

TO : CITY MANAGER

2004 October 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT : 3191 THUNDERBIRD CRESCENT
PRELIMINARY PLAN APPROVAL # 03-143
PROPOSED NEW MULTI-TENANT INDUSTRIAL BUILDING
Lake City Business Centre

PURPOSE : To inform Council of an application for Preliminary Plan Approval within the Lake City Business Centre Plan Area.

RECOMMENDATION :

1. **THAT** this report be received for information purposes.

REPORT

1.0 INTRODUCTION

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #03-143) to build a new 4,563 m² (49,118 sq. ft.) multi-tenant industrial building at 3191 Thunderbird Crescent (see *attached* Sketch #1) under the prevailing Heavy Industrial District (M3) zoning.

The subject property with a site area of 0.92 hectares (2.27 acres) is located north of the Lougheed Highway, in close proximity to the Production Way SkyTrain station and is currently occupied by an old vacant industrial building. Most buildings in the vicinity are typical single and two storey single and multi-tenant industrial buildings.

The development proposal includes a two storey multi-tenant industrial building with a gross floor area of 4,563 m² (49,118 sq. ft.) with surface parking and loading bays around the perimeter of the building. The exterior of the building is proposed to include aluminum storefront glazing and metal canopies with painted concrete panels to help articulate the building exterior. While tenants of the building have not been specifically identified, they are expected to include a variety of small businesses permitted in the M3 Heavy Industrial District who require relatively small amounts of industrial floor space.

2.0 GENERAL COMMENTS

The subject property is located within the Lake City Industrial Park and is designated for “urban business centre” uses based on the B2 Urban Office District as outlined in the adopted Lake City Business Centre Guide Plan (see *attached* Sketch #2). Pursuant to the Guide Plan, new development would typically require rezoning to the CD Comprehensive Development District to accommodate envisioned high tech and office uses. In this regard, the City has received a number of rezoning applications in the Lake City to develop such high tech and office uses that were consistent with the Guide Plan. These proposals did not proceed due to unfavourable economic conditions. However, in some cases, alternative plans under the prevailing M3 zoning have been pursued for appropriate uses that fall within the M3 District. In other cases, development proposals considered to be interim in nature and not seen as an impediment to the long term redevelopment objectives of the Lake City Business Centre Plan have advanced.

While the subject PPA proposal does not optimize the development potential of the subject site pursuant to the Lake City Business Centre Plan, it will meet the current M3 District requirements and is not expected to be incompatible with future development consistent with the business centre designation. In this regard, the design and unit layout of the proposed multi-tenant industrial building is not expected to attract major heavy industrial tenants and may include some M3 tenants that are also permitted in the intended B1 and B2 Districts.

There are many other M3 zoned sites within the Lake City Industrial Park that are either vacant or underdeveloped which could be redeveloped in the near future under the prevailing zoning in a manner contrary to the development objectives of the Lake City Business Centre Plan. In order to protect the long term development objectives of the Lake City Business Centre, staff propose to examine the desirability and feasibility of possible approaches to manage the further establishment of incompatible heavy industrial uses under the prevailing M3 zoning. Approaches to be examined could include use of a blanket CD rezoning of the area based on the B1 and B2 Districts to protect development options for the desired higher intensity business centre uses or the use of specific mixed M3/M5 uses added to the B1 and B2 Districts to ensure that they are responsive and flexible to meet the current and long term economic and business trends while maintaining the business centre objectives. The results of this review would initially be reported to the Housing Committee of Council.

3.0 CONCLUSION

The subject development proposal is not expected to be a significant impediment to the long term objectives of the Lake City Business Centre Plan City and is considered to provide a viable use and development of the site under the prevailing M3 zoning. However, staff have a general concern that future redevelopment of sites within the Lake City Business Centre area under the prevailing M3 Heavy Industrial District may compromise the desired longer term objectives in view of prevailing market conditions. As such, staff are intending to prepare an options report for Council consideration through the Housing Committee. Unless otherwise directed by Council, the subject Preliminary Plan Approval application will continue to be processed and approved once all usual requirements are met.

