

TO: CITY MANAGER 2002 JUNE 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #02-18**
Proposed Surface Parking Facility

ADDRESS: Ptn. of 5115 North Fraser Way (see attached Sketches #1 & #2)

LEGAL: Ptn. of Lot 2 Except: Part Subdivided by Plan LMP 46623, D.L.'s 162, 163 & 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 P8 Parking District and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Future Shop Parking" prepared by Christopher Bozyk Architects Ltd.)

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2002 July 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2002 June 24, and to a Public Hearing on 2002 July 23 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 construction of North Fraser Way to a full City standard across the subject site.
- e. The granting of any necessary easements and covenants.
- f. The provision of a public pedestrian walkway within a 3m easement adjacent to the north property line.
- g. The submission of a Site Profile and resolution of any arising requirements.
- h. The registration of a Section 219 Covenant to limit the duration of the parking lot use of the subject site as outlined in Section 4.4 of this report.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an interim surface parking use to meet the overflow parking requirements of the Best Buy (Future Shop) office headquarters located at 8800 Glenlyon Parkway.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently vacant, cleared and partially graded in anticipation of future development. Lands located to the east and south are also in a vacant state awaiting future development. The Riverway Golf Course is located to the north of the site and a recently completed two-storey office and research facility is located to the immediate west. Vehicular access is from North Fraser Way which currently terminates at the southwest edge of the subject site.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is situated within the northerly portion of Canada Lands Company Ltd.'s Glenlyon Business Park which is located 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, located to the immediate west of the site, was recently completed.
- 3.3 On 2000 November 20, Council received the report of the Planning and Building Department concerning the rezoning of the subject site (Rezoning Reference #00-31) for a proposed office and research development 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.
- 3.4 This office and research proposal (Rezoning Reference #00-31) has not proceeded to date. However, the western half of this site is now proposed to support an interim surface parking proposal as described in this report. In order to proceed expeditiously with this item, this rezoning is being advanced at this time, separate from the normal rezoning series, in order to help facilitate the provision of additional parking for Best Buy.

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 bylaw 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 subject proposal is for the development of a surface parking lot to serve the short term parking requirements of the Best Buy (Future Shop) office headquarters, located at 8800 Glenlyon Parkway located to the west of the subject site at the northeast corner of North Fraser Way and Glenlyon Parkway (see **attached** Sketch #1). The site will be rezoned to the CD Comprehensive Development District, utilizing the P8 Parking District and the Glenlyon Concept Plan as guidelines.
- 4.2 The Future Shop office headquarters was constructed in 1996 under Rezoning Reference #45/95 and includes a two-storey, 139,570 sq.ft., office building with 480 surface parking spaces of which 197 spaces are surplus to the 283 spaces required by the City. Since Future Shop was purchased by Best Buy, the number of employees at their office headquarters has increased to 700 which is expected to reach 1,000 within the next year. The additional

employees are to be accommodated within the approved 50,000 sq.ft. mezzanine level of the building which is to be completed in the near future and the proposed parking lot is necessary to meet their requirements.

- 4.3 The Best Buy site at 8800 Glenlyon Parkway cannot accommodate additional parking without eliminating substantial landscaped areas and the proposed parking will meet their needs until such time as their situation can be resolved in an appropriate manner. Best Buy's lease of their existing facility is up for renewal in 2007. Canada Lands Company, the owners of the Glenlyon Business Park is hopeful that they will be able to develop an appropriately designed headquarters facility on another site within their business park for Best Buy that will address their needs at that time. Alternatively, Best Buy may be able to remain in their present facility having reduced their parking needs through improved transit or car pooling.
- 4.4 The proposed surface parking lot is intended to provide a total of approximately 300 spaces which will be developed to the full landscaped standards that apply to all of the sites that have been developed in the Glenlyon Business Park which include a 9m landscaped front yard, 3m landscaped side yards and considerable landscaping within the parking area. While the surface parking use of the subject site is not envisioned as an ideal, long term land use within the business park, it is anticipated that the subject site will ultimately be redeveloped for office and research facilities. In this regard, the proposed parking use is not considered to be an impediment to this long term redevelopment objective of the business park.

To ensure that the proposed parking lot does not become a long term use of the subject site, it is recommended that a Section 219 Covenant be registered over the site to terminate the parking lot use by the end of February 2007 to coincide with the renewal of Canada Lands Company's lease of 8800 Glenlyon Parkway with Best Buy. The applicant is agreeable to the registration of this covenant.

- 4.5 The registration of a 3m public access easement adjacent to the north property line of the subject site will be required as a condition of rezoning in order to accommodate the development of a pedestrian trail to be developed on the edge of the site which will extend to Glenlyon Parkway to the west. Provision for development of the trail will be secured through this application.
- 4.6 Vehicular access will be provided from North Fraser Way which will be constructed to full City standards across the frontage of the site.
- 4.7 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.

