



Item	06
Meeting	2007 July 23

COUNCIL REPORT

TO: CITY MANAGER 2007 July 10

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-12
Office Building
Big Bend Development Plan

ADDRESS: Ptn. of 5100 North Fraser Way (See attached Sketches #1 and #2)

LEGAL: Ptn. of Lot 4 Except: part Subdivided by Plan LMP48247, D.L. 165, Group 1, NWD Plan LMP40993

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

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Houle Electric" prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Christopher Bozyk Architects Ltd.
414 – 611 Alexander Street
Vancouver, B.C. V6A 1E1
Attention: Chris Bozyk

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 August 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 July 23, and to a Public Hearing on 2007 August 28 at 7:30 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 any 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.

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- 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. Completion of the necessary subdivision.
- e. The submission of a Site Profile and resolution of any arising requirements.
- f. The granting of any necessary statutory rights-of-way, easements and covenants.
- g. The granting of a Section 219 Covenant respecting flood proofing requirements.
- h. The submission of a suitable on-site stormwater management plan for the site to the approval of the Director Engineering that meets or exceeds the guidelines established in the Glenlyon Concept Plan, Rezoning Reference #44/92, Subdivision Reference #39/97. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
- i. The deposit of the applicable GVS&DD Sewerage Charge.
- j. 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 the granting of a Section 219 Covenant respecting the approved report.

R E P O R T

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of an office building within the Glenlyon Business Park.

2.0 **BACKGROUND**

- 2.1 The subject site is located within the Glenlyon Business Park on the south side of North Fraser Way, within the Big Bend Development Plan Area (see **attached** Sketches #1 and #2). The proposed site is currently vacant and is generally square in shape with an area of approximately 0.8 hectares (1.98 acres). It is noted that the subject site was a part of a previous master rezoning (Rezoning Reference #44/92) and subdivision (Subdivision Reference #39/97) which provided for a number of required services. To the west, south and north are a number of high-quality office developments for well known companies such as Ballard Power Systems, Telus, Future Shop (Best Buy), Nokia and Inex, all of which were developed in line with the Glenlyon Concept Plan. Further to the north and

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south are the Riverway Golf Course and the Burnaby Fraser Foreshore Park respectively. The current application for a multi-tenant office facility is representative of the continuing development of Glenlyon Business Park in an appropriate manner.

- 2.2 On 2007 May 28, 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 and more detailed report would be submitted at a later date. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 **GENERAL COMMENTS**

- 3.1 The proposed development includes the construction of an office building with a majority of the floor area being occupied by the future Houle Electric head office with an accessory warehousing component. The guideline zoning for the proposed development is the M5 Light Industrial District and the Glenlyon Concept Plan, with all uses accommodated within a completely enclosed building. The Council adopted Glenlyon Concept Plan governs the parking requirements for the site.
- 3.2 The master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97) have provided the subject site with a majority of the required City services including the construction of North Fraser Way to its full 14m standard with curb and gutter and street lighting along the frontage of the proposed development site. Notwithstanding, a subdivision application is required to create the proposed development site. As part of this subdivision application the applicant will be required to construct a new separated sidewalk with street trees and boulevard grassing across the North Fraser Way frontage of the proposed development. The Director Engineering will be requested to prepare an estimate for any additional services necessary to serve this site which may not have been met by the previous master rezoning and subdivision.
- 3.3 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 3.4 A statutory right-of-way is required to accomodate the separated sidewalk along the project frontage.
- 3.5 The applicant is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Director Engineering for Subdivision Reference #39/97. A Section 219 covenant will be registered for the subject property to ensure the installation and ongoing use and maintenance in accordance with the accepted stormwater management plan.
- 3.6 Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will


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be provided during construction of the project as a requirement of Preliminary Plan Approval.

- 3.7 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.

