



Item
Meeting2019 June 10

COUNCIL REPORT

TO: CITY MANAGER 2019 June 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19-18
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 – Mezzanine Addition" prepared by Taylor Kurtz Architecture and Design Inc.)

APPLICANT: Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
Attn: Carl Funk

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

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 the applicable GVS & DD Sewerage Development Cost Charge.
 - c) The deposit of the applicable Regional Transportation Development Cost Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an expansion of the floor area within the proposed building.

2.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

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 INFORMATION

- 3.1 On 2018 August 27, Council gave Final Adoption to Rezoning Reference #17-10, in order to permit the construction of a two-storey light industrial/office building for Coanda, with a total floor area of 6,991.1 m² (75,251 sq.ft.). The building is currently under construction.
- 3.2 On 2019 March 11, Council gave Final Adoption to Rezoning Reference #18-42, to permit a minor 110.8 m² (1,193 sq. ft.) addition to the floor area within the building, as well as some minor exterior changes to the building.
- 3.3 The property owners are now proposing a minor addition to the floor area of 288 m² (3,100 sq. ft.), within the building, which is currently under construction, in order to accommodate the growing operations of Coanda. This additional office floor area will be accommodated by expanding the mezzanine. The revised total gross floor area to be accommodated in the subject building would be approximately 7,390 m² (79,544 sq. ft.). Vehicular access will continue to be from North Fraser Way.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #19-18
2019 June 05 Page 3

4.0 GENERAL COMMENTS

- 4.1 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*).
- 4.2 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.
- 4.3 The expanded floor area will increase the required number of parking stalls from 101 to 107 spaces. The additional parking can be accommodated within the existing 128 parking spaces on-site.
- 4.4 The GVS & DD Sewerage Development Cost Charge is required for the proposed additional floor area.
- 4.5 The Regional Transportation Development Cost Charge is required for the proposed additional floor area.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area: 1.77 ha (4.37 acres) (unchanged)

5.2 Site Coverage: 40% (unchanged)

5.3 Current Approved Gross Floor Area:

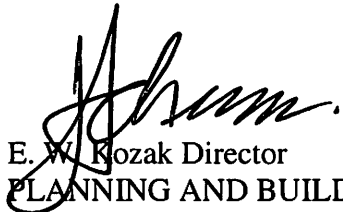
Office	-	2,220.1 m ²	(23,897 sq. ft.)
Laboratory / Manufacturing	-	3,370.8 m ²	(36,283 sq. ft.)
Warehouse / Storage	-	<u>1,511.0 m²</u>	<u>(16,264 sq. ft.)</u>
Total Current Floor Area	-	7,101.9 m ²	(76,444 sq. ft.)

5.4 Proposed Gross Floor Area:

Office	-	2,508.1 m ²	(26,997 sq. ft.)
Laboratory / Manufacturing	-	3,370.8 m ²	(36,283 sq. ft.)
Warehouse / Storage	-	<u>1,511.0 m²</u>	<u>(16,264 sq. ft.)</u>
Total Proposed Floor Area	-	7,389.9 m ²	(79,544 sq. ft.)

