

TO: CITY MANAGER 2000 JULY 18
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #00-04

ADDRESS: 3195 PRODUCTION WAY

LEGAL: LOT 75, DL's 10 & 58 GROUP 1, NWD PLAN 31994

FROM: M3 Heavy Industrial District

TO: CD Comprehensive Development District (based on M5 Light Industrial District and C1 Neighbourhood Commercial District as guidelines and in accordance with the development plan entitled "B.C. Turf" prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Christopher Bozyk Architects Ltd.
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 2000 August 29.

RECOMMENDATIONS:

1. **THAT** the Rezoning Bylaw be prepared and advanced to First Reading on 2000 August 14 and to a Public Hearing on 2000 August 29 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the fire Prevention Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- f. The deposit of the applicable GVS & DD Sewerage Development Cost charge of \$0.811 per sq. ft. of gross floor area.
- g. The dedication of any rights-of-way deemed requisite.
- h. The submission of a Site Profile and resolution of any arising requirements.
- i. The provision of facilities for cyclists in accordance with Section 3.6 of the rezoning report.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of an office/high tech building including ground level service commercial uses with surface and underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is presently occupied by an industrial warehouse with an outside storage yard. Similar industrial facilities are located to the north, west and south of the site. Additional industrial facilities and the proposed University SkyTrain Station are located to the east across Production Way. Vehicular access to the site is available from Thunderbird Crescent and Production Way which are both constructed to an industrial standard.

3.0 BACKGROUND

- 3.1 The subject site is located within the south-east portion of the Lake City Industrial Park (see Sketch #2 *attached*) which occupies approximately 400 acres and is the City's first industrial park developed primarily in the 1960's. Lake City has evolved into a major industrial enclave which accommodates a wide variety of heavy and light industrial and more recent high tech activities. In addition, Lake City has been designated as one of three new business centres in the Loughheed Corridor as outlined in the Official Community Plan adopted in 1998.

- 3.2 Consistent with this business centre designation, Council, on 1998 May 11 approved Rezoning Reference #37/97 at the northeast corner of Baxter Place and Production Way which involved the development of a new five storey office building and retention of two existing buildings for general office and high tech uses. During 1998 and 1999, Council gave favourable consideration to Rezoning Reference #7/98 at the northwest corner of Loughheed and Underhill Avenue, Rezoning Reference #38/98 on north side of Enterprise Street west of Underhill Avenue and Rezoning Reference #54/98 on the north side of Eastlake Drive west of Production Way which proposed office and high tech developments. On 2000 March 27, Council also gave favourable consideration to Rezoning Reference #00-07 for a proposed office/high tech development at the northeast corner of Production Way and Commerce Court.

- 3.3 On 1999 April 03, Council approved the Lake City Business Centre Draft Guideplan which intends to establish the framework for the further development in Lake City for more intensive office, high technology, specialized production and associated light industrial uses. The Draft Lake City Guide Plan was presented at an Open House event on 2000 June 21 and is expected to be further considered by Council in 2000 September.

- 3.4 On 2000 March 27, Council received the report of the Planning and Building Department concerning 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.

4.0 GENERAL COMMENTS

- 4.1 The subject site is located within an area designated in the Draft Lake City Business Centre Guideplan for urban office development. In order to meet the day to day shopping needs of the area employees and those transit users of the nearby SkyTrain station, the subject site has

also been designated in the Guideplan for the establishment of limited local commercial services. Such commercial services are intended to be integrated with office developments and limited to the ground level with a pedestrian orientation towards the Production Way street frontage. Related outdoor commercial activities such as restaurants with patio seating are encouraged to create an animated street presence.

4.2 Rezoning has been requested to develop a five storey building with underground parking for office and high tech uses with limited local retail and commercial uses on the ground level of the building. Since the proposed uses are not permitted under the prevailing M3 Heavy Industrial District, rezoning to the CD Comprehensive Development District using the M5 Light Industrial District and the C1 Neighbourhood Commercial District as a guideline has been requested. The subject development proposal is also consistent with the designated urban business centre use and the proposed new B2, Business Centre Zoning District as outlined in the Draft Lake City Business Centre Guide Plan.

4.3 The subject development proposes to include approximately 1,394 m² (15,000 sq. ft.) of commercial space on the ground floor facing Production Way with a pedestrian oriented outdoor plaza along the street frontage. These retail commercial uses will meet the day-to-day service needs of area employees, neighbouring residential areas and passengers from the University SkyTrain Station to be located across the street on the northeast corner of Production Way and Lougheed Highway. Specific uses from the C1 Neighbourhood Commercial District may include cafes and restaurants, banks, convenience retail stores, commercial services such as hair salons, florists, travel agents, personal and retail business offices, fitness centres, health care offices, photocopy and duplicating services and other similar uses. The development of limited retail commercial uses is consistent with the Draft Lake City Guide Plan which encourages the creation of localized street front convenience commercial in designated core areas of Lake City.

The office portion of the project which includes approximately 11,195 m² (120,505 sq. ft.) of office space will accommodate business, professional and high technology office uses.

