

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #01-13
Proposed Three-Storey Office Building

2001 NOVEMBER 20

ADDRESS: Ptn. of 9200 Glenlyon Parkway (see **attached** Sketches #1 and #2)
LEGAL: Ptn. of Lot 5 Except: Part Subdivided by Plan LMP 47476, D.L.'s 164 & 165, Group 1, NWD Plan LMP 40993
FROM: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)
TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District Use and Density and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Nokia Products Ltd." prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Canada Lands Company Ltd.
2000 - 666 Burrard Street
Vancouver, B.C. V6C 2X8
(Attention: Larry Morgan)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2001 December 18.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 4.8 of this report, contingent upon the granting by Council of Second Reading of the subject rezoning bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 December 03 and to a Public Hearing on 2001 December 18 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 construction of Glenlyon Parkway and a portion of North Fraser Way through to Byrne Road as outlined in Section 4.7 of the rezoning report.
- d. 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.
- e. The granting of any necessary easements and covenants.
- f. The deposit of the applicable GVS & DD Sewerage Development charge of \$0.811 per sq.ft. of gross floor area.
- g. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- h. The submission of a Site Profile and resolution of any arising requirements.
- i. The granting of a 219 Covenant respecting flood proofing requirements.
- j. The satisfaction of all necessary subdivision requirements.
- k. The completion of the Highway Exchange Bylaw for a portion of North Fraser Crescent as outlined in Section 4.8 of this 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 a three-storey, high-tech office building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is presently vacant and graded in anticipation of future development. A two storey office building occupied by Telus is located to the west of the site. Another recently completed two-storey office building occupied by the Hospital Employees Union is located to the north of the site and additional vacant lands that have been cleared and graded for future development are located to the east. The Fraser Foreshore Park and the North Arm of the Fraser River are located to the south of the site across Glenlyon Parkway. Vehicular

access to the site is from Glenlyon Parkway and North Fraser Crescent which both require upgrading to a full City standard adjacent to the site.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is situated within the southerly portion of Canada Lands Company Ltd.'s Glenlyon Business Park which is itself within the industrially designated area of the adopted Big Bend Development Plan (see **attached** Sketch #2).
- 3.2 On 1994 January 19, Council gave Final Adoption to a Bylaw (Rezoning Reference #44/92), rezoning the entire Glenlyon Business Park to CD Comprehensive Development District based on M2 General Industrial District and M5 Light Industrial District as guidelines, together with the Glenlyon Concept Plan prepared by InterPlan Architecture and Planning Inc. To date, Ballard Power Systems Ltd., Future Shop, Inex Pharmaceuticals Ltd., Ballard Generation Systems, Telus and the Hospital Employees Union have constructed facilities in Glenlyon and another two-storey office building has just been completed.
- 3.3 On 2001 June 4, 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, with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The subject application involves a zoning amendment to one of the specific sites within the development of the Glenlyon Business Park which has already been zoned to the CD Comprehensive Development District in accordance with the Concept Plan. The proposed development includes the construction of a three-storey, 8,425 m² (90,688 sq.ft.) office building with surface parking, which is consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M5 Light Industrial District.
- 4.2 Vehicular access will be provided from Glenlyon Parkway and North Fraser Crescent which will be constructed to full City standards across the frontage of the site.
- 4.3 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.4 Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project as a requirement of a Preliminary Plan Approval.


- 4.5 Facilities for cyclists to include bike racks, storage areas, and end of trip facilities will be provided.
- 4.6 An estimate of the required servicing costs for the site will be obtained from the Director Engineering. This will include, but not necessarily be limited to the upgrading of Glenlyon Parkway and North Fraser Crescent to full industrial standards with separated sidewalks and boulevard landscaping and the extension from the west of the Urban Trail on the south side of Glenlyon Parkway adjacent to the site.
- 4.7 Under the existing Servicing Agreement and as a prerequisite condition of this rezoning, the applicant will construct Glenlyon Parkway and a portion of North Fraser Way to provide a through connection to Byrne Road to the east which is expected to be open to traffic by year end. Remaining issues to be discussed with the applicant include removal of interim security gates and provision of street lighting. The applicant, in co-ordination with the Parks and Recreation Department, is also providing additional landscaping within the Fraser Foreshore Park and extending the existing Urban Trail on the south side of Glenlyon Parkway through to Byrne Creek to the east.
- 4.8 North Fraser Crescent is currently constructed on the north side of the subject site just beyond the west property line and was originally to be extended through to North Fraser Way as outlined in the Glenlyon Concept Plan (see **attached** Sketch #1). The required road right-of-way was dedicated as part of the phased development program and part of this road allowance east of the subject site is now considered to be redundant since adequate access to the development sites adjacent to this section of North Fraser Crescent will be provided from North Fraser Way and Glenlyon Parkway. The applicant has therefore requested that a portion of the North Fraser Crescent road allowance located to the east of the subject site be closed. A public trail constructed to full standards and covered by a statutory right-of-way will be provided within the proposed road closure area. North Fraser Crescent construction is to be extended across the subject site to include the construction of a new cul-de-sac just beyond the east property line. A Highway Exchange Bylaw is recommended in this regard.
- 4.9 The applicant will provide a traffic signal at the Glenlyon Parkway and North Fraser Way intersection for traffic management purposes.
- 4.10 As part of the site servicing, the proposed development will also adhere to the storm water management strategy contained in the Glenlyon Estates Business Park, which has been accepted by Council and employs a number of measures including substantial landscaped (permeable) areas on each development site, the relocated Sussex Creek which has been enlarged and replanted with riparian setbacks and the establishment of a number of water ponds, including the tidal marsh provided as a feature within the Fraser Foreshore Park.

