

ITEM	19
MANAGER'S REPORT NO.	71
COUNCIL MEETING	94/12/19

TO: CITY MANAGER 1994 DECEMBER 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #42/94

**BALLARD POWER SYSTEMS
OFFICE AND RESEARCH AND DEVELOPMENT
GLENLYON BUSINESS PARK**

ADDRESS: PTN. 9198 GLENLYON PARKWAY

LEGAL: PTN. LOT 1, D.L. 164, GROUP 1, N.W.D. PLAN LMP2257

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M2 GENERAL INDUSTRIAL DISTRICT AND M5 LIGHT INDUSTRIAL DISTRICT USE AND DENSITY AND GLENLYON CONCEPT PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BALLARD POWER SYSTEMS" PREPARED BY CHRISTOPHER BOZYK ARCHITECTS)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 January 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning bylaw be prepared and advanced to First Reading on 1995 January 09 and to a Public Hearing on 1995 January 24 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.

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- b) The deposit of sufficient monies 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) Filing with the City's Environmental Health Services Division of a contingency plan for the emergency response to potential hazardous situations.
- e) Completion of the subdivision creating the subject development site as a legal parcel.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to provide for the establishment of a head office, research and development and manufacturing building.

2.0 BACKGROUND:

- 2.1 The subject site (see *attached* Figure #1) is within the first phase of CN Real Estates' Glenlyon Business Park as shown on Figure #2 *attached*. The Glenlyon Business Park is situated within the designated industrial area of the adopted Big Bend Development Plan (see Figure #3 *attached*).

On 1994 January 19 Council gave Final Adoption to a Bylaw rezoning the entire Glenlyon Business Park to CD Comprehensive Development based on the M2 General Industrial District and M5 Light Industrial District as guidelines together with the Glenlyon Concept Plan prepared by InterPlan Architecture and Planning Inc. The Concept Plan provides for the

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development of a refined, comprehensively planned industrial park. It establishes a very high quality and unique infrastructure that complements the natural features of the site in order to attract cleaner, lighter industrial users to Glenlyon.

- 2.2 The lands to the south and west of the subject site comprise part of the Burnaby Fraser Foreshore Park. The lands to the east, which are currently being filled to achieve floodproofing elevations, will be developed as phase two of the Glenlyon Business Park.
- 2.3 The subject rezoning application involves a zoning amendment to one of the specific sites in line with the development of the Glenlyon Business Park, in order to accommodate a 100,000 sq.ft. office, research and development and manufacturing building to house Ballard Power Systems Ltd.
- 2.4 Council in 1994 July 25 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 now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

- 3.1 The proposed development is consistent with the development guidelines for Glenlyon Business Park.
- 3.2 The Phase 1 Subdivision for Glenlyon Business Park (Subdivision Reference #135/92) which will create the subject development site as a legal parcel is currently being pursued. Completion of this subdivision is required prior to Final Approval of the current rezoning.
- 3.3 Servicing of the subject property to full urban industrial standard is a requirement of Subdivision Reference #135/92. Servicing includes the relocation of Sussex Creek in an open enhanced condition along the easterly property line to the approval of the City and Fisheries agencies.
- 3.4 Environmental Health Services has advised that the nature of the proposed operation requires that a contingency plan be filed with the Environmental Health Services Division for the emergency response to potential hazardous situations.

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- 3.5 At this time, Environmental Health Services has not required submission of a sediment control program. At the Preliminary Plan Approval stage, however, the applicant's Engineer will be asked to submit information to Environmental Health Services to ascertain whether or not a sediment control program is necessary.
- 3.6 The subject site is double-fronting and the proposed development has vehicular access from both Glenlyon Parkway and the North Fraser Way Bypass.
- 3.7 Ministry of Transportation and Highways approval to the proposed rezoning is required.
- 3.8 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

4.0 DEVELOPMENT STATISTICS:

4.1	<u>Net Site Area:</u>	3.0 ha (7.5 acres) subject to survey
4.2	<u>Site Coverage:</u>	22%
4.3	<u>Floor Area:</u>	
	Office	4,924 m ² (53,000 sq.ft.)
	R&D, Manufacturing	4,358 m ² (46,915 sq.ft.)
	Total:	9,282 m ² (99,915 sq.ft.)
4.4	<u>Floor Area Ratio:</u>	0.31
4.5	<u>Building Height:</u>	9.75m (32 ft.) overall with 12m (40 ft.) entry panels; two storeys
4.6	<u>Parking Required:</u>	
	Office 4,924 m ² /46 m ²	= 107 spaces
	R&D, Manufacturing 4,358 m ² /93 m ²	= 47 spaces
	Total Required	= 154 spaces

