

TO: CITY MANAGER

1997 APRIL 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13/97

ADDRESS: 3885 Henning Drive

LEGAL: Lot F, D.L. 118, Group 1, NWD Plan LMP17879

FROM: CD Comprehensive Development District (based on M5 Light Industrial District and Bridge Business Park Development guidelines)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Bridge Business Park Development guidelines and in accordance with the Development Plan entitled "Dorigo Systems" prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Chris Bozyk Architects
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 1997 May 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1997 May 5, and to a Public Hearing on 1997 May 27 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.
 - 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) The granting of any necessary easements and covenants.
- e) The approval of the Ministry of Transportation and Highways to the rezoning application.
- f) The deposit of the applicable GVS & DD sewerage charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two-storey high technology, industrial/office facility specializing in the electronics engineering field.

2.0 BACKGROUND

- 2.1 The subject site is located within the Bridge Business Park area which was formerly occupied by the Dominion Bridge Company (see **attached** Sketches #1 and #2). A development Plan Concept for development of the Dominion Bridge Lands as an office and R & D Industrial Park was approved by Council on 1990 May 14. A rezoning and subdivision followed, with one of the parcels created being subsequently rezoned (Rezoning Reference #8/93) and subdivided (Subdivision Reference #27/93) in order to create 8 smaller parcels and to establish development guidelines for future individual development of the lots (see Sketch #2), including the subject site.
- 2.2 On 1997 March 24, 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, on 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.

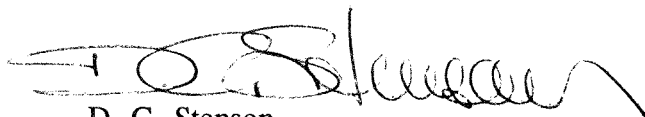
3.0 GENERAL INFORMATION

- 3.1 The applicant has requested rezoning in order to develop a two-storey high technology facility that specializes in the research, development and manufacturing of communications components. The proposed development is supported and satisfies the general objectives of the Bridge Business Park.
- 3.2 The subject site was serviced as a condition of Subdivision Reference #27/93. Engineering will confirm whether there are any additional or outstanding requirements related to this specific development proposal.
- 3.3 Ministry of Transportation and Highways' approval to the proposed rezoning is required.
- 3.4 Vehicular access to the site is from two shared driveways which run into Henning Drive over adjacent lots. An access easement has been registered over these private roadways in favour of the subject property.
- 3.5 The GVS & DD Sewerage Development Cost Charge of \$0.443 per sq.ft. of gross floor area will apply to this rezoning request.
- 3.6 Approval by Environmental Health Services of a detailed plan of an engineered Sediment Control System will be a requirement of the Preliminary Plan Approval.
- 3.7 Consistent with the development guidelines of the Bridge Business Park, the proposed development will provide a fully landscaped 30 ft. front yard adjacent to Henning Drive, with appropriate landscaping adjacent to surface parking areas.

4.0 DEVELOPMENT STATISTICS

- 4.1 Net Site Area: - 3,257m² (35,060 sq.ft.)
- 4.2 Site Coverage: - 31%
- 4.3 Floor Area: Manufacturing: - 625m² (6,730 sq.ft.)
Warehousing: - 372m² (4,000 sq.ft.)
Office: - 821m² (8,840 sq.ft.)
Total - 1,818m² (19,570 sq.ft.)