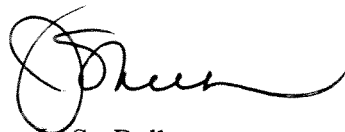
- 4.8 As part of the site servicing, the proposed development will also adhere to the storm water management strategy contained in the Glenlyon Business Park which has been accepted by Council and employs a number of measures, including substantial landscaped (permeable) areas on each development site, 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.
- 4.9 A site profile is also required along with the completion of any necessary remediation.

5.0 CONCLUSION

The Planning Department supports the proposed interim parking use of the subject site since it responds to the immediate parking needs of Best Buy and will enable them to remain at their present location until such time as they can be appropriately relocated to another site within the Glenlyon Business Park. Given the agreement to the establishment of a Covenant that will terminate its use by the end of February 2007, the proposed parking use will not be a long term impediment to the redevelopment of the site for office and research facilities as designated in the Glenlyon Concept Plan. Staff will continue to work towards measures that will encourage and support improved public transit and alternative modes of transportation that will help to reduce reliance on the single occupant private automobile.

6.0 DEVELOPMENT STATISTICS

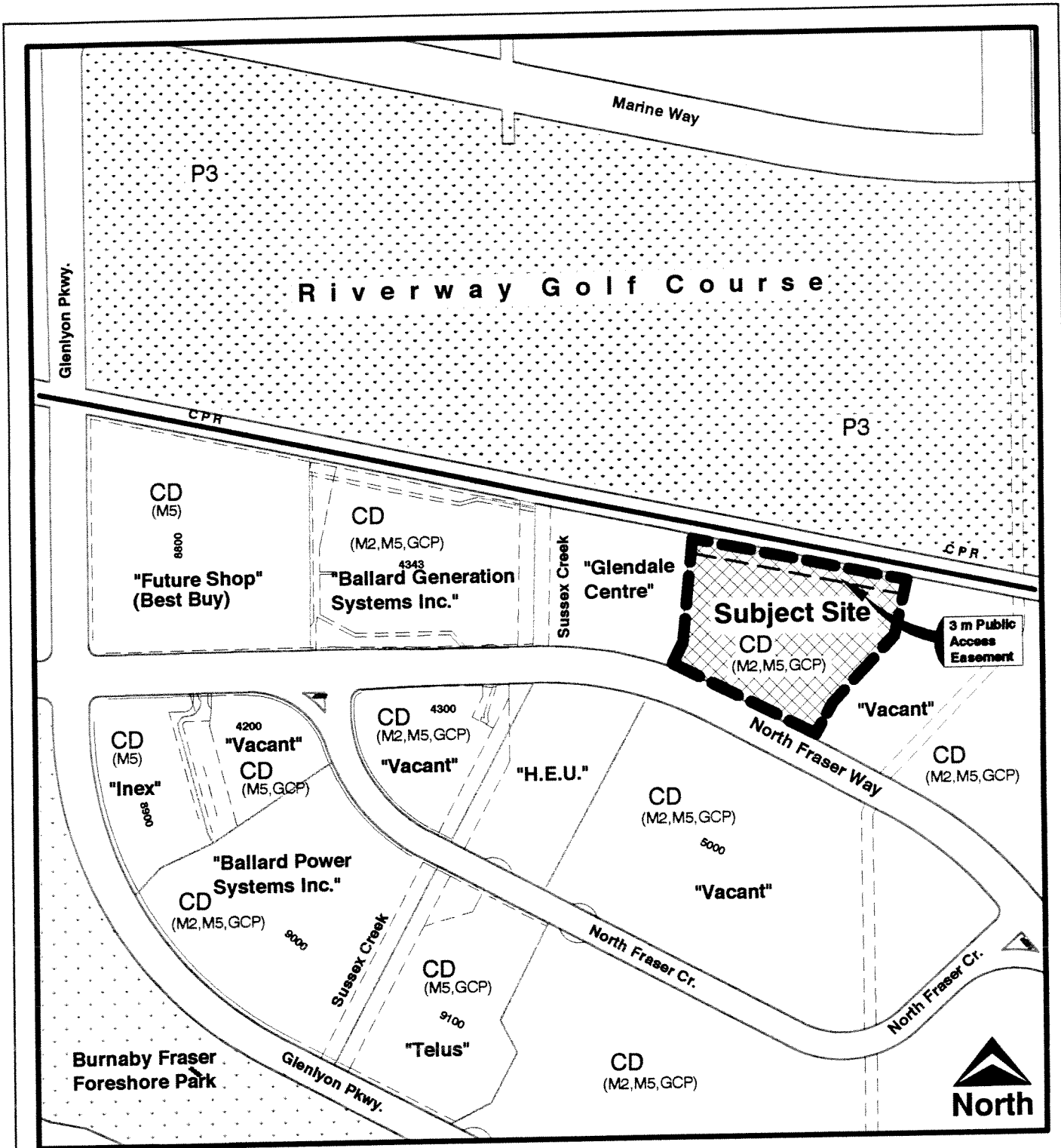
- 6.1 Net Site Area: - 1.21 hectares (3.15 acres)
- 6.2 Parking Provided - 300 spaces (surface)



