

TO: CITY MANAGER 2006 November 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #05-49
Multi-tenant Business Centre Buildings
New Haven Conceptual Development Plan

ADDRESS: Ptn. of 4250 Marine Drive (See attached Sketches #1 and #2)

LEGAL: Ptn. of Parcel "A" (Ref. Plan 7878), D.L. 164, Group 1, NWD and Ptn. of Lot 24, D.L. 164, Group 1, NWD Plan 29518

FROM: CD Comprehensive Development District (based on the M5 General Industrial District, B1 Suburban Office District, RM1 Multiple-Family Residential District, C1 Community Commercial District and P3 Park and Public Use District)

TO: Amended CD Comprehensive Development District (based on the M5 General Industrial District, B1 Suburban Office District and the New Haven Conceptual Development Plan guidelines and in accordance with the development plan entitled "New Haven – Lot 2" prepared by Christopher Bozyk Architects).

APPLICANT: Christopher Bozyk Architects Ltd.
414-611 Alexander Street
Vancouver, B.C. V6A 1E1
Attention: Chris Bozyk

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 December 12.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 November 27, and to a Public Hearing on 2006 December 12 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

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servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design.

- 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 a Section 219 Covenant respecting flood proofing requirements and permitted light industrial uses.
- e. The implementation and ongoing use and maintenance of the stormwater management facilities required as part of Subdivision Reference #05-52 to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continued operation.
- f. The deposit of the applicable GVS&DD Sewerage Charge
- g. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Director Engineering and the granting of a Section 219 Covenant respecting the approved report.
- h. The completion of Subdivision Reference #05-52 prior to final adoption of the subject rezoning.
- i. The submission of a written undertaking to comply with all the prerequisites of Rezoning References #04-40.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of multi-tenant business centre buildings with warehousing, manufacturing, and office uses.

2.0 BACKGROUND

- 2.1 The subject property is located within the New Haven property on the northeast corner of Marine Way and Glenlyon Parkway. The site is rectangular in shape with an area of approximately hectares 4.31 hectares (10.65 acres).
- 2.2 The subject site is part of two master rezonings for the area, Rezoning Reference #04-06, which established the *New Haven Land Use Framework Plan* and Rezoning Reference #04-40, which established the more detailed *New Haven Conceptual Development Plan*.
- 2.3 On 2005 September 19, 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.

3.0 GENERAL COMMENTS

- 3.1 The overall New Haven property is approximately 57 acres in size and is located within the Big Bend area of Burnaby west of Riverway Sports Complex, north of Marine Way, south of Marine Drive and east of the Patterson Avenue right-of-way, as shown on Sketch #1, attached.
- 3.2 Consistent with the adopted *New Haven Conceptual Development Plan*, a prerequisite condition of the subject rezoning will be the completion of the subdivision and property servicing (Subdivision Reference #05-52) to create five lots for residential, business centre and park conservation use, as shown on Sketches #1 and #2, attached. The subject lot, Lot #2, in addition to Lots #1, and #3, is designated for Business Centre development for office and light industrial uses. Lots #1 and #3 will be the subject of separate amended CD rezoning applications to provide for future Business Centre development. An application has been received and is in process for Lots #4 and #5 (Rezoning Reference # 05-50) within the north-west and north-east sections of the property, which are designated for residential, heritage conservation, and park conservation purposes. Subdivision Reference #05-52 will provide for the servicing of the property and implementation of the requirements outlined in the adopted New Haven Conceptual Development Plan with respect to environmental, heritage, public amenity, trail, road network and other requirements.
- 3.3 The proposed development for the subject lot (Lot #2), includes the construction of three multi-tenant office and industrial buildings consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M5 Light Industrial District, B1 Suburban Office District and the *New Haven Conceptual Development Plan*. Parking provision is to be provided in accordance with the adopted Development Plan. A

Section 219 Covenant will be required to exclude incompatible industrial uses consistent with the adopted *New Haven Conceptual Development Plan* for the property.

- 3.4 The master rezoning (Rezoning Reference #04-40), which established the *New Haven Conceptual Development Plan*, provides guidelines for the proposed development of the subject site, and the master subdivision (Subdivision Reference #05-52), provides the subject site with all required City services and amenities, including the upgrading of Marine Way abutting the site, the construction of the Glenlyon Parkway extension into the site with separated sidewalks and street trees, completion of pedestrian and cycle networks, and protection of riparian areas. Notwithstanding, the Director Engineering will be requested to prepare an estimate for any additional services necessary to serve this site that were not included in the master subdivision (Subdivision Reference #05-52).
- 3.5 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.
- 3.6 The applicant is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan to be approved by the Director Engineering for Subdivision Reference #05-52. A Section 219 covenant will be registered for the subject property to insure the installation and ongoing use and maintenance in accordance with the accepted stormwater management plan to the approval of the Director Engineering.
- 3.7 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 Preliminary Plan Approval.
- 3.8 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	4.31 hectares (10.65 acres)
4.2	Site Coverage:	-	35%
4.3	Floor Area:	-	19,289.68 m ² (207,639 sq.ft.)
	Warehousing	-	9,644.83 m ² (103,819.5 sq.ft.)
	Manufacturing	-	4,822.42 m ² (51,909.75 sq.ft.)
	Office	-	4,822.42 m ² (51,909.75 sq.ft.)
4.4	Building Height:	-	2 storeys (9.5 m)

