

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ 22-11 – UNIT #5 - 8063 NORTH FRASER WAY – MINOR INCREASE IN INTERIOR FLOOR AREA – BIG BEND COMMUNITY PLAN**
PURPOSE: To seek Council authorization to forward this application to a future Public Hearing.

REFERENCES

Address: Unit #5 – 8063 North Fraser Way
Legal: Strata Lot 5 District Lot 167 Group 1 New Westminster District Strata Plan BCS2947 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V
Applicant: TJ Reavley; Zeidler Architecture (Representative)
Current: CD Comprehensive Development District (based on M2 General Industrial and M5 Light Industrial Districts)
Proposed: Amended CD Comprehensive Development District (based on M2 General Industrial and M5 Light Industrial Districts, and in accordance with the development plan entitled “New Mezzanine for Unit #5 – 8063 North Fraser Way” prepared by Zeidler Architecture)

RECOMMENDATIONS

THAT the predecessor Rezoning Bylaw, Amendment Bylaw No.2, 2023, Bylaw No. 14544, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw;

THAT a Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing at a future date;

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.
- c. The deposit of the applicable Regional Water Cost Charge.
- d. The deposit of the applicable Regional Transportation Development Cost Charge.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS

I concur with the recommendation of the General Manager Planning and Development.

EXECUTIVE SUMMARY

A rezoning application has been received in order to permit a minor increase in interior floor area in an existing stratified industrial building. The proposal includes the addition of a 225.75 m² (2,430 sq. ft.) mezzanine for office use, as well as minor changes to parking and loading. The purpose of this report is to provide Council with information on the proposal and to recommend that the rezoning application be forwarded to a future Public Hearing.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Regional Context Statement (2013),
- Official Community Plan (1998),
- Big Bend Community Plan (1972),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011), and
- Environmental Sustainability Strategy (2016).

2.0 BACKGROUND

- 2.1 The subject site is located on the south side of North Fraser Way, between Tillicum Street and Wiggins Street, and is designated for business centre use in the Big Bend Community Plan area (see **attached** Sketch #1). The subject site is improved with a stratified industrial building, which was constructed in 2008.
- 2.2 On July 23, 2007, Council gave Final Adoption to Rezoning Reference #06-10 in order to permit the development of a multi-tenant office/warehouse facility.
- 2.3 On August 29, 2022, Council received an initial rezoning report for the subject rezoning application.
- 2.4 On January 23, 2023, Council received a report recommending a February 28, 2023 Public Hearing. The subject site’s Strata Council subsequently withdrew their support for the proposal, due to the increase in parking requirements for the subject unit that was higher than the Strata Council’s parking allocation for that unit. Though it is noted that the site as a whole provided sufficient parking for the proposal, the rezoning application was withdrawn from the proposed Public Hearing due to the concerns of the Strata Council. Since that time, the applicant has revised the proposal, as described in Section 3.2 of this report.

2.5 The applicant has now submitted a revised plan of development suitable for presentation to a Public Hearing, and the Strata Council has indicated their support for the revised proposal.

3.0 GENERAL INFORMATION

3.1 The renovation proposal is for a new 225.75 m² (2,430 sq. ft.) mezzanine structure for office use, within Unit #5 of the existing building. Unit #5 currently has a total gross floor area of 1,312.81 m² (14,131 sq. ft.), while the existing building currently has a total gross floor area of 9,755.38 m² (105,006 sq. ft.). The subject rezoning is required in order to approve the proposed expansion, revising the total gross floor area permitted in the existing building from 9,858.87 m² (106,120 sq. ft.), permitted under Rezoning Reference #06-10, to 9,981.13 m² (107,436 sq. ft.).

3.2 There is sufficient parking and loading on-site to accommodate the proposed addition. In order to ensure that Unit #5 does not require more of the existing parking than it was already allocated by the Strata Council, as part of this rezoning application, three loading spaces at the rear of the unit are proposed to be converted to parking spaces for the unit. The overhead loading doors for those stalls will remain and the proposed parking spaces could be used for occasional loading. No changes to the exterior of the building are proposed.

3.3 Development Cost Charges applicable to this rezoning include:

- GVS&DD Sewerage Charge;
- Regional Water Cost Charge; and,
- Regional Transportation Development Cost Charge.

3.4 Development Statistics:

3.4.1. Lot Area (Unchanged) 18,348.35 m² (197,500 sq. ft.)

3.4.2 Gross Floor Area

| | |
|------------------------------------|---|
| Proposed Total for Entire Building | 9,981.13 m ² (107,436 sq. ft.) |
| Unit #5 | |
| - Existing Gross Floor Area | 1,312.81 m ² (14,131 sq. ft.) |
| - Proposed New Gross Floor Area | 225.75 m ² (2,430 sq. ft.) |
| - Total Unit #5 Gross Floor Area | 1,538.57 m ² (16,561 sq. ft.) |

3.4.3 Density 0.54 FAR

| 3.4.4 <u>Parking</u> | <u>Required</u> | <u>Provided</u> |
|---------------------------|-----------------|--|
| Parking (entire building) | 101 | 105 (includes 3 at rear of Unit #5 which can be used for occasional loading) |
| 3.4.5 <u>Loading</u> | <u>Required</u> | <u>Provided</u> |
| Loading (entire building) | 4 | 21 |

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

A Public Hearing will be held at a future date. The City will send a notice, at least 10 days in advance of a Public Hearing, to those properties that are within a 30 m (100 ft.) radius of the property. A notice will also be published in two consecutive issues of the local newspaper, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager Planning and Development
for E. W. Kozak, General Manager Planning and Development

ATTACHMENT

Attachment 1 – Sketch #1

REPORT CONTRIBUTORS

This report was prepared by Lisa Scott, Development Planner, and reviewed by Jesse Dill, Senior Development and Urban Design Planner, and Johannes Schumann, Director Development and Urban Design.