

TO: CITY MANAGER

2001 January 11

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #00-26
Industrial Warehouse/Distribution Facility**

ADDRESS: 7800 Riverfront Gate

LEGAL: Lot 2, D.L. 166 & 167, Group 1, NWD Plan LMP 39677

FROM: CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "7800 Riverfront Gate" prepared by CEI Architecture Planning Interiors)

APPLICANT: CEI Architecture Planning Interiors
300 - 131 Water Street
Vancouver, B.C. V6B 4M3
(Att: John Scott)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2001 February 20.

RECOMMENDATIONS:

1. **THAT** staff be authorized to bring forward for abandonment Amendment Bylaw #33 (1997), Bylaw No. 10622, Rezoning Reference #35/96, and Amendment Bylaw #42 (2000), Bylaw No. 11176, predecessors of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 February 05 and to a Public Hearing on 2001 February 20 at 7:30 p.m.
3. **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.
- e. The deposit of the applicable GVS & DD Sewerage Development Cost charge of \$0.811 per sq.ft. of gross floor area.
- f. The satisfaction of all necessary flood proofing requirements.
- g. The submission of a Site Profile and resolution of any arising requirements.

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 industrial warehouse/distribution facility.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is within the adopted Big Bend Development Plan and is designated for Comprehensive Development District zoning (see **attached** Sketches) for light industrial development
- 2.2 On 1997 September 8, Council gave Second Reading to Rezoning Reference #35/96 which involved a proposal to develop a production and distribution facility on the subject site and included land to the immediate west which was recently subdivided to create a separate 1.3 hectares (3.2 acres) parcel (7700 Riverfront Gate). This project did not proceed and will be superseded by the subject development proposal which will involve the subject 2.43 hectares easterly parcel only. The westerly parcel will be rezoned and developed in the future as a separate rezoning application.

- 2.3 During the last few years, a number of sites in the immediate area have been rezoned and developed, including the Grand & Toy Inc. regional office and warehouse (Rezoning Reference #98-35), Stylus Furniture manufacturing and distribution (Rezoning Reference #99-45) and Old Dutch Foods warehouse (Rezoning Reference #99-46) as illustrated on **attached** Sketch #1.
- 2.4 On 2000 December 04, Council gave Second Reading to a proposed 12,954 m² (139,438 sq.ft.) multi-tenant industrial warehouse/distribution facility on the subject site under the current Rezoning Reference #00-26. The applicant is now proposing to make substantial changes to this proposal that was presented to the Public Hearing held on 2000 November 28. As a result, these changes will require a new Rezoning Bylaw Amendment and a new Public Hearing.
- 2.5 Since the subject development proposal is consistent with the land use objectives of this area and similar in concept to the nearby properties which were recently rezoned and developed, and since the applicant has submitted development plans that are suitable for presentation to a Public Hearing, it would be appropriate to advance this application at this time.

3.0 GENERAL DISCUSSION

- 3.1 The applicant has requested rezoning in order to construct a 6,512 m² (70, 100 sq.ft.) industrial warehouse/distribution facility which includes 929 m² (10,000 sq.ft.) of office space and a fully secured outdoor truck loading area. The facility will be occupied by a single-tenant involved in the warehousing and distribution of confectionary products. The previous proposal involved a significantly larger, 12,954 m² (139,438 sq.ft.) multi-tenant warehouse facility.

The west portion of the subject site will remain undeveloped with the exception of landscaping adjacent to the west side of the proposed building. This west portion, along with the adjacent site to the west (7700 Riverfront Gate), is intended for similar industrial development which may involve the consolidation of the two sites into one legal lot or the retention of two legal lots with the reconfiguration of the interior lot line to reflect an appropriate development plan. The applicant has provided a concept plan illustrating this future development potential which will be the subject of a future rezoning application.

- 3.2 The subject site is currently zoned Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District) and is now proposed to be rezoned to CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines).

