



Item.....	67
Meeting.....	2007 March 26

COUNCIL REPORT

TO: CITY MANAGER 2007 March 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-27
Multi-Tenant Light Industrial Building
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, M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "Glenwood 8, 5595 Trapp Avenue" 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 April 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 April 02 and to a Public Hearing on 2007 April 24 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- a. The submission of a suitable plan of development.
- b. 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.
- c. The completion of the necessary subdivision, Subdivision Reference #04-69, and all requirements arising therefrom.
- d. Provision of a Section 219 Covenant restricting fencing along the urban trail.
- e. 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.
- f. The deposit of the applicable GVS&DD Sewerage Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a multi-tenant light industrial building with associated office space.

2.0 BACKGROUND

- 2.1 The subject site is situated within the Phase III and Phase IV portions of the Glenwood Industrial Estates, and is designated for business centre and industrial uses in accordance with the adopted Big Bend Development Plan and the Glenwood Industrial Estates Concept 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).
- 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 industrial and business centre uses based on the "Glenwood Industrial Estates Concept Plan". All sites within Phases I and II of Glenwood Industrial Estates have been rezoned, or are in the rezoning process, for new development in accordance with the adopted plan (see attached Sketch #1).

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- 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, subdivision and consolidation for the west portion of the property identified as Lot 3, located within Phase III and Phase IV of the Glenwood Industrial Estates. The subject application will provide for the development of a second multi-tenant building on the west portion of Lot 3 and incorporate the larger east portion of Lot 3 included under Rezoning Reference #05-60. Rezoning Reference #05-60 received Final Adoption on 2006 September 18. The subject application amends the comprehensive plan of development advanced under Rezoning Reference #05-60 to reflect the plan of development being advanced under this application and Subdivision Reference #04-69 for a revised lot configuration to create Lots 1, 2 and 3; to adjust the location of the abutting Urban Trail connection to Wiggins Street; and to re-locate the Trapp Avenue cul-de-sac bulb to the east, as shown on Sketch #1, **attached**. The applications for rezoning of the proposed Lots 1 and 2, referenced above, are being pursued under Rezoning Reference #06-25 (Lot 1), and Rezoning Reference #06-26 (Lot 2).
- 3.2 The proposed development includes the construction of a one storey multi-tenant light industrial building with mezzanine space on the western portion of the site, abutting a multi-tenant light industrial building to the east, currently under construction in accordance with Rezoning Reference #05-60. The proposed development is consistent with the land use objectives for the 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.
- 3.3 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 3) as well as Lots 1 and 2 with all required City services (see **attached** Sketch #1). Vehicular access to the site is from Trapp Avenue and Wiggins Street. Relocation and completion of the Trapp Avenue cul-de-sac bulb is required, the authority for which was secured under Rezoning Reference #06-25. 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. Authority in principle for a proposed City cost share on these works was obtained under Rezoning Reference #05-60. 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.

- 3.4 A Section 219 Covenant will be required to restrict the installation of fencing adjacent the Urban Trail alignment that provides for the public connection of the Urban Trail through the site between the Trapp Avenue cul-de-sac and Wiggins Street.
- 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 Glenwood Industrial Estates. In this regard, a storm water management plan has been provided for the subject site in compliance with the approved overall management plan.
- 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.
- 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 to the approval of the Chief Building Inspector 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:

Existing East Portion:	-	2.49 ha (6.14 acres)
(as per Rezoning Reference #05-60):		
Proposed West Portion:	-	1.23 ha (3.09 acres)
Total Lot 3	-	3.72 ha (9.19 acres)
- 4.2 Site Coverage:

Proposed Total:	-	37.8%
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4.3 Floor Area:

Existing (as per Rezoning Reference #05-60):	-	9,177.9 m ² (98,793 sq ft)
Proposed:	-	5,934.1 m ² (63,876 sq ft)
Total:	-	15,112 m ² (162,669 sq ft)

4.4 Building Height:

Existing (as per Rezoning Reference #05-60):	-	11.0 m (36 feet)
Proposed (new building only)	-	10.4 m (34 feet)

4.5 Building Use Components & Parking Required & Provided:

Existing (as per Rezoning Reference #05-60):

1,024 m ² office @ 3 per 93 m ²	-	34 spaces
8,153 m ² warehouse @ 1 per 93m ²	-	88 spaces
Total Parking Required:	-	122 spaces
Total Parking Provided:	-	125 spaces

Proposed:

