



Item
Meeting2009 November 23

COUNCIL REPORT

TO: CITY MANAGER 2009 November 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #09-15
Accessible Automobile Facility
Big Bend Development Plan

ADDRESS: 8289 North Fraser Way, Units # 107 & 108 (see attached sketches)

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

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

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled “Glenwood 5, 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 2009 December 15.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 November 23 and to a Public Hearing on 2009 December 15 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.

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- b) The granting of a Section 219 Covenant to ensure permitted automotive uses are limited to the sale, service and storage of accessible automobiles only, as outlined in Section 3.3 of this report.
- c) 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 sale, servicing and storage of accessible automobiles related to the proposed use of Units 107 and 108.

2.0 **BACKGROUND**

- 2.1 The subject units (Units 107 and 108) are located at 8289 North Fraser Way (Glenwood 5) within 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. The subject property was developed with two buildings in 2007 under Rezoning Reference #06-25, with the southern building (Glenwood 4) fronting Trapp Avenue being developed specifically for Horizon Food Distributors and the northern building (Glenwood 5) fronting North Fraser Way, including Units 107 and 108, being developed as a multi-tenant office/industrial building. Directly to the east are the Canadian Motion Picture Parks film studios, directly to the west is a vacant property currently under development (Rezoning Reference #06-26) following the same form and zoning guidelines as the subject site, and to the north across North Fraser Way is a vacant parcel within Burnaby Business Park owned by the Greater Vancouver Transit Authority. (see **attached** Sketch #1).
- 2.2 On 2009 September 21, Council received the report of the Planning and Building Department concerning the rezoning of the subject site. The applicant and representatives of Shoppers Home Health Care also appeared as a delegation at the same Council meeting. Arising from the discussions, Council raised a number of issues and requested the Department to work with the applicant so see if a suitable plan of development could be achieved.
- 2.3 The applicant has now submitted a plan of development that in the view of staff, satisfactorily addresses the issues raised and is considered suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The proposed change of use is to permit the operation of Shoppers Home Health Care, which is a division of Shoppers Drug Mart, which sells and services handicap accessible equipment, including motorized wheelchairs, lifts and accessible automobiles. In addition to the sale, storage and repair of chair lifts, motorized wheelchairs and scooters, the on-site sale of new accessible automobiles, the storage of new accessible automobiles, and the installation, repair and maintenance of accessible equipment in automobiles are integral components of the proposed operation. The subject application involves a zoning amendment for Units #107 and #108 of 8289 North Fraser Way for the purpose of permitting the sale, servicing and storage of accessible automobiles. The proposed development is located within the Glenwood 5 building, which has a total area of 89,844 sq.ft. The proposed development would encompass a total floor area of 21,280, consisting of 8,825 sq.ft. of warehouse and vehicle storage, 3,650 sq.ft. of vehicle service area, 2,205 sq.ft. of showroom available for the display of accessible automobiles, 2,060 sq.ft. of ground floor office and 4,540 sq.ft. of second floor office (see **attached** Sketch #2). No more than 5 new accessible automobiles for sale will be permitted to be located within the building at any time. There are no proposed changes to the façade of the building with the exception of fencing and landscaping at the rear of the building to screen the vehicle service entrance. The guideline zoning for the proposed development is the M2 General Industrial District, limited to this specific automotive use, as well as the prevailing M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines for any other use for the subject premises.

3.2 All required servicing for the subject site was provided for under Subdivision Reference #04-69.

3.3 To ensure that permitted automotive uses are limited to this proposal, specifically for the sale of new accessible vehicles, service of accessible equipment in these vehicles, and the keeping of a maximum of five new accessible automobiles within the building, the registration of a Section 219 Covenant will be required. The covenant will also specify that no outdoor storage will be permitted pertaining to this use. All other uses of the prevailing M5 Light Industrial District and Glenwood Industrial Estate Guidelines shall apply to Units #107 and #108.

3.4 The GVS&DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per square foot of additional mezzanine gross floor area will apply to this rezoning.

4.0 DEVELOPMENT PROPOSAL

4.1 Net Site Area: - 5.04 ha (12.45 ac)

4.2 Building Area (Glenwood 5) - 8,346.50 m² (89,844 sq.ft)

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4.3	Unit Area (107 & 108):	-	1,976.91 m ² (21,280 sq.ft.)
	Office	-	613.14 m ² (6,600 sq.ft.)
	Showroom	-	204.84 m ² (2,205 sq.ft.)
	Warehouse	-	819.84 m ² (8,825 sq.ft.)
	Service Area	-	339.08 m ² (3,650 sq.ft.)