- 4.6 Loading Bays Required: - 4 spaces
- Loading Bays Provided: - 15 spaces

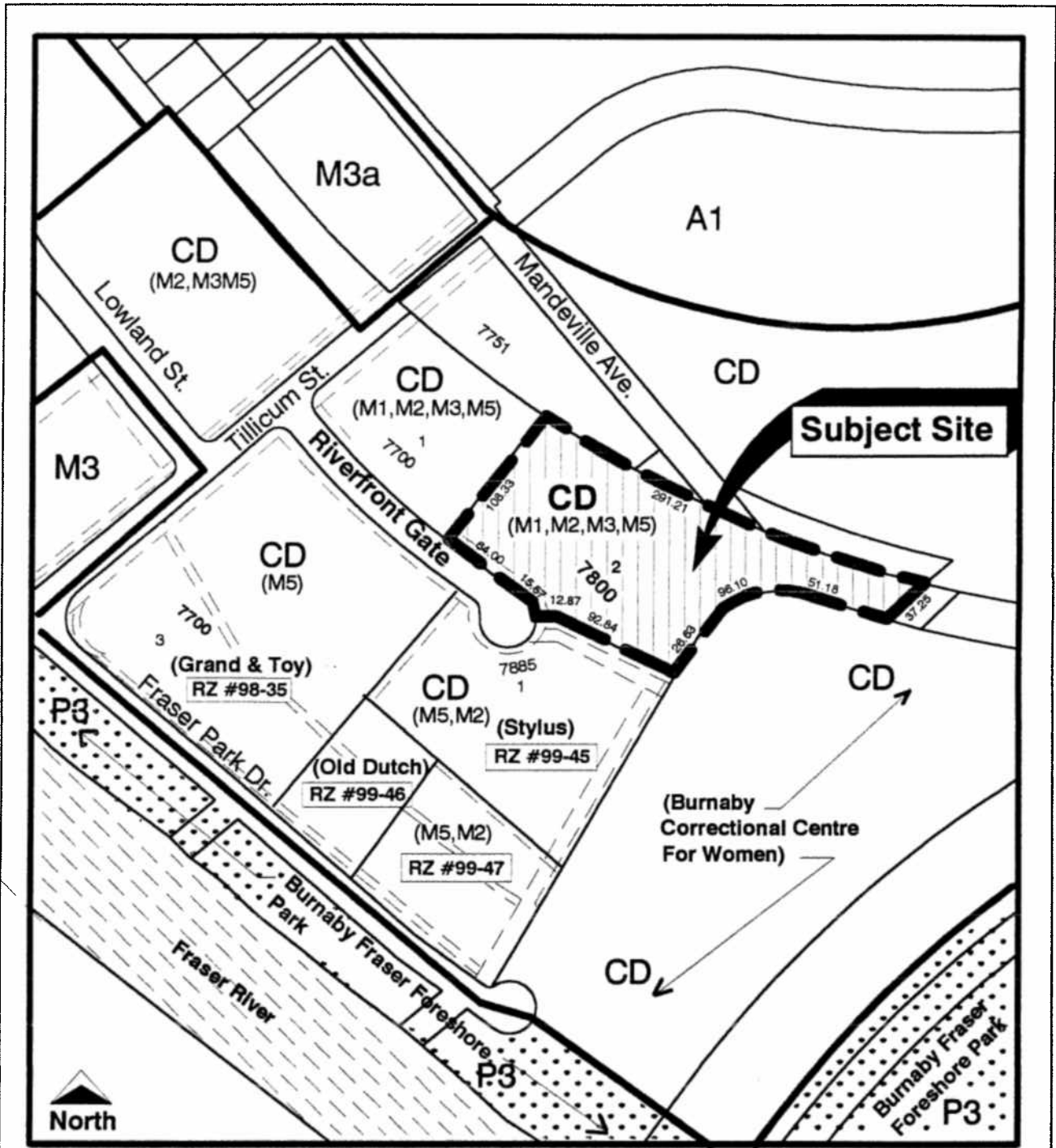
- 4.7 Bicycle Provisions: - 6 spaces



D. G. Stenson
Director Planning and Building

PS:gk
Attach

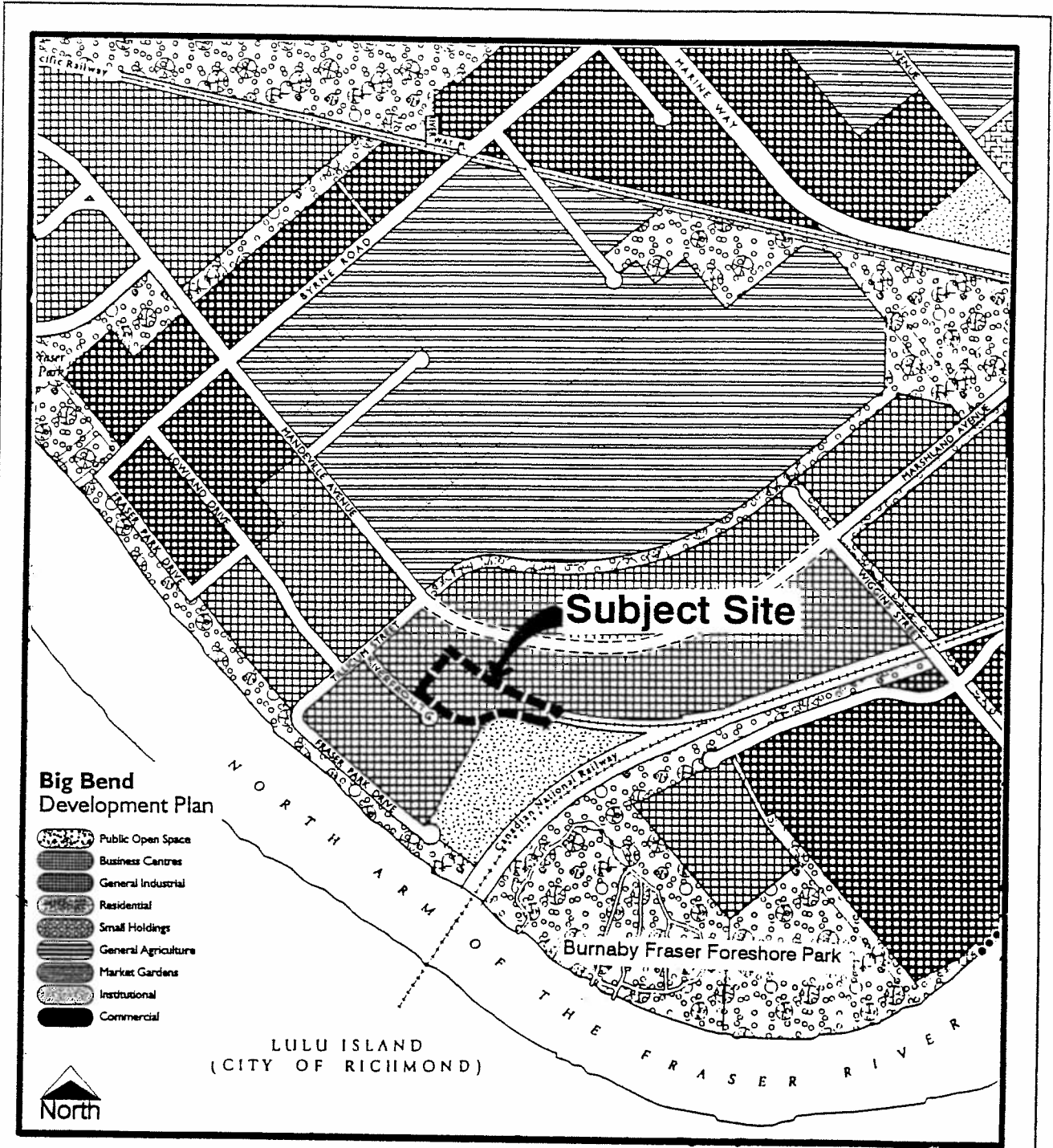
cc: Director Engineering
 City Clerk
 City Solicitor



Planning And Building Department

Scale: 1 = 4000
 Drawn: J.P.C.
 Date: Oct. 2000

REZONING REFERENCE 00--26
 Sketch #1



Planning And Building Department

Scale: N.T.S.

Drawn: J.P.C.

Date: Sept. 2000

REZONING REFERENCE 00--26

Sketch # 2

