

COUNCIL REPORT

TO: CITY MANAGER 2007 January 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-25
Light Industrial and Distribution Warehouse Buildings
Big Bend Development Plan

ADDRESS: Portion of 8545 North Fraser Way and portion of 5595 Trapp Avenue (see attached sketches)

LEGAL: Portion of Lot 1, D.L. 155, Group 1, NWD Plan BCP21951, Portion of Parcel "A" except: Firstly: Part Subdivided by Plan BCP4738, Secondly: Part Subdivided by Plan BCP8172, Thirdly: Part Subdivided by Plan BCP21951, Fourthly: Part Subdivided by Plan BCP22388, D.L. 155, Group 1 NWD Plan BCP4737

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "Glenwood 4 & 5, North Fraser Way" prepared by Christopher Bozyk Architects Ltd.).

APPLICANT: Christopher Bozyk Architects Ltd.
414-611 Alexander Street
Vancouver, B.C. V6A 1E1
(Attention: Christopher Bozyk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 February 20.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

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2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 February 05 and to a Public Hearing on 2007 February 20 at 7:30 p.m.
3. **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 requisite services.
 - c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d. The completion of the necessary subdivision, Subdivision Reference #04-69, and all requirements arising therefrom.
 - e. Completion of the Highway Closure Bylaw
 - f. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Chief Building Inspector and granting of a Section 219 Covenant respecting the approved report.
 - g. 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 the development of a multi-tenant light industrial building and a distribution warehouse.

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2.0 BACKGROUND

- 2.1 The subject site is situated within the Phase III and Phase IV portions of the Glenwood Industrial Estates, which is located within the area designated for business centre and industrial uses in accordance with the adopted Big Bend Development Plan (see attached Sketches #1 and #2). The Glenwood Industrial Estates originally comprised 38.4 hectares of vacant lands owned by Canadian National Railways Company (CNRP). These lands are designated for business centre uses, including industrial and office development, in the Big Bend Development Plan (see attached Sketch #2).
- 2.2 On 2003 April 7, Council gave Final Adoption to Rezoning Reference #99-09 which involved the phased development of CNRP's 38.4 hectare holding for high quality light and general industrial and business park uses based on the "Glenwood Industrial Estates Concept Plan". Subsequently, all of sites within the Phase I and Phase II subdivisions of Glenwood Industrial Estates have been rezoned for new development within the last three years (see attached Sketch #1). Council has previously approved Phase I rezonings involving two film studios, a window and door distributor and a records storage company. Approved Phase II developments include a wood products distributor, a food products distribution warehouse and three multi-tenant warehouse facilities.
- 2.3 On 2006 May 29, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further more detailed report would be submitted at a later date.
- 2.4 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The subject application involves a zoning amendment for a portion of the property, identified as Lot 1, located within Phase III and Phase IV of the Glenwood Industrial Estates. The proposed development includes the construction of a one storey multi-tenant light industrial building with mezzanine space on the north portion of the site, as well as a one storey distribution warehouse with mezzanine space on the south portion of the site. The proposed development is consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M2 General Industrial District, the M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines. The CD (M5) designation will apply to the North Fraser Way frontage of the subject lot, where a high quality development and concentration of office space is expected. The CD (M2, M5) designation will apply to the Trapp Avenue frontage.

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- 3.2 Servicing for the subdivision of Phases III and IV of Glenwood Business Park is being pursued under Subdivision Reference #04-69, which will provide the subject property (Lot 1) as well as Lots 2 and 3 with all required City services (see attached Sketch #1). Vehicular access to the site is from both Trapp Avenue and North Fraser Way. Relocation and completion of the Trapp Avenue cul-de-sac bulb is required, as discussed in Section 3.3, below. North Fraser Way will be completed to a final standard, including separated sidewalks, street trees and boulevard grassing from the Prairie Street right-of-way to west of Wiggins Street. The completion of Wiggins Street is required from North Fraser Way to Riverbend Drive, including separated sidewalks, urban trail, upgraded rail crossing, street trees and boulevard grassing. A component of this work on Wiggins Street involves improvement to City lands and the area road and trail network. As such it is proposed that the City cost share on these works. Details of the cost share will be the subject of a further report for Council approval. The subdivision provides for reciprocal access agreements for the shared use and maintenance of driveway access connecting Trapp Avenue to Wiggins Street on Lots 1, 2 and 3, as well as for the shared use and maintenance of a common driveway between Lots 1 and 2 from North Fraser Way.
- 3.3 A Road Closure Bylaw for the relocation of the Trapp Avenue cul-de-sac bulb is required, as detailed in Sketch #1, attached. Given that the dedication area of the existing cul-de-sac bulb was previously provided by the current property owner and developer under Subdivision #04-14, staff propose that the applicant not be assessed the land value for the net gain in land area arising from the closure and re-dedication of the Trapp Avenue cul-de-sac bulb.
- 3.4 The northern building on the subject property is intended as a multi-tenant building based on the M5 District, with no users currently identified. For this North Fraser Way frontage, a maximum office use of 25% of gross floor area (divided between the main floor and mezzanine), and the assumption of light industrial uses at 60% and storage/warehousing at 15% is utilized. Parking is being provided to meet this maximum use potential.
- 3.5 Approvals from the City and the Department of Fisheries and Oceans, as well as all required easements, Section 219 Covenants and bonding for installation and maintenance of an overall storm water management plan (which includes the establishment and maintenance of a bio-filtration wetland, riparian corridors along Jerry Rogers Creek and a habitat compensation area on a CNRP-owned property located nearby and adjacent to the Fraser River), have been provided through Rezoning Reference #99-09, which covered the entire 38.4 hectares of the business park. In this regard, a storm water management plan has been provided for the subject site in compliance with the overall management plan for the business park.
- 3.6 A detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project is a requirement of Preliminary Plan Approval for this project.

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- 3.7 A geotechnical review of the subject site's soil stability to support the proposed development and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 3.8 The GVS&DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per square foot of gross floor area will apply to this rezoning.

4.0 **DEVELOPMENT PROPOSAL**

- 4.1 Net Site Area: - 5.04 ha (12.45 acres)
- 4.2 Site Coverage: - 39.8%
- 4.3 Floor Area:
- | | | |
|------------------------------------|---|---|
| Building 1 (including mezzanines): | - | 14,404.8 m ² (155,057 sq ft) |
| Building 2 (including mezzanines): | - | 8,230.1 m ² (88,591 sq ft) |
| Total Floor Area Buildings 1 & 2: | - | 22,634.9 m ² (243,648 sq ft) |
- 4.4 Building Height: - 13.4 m (44 feet)
- 4.5 Building Use Components & Parking Required & Provided:
- Building 1:
- | | | |
|--|---|------------|
| 2,811.2 m ² office @ 3 per 93 m ² | - | 91 spaces |
| 10,441.3 m ² warehouse @ 1 per 93m ² | - | 113 spaces |
| 1,152.3 m ² distribution @ 1.5 per 93m ² | - | 19 spaces |
| Total Parking Building 1: | - | 223 spaces |
- Building 2:
- | | | |
|--|---|------------|
| 2,057.5 m ² office @ 3 per 93 m ² | - | 67 spaces |
| 1,234.5 m ² storage/warehouse @ 1 per 93m ² | - | 14 spaces |
| 4,938.1 m ² light industrial @ 1.5 per 93m ² | - | 80 spaces |
| Total Parking Building 2: | - | 161 spaces |
- Total Parking Buildings 1 & 2: - 384 spaces
- 4.6 Loading Bays:
- | | | |
|----------------------|---|-----------|
| Building 1 Required: | - | 5 spaces |
| Building 1 Provided: | - | 23 spaces |