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- 4.5 Use Components & Parking Required:
- | | | |
|--|---|------------|
| 9,644.83 m ² warehousing @ 1/93m ² | - | 104 spaces |
| 4,822.42 m ² manufacturing @ 1.5/93m ² | - | 78 spaces |
| 4,822.42 m ² office @ 3/93m ² | - | 156 spaces |
| Total Parking Required: | - | 338 spaces |
| Total Parking Provided: | - | 370 spaces |
- 4.6 Loading Bays Required: - 12 spaces
Loading Bays Provided: - 58 spaces
- 4.7 Bicycle Provisions: - 35 spaces on 5 racks (outdoors)



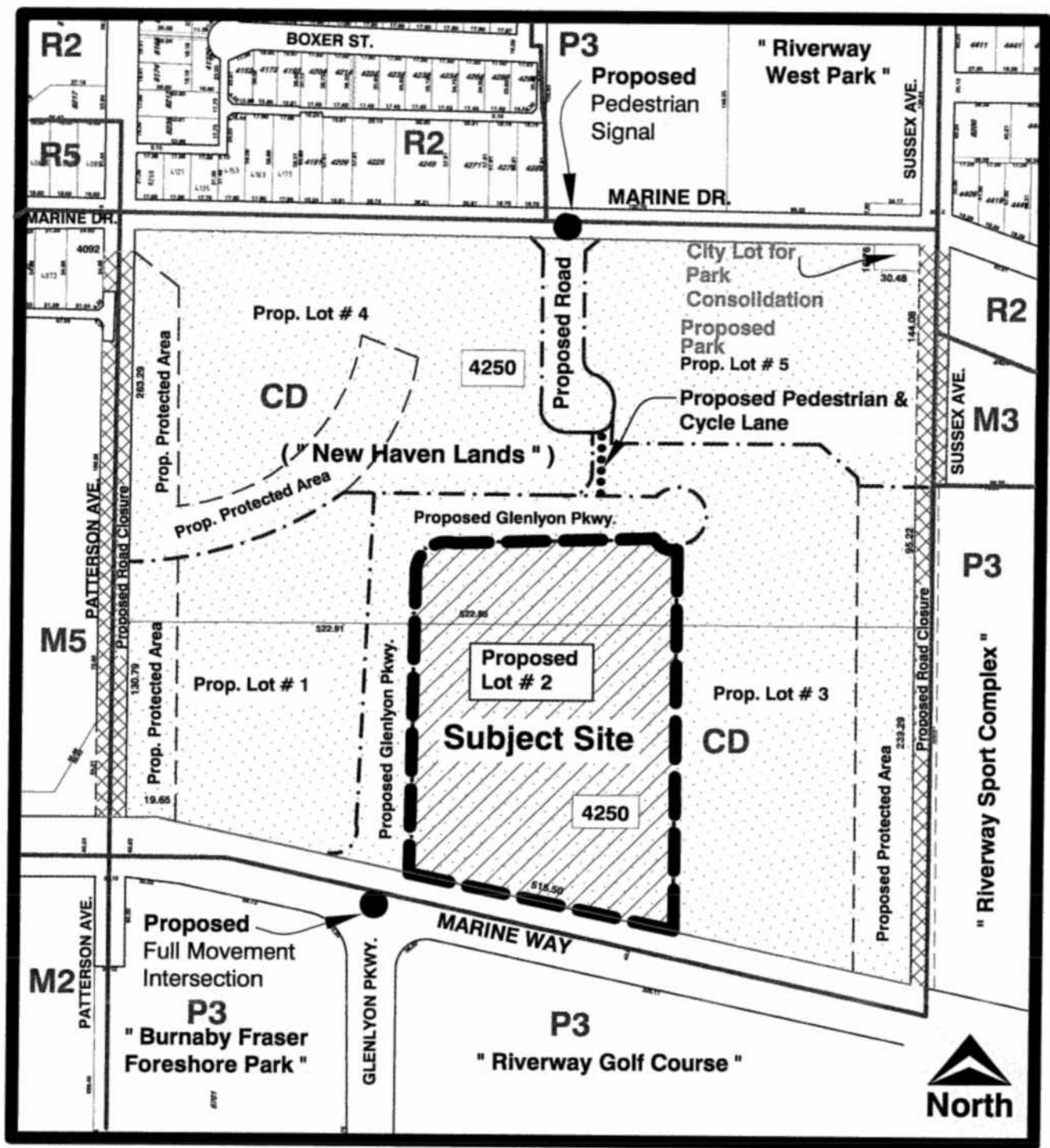
B. Luksun
Director Planning and Building

