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**TO:** CITY MANAGER 2007 December 12

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-26**  
**Light Industrial Office/Warehouse Development**  
**Big Bend Development Plan**

**ADDRESS:** 8255 North Fraser Way (see attached sketches)

**LEGAL:** Lot 2, D.L. 155, Group 1, NWD Plan BCP31032

**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 the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "Glenwood 6 & 7, North Fraser Way" 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 2008 January 22.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 January 07 and to a Public Hearing on 2008 January 22 at 7:30 p.m.
3. **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

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #06-26  
2007 December 12 ..... Page 2

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 a Section 219 Covenant respecting flood proofing requirements.
- e. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the approved report.
- f. The deposit of the applicable GVS&DD Sewerage Charge.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of two multi-tenant light industrial office/warehouse buildings.

### 2.0 BACKGROUND

- 2.1 The subject site is situated within the Phase III and Phase IV portions 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). 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 Canadian National Railway Properties Inc. (CNRP) 38.4 hectare holding for high quality light and general industrial and business park uses based on the "Glenwood Industrial Estates Concept Plan". A majority of sites within the

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #06-26  
2007 December 12 .....Page 3

Phase I and Phase II subdivisions of Glenwood Industrial Estates have been rezoned for new development, and this application would complete the final phases (Phases III and IV) of the Glenwood Industrial Estates plan (see **attached** Sketch #1).

- 2.3 On 2006 May 29, 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 8255 North Fraser Way, created under the recently approved Subdivision Reference #04-69. The remaining lots created under Subdivision Reference #04-69, including 8289 North Fraser Way and 5560 Trapp Avenue have been given final adoption under Rezoning References #06-25 and #06-27 and are currently under construction. The proposed development includes the construction of two multi-tenant light industrial buildings (Glenwood 6 and 7) with mezzanine office space fronting North Fraser Way, and Wiggins Street. 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 All required servicing for the subject site was provided for under Subdivision Reference #04-69 including upgrading Wiggins Street and North Fraser Way to their final standard with separated sidewalks, street lighting, boulevard grassing and street trees. The subdivision has also provided reciprocal access agreements for the shared use and maintenance of driveway access connecting Trapp Avenue to Wiggins Street on 8255, 8289 North Fraser Way and 5560 Trapp Avenue.

Council previously gave approval in principle, under Rezoning Reference #05-60, for a proposed City cost share to complete the section of Wiggins Street from the CNR rail line to Riverbend Drive. To date, available road right of way and a suitable design have not been achieved. However, if available road right-of-way and a suitable design can be achieved as part of this application, then a further report outlining the details of the cost share arrangement will be forwarded to Council for final approval.

- 3.3 The northern building (Building 6) on the subject property is intended as a multi-tenant building based on the M5 District, with no users currently identified. For this North Fraser Way frontage, a maximum office use of 25% of gross floor area (divided between the main floor and mezzanine), and the assumption of light industrial uses at 60% and

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #06-26  
 2007 December 12 .....Page 4

storage/warehousing at 15% is utilized. Parking is being provided to meet this maximum use potential.


- 3.5 A guide Stormwater Management Plan and Section 219 Covenant to ensure its provision, operation and continued maintenance has been approved for the subject site under Subdivision Reference #04-69. As part of this application, an engineer's stamped letter is required to ensure the proposed development's compliance with the accepted stormwater management plan.
- 3.6 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.
- 3.7 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.
- 3.8 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.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Net Site Area: - 4.05 ha (10.01 acres)
- 4.2 Site Coverage: - 40.8%
- 4.3 Floor Area:
  - Building 6 (including mezzanines): - 8,418.13 m<sup>2</sup> (90,615 sq.ft.)
  - Building 7 (including mezzanines): - 12,490.22 m<sup>2</sup> (134,448 sq.ft.)
  - Total Floor Area Buildings 1 & 2: - 20,908.35 m<sup>2</sup> (225,063 sq.ft.)
- 4.4 Maximum Building Height: - 10.97 m (36.0 feet)
- 4.5 Building Use Components & Parking Required & Provided:
  - Building 6:
    - 2,104.56 m<sup>2</sup> office @ 3 per 93 m<sup>2</sup> - 68 spaces
    - 1,262.70 m<sup>2</sup> warehouse @ 1 per 93m<sup>2</sup> - 14 spaces
    - 5,050.88 m<sup>2</sup> light industrial @ 1.5 per 93m<sup>2</sup> - 82 spaces
    - Total Parking Building 6: - 164 spaces
  - Building 7:
    - 1,873.51 m<sup>2</sup> office @ 3 per 93 m<sup>2</sup> - 61 spaces
    - 8,118.62 m<sup>2</sup> warehouse @ 1 per 93m<sup>2</sup> - 88 spaces