4.5 Building Use Components & Parking Required & Provided:


Units #107 and #108:

613.14 m ² office @ 3 per 93 m ²	-	20 spaces
204.84 m ² showroom @ 3 per 93 m ²	-	7 spaces
819.84 m ² warehouse @ 1 per 93m ²	-	9 spaces
339.08 m ² service area @ 1.5 per 93m ²	-	6 spaces
Total Parking:	-	42 spaces

4.6 Loading Bays:

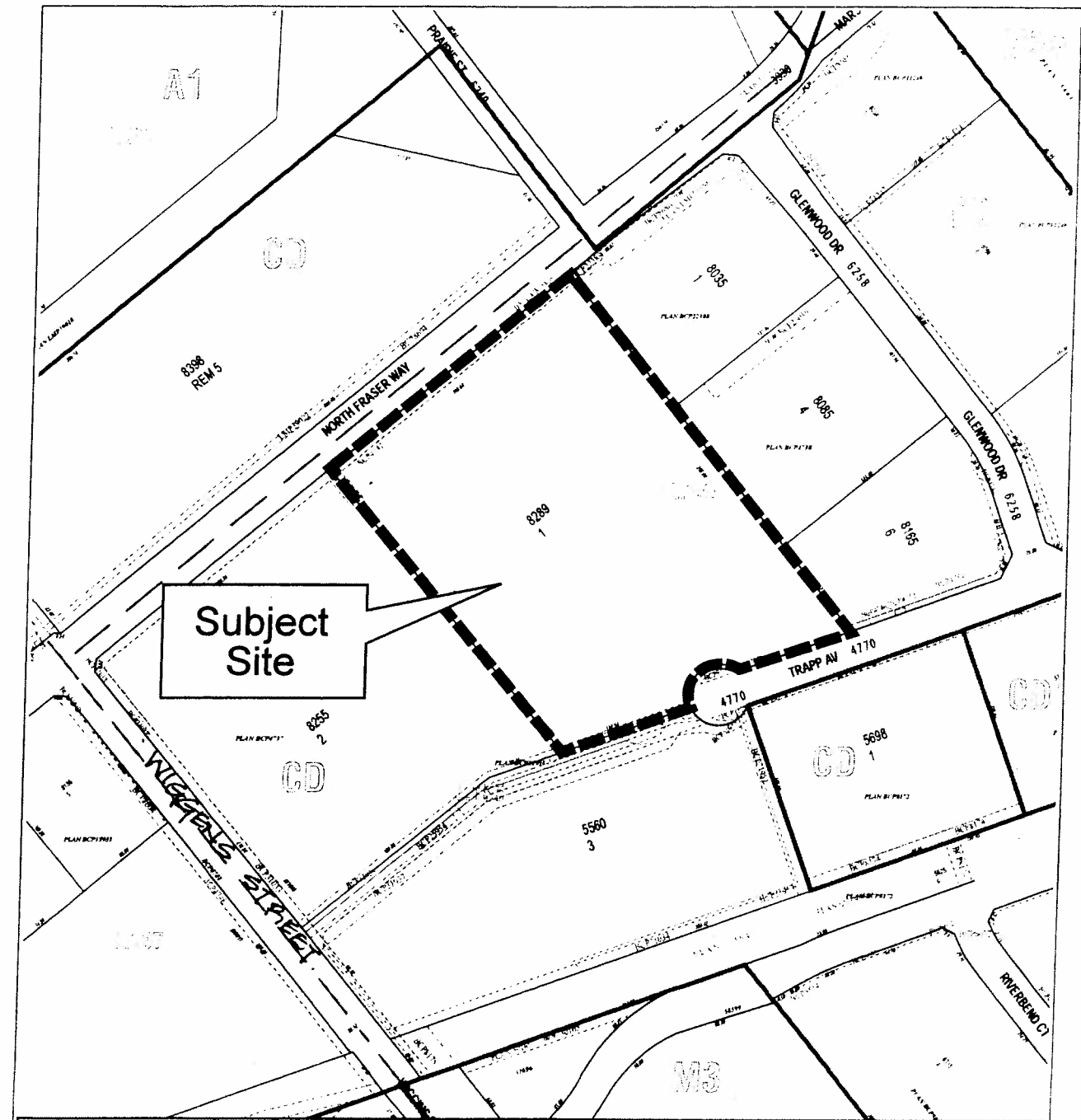
Required:	-	1 spaces
Provided:	-	3 spaces




