
TO: CITY MANAGER 2006 March 20

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #05-60
Manufacturing and Warehouse Building
Big Bend Development Plan**

ADDRESS: 5595 Trapp Avenue (formerly portion of 8545 North Fraser Way) (see attached sketches)

LEGAL: Lot 1, D.L. 155, Group 1, NWD Plan BCP21951

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "Glenwood III, Phase III, 5595 Trapp Avenue" prepared by Christopher Bozyk Architects Ltd.)

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 April 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 April 03 and to a Public Hearing on 2006 April 25 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.

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- 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 deposit of the applicable GVS&DD Sewerage Charge.
- e. 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 granting of a Section 219 Covenant respecting the approved report.
- f. The granting of any necessary statutory rights-of-way and covenants, and the release of any redundant existing portions of statutory rights-of-way and covenant related to urban trails.

REPORT

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a multi-tenant light industrial building.

2.0 **BACKGROUND**

- 2.1 The subject site is situated within the Phase 3 portion of the Glenwood Industrial Estates, which is located within the area designated for business centre and industrial uses in accordance with the adopted Big Bend Development Plan (see **attached** Sketches #1 and #2). The Glenwood Industrial Estates originally comprised 38.4 hectares of vacant lands owned by Canadian National Railways Company (CNRP). These lands are designated for business centre uses, including industrial and office development, in the Big Bend Development Plan (see **attached** Sketch #2).
- 2.2 On 2003 April 7, Council gave Final Adoption to Rezoning Reference #99-09 which involved the phased development of CNRP's 38.4 hectare holding for high quality light and general industrial and business park uses based on the "Glenwood Industrial Estates Concept Plan". Subsequently, a number of sites within the Phase I and Phase II subdivisions of Glenwood Industrial Estates have been rezoned for new development within the last two years (see **attached** Sketch #1). Council has previously approved Phase I rezonings involving two film studios, a window and door distributor and a records storage company. Approved Phase II developments include a wood products distributor, a food products distribution warehouse and three multi-tenant warehouse facilities.

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2.3 On 2005 November 28, 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 more detailed report would be submitted at a later date.

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

3.0 GENERAL COMMENTS

3.1 The subject application involves a zoning amendment for a portion of the property located within Phase 3 of the Glenwood Industrial Estates. The proposed development includes the construction of a one storey multi-tenant light industrial building with mezzanine space. The proposed development is consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M2 General Industrial District, the M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines.

3.2 Vehicular access to the site is from Trapp Avenue which is to be developed to a full industrial standard. Primary subdivision dedications and servicing for the extension of Trapp Avenue and the installation of services have been completed as part of Subdivision Reference #04-14.

3.3 A geotechnical review of the subject site's soil stability to support the proposed development and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

3.4 An urban trail is to be designed and constructed on the south side of the westward extension of Trapp Avenue with associated boulevard street trees and grass boulevards. This urban trail is to be constructed partially within the existing 4.5 m boulevard and on a companion statutory right-of-way across the subject lot. Beyond the road frontage, the urban trail is to be located within a 7.6 m statutory right-of-way.

3.5 The extension of this urban trail to Wiggins Street will also be designed and constructed from the Phase 3 property line to the east side of Wiggins Street, with a 1.8 m wide boulevard with street trees and grass boulevards on each side within a 7.6 m statutory right-of-way.

3.6 A Section 219 covenant will be required to guarantee the provision and ongoing maintenance of the street trees, grass and urban trail by the owners of 5595 Trapp Avenue and the remainder portion of 8545 North Fraser Way.

3.7 The proposed urban trail provisions replace an 8.0 m wide urban trail statutory right-of-way and related Section 219 covenant on the east side of the subject lot and parallel to the CN Rail right-of-way (5595 Trapp Avenue and the remainder portion of 8545 North

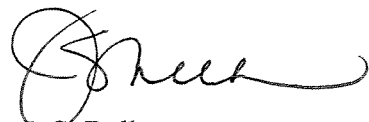
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Fraser Way). This statutory right-of-way and related covenant will be released as part of the rezoning process.

