable to the site. A Section 219 Covenant has been registered on title 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.
- 4.4 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.5 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.6 An on-site stormwater management system to the approval of the Director Engineering is required.
- 4.7 A Site Profile has been provided for the site under Rezoning Reference #16-50, and a certificate of compliance has been achieved for the property. As such, a further Site Profile is not required.
- 4.8 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
  - Section 219 Covenant respecting floodproofing requirements;
  - Section 219 Covenant respecting the submitted geotechnical report;
  - Section 219 Covenant and bonding are required to assure the provision and continuing maintenance of stormwater management system;
  - Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities; and,
  - Section 219 Covenant ensuring Leadership in Energy and Environmental Design certification.
- 4.9 The Environmental Services Division has indicated that the applicant will be required to submit a detailed engineered sediment control plan.
- 4.10 The provision of an adequately sized and appropriately located garbage handling and recycling material holding space for the building, to the approval of the Director Engineering, and a commitment to implement the recycling provisions is required.
- 4.11 The approval of a detailed industrial loading plan by the Director Engineering is required.
- 4.12 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.
- 4.13 A Comprehensive Sign Plan in accordance with the Master Conceptual Comprehensive Sign Plan will be required.

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## 5.0 DEVELOPMENT PROPOSAL

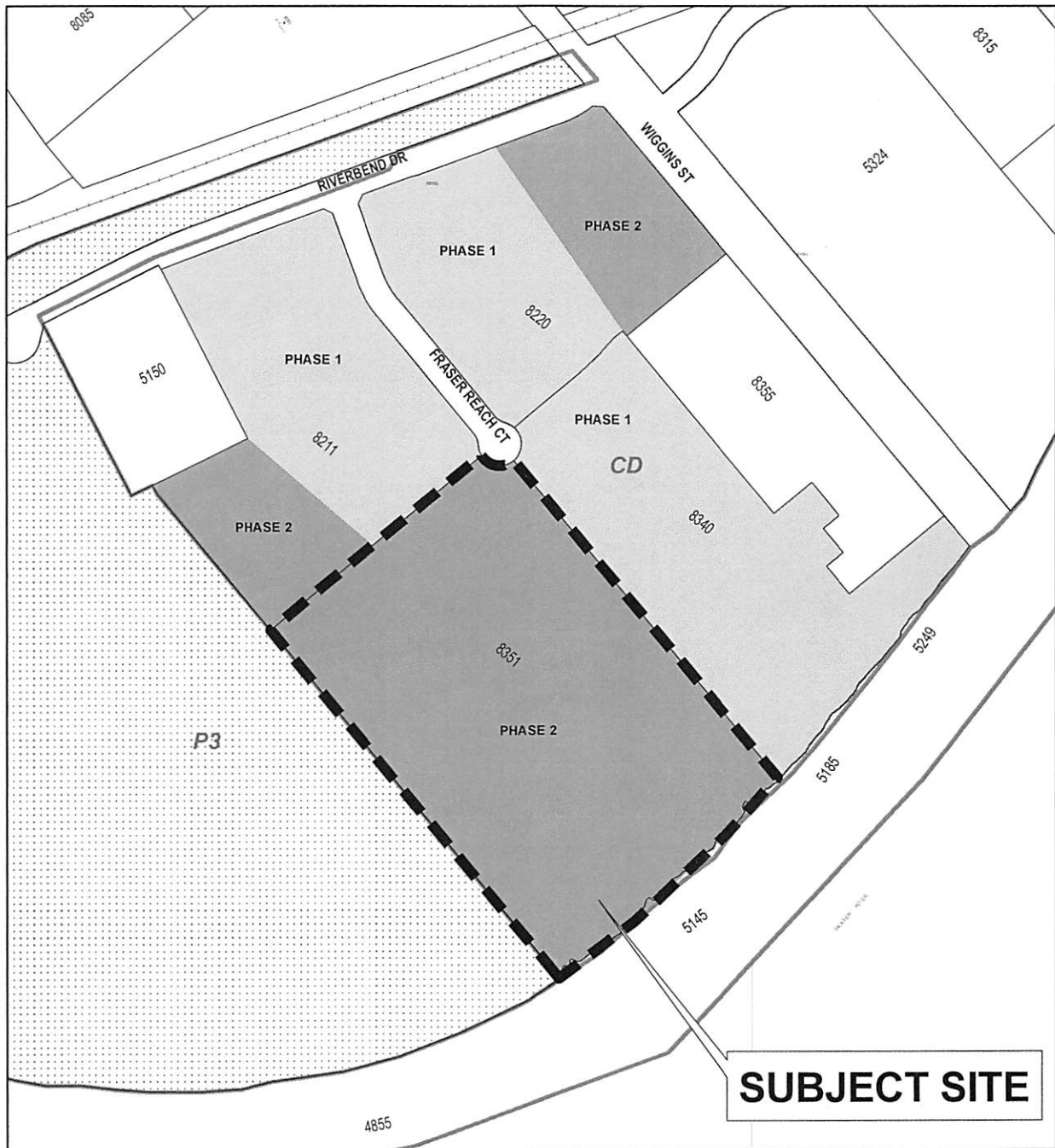
- 5.1 Site Area: 9.49 ha (23.5 acres)
- 5.2 Site Coverage: 40 %
- 5.3 Proposed Height: 2 storeys + mezzanines  
23.87 m (78 ft.)
- 5.4 Proposed Gross Floor Area:
- |                           |   |                               |                          |
|---------------------------|---|-------------------------------|--------------------------|
| Office                    | - | 10,569.3 m <sup>2</sup>       | (113,767 sq. ft.)        |
| Manufacturing             | - | 24,412.1 m <sup>2</sup>       | (262,769 sq. ft.)        |
| Warehouse                 | - | <u>37,875.8 m<sup>2</sup></u> | <u>(407,692 sq. ft.)</u> |
| Total Proposed Floor Area | - | 72,857.2 m <sup>2</sup>       | (784,228 sq. ft.)        |
- 5.5 Vehicle Parking:
- |                |   |   |
|----------------|---|---|
| Office         | - | 10,569.3 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 230 spaces  |
| Manufacturing  | - | 24,412.1 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 263 spaces  |
| Warehouse      | - | 37,875.8 m <sup>2</sup> @ 1/186 m <sup>2</sup> = 204 spaces |
| Total Required | - | 697 spaces  |
| Total Provided | - | 736 spaces  |
- 5.6 Bicycle Parking:  
Required and Provided - 124 spaces
- 5.7 Loading:
- |          |   |            |
|----------|---|------------|
| Required | - | 24 spaces  |
| Provided | - | 112 spaces |

