

ITEM SUPPLEMENTARY 14  
MANAGER'S REPORT NO. 33  
COUNCIL MEETING 8 6/05/20

RE: 2250 BOUNDARY ROAD  
PROPOSAL TO PROVIDE HEADQUARTERS FOR FEDERAL DEPARTMENT OF FISHERIES AND OCEANS

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT the recommendation of the Director Planning & Building Inspection be adopted.*

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TO: MUNICIPAL MANAGER SUPPLEMENTARY  
1986 MAY 15

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: 2250 BOUNDARY ROAD  
PROPOSAL TO PROVIDE HEADQUARTERS FOR  
FEDERAL DEPARTMENT OF FISHERIES & OCEANS

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RECOMMENDATIONS:

1. THAT Council authorize the Planning & Building Inspection Department to work with the applicant towards the preparation of a suitable plan of development to accommodate the head office facilities for the Federal Department of Fisheries & Oceans on the subject site.
2. THAT a copy of this report be sent to Mr. Michael Degelder, Degelder Project Management Ltd., Suite 200 - 845 Cambie Street, Vancouver, B.C., V6B 4Z9.

REPORT

1.0 INTRODUCTION:

The Municipal Clerk is in receipt of a letter from Mr. Michael Degelder regarding a proposal offering to provide head office facilities for the Federal Department of Fisheries & Oceans on the subject property.

2.0 GENERAL COMMENTS:

- 2.1 The subject site is presently zoned M5 Light Industrial District and is presently occupied by a two-storey office building that accommodates the Inspection Division of the Federal Department of Fisheries & Oceans. This building was formerly utilized to accommodate the office facilities of Dominion Bridge Ltd. The site was originally part of the Dominion Bridge property but was subdivided in 1979 to create the subject 1.09 hectare (2.7 acres) site.
- 2.2 On 1982 November 15 favourable consideration was given to Rezoning Reference #45/82 from M5 to CD District using the M5 regulations as a guideline which involved a proposal to refurbish and redevelop the existing building on a phased basis; Phase I to include the renovation of the existing two-storey office building and Phase II to include the addition of three storeys to the building for office use. This development proposal was advanced to a Public Hearing on 1982 December 14 and to Second Reading on 1983 January 04. Phase I was completed under the prevailing M5 zoning whereas Phase II has not proceeded due to market conditions.

2.3 Rezoning the subject property to the CD designation as per the current Rezoning Application #45/82 was necessary since the prevailing M5 designation permits a maximum building height of 12 meters (39.37) ft. which would not accommodate the proposed five-storey building. As outlined in the original Phase II development, an additional 5457 m<sup>2</sup> (58,740 sq. ft.) of office space within three storeys would be added to the existing two-storey 4166 m<sup>2</sup> (44,844 sq. ft.) building thereby providing a total of 9623 m<sup>2</sup> (103,584 sq. ft.) within a five-storey structure.

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2.4 The current proposal to accommodate offices for the Federal Department of Fisheries & Oceans includes the addition of 7292 m<sup>2</sup> (78,497 sq. ft.) within three additional storeys. The subject proposal represents a significant increase in floor area (33.6%) from the original floor space addition proposal that was outlined in the comprehensive development plan considered by the Council and presented to the Public Hearing. It would therefore be necessary to prepare a new zoning bylaw amendment and advance it to a Public Hearing to accommodate the subject proposal.

2.5 Should the applicant wish to pursue the subject proposal it will be necessary to submit a new formal comprehensive development plan outlining the specific development parameters of the proposal for Council consideration and presentation to a Public Hearing.

2.6 Although the subject site is not situated in a designated office precinct such as Metrotown or the Central Administration Complex Area, the long-standing utilization of the subject site for office activity is recognized. Furthermore, the proposed building expansion will allow for the consolidation of the existing Inspection Division of the Federal Department of Fisheries & Oceans with their head office facilities. As a result, it would be appropriate to accommodate the subject proposal at this location under these circumstances.

### 3.0 CONCLUSION:

In view of the foregoing information, it is considered that the proposed expansion of the existing building to accommodate the head office facilities for the Federal Department of Fisheries & Oceans which will result in a consolidation with their existing Inspection Division is an appropriate utilization of the subject property. However, since this proposal represents a significant change to the existing CD, comprehensive development plan that has been advanced to Second Reading, the preparation of a new bylaw amendment for presentation to a Public Hearing will be necessary. It is therefore recommended that Council give favourable consideration to this proposal and authorize the Department to work with the applicant towards the preparation of a suitable plan of development for the site.

PDS/gt



A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION