
TO: CITY MANAGER 2008 December 10

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #08-38
New Office & Revised Commercial Space
Lougheed Town Centre Plan**

ADDRESS: 4501 North Road (Strata Lot 9 & Common Property) (see **attached** sketches)

LEGAL: Strata Lot 9, D.L. 1, NWD Strata Plan NW1901, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V and common property NWD Strata Plan NW1901.

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District, M5 Light Industrial District and Lougheed Town Centre Plan guidelines and in accordance with the development plan entitled "Rezoning North Rd. Centre" prepared by Paragon Construction Ltd.)

APPLICANT: Jimmy Kim
2509 St. Johns Street
Port Moody, B.C. V3H 2B3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2009 January 20.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 December 15, and to a Public Hearing on 2009 January 20 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
 - c. The registration of a revised strata plan for the entire site.

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- d. 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 conversion of a portion of deck to office space and the change of use of Strata Lot #9 from light industrial to neighbourhood commercial.

2.0 **BACKGROUND**

- 2.1 In 1981 Council adopted Rezoning Reference #32/79 which involved the development of a three-storey warehouse-commercial complex on the subject site (see **attached** Sketch #1). The prevailing zoning is CD Comprehensive Development District.
- 2.2 The subject site is within the Lougheed Town Centre Plan area, which was adopted by Council in 1997, and is designated for redevelopment to high-density multiple family residential with street fronting commercial. This subject rezoning is minor in nature with no significant new development and is, therefore, not considered in conflict with the long term planning objectives of the area.
- 2.3 Council, on 2008 November 24, 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 plan of development would be submitted at a later date.

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

3.0 **GENERAL COMMENTS**

- 3.1 This Comprehensive Development project is largely occupied by C1 Neighbourhood Commercial uses on three levels, with some M5 uses and a C2 Fitness Facility on the ground floor. Over the years, minor rezoning amendments have been adopted, resulting in the following approved uses:
 - For the Ground Floor, the majority of uses comprise 49,369.98 sq. ft of C1 Neighbourhood Commercial District except for Strata Lots # 9, 13, 14 and 16. Strata Lots #9, 13 and 14 comprise 5,368 sq. ft. of M5 Light Industrial District uses. Strata Lot #16 provides for 3,434 sq. ft. of CD (C1 and C2) limited to the sale of furniture. In

addition, Strata Lots #18, 19, 20 and 21 also include 15,098 sq. ft. of C2 Community Commercial District for a Fitness and Health Facility.

- The Second Floor consists of 39,884 sq. ft of floor area zoned to C1 Neighbourhood Commercial District.
- The Third Floor containing 34,481 sq. ft. Floor Area zoned to C1 Neighbourhood Commercial District, but oriented to office use.

3.2 The applicant is proposing two minor changes that do not significantly alter the appearance or nature of the site. One change is of the use for 4,008 sq. ft. of one of the remaining M5 strata lots for C1 Commercial. Sufficient parking to accommodate this change is provided for on site (see **attached** Sketch #2). The second change involves the enclosure of 578.5 sq. ft. of outdoor decking. The decks along the south frontage are basically unused (see **attached** Sketch #3), and this enclosure requires two additional parking spaces. The required additional parking has been achieved by converting the 90 degree parking along the west side of the building to angled parking with additional screening landscaping.

3.3 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including but not necessarily limited to a statutory right-of-way for a future Urban Trail along the west side of North Road.

3.4 A revised strata plan for the site will be required for registration.

3.4 The applicable GVS&DD Sewerage Charge (Fraser Area) applies to the new building area.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Overall Site - 17,548.13m² (18,888sq. ft.)

Site Coverage: - 44%

4.2 Existing Building Area:

C1 Commercial - 13,705.47m² (147,534.98 sq.ft.)

C1 Office Oriented - 8,291.17 m² (89,253.98 sq. ft.)