1,470 m ² office @ 3 per 93 m ²	-	48 spaces
4,464 m ² warehouse @ 1 per 93m ²	-	48 spaces
Total Parking Required:	-	96 spaces
Total Parking Provided:	-	103 spaces

Total Site Components & Parking Required & Provided:

2,494 m ² office @ 3 per 93 m ²	-	82 spaces
12,617 m ² warehouse @ 1 per 93m ²	-	136 spaces
Total Parking Required:	-	218 spaces
Total Parking Provided:	-	228 spaces

4.6 Loading Bays:

Existing (as per Rezoning Reference #05-60):

Required:	-	3 spaces
Provided:	-	20 spaces

Proposed:


Required:	-	3 spaces
Provided:	-	13 spaces

Total Required:	-	6 spaces
Total Provided:	-	33 spaces

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4.7 Bicycle Provisions:

Existing Required & Provided	
(as per Rezoning Reference #05-60):	- 12 spaces (outdoor racks)
Proposed Required & Provided	- 12 spaces (outdoor racks)
Total Required & Provided	- 24 spaces (outdoor racks)

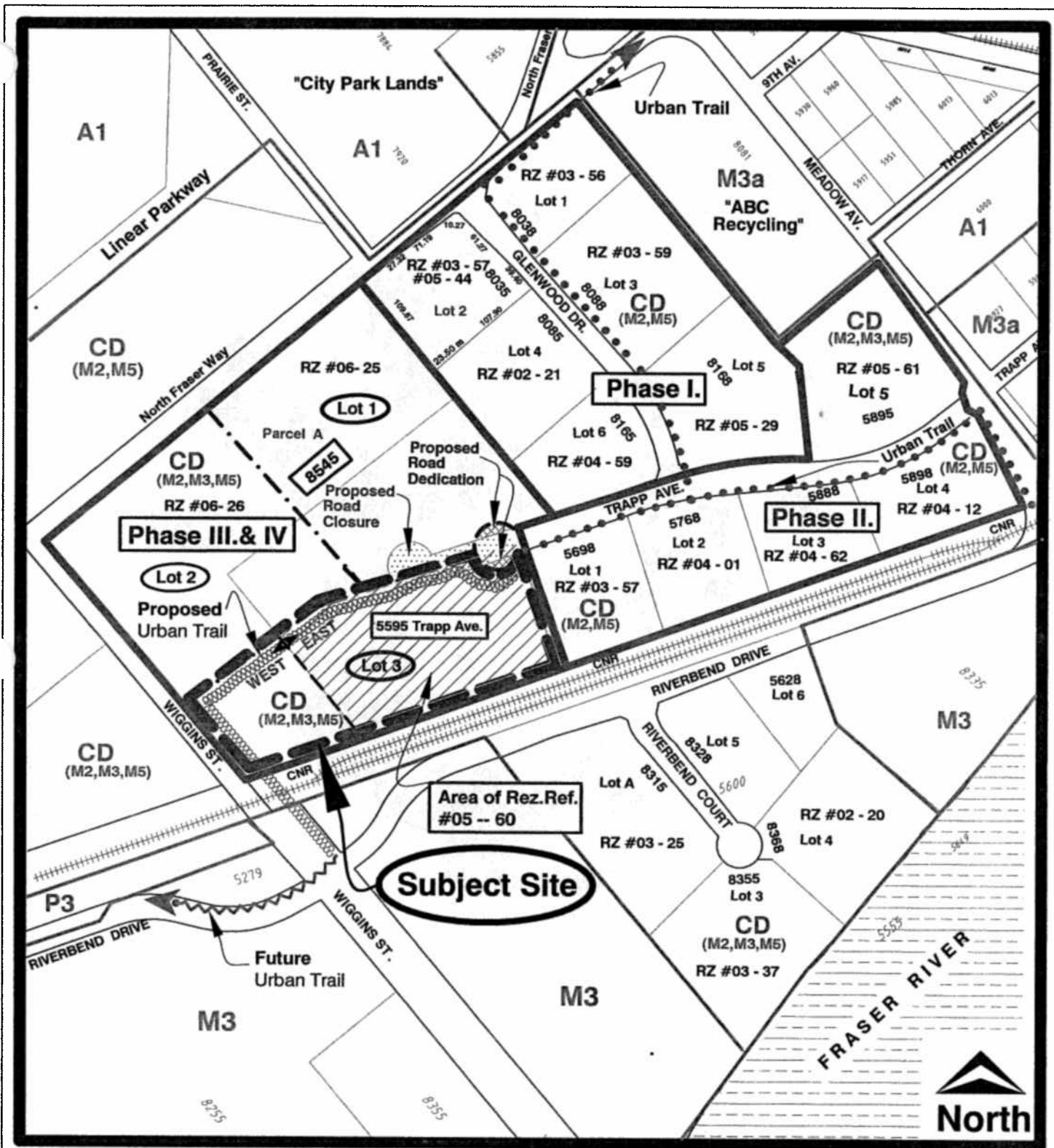

B. Luksun
Director Planning and Building

KSF:

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.