4.4 The site servicing requirements will include but not be limited to the upgrading of Thunderbird Crescent adjacent to the site with pavement widening, separated sidewalk and boulevard landscaping. Production Way will also be improved with pavement widening to accommodate a bike lane, separated sidewalk, boulevard landscaping and pedestrian lighting. Minor road dedications along both streets will be required for these improvements.

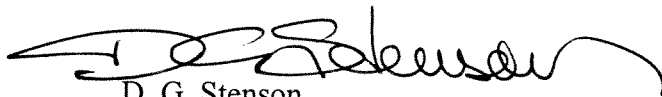
4.5 An on-site storm water management plan to comply with the City's Best Management Practices (BMP's) criteria will be required.

4.6 A Site Profile will be required.

- 4.7 Vehicular access will be from Thunderbird Crescent.
- 4.8 Facilities for cyclists to include bike racks, storage areas and end of trip facilities will be required within the development.
- 4.9 Approval of Environmental Health Services of a detailed plan of engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 4.10 The regional GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq. ft. of gross floor area will apply to this rezoning.

5.0 DEVELOPMENT PROPOSAL

- 5.1 Net Site Area: - 0.92 hectares (2.28 acres)
- 5.2 Site Coverage: - 44%
- 5.3 Floor Area: - 12,590 m² (135,500 sq.ft.)
- 5.4 Floor Area Ratio: - 1.36
- 5.5 Building Height: - 5 storeys
- 5.6 Parking Required:
 - Office @ 11,195 m²/46 m² - 243 spaces
 - Retail @ 1,394 m²/46 m² - 31 spaces
 - Total: - 274 spaces
- Parking Provided: - 525 spaces (493 underground & 32 surface)
 - Bicycle Provisions - bike racks, storage and end of trip facilities (showers, lockers and change rooms)
- 5.7 Loading Provided: - 5 bays