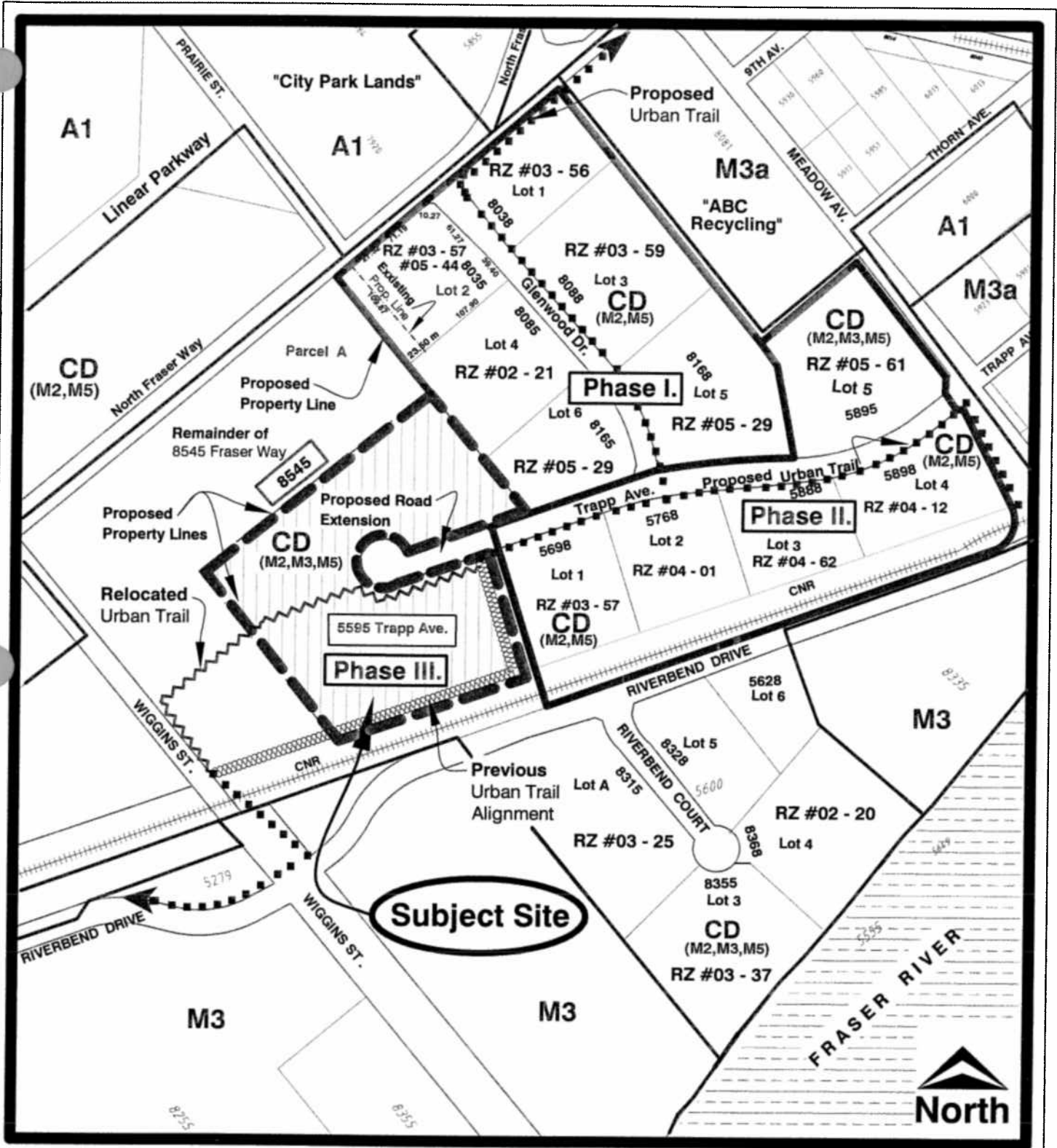
- 3.8 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per square foot of gross floor area will apply to this rezoning.
- 3.9 A detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project is a requirement of Preliminary Plan Approval for this project.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area: - 2.49 ha (6.14 acres)
- 4.2 Site Coverage: - 35.2%
- 4.3 Floor Area:
 - Warehouse (Main Floor): - 8,739.4 m² (94,073 sq ft)
 - Office (Mezzanine): - 929.0 m² (10,000 sq ft)
 - Total Floor Area: - 9,668.4 m² (104,073 sq ft)
- 4.4 Building Height: - 11 m (36 feet)
- 4.5 Use Component & Parking Required:
 - 929 m² office @ 3 per 93 m² - 30 spaces
 - 8,739.4 m² warehouse @ 1 per 93m² - 94 spaces
 - Total Parking Required and Provided: - 124 spaces
- 4.6 Loading Bays: - 20 spaces
- 4.7 Bicycle Provisions: - 12 spaces (outdoor racks)