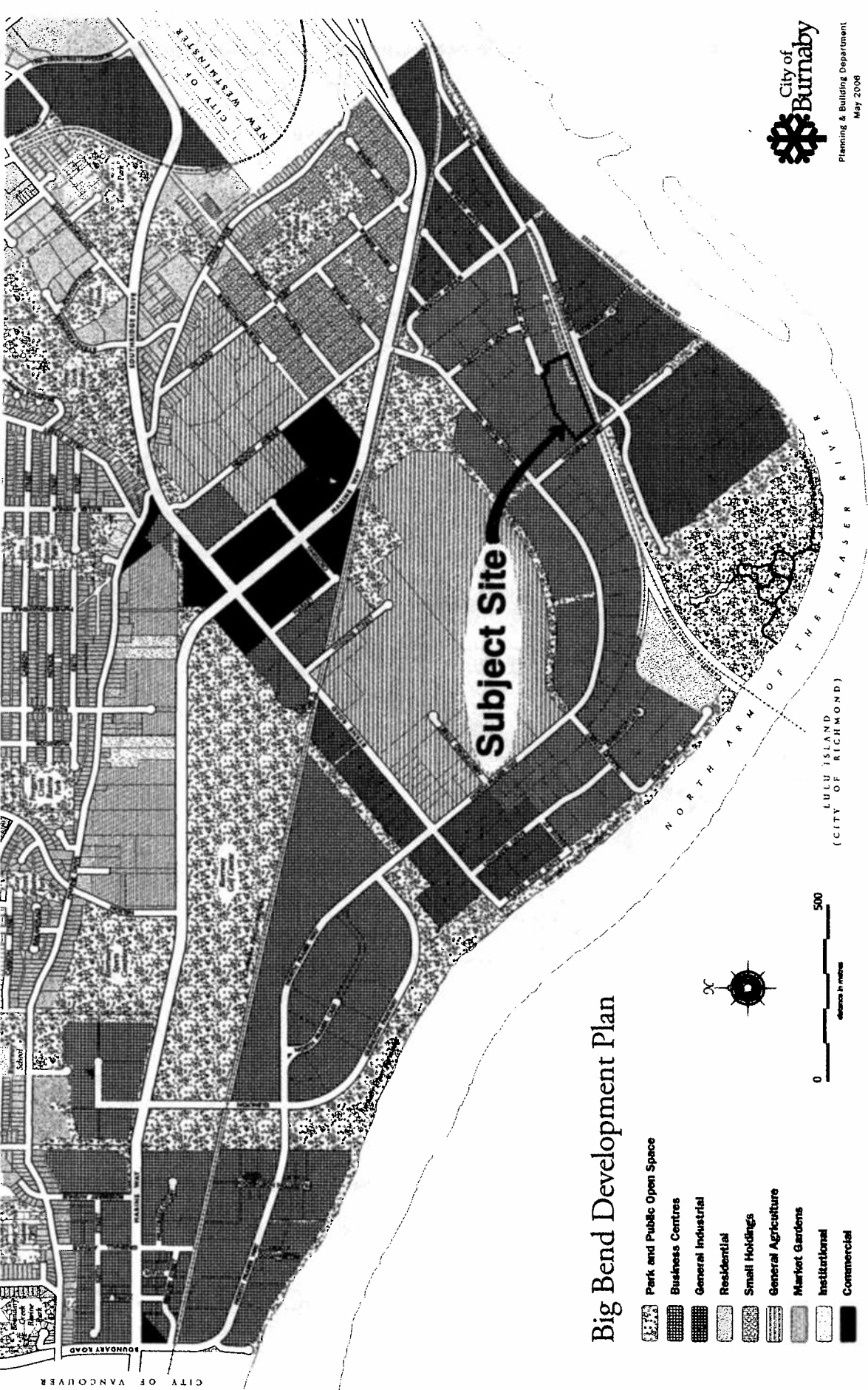
Drawn By: J.P.C.

Date: March 2007










REZONING REFERENCE # 06 -- 27

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

Sketch # 1



Big Bend Development Plan

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

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