



Item.....
Meeting..... 2023 January 23

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2023 January 18

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZONING REFERENCE #22-11
Minor Increase in Interior Floor Area
Big Bend Community Plan

ADDRESS: Unit #5 – 8063 North Fraser Way (see Sketches #1 and #2 *attached*)

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

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

TO: 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)

APPLICANT: Zeidler Architecture
#102 - 1633 West 2nd Avenue
Vancouver, BC V6J 1H3
Attn: Marcos Hui

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2023 February 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2023 February 06 and to a Public Hearing on 2023 February 28 at 5:00 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 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 a minor increase in interior floor area.

2.0 POLICY FRAMEWORK

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), Soci Sustainability Strategy (2011), and Environmental Sustainability Strategy (2016).

3.0 BACKGROUND

- 3.1 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* Sketches #1 and #2). The subject site is currently improved with a stratified industrial building, which was constructed in 2008.
- 3.2 On 2007 July 23, Council gave Final Adoption to Rezoning Reference #06-10 in order to permit the development of a multi-tenant office/warehouse facility.
- 3.3 On 2022 August 29, Council received an initial rezoning report for the subject rezoning application. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 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 1,342.08 m² (14,446 sq. ft.), while the existing building currently has a total gross floor area of 9,784.64 m² (105,321 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 10,010.4 m² (107,751 sq. ft.). There is sufficient parking and loading on-site to accommodate the proposed addition. No changes to the exterior of the building are proposed.

To: Chief Administrative Officer
 From: General Manager Planning and Development
 Re: REZONING REFERENCE #22-11
 2023 January 18 Page 3

4.2 Development Cost Charges applicable to this rezoning include:

- GVS&DD Sewerage Charge
- Regional Transportation Development Cost Charge

5.0 DEVELOPMENT STATISTICS

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

5.2 Gross Floor Area

Proposed Total for Entire Building	10,010.4 m ² (107,751 sq. ft.)
Unit #5	
- Existing Gross Floor Area	1,342.08 m ² (14,446 sq. ft.)
- Proposed New Gross Floor Area	225.75 m ² (2,430 sq. ft.)
- Total Unit #5 Gross Floor Area	1,567.83 m ² (16,876 sq. ft.)

5.3 Density 0.55 FAR

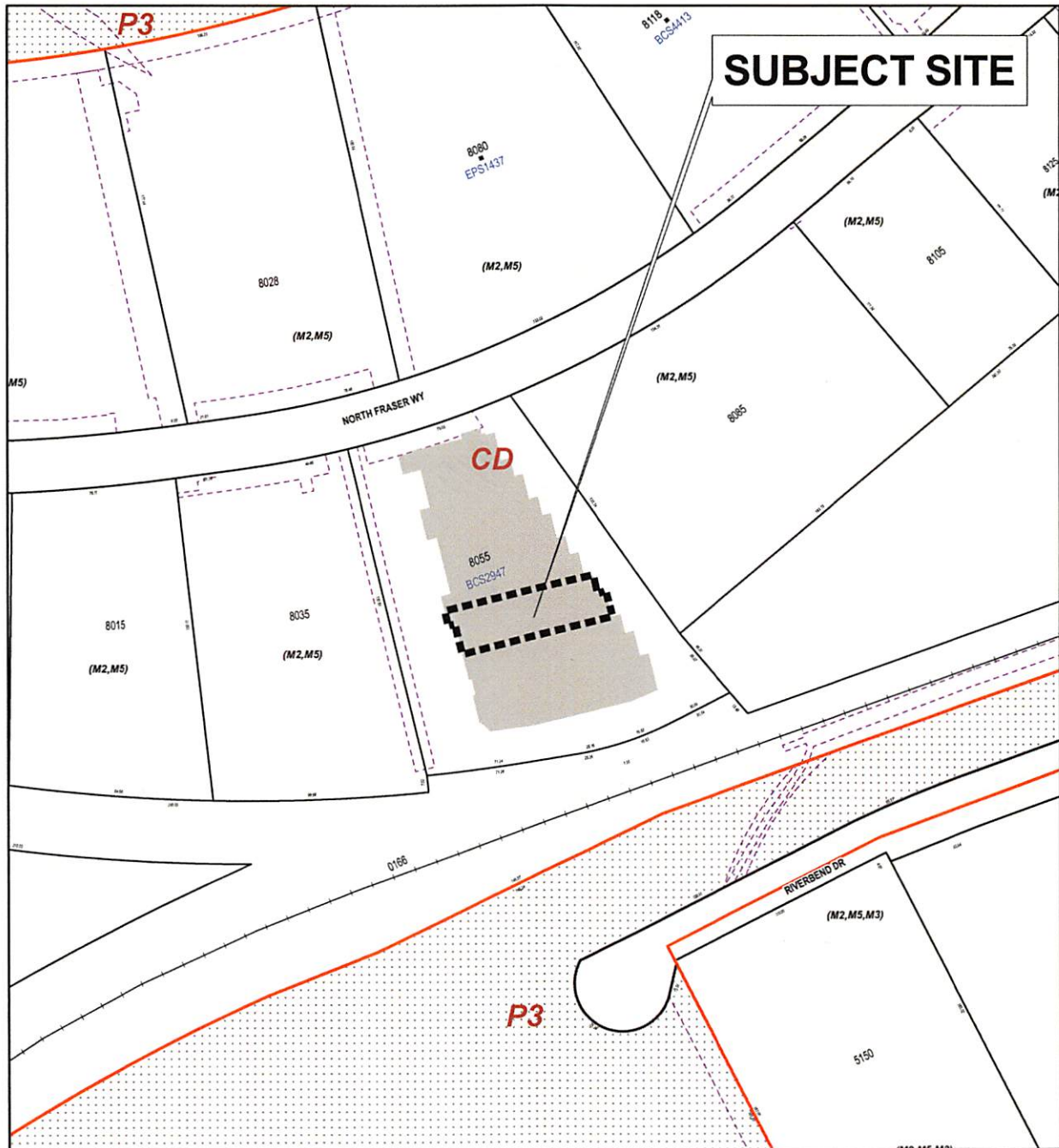
5.4 <u>Parking (Unchanged)</u>	<u>Required</u>	<u>Provided</u>
Parking (entire building)	102	102

