

TO: CITY MANAGER 2002 DECEMBER 9

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #02-34
Proposed Refurbishment of a Portion of an Existing Building for Principal Office Use.

ADDRESS: Portion of 7832 Enterprise Street

LEGAL: Ptn. of Lot "A" Except: Part Subdivided by Plan 30067, D.L. 42. Group 1, NWD Plan 19615

FROM: M3 Heavy Industrial District

TO: CD Comprehensive Development District (based on M5 Light Industrial District use and in accordance with the development plan entitled "Canadian Red Cross" prepared by Scott Gordon Architect)

APPLICANT: Canadian Red Cross Society
4750 Oak Street
Vancouver, B.C. V6H 2N9
(Att: Mr. Ian Pike)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2002 January 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 January 13 and to a Public Hearing on 2002 January 28 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 including a 4% Engineering Inspection Fee 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 dedication of any rights-of-way deemed requisite.
- f. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- g. The registration of a Section 219 Covenant to ensure that upon termination of the current lease with the industrial tenant occupying a portion of the existing building, that all future uses of the entire building comply with the M5 regulations.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a portion of the existing two-storey building to be utilized as a principal office for the Canadian Red Cross, Lower Mainland Region.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is presently occupied by a two-storey industrial building with surface parking areas on the north and west sides of the building. To the north across Enterprise are similar industrial buildings and to the east is the Global Television Broadcasting facility. A gasoline service station is located to the immediate west of the site and further west across Lake City Way lies the Lake City SkyTrain station which is under construction (to be completed in 2003) and an office building with an attached large split level manufacturing/warehouse facility. The SkyTrain guideway is located within the southerly portion of the subject site and Charles Rummel Park is located to the south across the Lougheed Highway. Vehicular access is from Enterprise Street which is constructed to a partial industrial standard and from Lake City Way which is constructed to a full industrial standard.

3.0 BACKGROUND

- 3.1 On 2002 September 30, 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, with the understanding that a further more detailed report would be submitted at a later date.
- 3.2 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

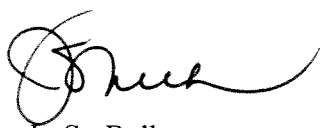
- 4.1 The applicant has requested rezoning in order to utilize the majority of the currently vacant, two-level 31,000 square foot portion of the existing industrial building as a principal office use for the Canadian Red Cross, Lower Mainland Region. This space is intended to include administrative offices, emergency call centre, community learning facility and storage, maintenance and distribution of health and medical equipment. The remainder of the building would continue to be occupied by an industrial enterprise that assembles wood doors and partitions.
- 4.2 The proposed use of the building by the Canadian Red Cross is considered to be largely a principal office use which is not permitted under the prevailing M3 Heavy Industrial District zoning while the adjacent door assembly business is a permitted M3 use. As a result, the applicant has requested rezoning to the CD Comprehensive Development District utilizing the M5 District which permits office as a principal use.
- 4.3 The subject site is designated in the adopted Lake City Plan for redevelopment utilizing the B2 Urban Office District as a guideline. While the B2 designation of the site offers considerable redevelopment opportunities with a maximum floor area ratio of 1.5, the subject Canadian Red Cross proposal falls within the range of uses of the business centre designation and is viewed as part of a phased approach and interim step towards meeting the development objectives of the Lake City Plan.
- 4.4 Under normal circumstances, rezoning applications typically involve new development that must comply with the prevailing development standards of the proposed zoning district and provide the infrastructure improvements needed to serve the project and its users. Such infrastructure improvements will often include construction and upgrading of substandard roads, boulevard landscaping, sidewalks, urban trails, sewers, the deposit of applicable development cost charges and granting rights-of-way for such infrastructure improvements.

- 4.5 While new development is not proposed at this time, it is appropriate for the applicant to upgrade the site to meet the current M5 development standards and provide some modest infrastructure improvements to serve the increased number of employees on the site and the public. These improvements will also respond to needs arising out of the introduction of SkyTrain and will include the following items:
- a. Upgrading the site to meet the current M5 standards including front yard, side yard and foundation landscaping and reconfiguration of the surface parking areas to increase efficiency and improve the current substandard conditions.
 - b. Dedicate 1.5m of the property adjacent to Enterprise Street for the future widening of the street to a full 14m industrial standard.
 - c. Dedicate 4m of the property adjacent to a portion of Lake City Way for the future development of an Urban Trail.
 - d. Install a new separated concrete sidewalk, boulevard trees and a bus shelter adjacent to Enterprise Street with an appropriate interim sidewalk connection across the adjacent gas station site for pedestrian access to the Lake City SkyTrain Station.
 - e. Provide a 7m statutory right-of-way within the southerly portion of the site on the north side of the SkyTrain guideway for the future Urban Trail/Greenway intended to run adjacent to the guideway and the Loughheed Highway.
 - f. Provide bicycle parking and end-of-trip facilities.
- 4.6 Rezoning the subject site to CD (M5) will cause the existing industrial tenant in the same building to become legally non-conforming. The applicant advises that the tenant's current lease expires in 2007. In order to ensure that this tenant space is not leased to another heavy industrial user that may be incompatible with the proposed principal office use, a Section 219 Covenant should be registered on title to ensure that upon termination of the current lease, all future uses of the site and the entire building comply with the M5 regulations which permit a range of compatible uses including offices.