C1 & C2 Furniture - 3,194 m² (34,381 sq. ft.)

C2 Fitness Facility - 319 m² (3,434 sq. ft.)


M5 - 1,402.6 m² (15,098 sq. ft.)

M5 - 498.7 m² (5,368 sq. ft.)

C1 Expansion Area (enclosed deck): - 53.74 m² (578.5 sq. ft.)

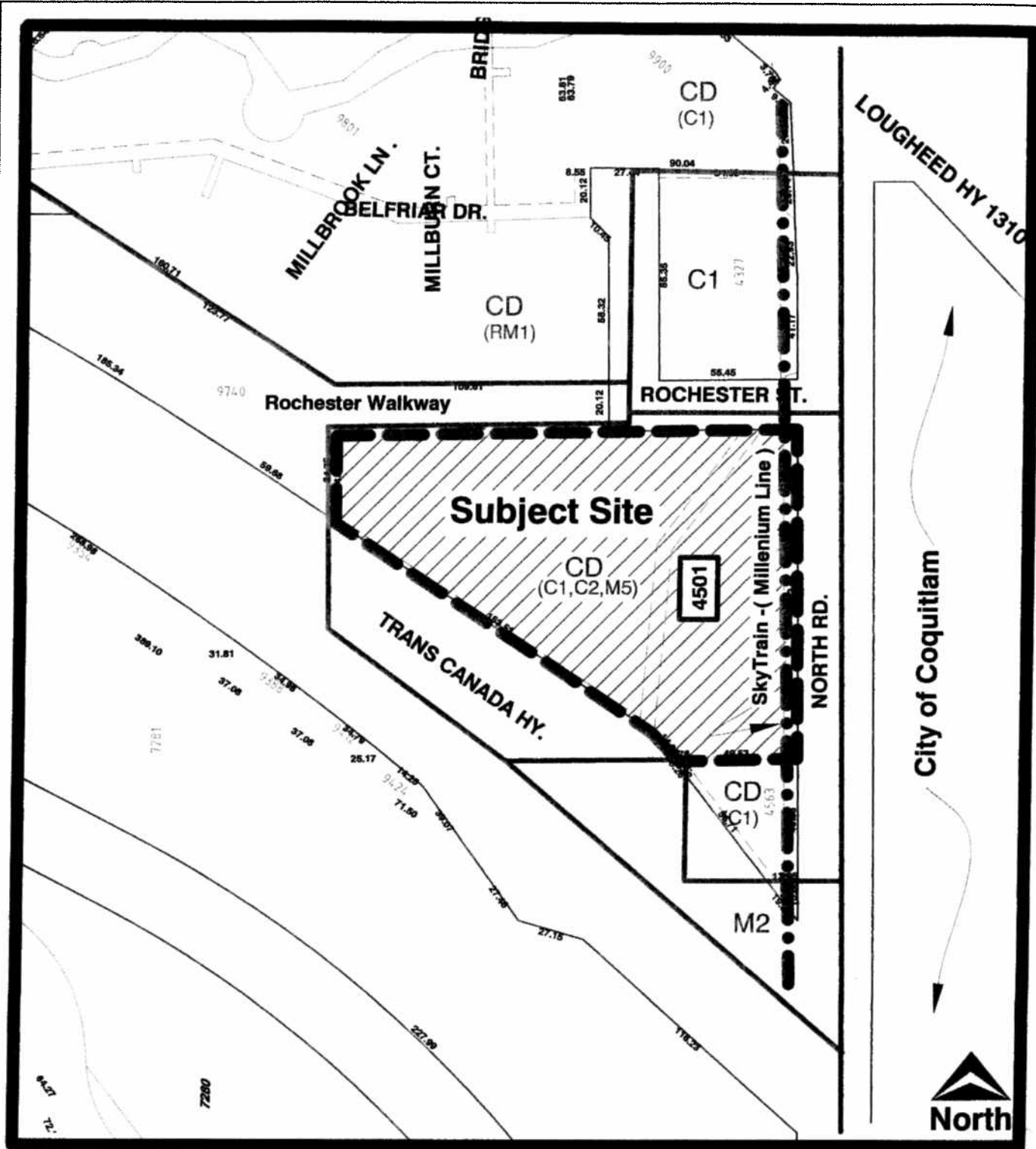
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Resulting New Total Building Area:	-	13,759.6 m ² (148,113.4 sq. ft.)
C1 Commercial		8,664 m ² (93,261.9 sq. ft.)
C1 Office Oriented	-	3,247.7 m ² (34,959.5 sq. ft.)
C1 & C2 Furniture	-	319 m ² (3,434 sq. ft.)
C2 Fitness Facility	-	1,402.6 m ² (15,098 sq. ft.)
M5	-	126.3 m ² (1,360 sq. ft.)
 Existing & Proposed FAR:	-	 0.78
 4.3 Existing and Proposed Height:	-	 3 storeys
 4.4 Parking:		
Existing Parking:	-	293 spaces
C1 Commercial	-	180.25 spaces
C1 Office Oriented	-	69.43 spaces
C1 & C2 Furniture	-	6.93 spaces
C2 Fitness Facility	-	30.5 spaces
M5	-	5.36 spaces
 Additional Required Parking:	-	 6 spaces
 Provided Parking;	-	 299 spaces
C1 Commercial	-	188.35
C1 Office Oriented	-	70.6
C1 & C2 Furniture	-	6.93 spaces
C2 Fitness Facility	-	30.5 spaces
M5	-	1.35
 Loading:	-	 5 bays
 Bike Racks:	-	 9 racks