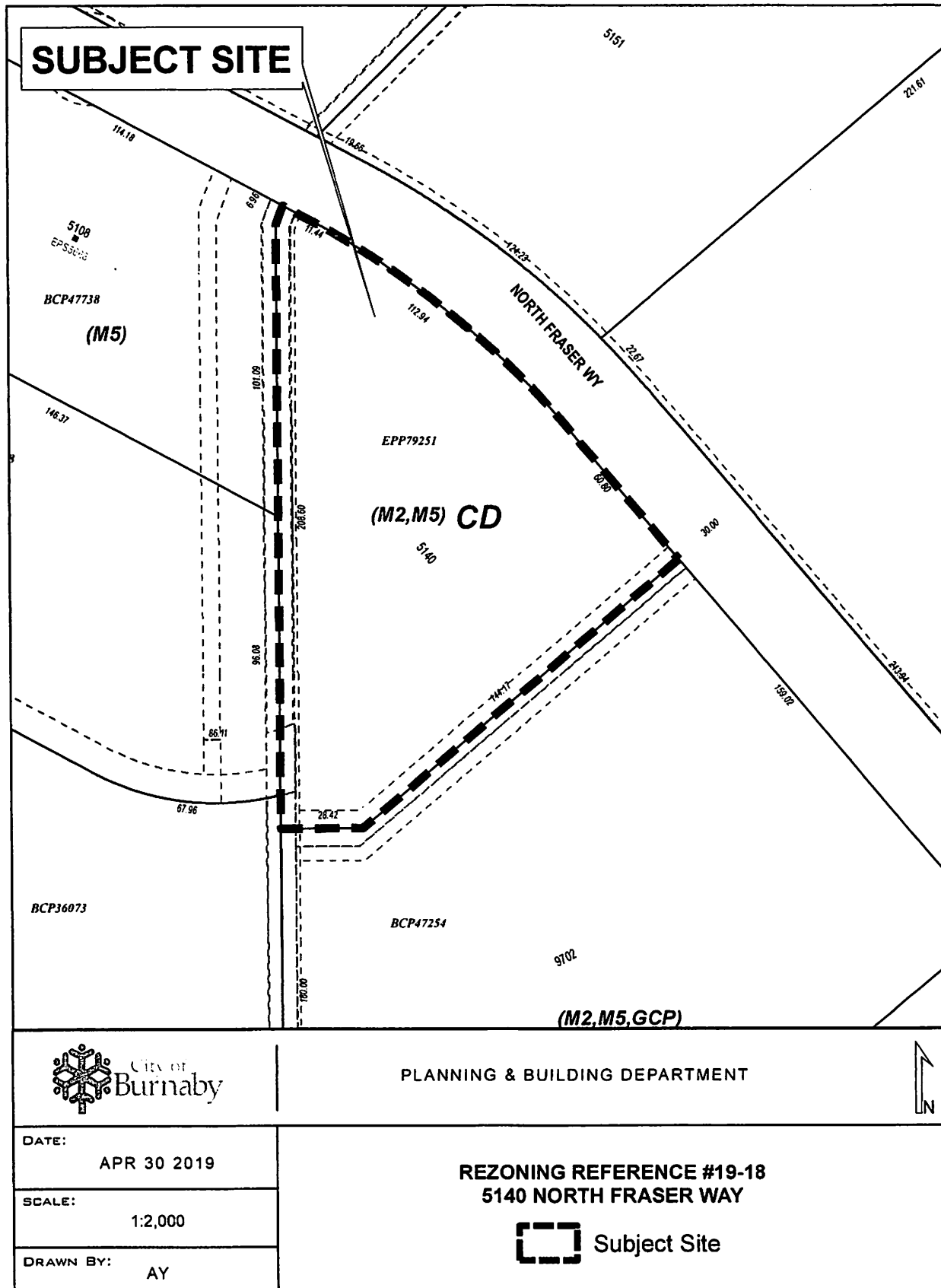
To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #19-18
2019 June 05 Page 4

- 5.5 Vehicle Parking:
- | | | |
|----------------------------|---|--|
| Office | - | 2,508.1 m ² @ 1/46 m ² = 55 spaces |
| Laboratory / Manufacturing | - | 3,370.8 m ² @ 1/93 m ² = 36 spaces |
| Warehouse / Storage | - | 1,511.0 m ² @ 1/93 m ² = 16 spaces |
| Total Required | - | 107 spaces |
| Total Provided | - | 128 spaces |
- 5.6 Bicycle Parking:
- | | | |
|-----------------------|---|-----------------------|
| Required and Provided | - | 12 spaces (unchanged) |
|-----------------------|---|-----------------------|
- 5.7 Loading:
- | | | |
|----------|---|---------------|
| Required | - | 3 (unchanged) |
| Provided | - | 7 (unchanged) |


E. W. Rozak Director
PLANNING AND BUILDING

SMN:rh
Attachments

cc: City Solicitor
City Clerk



Sketch #1