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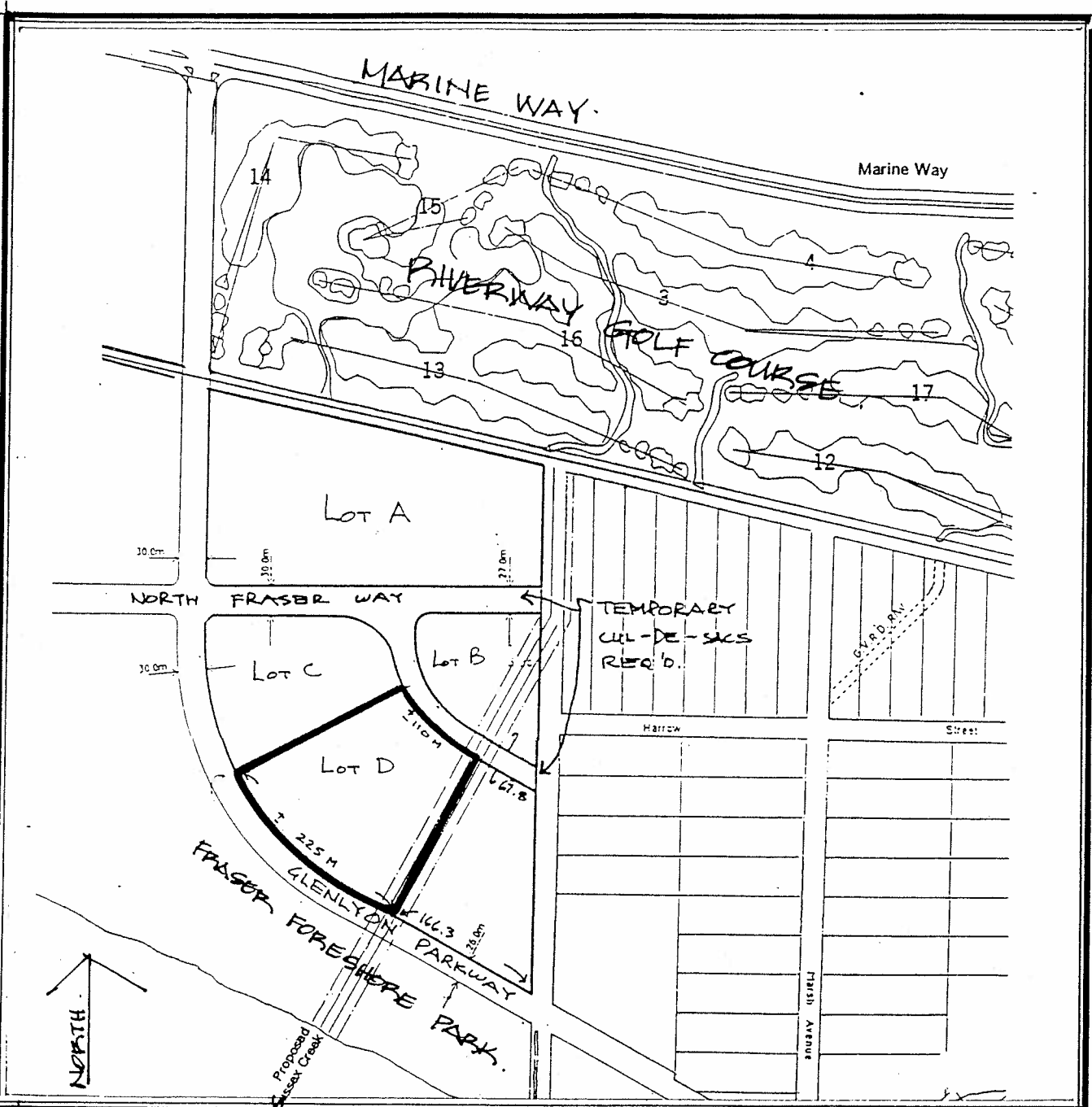
- 4.7 Parking Provided: 296 spaces
Bicycle parking is also provided.
- 4.8 Loading Required and Provided: 4 spaces
- 4.9 Exterior Materials: Precast concrete panels, steel frames, clear and tinted glass.



D.G. Stenson, Director
Planning and Building

RR:yg
Attach. (sketches)

cc: City Solicitor
City Clerk
Director Administrative & Community Services
Director Engineering



Date:
94 July 04

Scale:
N.T.S.