4.0 **DEVELOPMENT PROPOSAL**

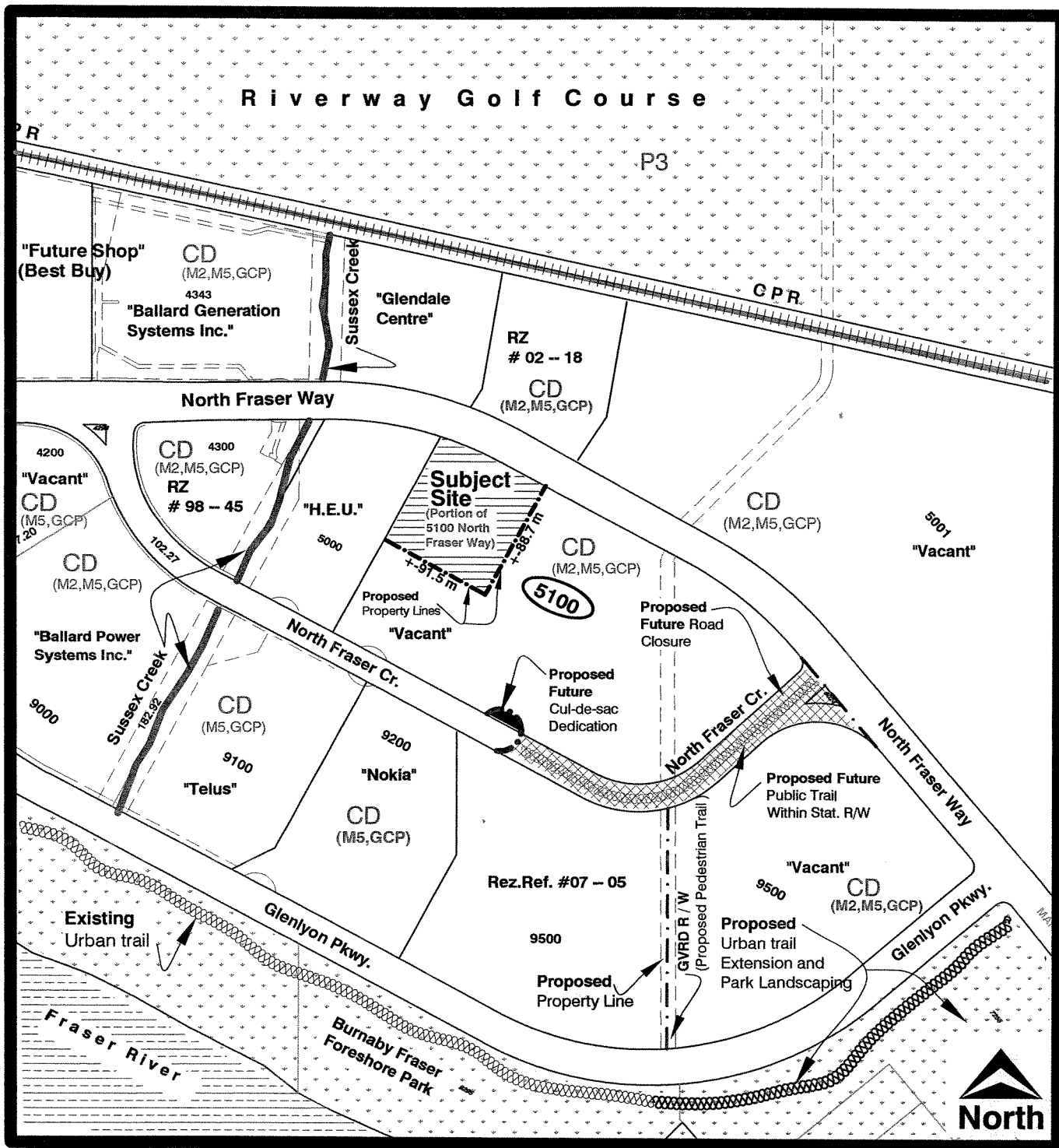
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|-----|--|---|--|
| 4.1 | Site Area: | - | 0.8 hectares (1.98 acres) |
| 4.2 | Site Coverage: | - | 18% * |
| 4.3 | Floor Area: | - | 2,852.03 m ² (30,700 sq.ft.) |
| | Warehousing | - | 464.50 m ² (5,000 sq.ft.) |
| | Office | - | 2,387.53 m ² (25,700 sq.ft.) |
| 4.4 | Floor Area Ratio | - | 0.36 FAR |
| 4.5 | Building Height: | - | 2 storeys |
| 4.6 | Parking: | | |
| | 464.50 m ² warehousing @ 1/93m ² | - | 5 spaces |
| | 2,387.53 m ² office @ 3/93m ² | - | 77 spaces |
| | Total Parking Required: | - | 82 spaces |
| | Total Parking Provided: | - | 124 spaces |
| 4.7 | Loading Bays Required: | - | 2 spaces |
| | Loading Bays Provided: | - | 2 spaces |
| 4.8 | Bicycle Provisions Required: | - | 8 spaces |
| | Bicycle Provisions Provided: | - | 10 spaces |
| | | | (4 visitor spaces in one rack and 6 secure storage spaces) |