4.7 Bicycle Provisions: - 5 spaces (outdoor racks)

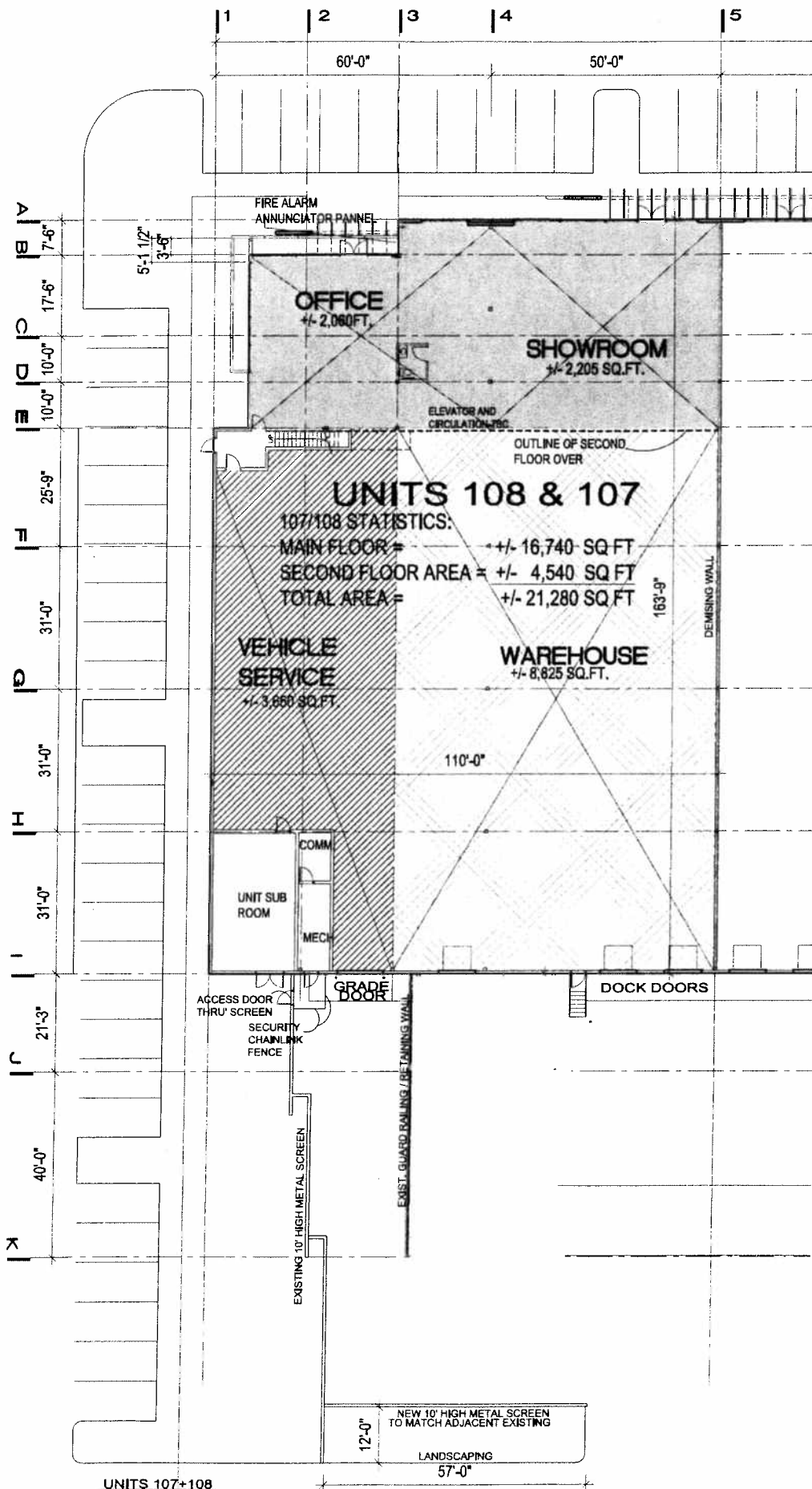

B. Luksun
Director Planning and Building

JBS:gk
Attach

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



		PLANNING & BUILDING DEPARTMENT			
DATE: 2009 08 12		REZONING REFERENCE #09-15			
SCALE: 1:4000		 8289 North Fraser Way			
DRAWN BY: rcn		Sketch #1			