Similar measures will continue to be employed throughout the remaining phased development of Glenlyon Business Park.

- 4.11 A site profile is also required along with the completion of any necessary remediation.
- 4.12 In order to satisfy the security requirements of the building tenant, an architecturally designed security fence is proposed to be constructed around the perimeter of the site within the perimeter landscaped areas. The driveway access to the site from Glenlyon Parkway will also include a staffed security gate.

5.0 DEVELOPMENT STATISTICS

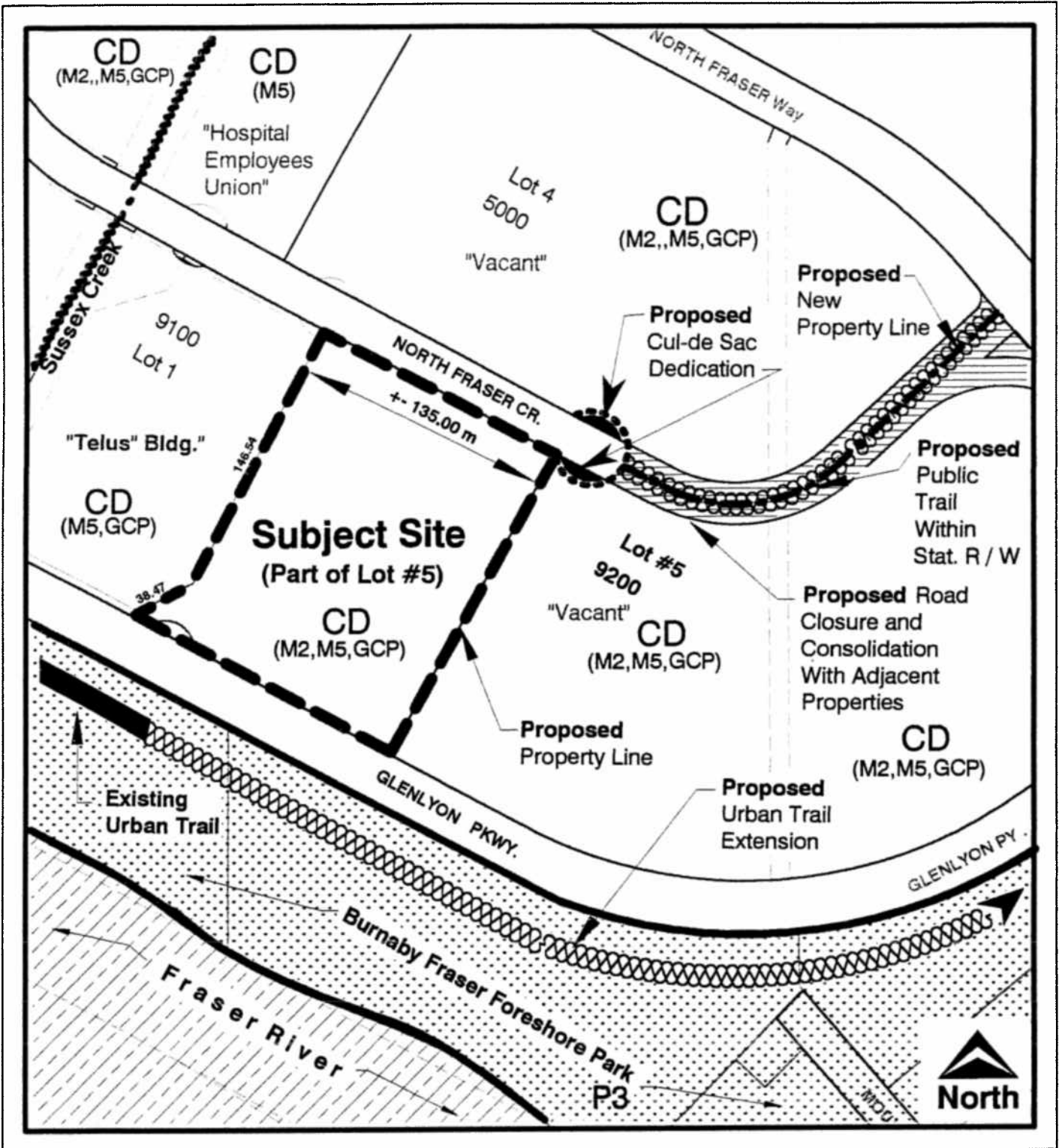
- 5.1 Net Site Area: - 2.4 hectares (5.97 acres)
- 5.2 Site Coverage: - 11.7%
- 5.3 Floor Area: Total Office - 8,425 m² (90,688 sq.ft.)
- 5.4 Floor Area Ratio: - 0.35
- 5.5 Building Height: - 3 storeys
- 5.6 Parking Required: - 184 spaces
- 5.7 Parking Provided: - 309 spaces (on surface)
- 5.8 Loading Required and Provided: - 2 spaces
- 5.9 Bicycle Provisions: - Bicycle racks (50 spaces) and end of trip facilities (showers, change rooms and lockers) and bicycle storage will be provided.