5.0 DEVELOPMENT PROPOSAL

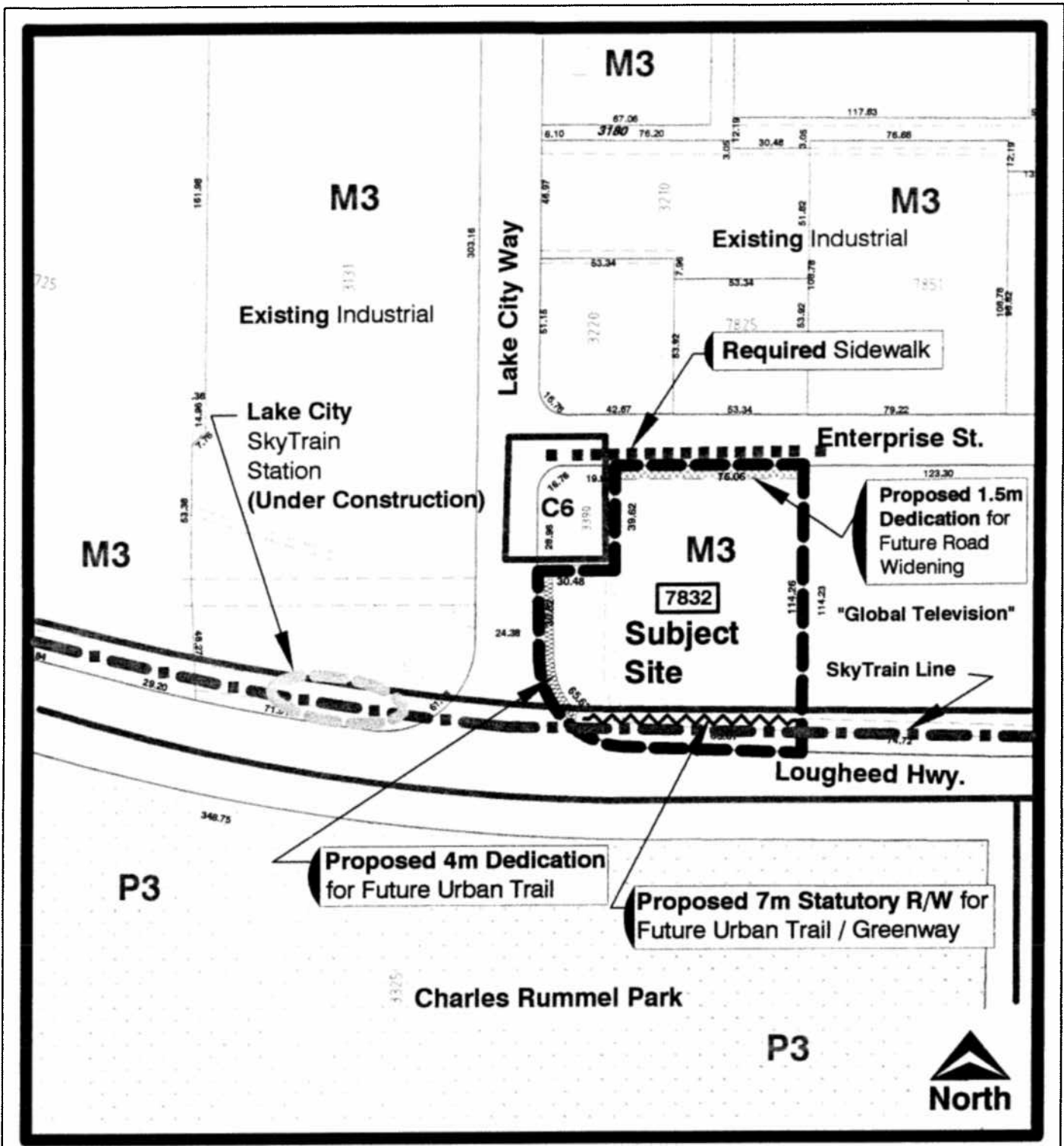
- 5.1 Site Area: Gross: - 1.04 ha (2.58 acres)
Net: - 1.02 ha (2.52 acres)
- 5.2 Site Coverage: - 29.3 %