Drawn By:
PB

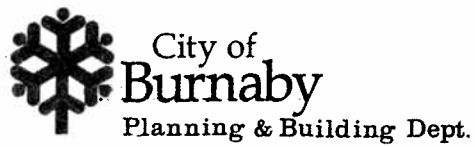
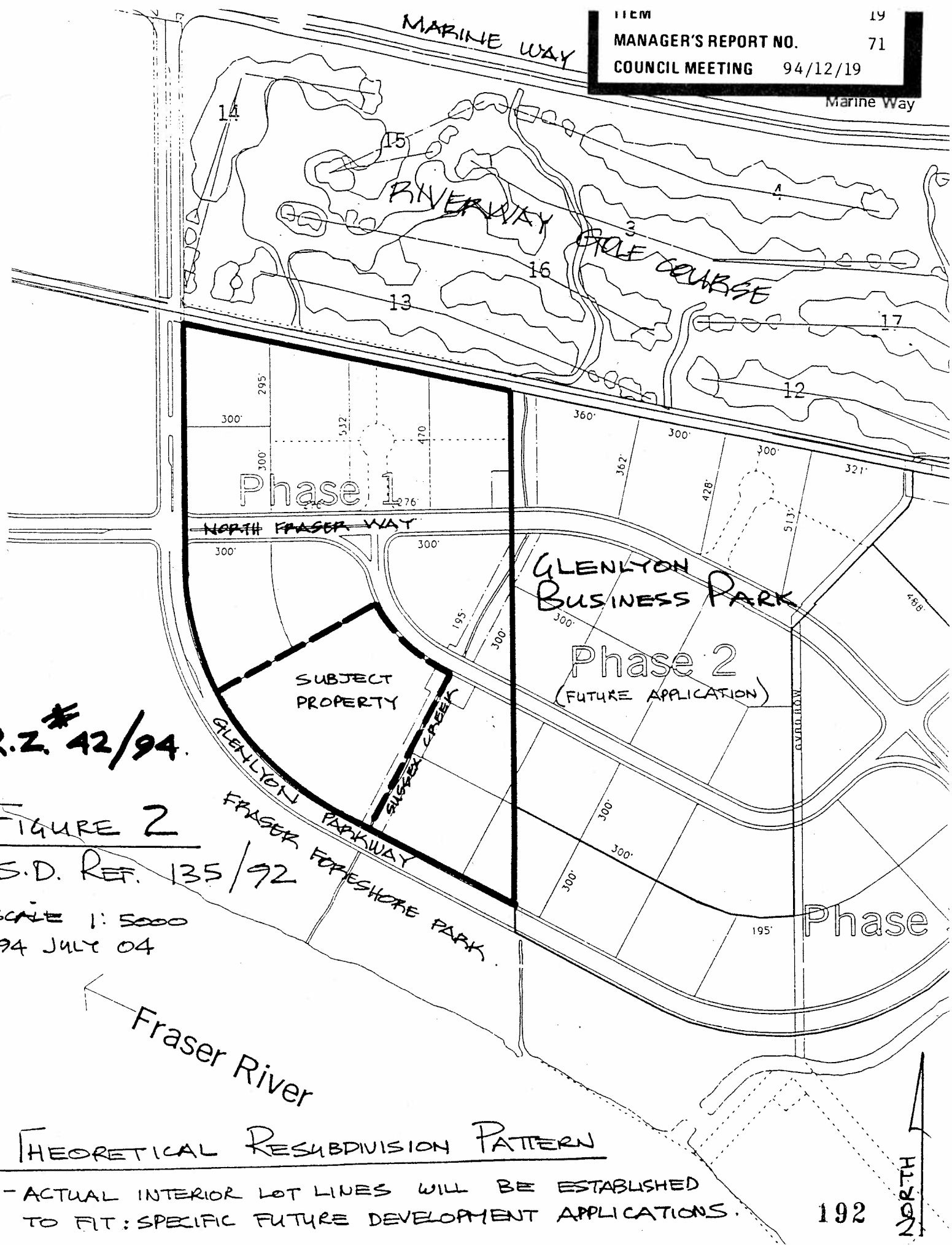


FIGURE 1

REZONING REF. # 42/94

Marine Way



R.Z. # 42/94.

FIGURE 2

S.D. REF. 135/92

SCALE 1:5000
94 JULY 04

THEORETICAL RESUBDIVISION PATTERN

- ACTUAL INTERIOR LOT LINES WILL BE ESTABLISHED TO FIT: SPECIFIC FUTURE DEVELOPMENT APPLICATIONS.