  
E. W. Kozak, Director  
PLANNING AND BUILDING

SMN:rh

### **Attachments**

cc: City Solicitor  
City Clerk



**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:  
MAY 02 2019

SCALE:  
1:5,460

DRAWN BY:  
AY

**REZONING REFERENCE #18-33  
8351 FRASER REACH COURT**



Subject Site



Park

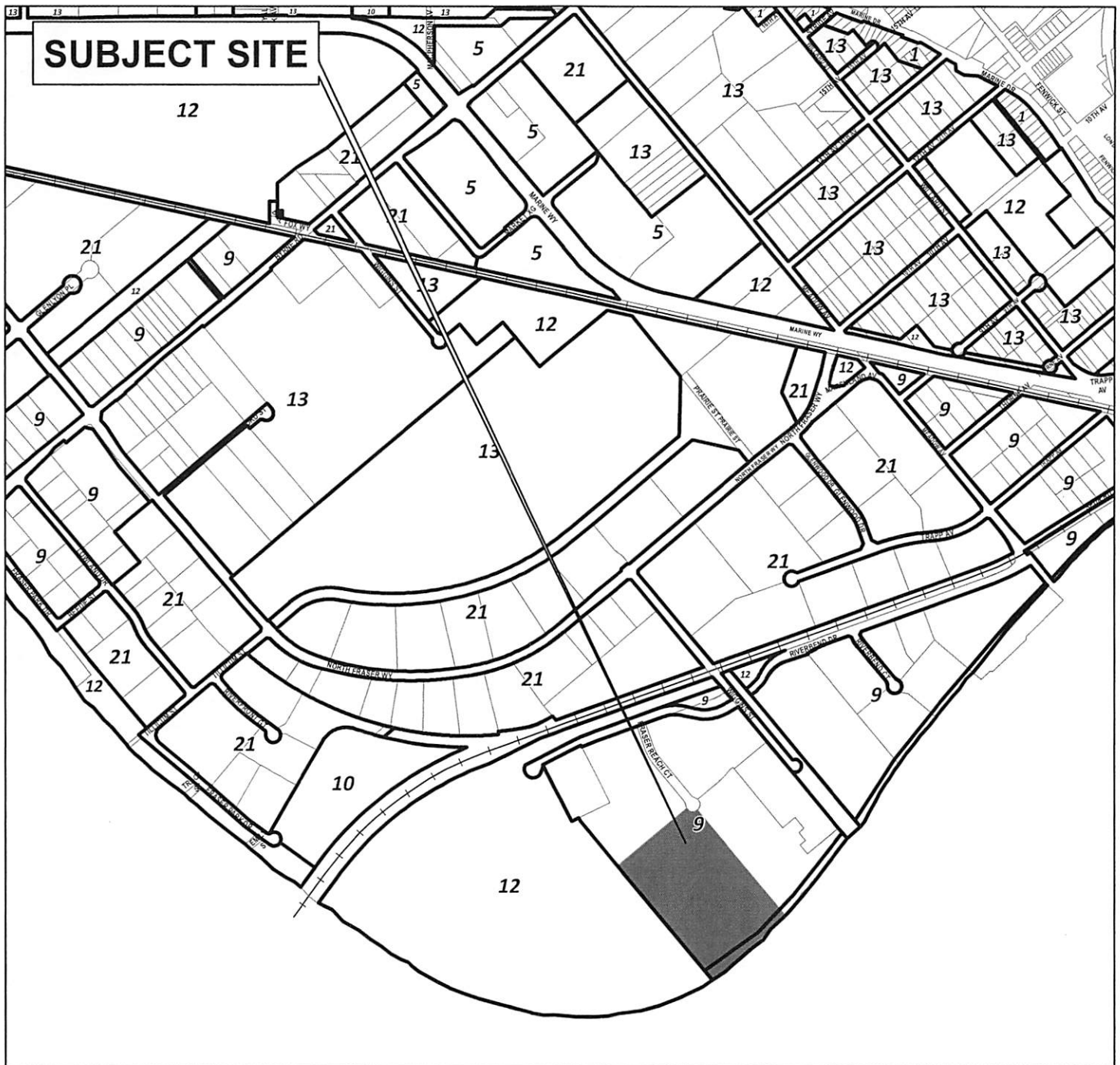


Phase 1



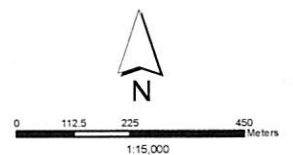
Phase 2

**Sketch #1**



- 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