5.5 <u>Loading (Unchanged)</u>		
Loading (entire building)	4	24


 for: E. W. Kozak, General Manager
 PLANNING AND DEVELOPMENT

LS:spf
Attachments

cc: City Solicitor
 Acting Director Legislative Services



PLANNING AND DEVELOPMENT DEPARTMENT



Date: DEC 12 2022

scale: 1:3,000

Drawn By: JS

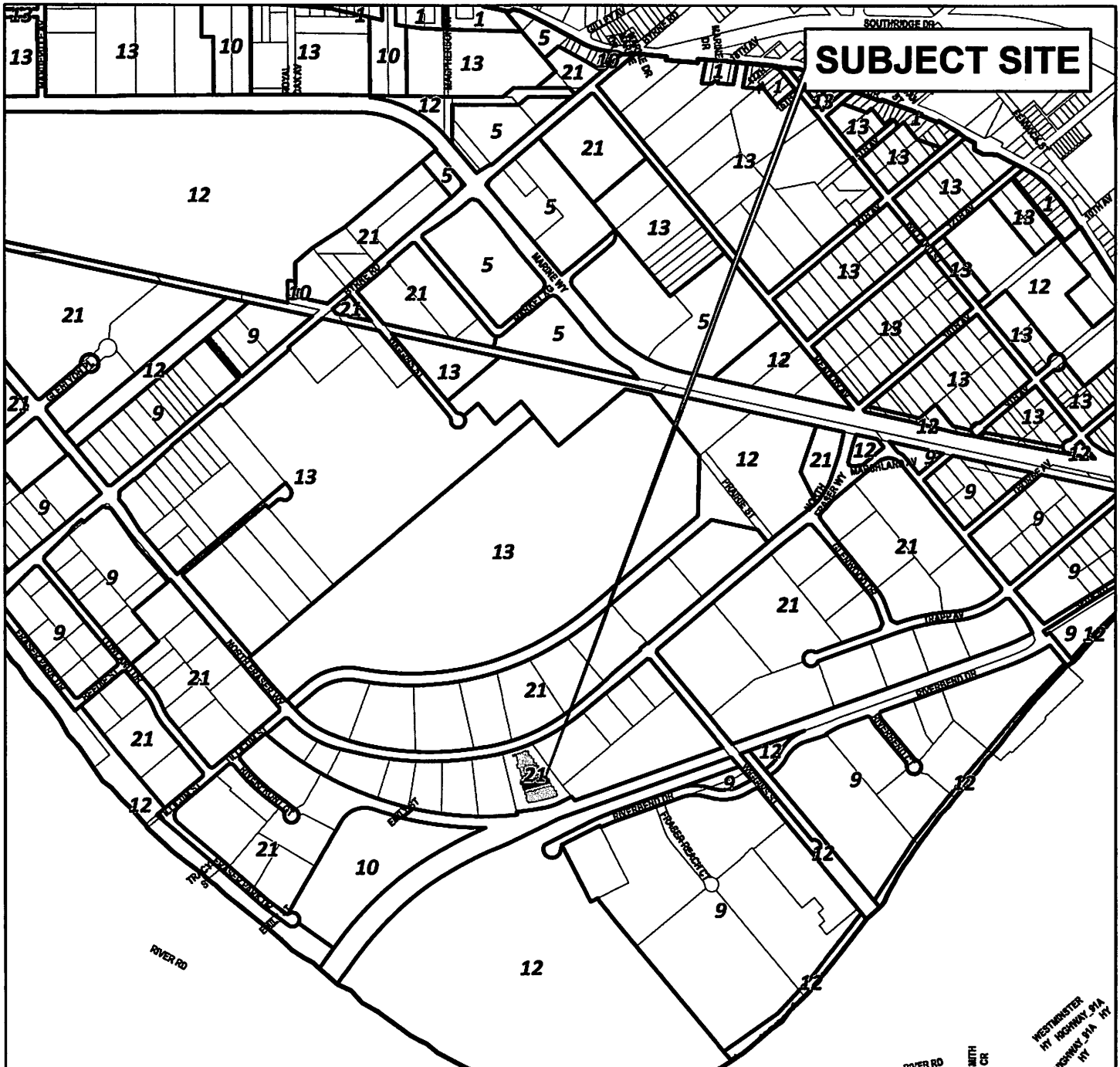
**REZONING REFERENCE #22-11
#5-8063 NORTH FRASER WAY**



Subject Site

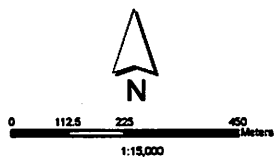


Subject Building



- 1** Single and Two Family Residential
- 2** Low Density Multiple Family Residential
- 5** Commercial
- 9** Industrial

- 10** Institutional
- 12** Park and Public Use
- 13** Agricultural
- 21** Business Centre



PLANNING AND DEVELOPMENT DEPARTMENT

Big Bend Community Plan