 B. Luksun
 Director Planning and Building

FA:gk
 Attach

cc: Director Engineering
 City Clerk
 City Solicitor



Planning and Building Department

Scale: 1 = 2000
 Drawn By: J.P.C.
 Date: November 2008

REZONING REFERENCE # 08 -- 38
4501 North Road

Sketch # 1

PARAGON
CONSTRUCTION LTD.
2000 ST. JAMES ST.
PORT HURON, ONT. N11 1P7
TEL: 519-385-7475
FAC: 519-385-7272

PROJECT TITLE
**REZONING
NORTH RD
CENTRE**

KEY PLAN
**GROUND
LEVEL
PARKING**

SCALE
1:200

DESIGNED BY
ARCHITECTURE TERRACE INC

DATE
23 OCT, 2008

PROJECT NO.
4501 NORTH RD SUBWAY

HEET NO.
A-1

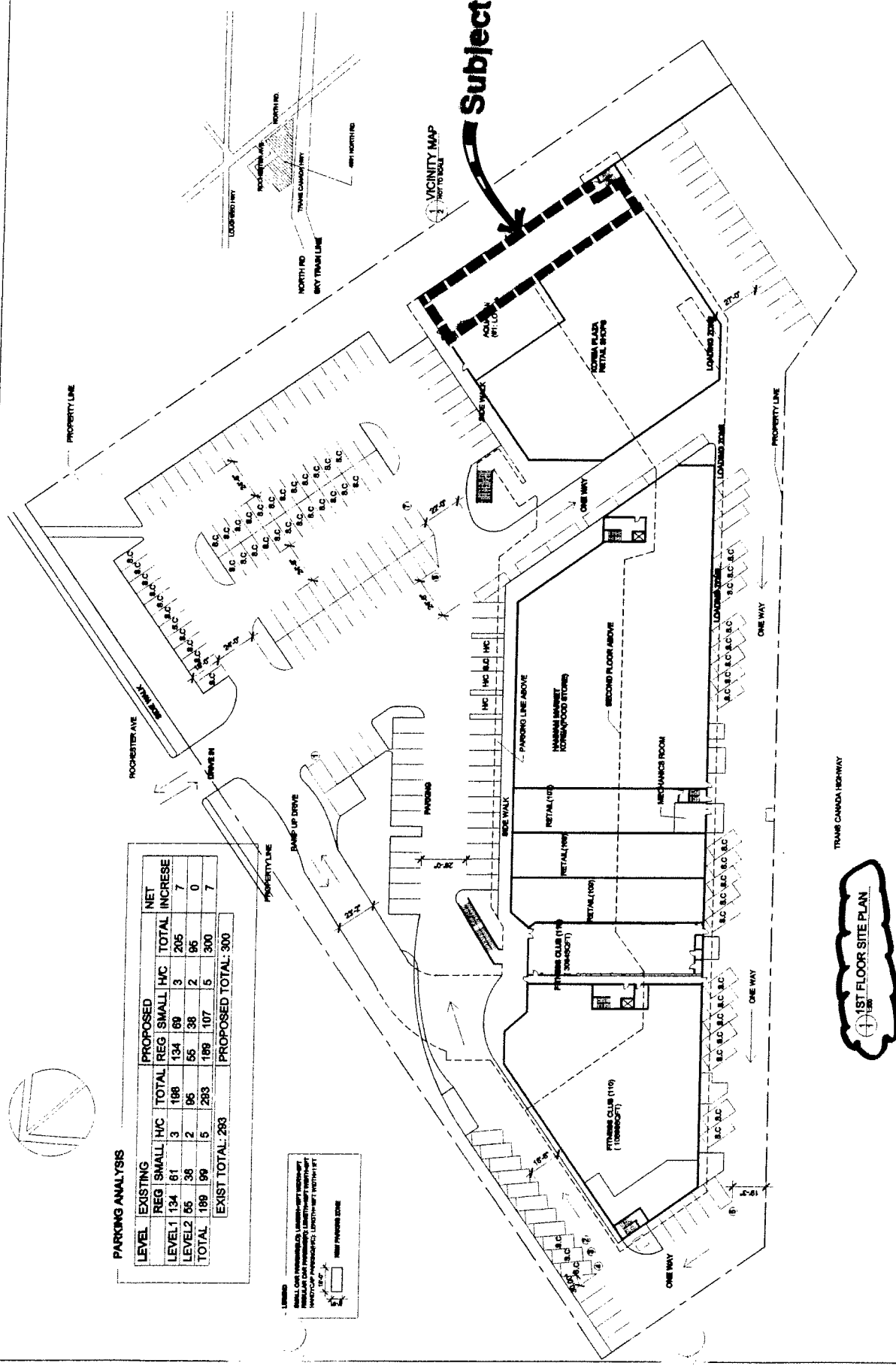
Subject Site

REZONING REFERENCE # 08 -- 38
4501 North Road

Sketch # 2

PARKING ANALYSIS

LEVEL	EXISTING		PROPOSED		NET	
	REG	SMALL	REG	SMALL	H/C	TOTAL
LEVEL 1	134	61	188	134	89	3
LEVEL 2	66	38	2	55	38	2
TOTAL	189	99	5	189	107	5
EXIST TOTAL: 288					PROPOSED TOTAL: 300	
NET INCREASE					TOTAL INCREASE	
					7	
					0	
					7	



1ST FLOOR SITE PLAN

PARAGON
CONSTRUCTION LTD.