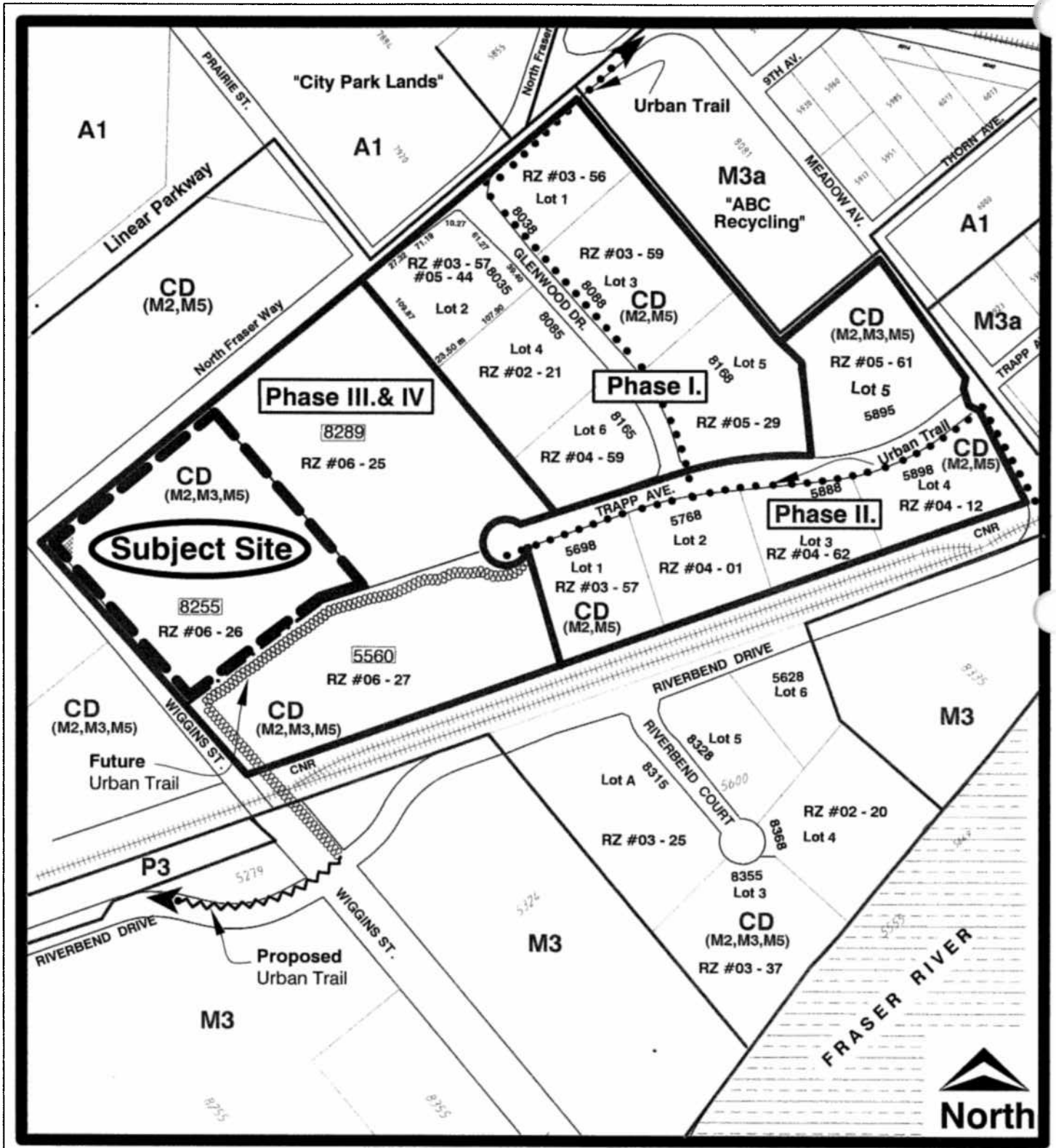
To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #06-26  
2007 December 12 ..... Page 5

- 2,498.08 m<sup>2</sup> light industrial @ 1.5 per 93m<sup>2</sup> - 41 spaces
- Total Parking Building 7: - 190 spaces
  
- Total Parking Buildings 1 & 2: - 354 spaces
  
- 4.6 Loading Bays:
  - Building 1 Required: - 5 spaces
  - Building 1 Provided: - 19 spaces
  