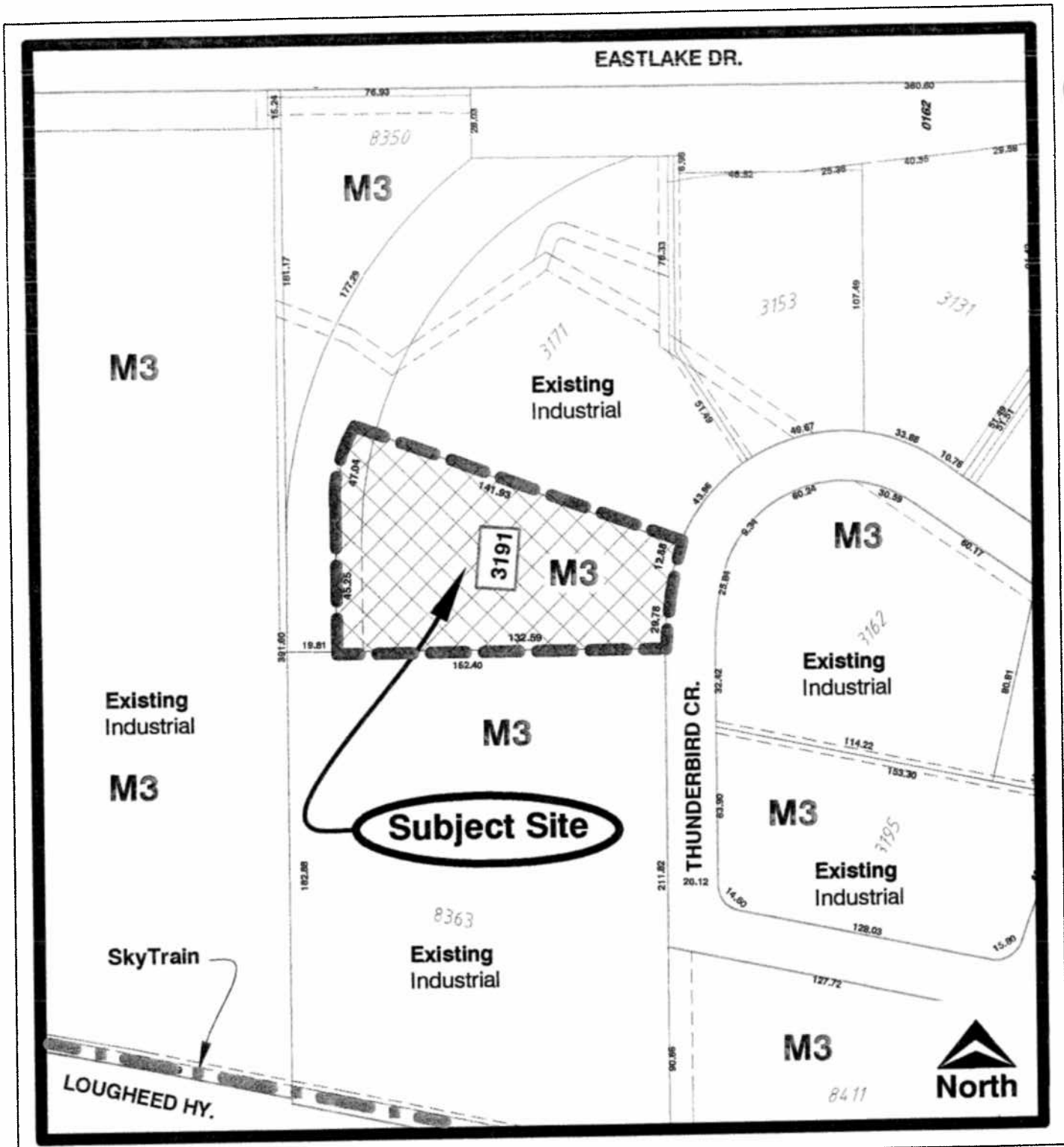


J. S. Belhouse
Director Planning and Buildin

VT/dbh

Atts.

cc: Chief Building Inspector



Planning and Building Department

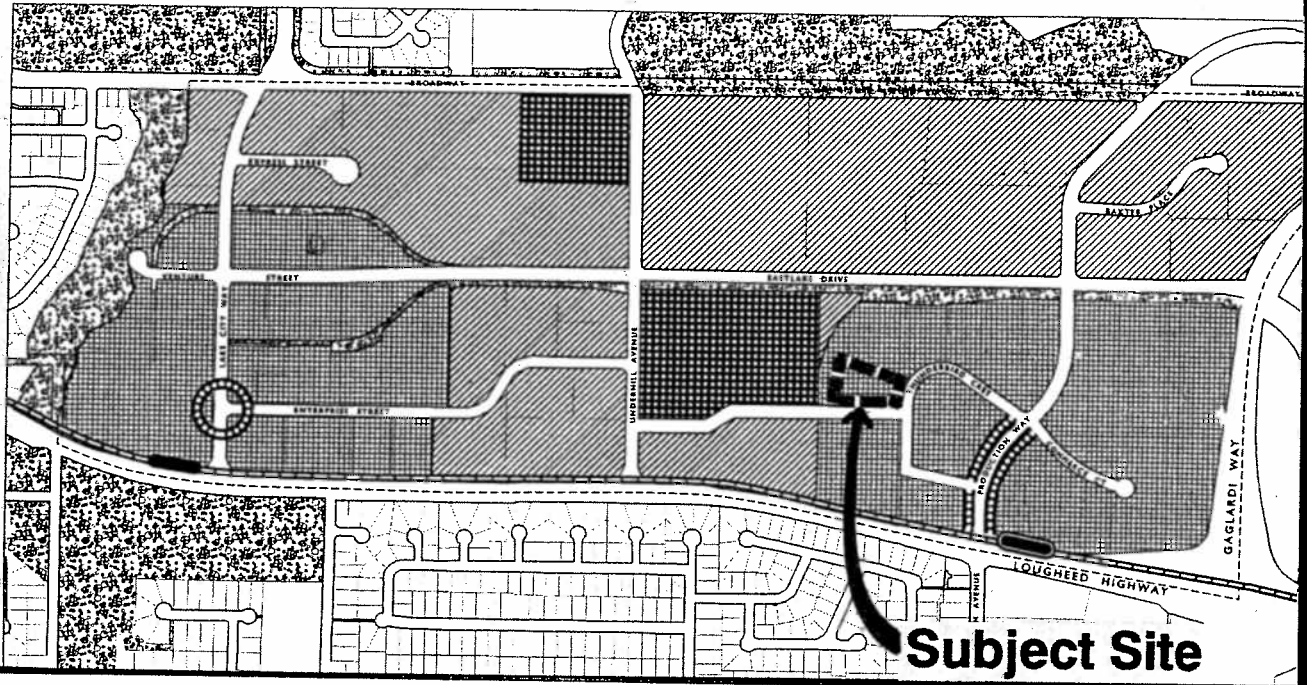
Scale: 1 : 2500

Drawn By: J.P.C.

Date: October 2004









Proposed Industrial Building
 3191 Thunderbird Cres.
 PPA # 03- 143

Sketch # 1



LAKE CITY BUSINESS CENTRE

Land Use
Concept

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



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: October 2004

Proposed Industrial Building
 3191 Thunderbird Cres.
 PPA # 03- 143

Sketch #2