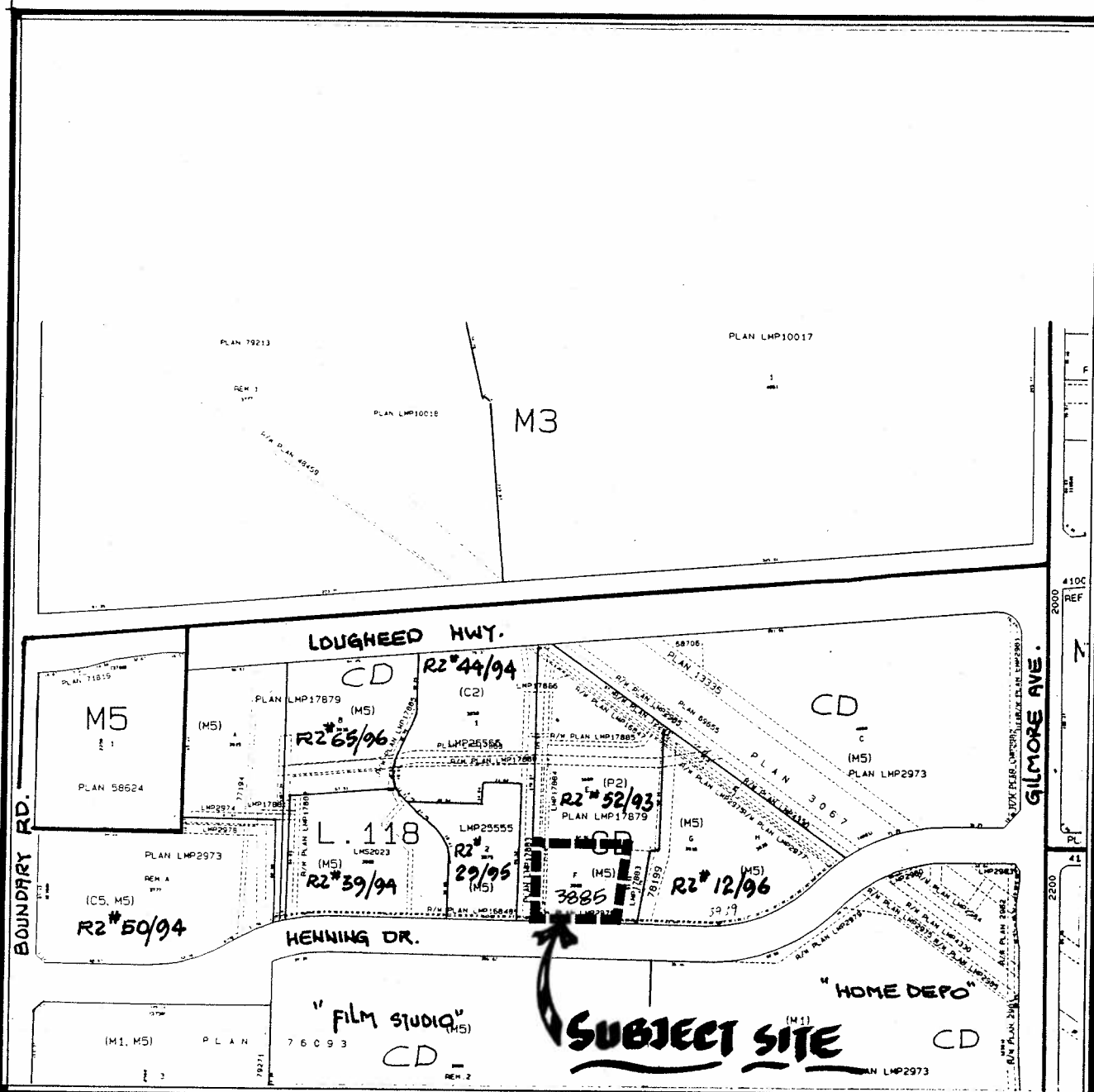
- 4.4 Floor Area Ratio: Permitted - 1.2
- 4.5 Floor Area Ratio: Provided - 0.56
- 4.6 Building Height: - 11.1m² (36.5 ft.): two storeys
- 4.7 Parking Required:
 - Manufacturing: 625m²/93m² - 7 spaces
 - Warehousing: 372m²/186m² - 2 spaces
 - Office: 821m²/46m² - 18 spaces
 - Total** - **27 spaces**
- 4.8 Parking Provided: - 31 spaces
- 4.9 Loading Required and Provided: - 1 space
- 4.10 Exterior Material: - Tilt-up concrete panels with cast-in reveals, tinted glazing and metal panels.



