

TO: CITY MANAGER **1996 FEBRUARY 19**

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #45/95 - BL 10329
PORTION OF 8700 GLENLYON PARKWAY**

**FROM: CD COMPREHENSIVE DEVELOPMENT (BASED ON M2
GENERAL INDUSTRIAL DISTRICT AND M5 LIGHT
INDUSTRIAL DISTRICT GUIDELINES)**

**TO: AMENDED CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT
GUIDELINES)**

**PURPOSE: To provide information regarding minor amendments to the specific
Comprehensive Development Plans for the subject rezoning application**

RECOMMENDATION:

1. **THAT** this report be received for information

R E P O R T

At the regular Council meeting held on 1996 February 06, Council gave Second Reading to the above referenced Zoning Bylaw Amendment. Arising from the discussion, Council requested staff prepare a report on the amendments to the specific Comprehensive Development Plans proposed by the applicant at the Public Hearing held on 1996 January 23. This report provides the information requested by Council.

1.0 REQUESTED INFORMATION:

- 1.1 On 1995 December 18, Council authorized the preparation and advancement of a zoning bylaw amendment covering the subject rezoning application to First Reading on 1996 January 08 and to a Public Hearing on 1996 January 23. At that time, the Planning and Building Department was in receipt of specific development plans for the site which were described in the CD rezoning report to Council and were to be presented to the Public Hearing.

CITY MANAGER

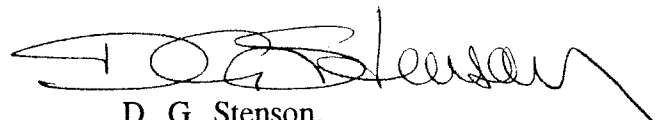
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- 1.2 In the week of 1996 January 15, the applicant advised staff that they wished to propose some minor amendments to the specific comprehensive development plans that were presented to Council on 1995 December 18. These amendments included the following.
1. The addition of 1805 sq. meters (19,420 sq. ft.) of office to the second floor mezzanine level which will now total 4,605 sq. meters (49,555 sq. ft.). The total area of the building will now be 12,967 sq. meters (139,570 sq. ft.)
 2. Floor Area Ratio will be increased from 0.34 to 0.39
 3. Required parking will be increased from 243 spaces to 283 spaces which are accommodated within the proposed 480 surface parking spaces on the site.
- 1.3 The foregoing amendments are considered to be minor in nature considering the large overall scale of the development and will have minimal impact on the development plans for the site.

This Department fully supports and recommends the development as described, in that it furthers the objectives of the development plan for this area of the Big Bend. This information was appropriately introduced at the Public Hearing on 1996 January 23. No further Public Hearing for this zoning bylaw amendment will be necessary and it would now be appropriate to proceed toward completion of the prerequisites and finalization of the rezoning bylaw.


D. G. Stenson,
Director Planning and Building

PS/ds

cc: City Clerk