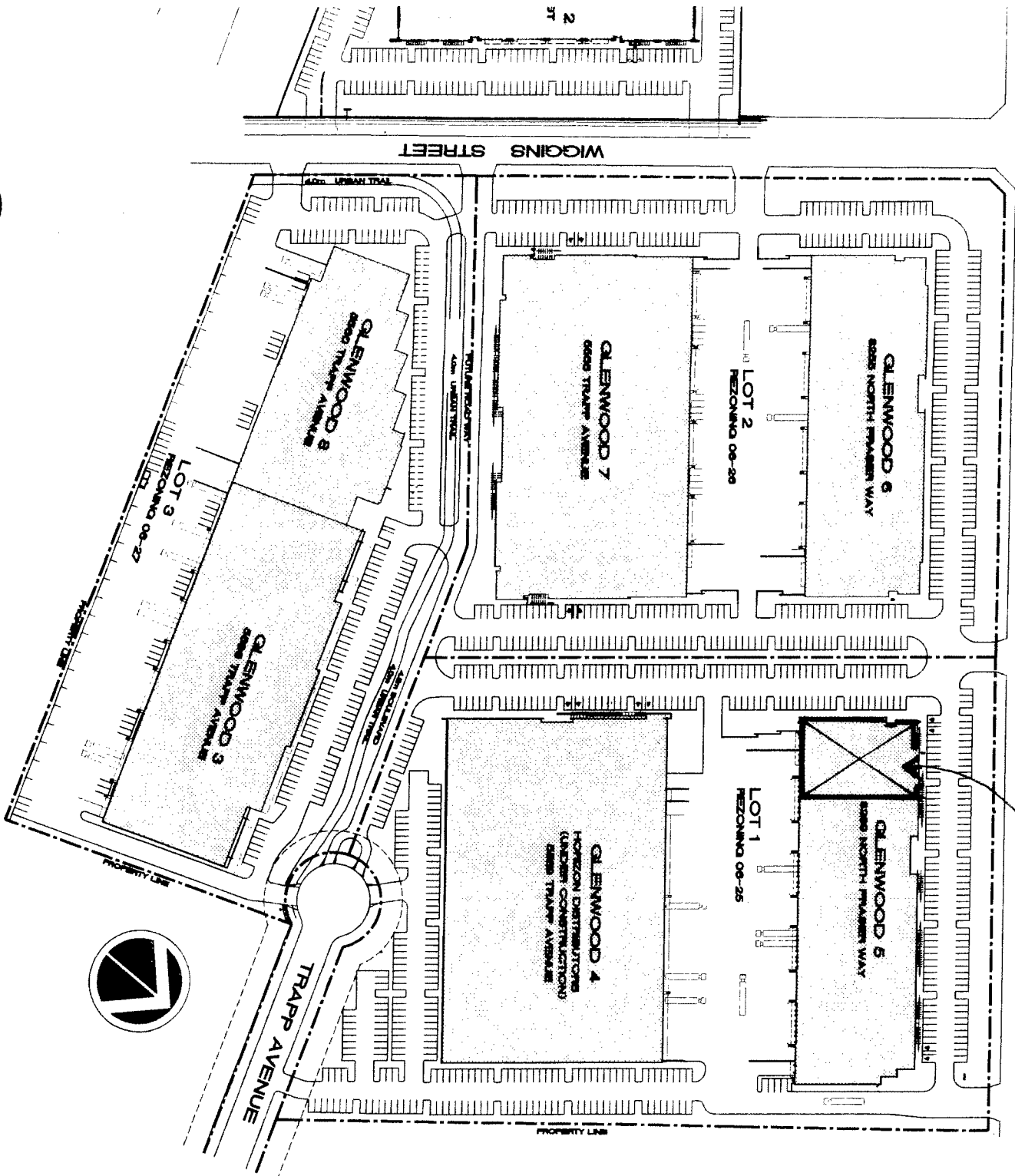


UNITS 107+108
 PLAN
 REVISION FOR ENCLOSED STORAGE
 SEPT 28 '09
 0 10 20 40 60
 FT

Sketch #2

NORTH FRASER WAY

Subject Units
#107 & 108



1

- KEY PLAN