 B. Luksun, Director
 PLANNING AND BUILDING

JBS/gk

Attachments

cc: Director Engineering
 City Clerk



Planning and Building Department

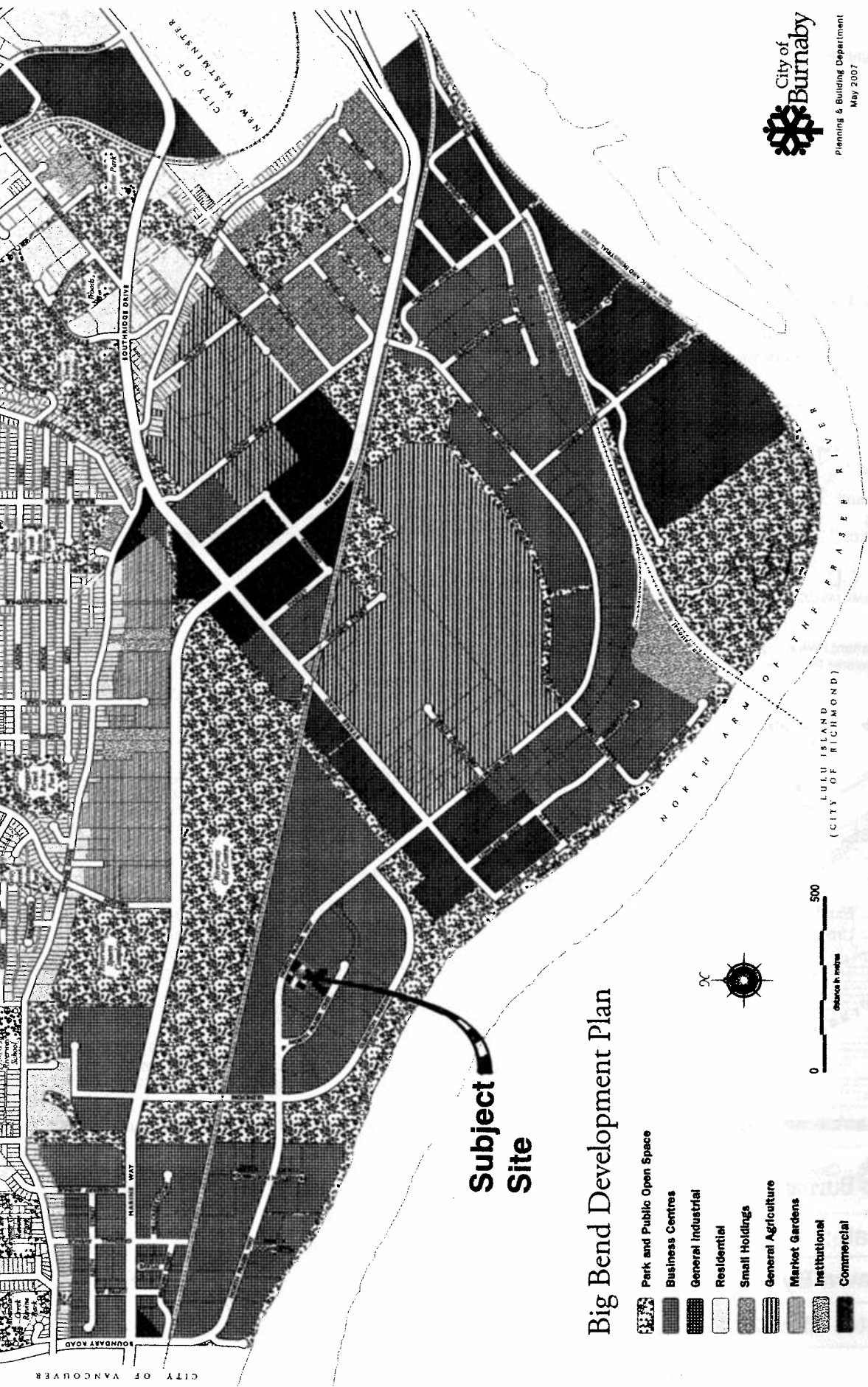
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Date: May 2007

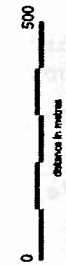
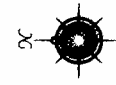
REZONING REFERENCE # 07 --12
Portion of 5100 North Fraser Way

Sketch #1



Big Bend Development Plan

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



Subject Site

LULU ISLAND
(CITY OF RICHMOND)

NORTH ARM OF THE FRASER RIVER