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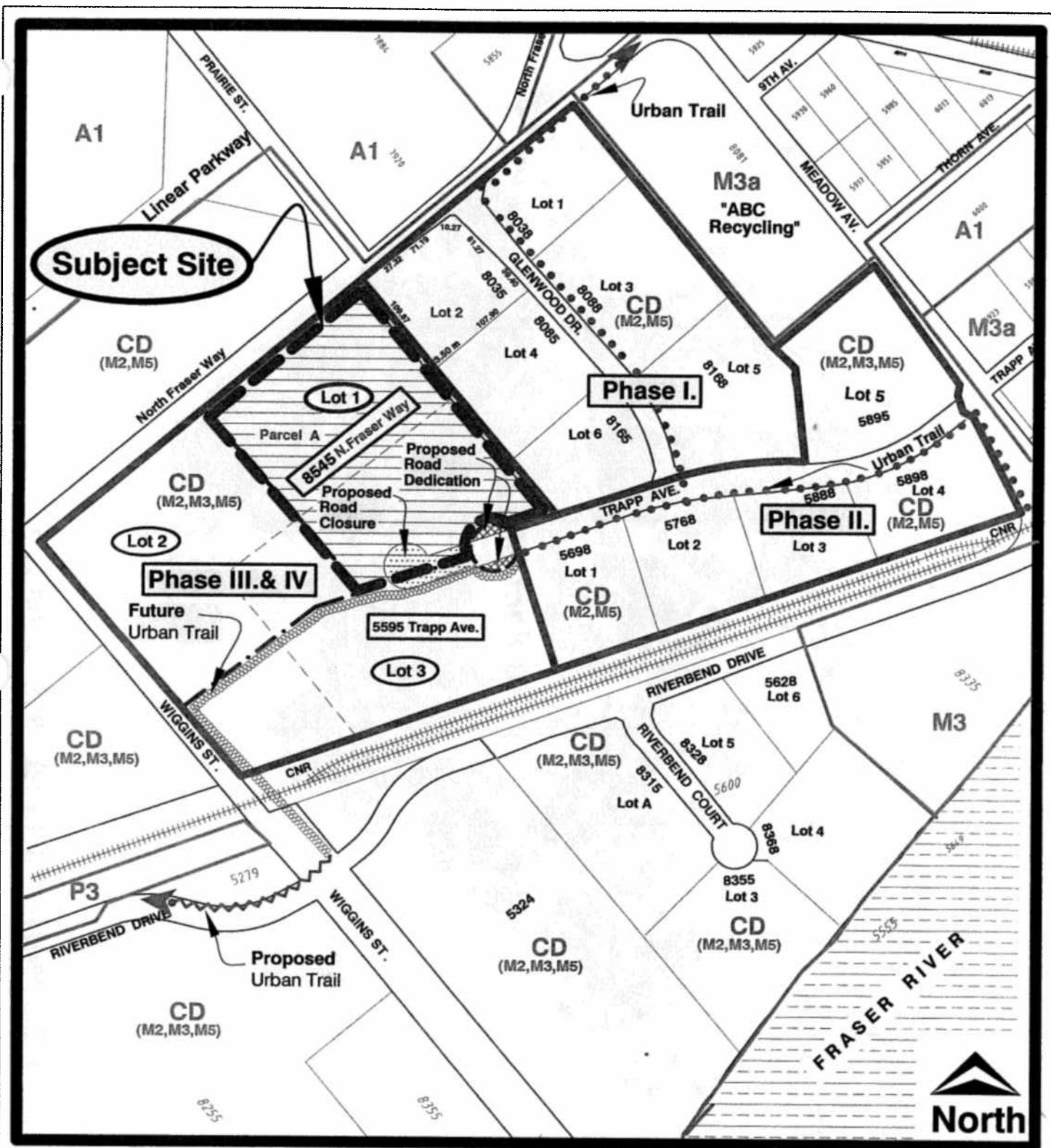
Building 2 Required:	-	4 spaces
Building 2 Provided:	-	16 spaces
4.7 Bicycle Provisions:	-	39 spaces (outdoor racks)


B. Luksun
Director Planning and Building

KSF:gk
Attach

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

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Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