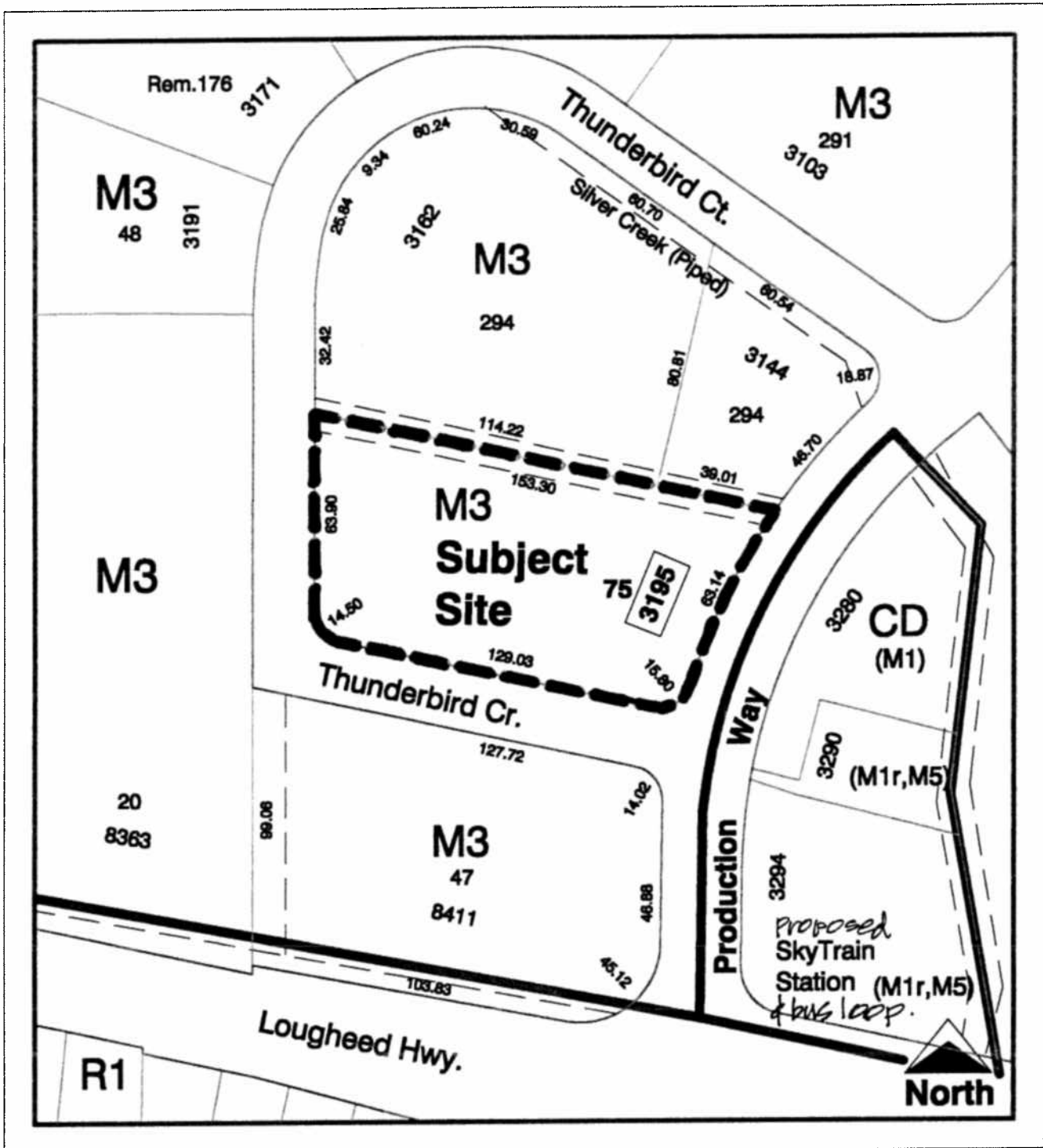


D. G. Stenson
Director Planning and Building

PS/dh
Attach.

cc: City Clerk
Acting Director Recreation & Cultural Services
Director Engineering

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Planning And Building Department

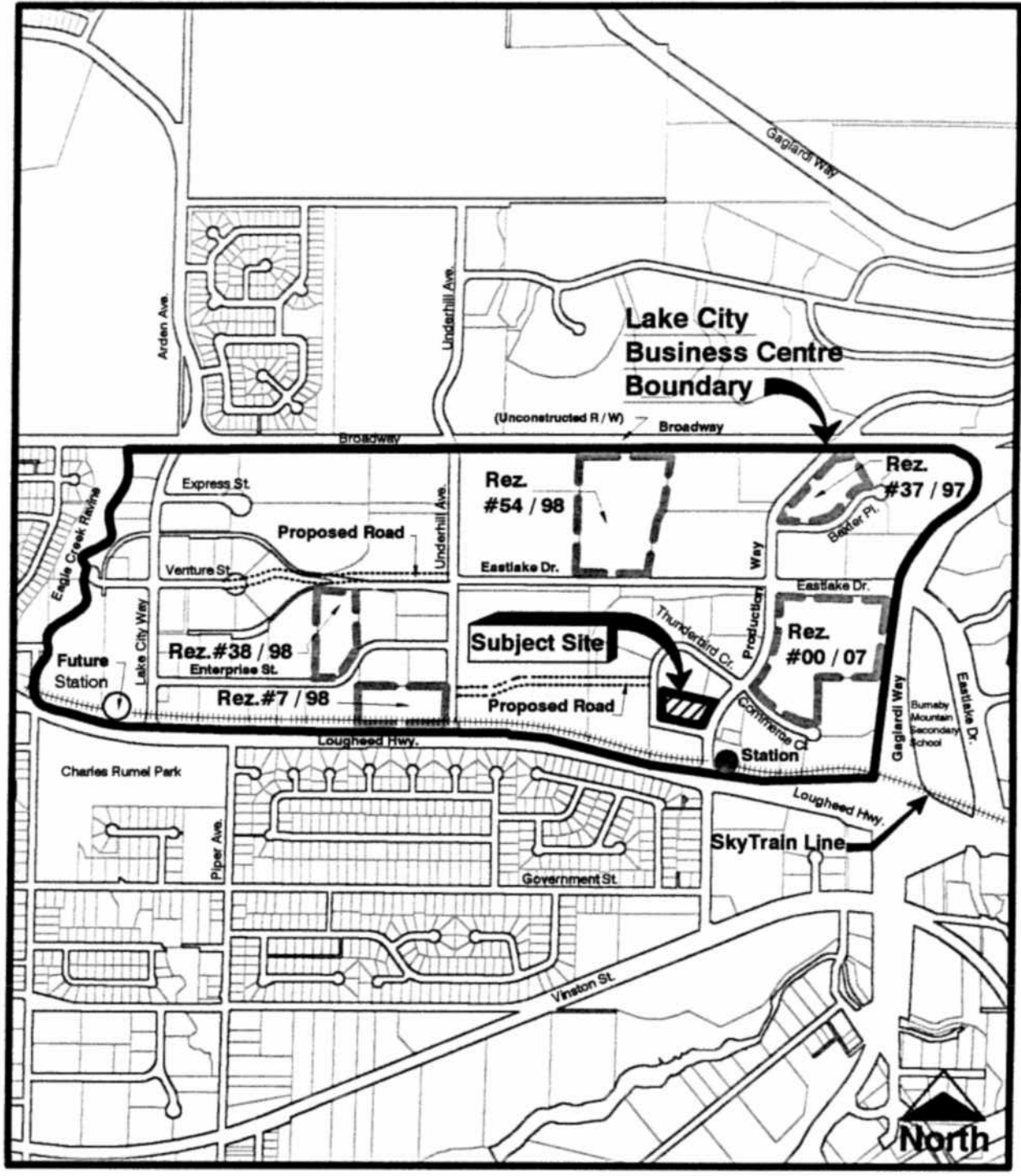
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Drawn By: J.P.C.

Date: March 2000

REZONING REFERENCE 00 -- 4

Sketch # 1



Planning And Building Department

Scale= N.T.S.

Drawn By: J.P.C.

Date: July 2000

REZONING REFERENCE 00 -- 4

Sketch #2