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 and Cultural Services



Planning And Building Department

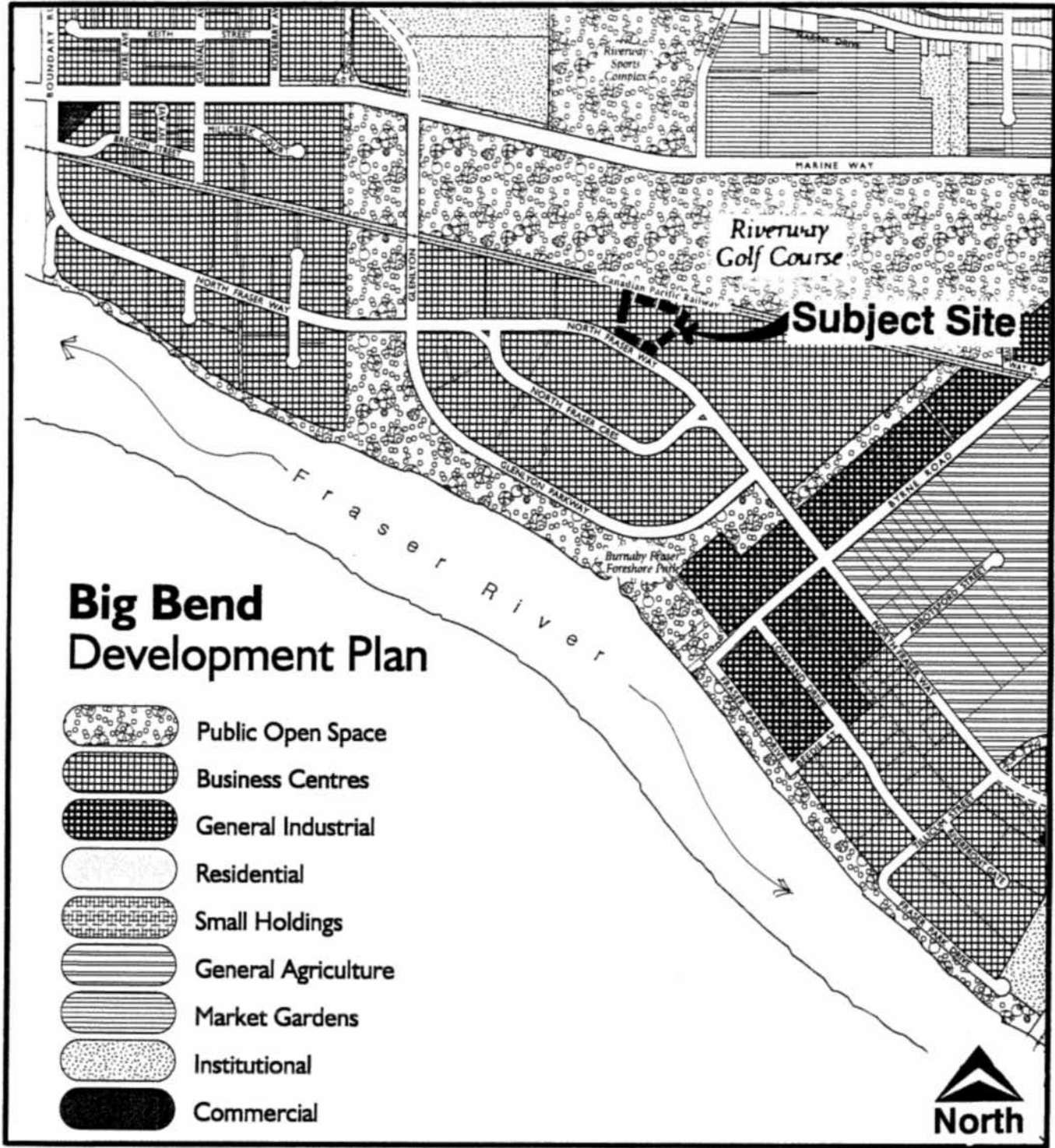
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Date: June 2002

REZONING REFERENCE 02 -- 18

Sketch #1



Planning And Building Department

Scale: N.T.S.

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Date: June 2002

REZONING REFERENCE 02 -- 18

Sketch #2