  - Building 2 Required: - 7 spaces
  - Building 2 Provided: - 19 spaces
  
- 4.7 Bicycle Provisions: - 36 spaces (outdoor racks)

  
B. Luksun  
Director Planning and Building

JBS:gk  
Attach

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



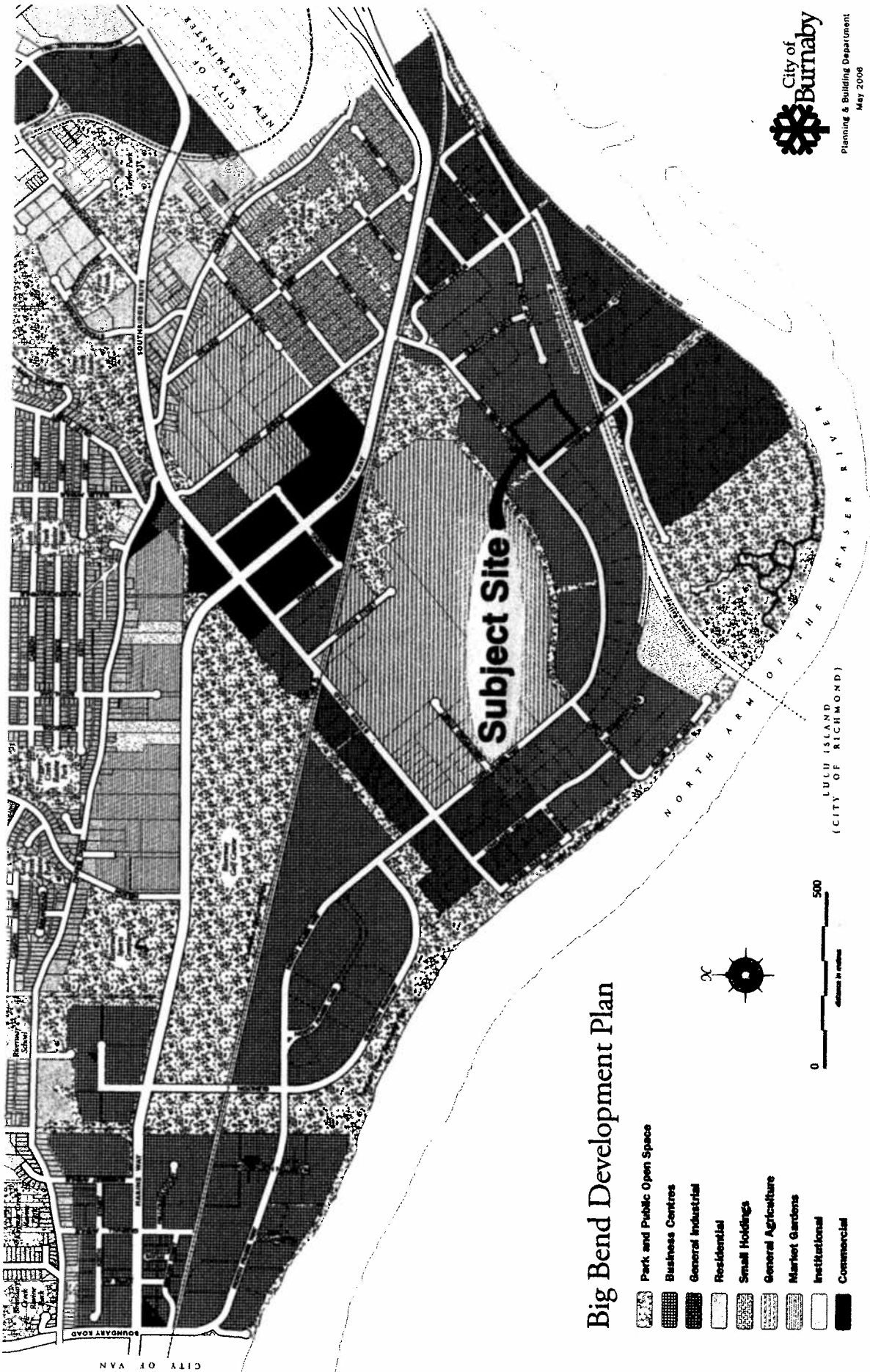
Planning and Building Department

Scale: N.T.S.  
 Drawn By: J.P.C.  
 Date: May 2006

**REZONING REFERENCE # 06 -- 26**  
 8255 North Fraser Way

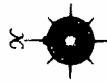
Sketch # 1

140



# Big Bend Development Plan

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



**REZONING REFERENCE # 06 -- 26**  
 Ptn. of 8545 North Fraser Way & Ptn. of 5595 Trapp Ave.