JBS:gk

Attachments

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Clerk
City Solicitor

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Planning and Building Department

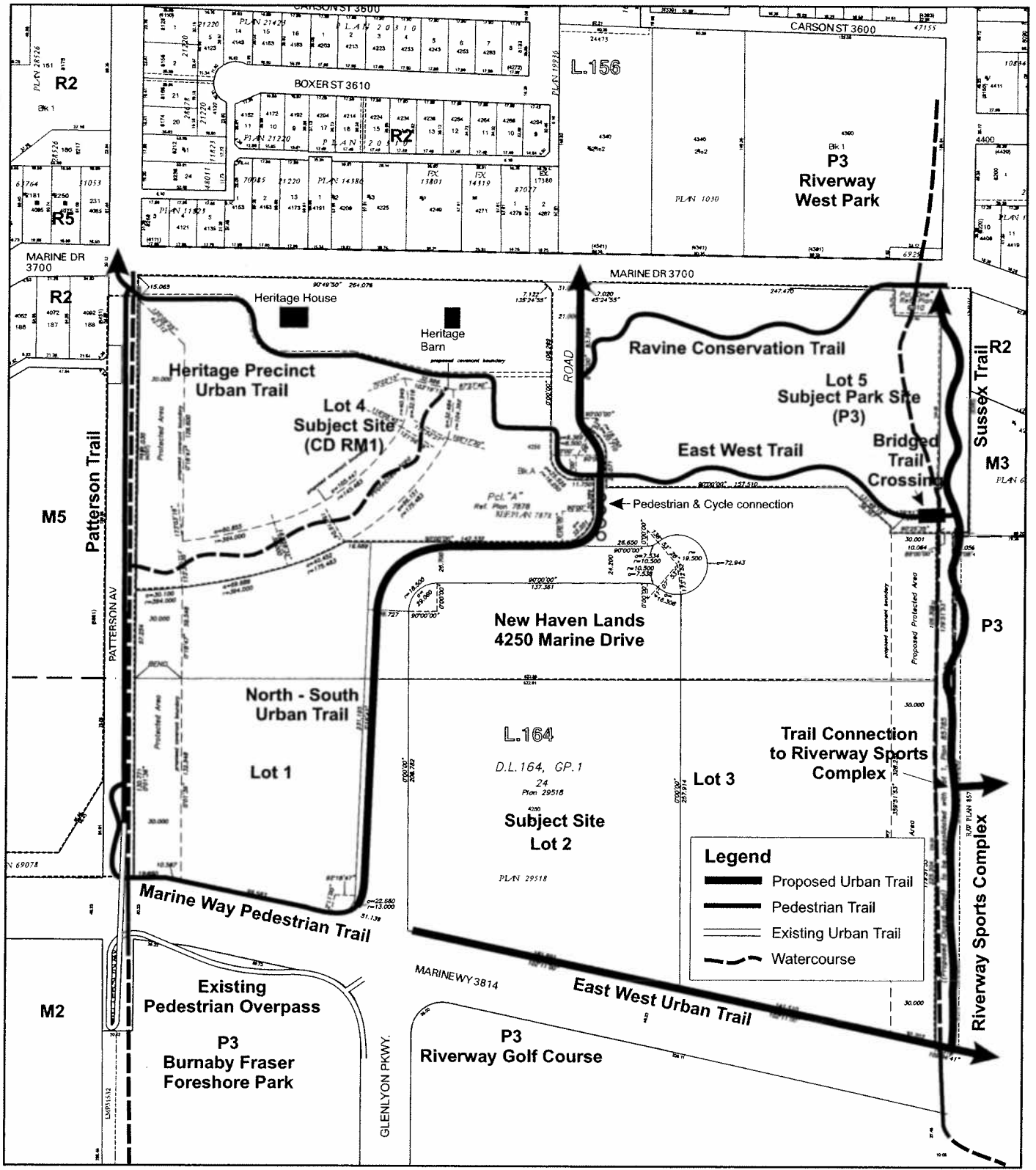
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Drawn By: J.P.C.

Date: August 2006

REZONING REFERENCE # 05 -- 49
 Portion of 4250 Marine Drive
 (" New Haven Lands ")

Sketch # 1



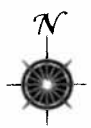
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Subdivision Reference #05-52
 Lots, Watercourses and Urban Trails



Sketch 2