- 5.3 Floor Area: - 4,582m² (49,318 sq.ft.)
- 5.4 Building Height: - 2 storeys
- 5.5 Use Components & Parking Required:
 - 1,914 m² warehouse @ 1/186 m² - 11 spaces
 - 395 m² manufacturing @ 1/93 m² - 5 spaces
 - 2,272 m² office @ 1/46 m² - 50 spaces
- Total Parking Required and Provided:
(on surface) - 66 spaces
- 5.6 Loading Bays Required/Provided - 3 spaces
- 5.7 Bicycle Provisions:
 - 8 spaces (outdoor racks)
 - End of Trip facilities (showers, lockers, change rooms)

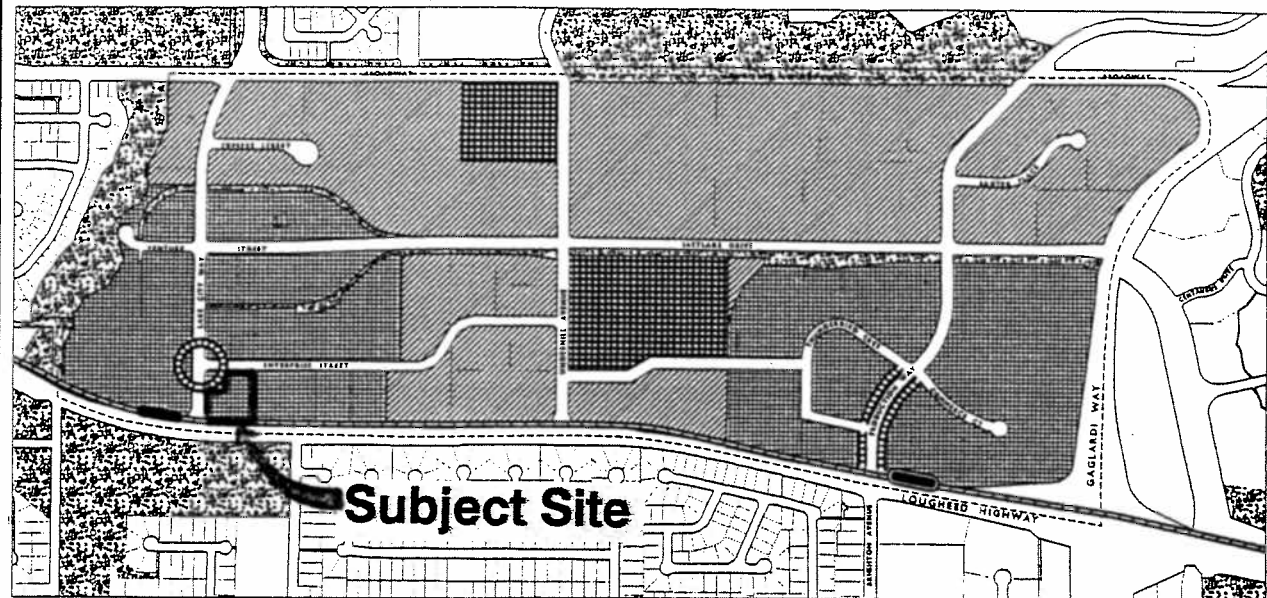

J. S. Belhouse
Director Planning and Building

PS:gk
Attach

cc: Director Engineering
City Clerk
City Solicitor











	Planning And Building Department
Scale: 1 : 2500	REZONING REFERENCE 02 -- 34
Drawn By: J.P.C.	7832 Lougheed Hwy.
Date: Sept. 2002	Sketch # 1



**Land Use
Concept**

LAKE CITY BUSINESS CENTRE

-  Urban Business Centre Lands
-  Suburban Business Centre Lands
-  Long Term Potential Suburban Business Centre Lands (excluding parkways lanes)
-  Park and Open Space
-  Local Commercial Service Centres
-  SkyTrain Alignment
-  SkyTrain Station and Bus Loop
-  SkyTrain Station (Future - 2003/2004)



Planning & Building Dept.

2000 January
Drawn by RCN



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Scale: N.T.S.

Drawn By: J.P.C.

Date: Sept. 2002

REZONING REFERENCE 02 -- 34

Sketch #2

