

TO: CITY MANAGER 1998 February 10
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #69/97

ADDRESS: 3900 Lougheed Highway

LEGAL: Lot C, D.L. 118, Group 1, NWD Plan LMP2973

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 the Bridge Business Park guidelines and in accordance with the Development Plan entitled "Bridge Business Park: Lot C" prepared by John Hollifield Architect Inc.)

APPLICANT: Adera Group of Companies
700 - 1111 Melville Street
Vancouver, B.C. V6E 3V6
(Attn: Mr. Norm Couttie)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1998 March 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 March 02, and to a Public Hearing on 1998 March 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.
 - 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 completion of the subdivision creating the proposed four lot subdivision.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) The deposit of the applicable GVS & DD Sewerage Development sewerage charge.
- h) An appropriate commitment from the applicant that the strata corporation bylaws reflect the adopted CD Plan with respect to use and parking, as outlined in Section 3.3 of this report.
- i) The dedication of any rights-of-way deemed requisite.
- j) The provision of facilities for cyclists in accordance with Section 4.14 of the rezoning report.
- k) An undertaking to retain if necessary, a qualified consultant to identify, assess, segregate and sample for analyses, any material found and/or excavation water suspected of questionable quality during excavation and construction.
- l) The submission of a suitable engineered design for an approved on-site sediment control program as a requirement of Preliminary Plan Approval.
- m) The satisfaction of any environmental requirements of the Ministry of Environment, Lands and Parks and the Department of Fisheries and Oceans regarding the preservation of Chubb Creek and the adjacent leave strip area.

- n) The submission of a Site Profile and resolution of any arising requirements.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a four building, multi-tenant, office/industrial complex.

2.0 BACKGROUND

- 2.1 The subject site comprises one of the larger and last remaining undeveloped lots within the Bridge Business Park which was formerly occupied by the Dominion Bridge Company (see attached Sketch). 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. In early 1992, the site as part of the larger business park was rezoned (Rezoning Reference #107/88) to CD Comprehensive Development District based upon the M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "A Trammel Crow Development: Lougheed and Boundary". The original plan approved for the subject site called for the development of three office buildings with a total floor area of approximately 250,000 sq.ft.
- 2.2 On 1997 November 17, 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 DISCUSSION:

- 3.1 The applicant has requested rezoning in order to develop a multi-tenant, strata titled office and light industrial complex that will comprise four buildings, two to four storeys in height. Three of the buildings will be for office use and one for a mix of office and light industrial uses. The M5 Light Industrial District will be used as a guideline. The proposed development concept is considered supportable and is consistent with the development guidelines and objectives of the Bridge Business Park.
- 3.2 Since the proposed buildings are intended to be strata titled into a number of relatively small units, many different businesses may be operating at this location. The use and occupancy of the various strata units will be controlled by the CD plan for the site which also outlines the off street parking requirements. In order to ensure that prospective

owners and occupants of the complex are fully aware of the pertinent zoning regulations, it is recommended that the strata corporation bylaws for the complex be required to specifically state that all owners and occupants of the units must comply with the uses and parking requirements of the CD Comprehensive Development Plan for the property. This measure will help to avoid potential problems with illegal occupancy of the strata units or with proposed uses that do not meet bylaw parking requirements.

- 3.3 Consistent with the development guidelines of the Bridge Business Park, the proposed development will include a fully landscaped 30 ft. front yard setback adjacent to the Loughheed Highway, Gilmore Avenue and Henning Drive (after any required dedications), with appropriate visual screening of the surface parking areas from the adjacent streets.
- 3.4 The applicant will be required to install a pedestrian bridge across Chubb Creek as prescribed in the original Comprehensive Development plan and ensure that all necessary Engineering standards and arrangements for public access and bridge maintenance are provided.
- 3.5 The subject site was serviced as a condition of Subdivision Reference #27/93. Engineering will be asked to confirm whether there are any additional or outstanding requirements related to this specific development proposal.
- 3.6 Pursuant to Subdivision Reference #27/93, Chubb Creek, which forms the westerly boundary of the subject site, has been preserved and enhanced with the installation of a publicly accessible pedestrian trail along the south side of the creek and a landscape buffer area planted with a variety of native vegetation. The existing condition of this landscape buffer and current standards for watercourse preservation are being reviewed by the Department of Fisheries and Oceans and the Ministry of Environment, Lands and Parks who have given approval in principle to the proposed development. The applicant proposes to develop a 15.5 meter (minimum) wide landscape area adjacent to Chubb Creek to provide an appropriate conservation area and to satisfy the environmental concerns. This landscaped area will include a natural shallow biofiltration swale planted with low wetland vegetation which will provide natural stormwater treatment. The registration of a Section 219 landscape covenant will be required to protect this additional area.
- 3.7 The applicant's environmental and engineering consultants have also investigated the suggestion that Chubb Creek be reconfigured to meander through the site in order to create a more natural and visually attractive watercourse. This suggestion was also examined through the previous rezoning and subdivision of the site and was concluded to be inadvisable. In this regard, the stream channel through this area was and continues to be geotechnically unstable where any modifications could destabilize the channel and cause damage to both the fish habitat and private property. It is therefore recommended that the Chubb Creek channel be retained in its current configuration.