J. S. Belhouse
Director Planning and Building

KSF:gk
Attach
cc: City Clerk
City Solicitor
Director Engineering
Director Parks, Recreation and Cultural Services
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Planning and Building Department

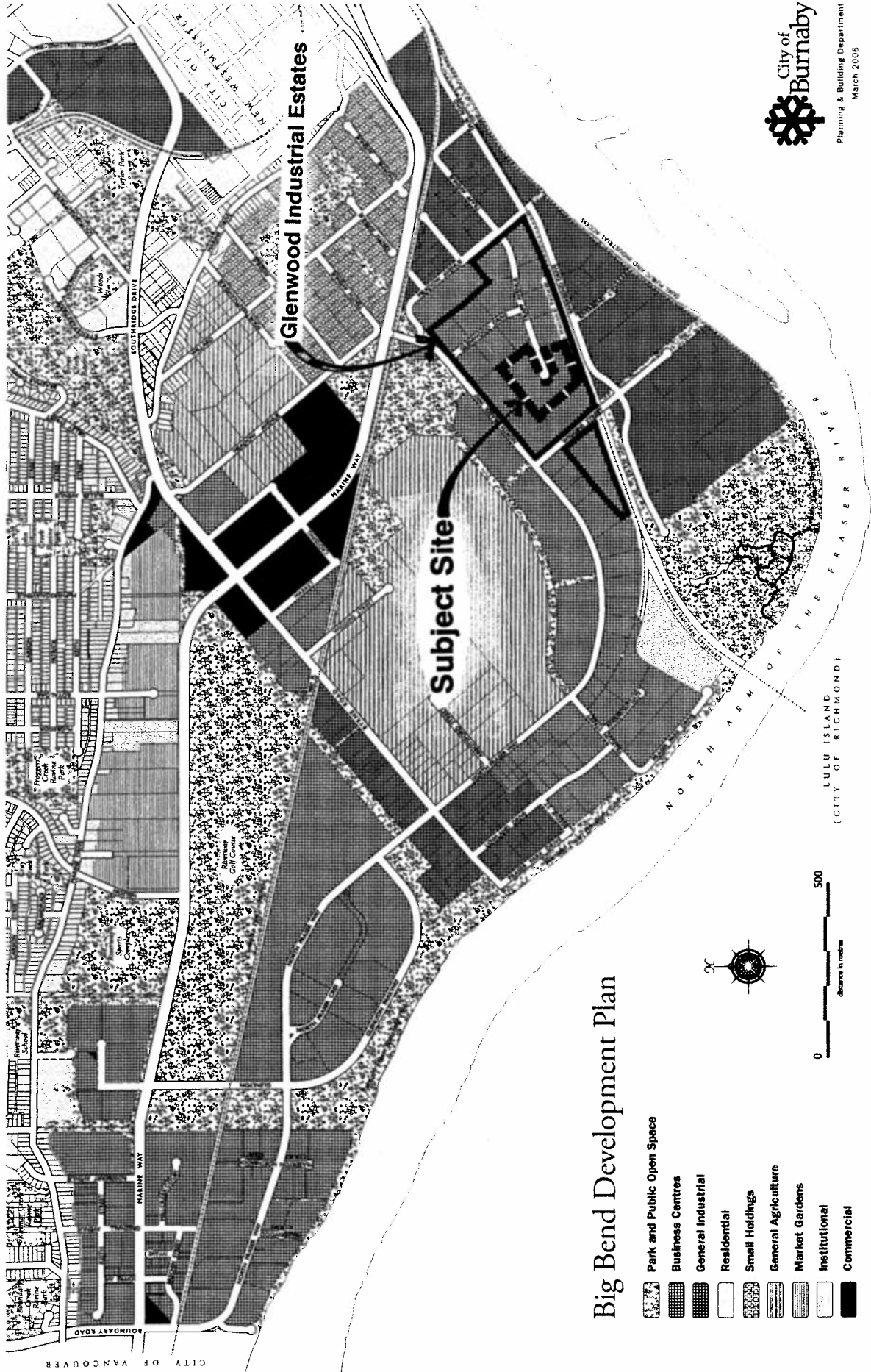
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Date: March 2006

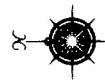
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5595 Trapp Ave.

Sketch # 1



Big Bend Development Plan

- Park and Public Open Space
- Business Centres
- General Industrial
- Residential
- Small Holdings
- General Agriculture
- Market Gardens
- Institutional
- Commercial



REZONING REFERENCE # 05 -- 60
 5595 Trapp Ave.

Sketch # 2