2000 ST. JOHNS ST.
TORONTO, ONT. M5V 3A7
TEL: 778-3007/7772
FAX: 778-3007-7079

PROJECT TITLE
**REZONING
NORTH RD
CENTRE**

PROJECT
**2ND & 3RD
PARKING
PLAN**

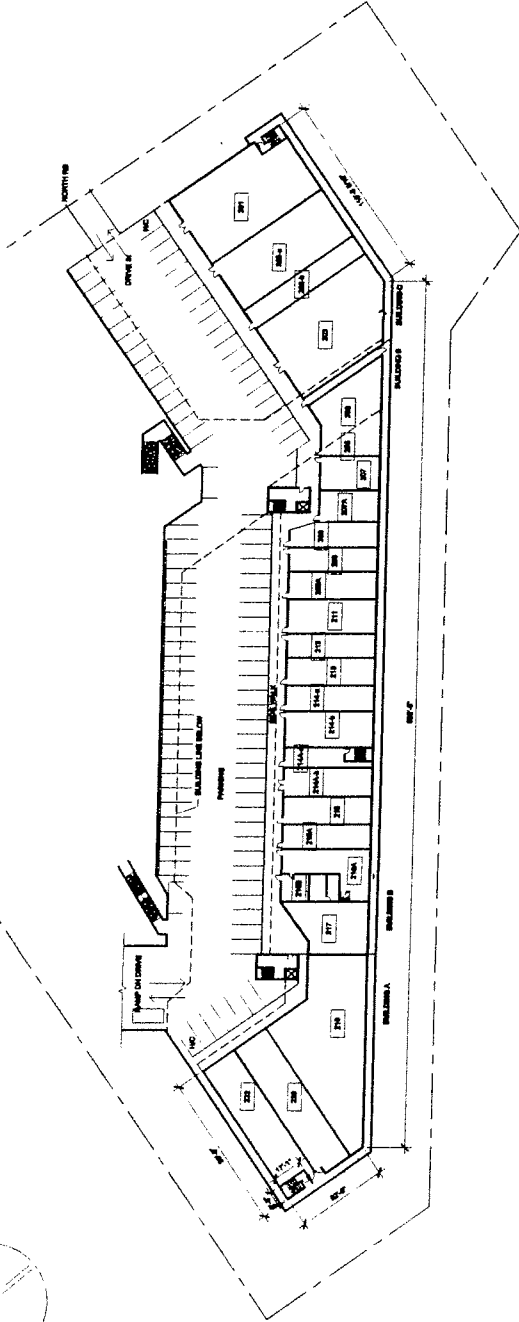
SCALE
1:1000

DATE
20TH OCT, 2008

PROJECT
4501 NORTH RD BOUNDARY

A-2

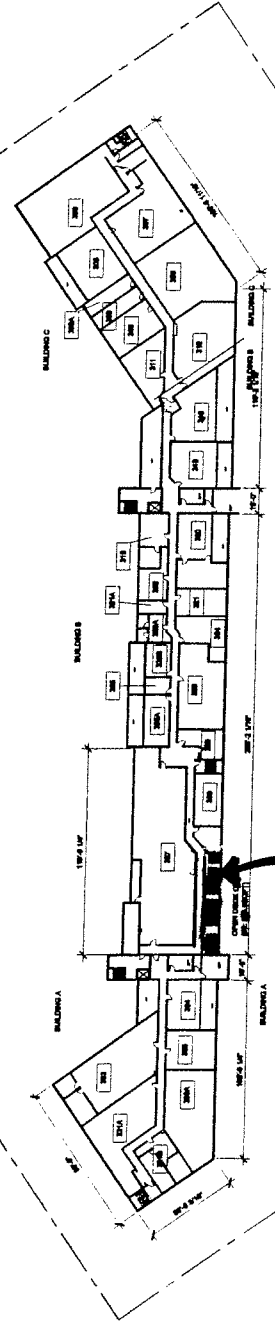
Sketch # 3



2ND FLOOR PLAN

PARKING ANALYSIS

LEVEL	EXISTING		PROPOSED			NET	
	REG	SMALL	H/C	TOTAL	H/C	TOTAL	INCREASE
LEVEL 1	134	81	3	198	134	69	205
LEVEL 2	55	38	2	95	55	36	0
TOTAL	189	99	5	293	189	107	7
EXIST TOTAL: 283					PROPOSED TOTAL: 300		



3RD FLOOR PLAN

Subject Site

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