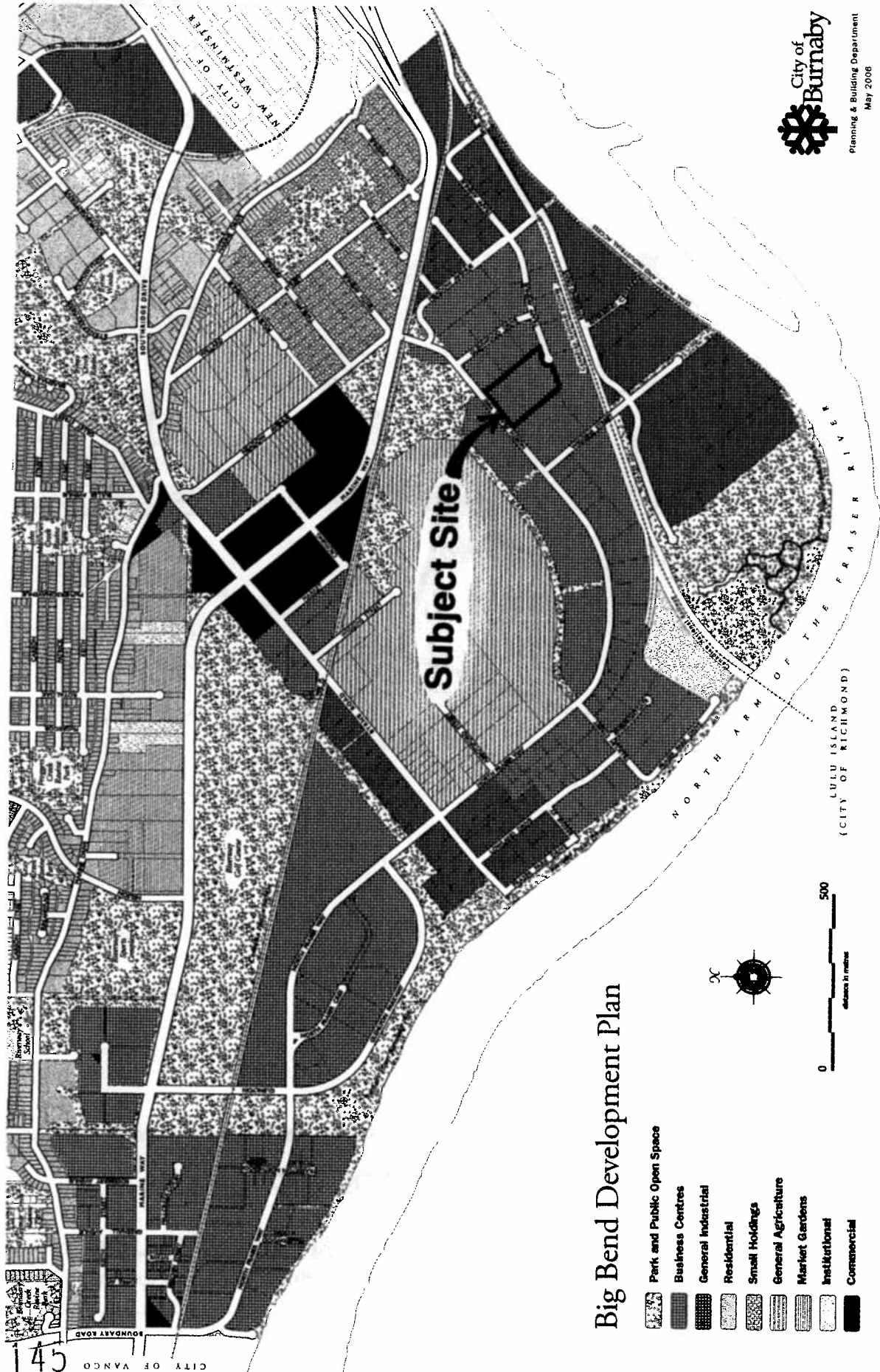
Date: May 2006

REZONING REFERENCE # 06 -- 25

Ptn. of 8545 North Fraser Way & Ptn. of 5595 Trapp Ave.

Xref SUB# 04-69

Sketch # 1



Big Bend Development Plan

- Park and Public Open Space
- Business Centres
- General Industrial
- Residential
- Small Holdings
- General Agriculture
- Market Gardens
- Institutional
- Commercial



REZONING REFERENCE # 06 -- 25
 Ptn. of 8545 North Fraser Way & Ptn. of 595 Trapp Ave.