D. G. Stenson
Director Planning and Building

PS:gk
Attach

cc: City Solicitor
City Clerk
Director Engineering



Date:
MARCH 1997

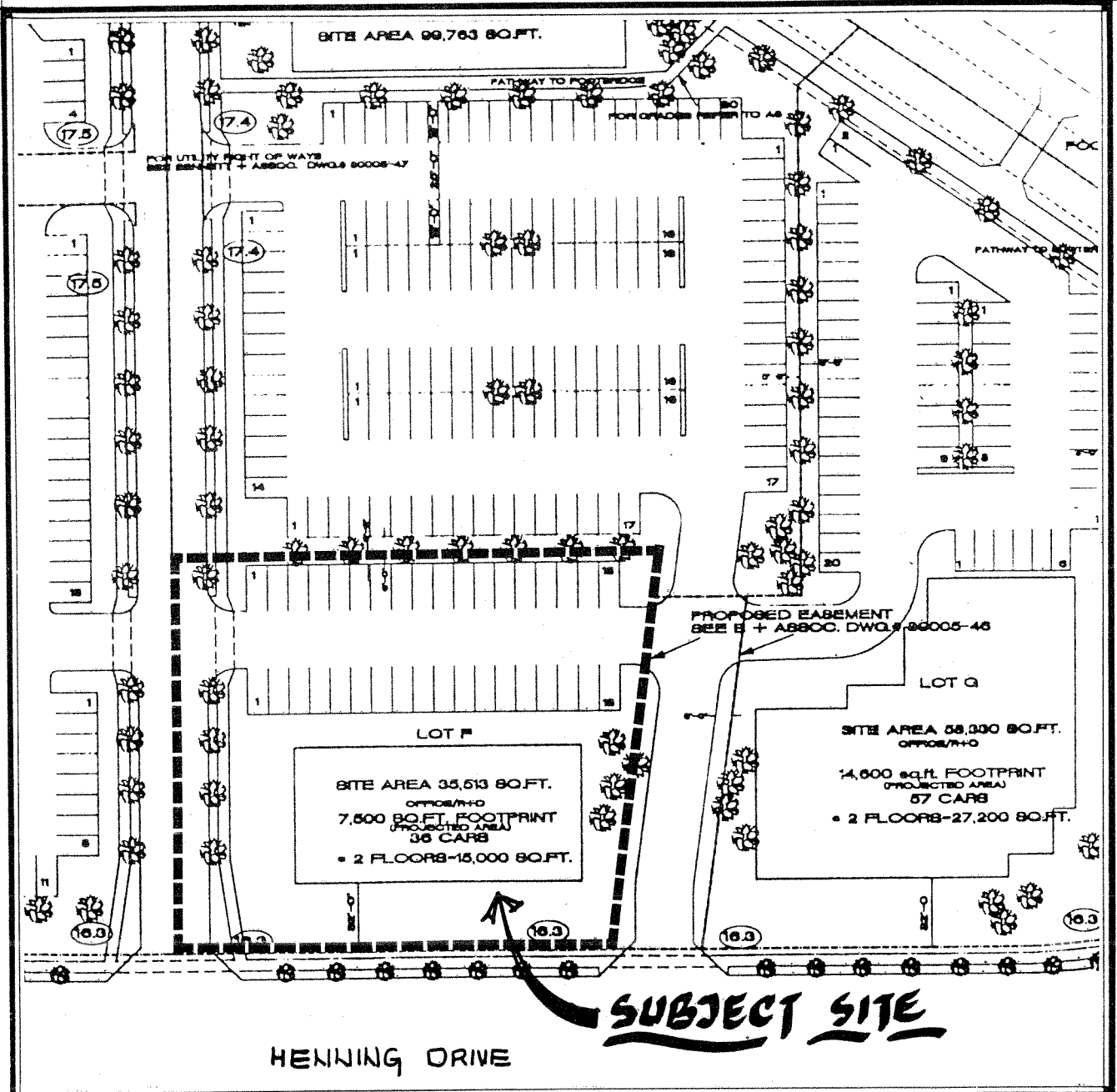
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REZONING REFERENCE # 13/97

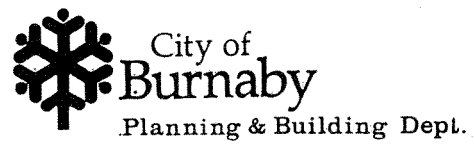
SKETCH # 1



Date:
MARCH 1997

Scale:
N.T.S.

Drawn By:
J.P.C.



REZONING REFERENCE #13/97
ORIGINAL "CD" CONCEPT PLAN

SKETCH #2