J. S. Belhouse
Director Planning and Building

PS:gk
Attach

- cc: City Clerk
City Solicitor
Director Engineering
Director Engineering (Att: Environmental Services Division)
Director Parks, Recreation & Cultural Services



Planning And Building Department

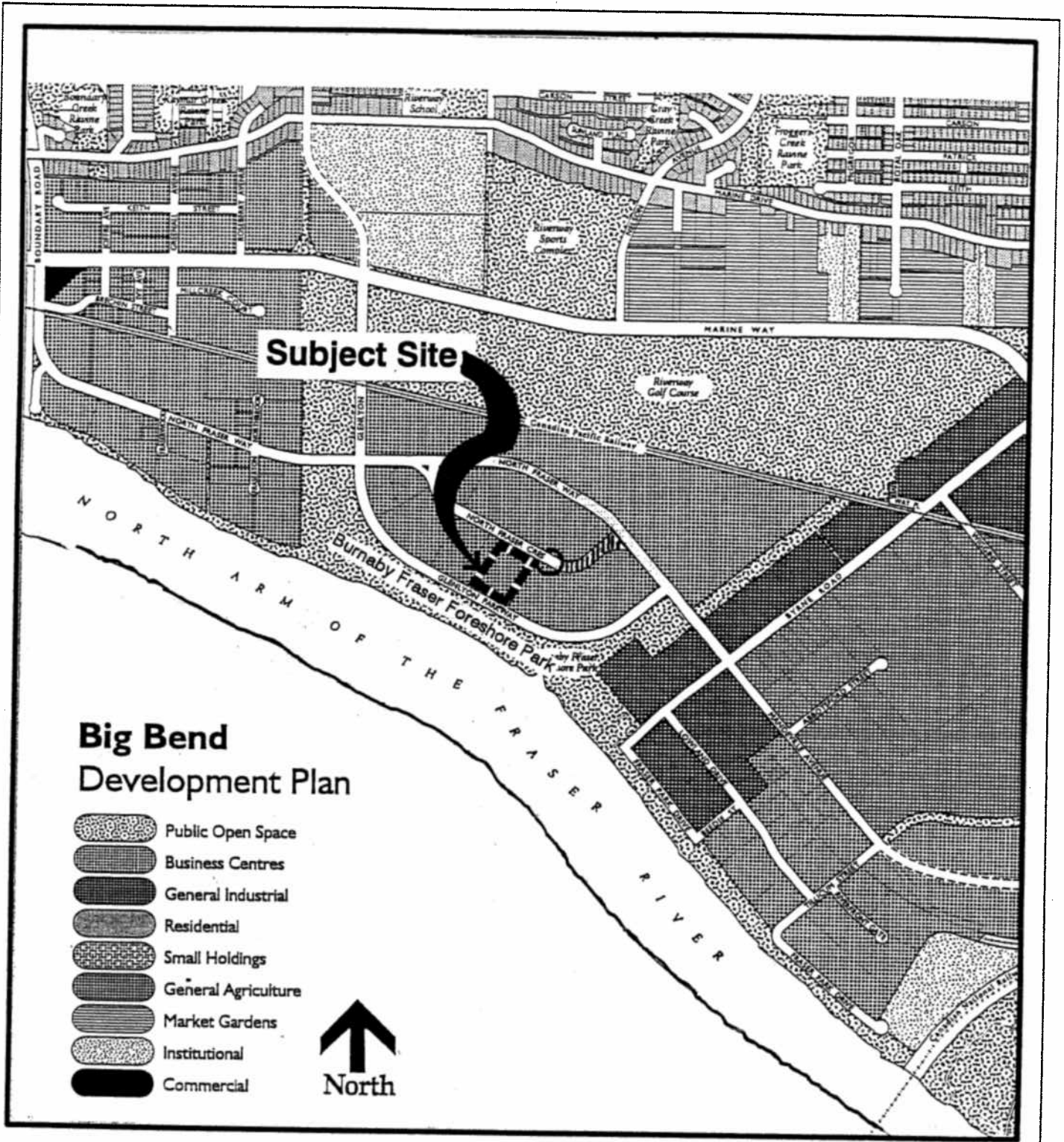
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Drawn By: J.P.C.

Date: November 2001

REZONING REFERENCE 01 -- 13

Sketch # 1



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: May 2001

REZONING REFERENCE 01 -- 13

Sketch # 2