- 3.8 The applicant is proposing to subdivide the site into four legal parcels and all pertinent subdivision requirements will apply. Three of the proposed parcels will include two storey buildings while the northeast parcel has been designed for a three storey office building with surface parking or alternatively, four storeys with one level of underground parking.
- 3.9 All vehicular access to the site will be obtained from Henning Drive.
- 3.10 A 4m wide dedication of the easterly portion of the site adjacent to the Lougheed Highway will be required to accommodate the future establishment of LRT and related intersection improvements.
- 3.11 Ministry of Transportation and Highways' approval to the proposed rezoning is required.
- 3.12 In view of the subject site being previously used for industrial purposes, a site profile will need to be submitted and the applicant will be required to provide any necessary remediation arrangements.
- 3.13 The GVS & DD Sewerage Development Cost Charge (Vancouver Sewerage Area) of \$0.443 per square foot of gross floor area will apply to the development.
- 3.14 Facilities for cyclists to include bike racks, storage areas and end of trip facilities will be provided on the four sites as required.
- 3.15 The applicant will be responsible for the construction of an urban trail link for cyclists and pedestrians adjacent to Gilmore Avenue between the Lougheed Highway and Henning Drive. A 3 meter wide easement adjacent to Gilmore Avenue will be required to accommodate the urban trail.

4.0 DEVELOPMENT STATISTICS

4.1	Net Site Area:	Total:	-	29,914 m ² (7.4 acres)
		Lot 1	-	6,107 m ² (1.5 acres)
		Lot 2	-	12,636 m ² (3.12 acres)
		Lot 3	-	3,309 m ² (0.82 acres)
		Lot 4	-	7,862 m ² (1.94 acres)
4.2	Site Coverage:	Total:	-	23%
		Lot 1	-	16%
		Lot 2	-	11%
		Lot 3	-	27%
		Lot 4	-	24%

4.3 Floor Area: Proposed/Permitted:

Total:	-	17,655 m ² (190,039 sq. ft.)
Lot 1	-	1,914 m ² (20,605 sq. ft.)
Lot 2	-	6,444 m ² (69,364 sq. ft.)
Lot 3	-	1,779 m ² (19,154 sq. ft.)
Lot 4	-	7,518 m ² (80,916 sq. ft.)

*Lot 4 may be developed as a three or four storey office building with commensurate parking and loading facilities. The figures provided reflect the four storey option and the reduced figures for the three storey option with alternate F.A.R. and parking are also shown on the Public Hearing drawings.

4.4 Floor Area Ratio: Proposed/Provided: - 0.59

4.5 Building Height: - two to four storeys (26.5 ft. to 55.5 ft.)

4.6 Parking:			<u>Required</u>	<u>Provided</u>
Lot 1 - Office:	1,914 m ² /46 m ²	-	42 spaces	45 spaces
Lot 2 - Office:	4,602 m ² /46 m ²	-	120 spaces	120 spaces
- Manufacturing:	1,842 m ² /93 m ²			
Lot 3 - Office:	1,779 m ² /46 m ²	-	39 spaces	44 spaces
Lot 4 - Office:	7,518 m ² /46 m ²	-	164 spaces	197 spaces
Total:		-	365 spaces	406 spaces

4.7 Loading Required/Proposed: - 8 spaces

4.8 Bicycle racks, storage areas and end of trip facilities will be provided as required on each of the four lots.



D. G. Stenson,
 Director Planning and Building

PS/ds
 Attach.
 cc: City Clerk
 Director Engineering
 Director, Parks, Recreation and Cultural Services

