
TO: CITY MANAGER 2012 September 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #12-09
Multi-Tenant Industrial Building
Big Bend Development Plan

ADDRESS: 7301 Market Crossing (see attached Sketches #1 and #2)

LEGAL: Lot 4, DL 155B, Group 1, NWD Plan BCP21081

FROM: CD Comprehensive Development District (based on P8 Parking District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and in accordance with the development plan entitled “Marine Way Market” prepared by Kasian Architecture)

APPLICANT: Kasian Architecture
350 – 1555 West Pender Street
Vancouver, BC V6G 2T1
(Attention: Joanne Stich)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2012 October 23.

RECOMMENDATIONS:

1. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No 38/12, Bylaw 13135 be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 October 01 and to a Public Hearing on 2012 October 23 at 7:00 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

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 service.

- 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 review of a detailed Sediment Control System by the Director Engineering.
- e) The release of the Section 219 Covenant related to the use of the subject site.
- f) The granting of a Section 219 Covenant respecting flood proofing requirements.
- g) The submission of a geotechnical review confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- j) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a two-storey multi-tenant industrial building for office, manufacturing, warehousing and permitted accessory uses.

2.0 BACKGROUND

- 2.1 The subject property is located on the south side of Market Crossing, east of Byrne Road, and is designated in the adopted Byrne Road and Marine Way Commercial Precinct Development Plan component of the Big Bend Development Plan for suburban office and compatible light industrial development. To the east and to the north, across Market Crossing, is the Marine Way Market commercial development. Directly to the south are the CPR rail tracks, with vacant lands designated for park and agricultural uses beyond. To the west is a lumber and building materials wholesale operation.

- 2.2 The property was rezoned to the CD Comprehensive Development District (utilizing the P8 Parking District as a guideline) under Rezoning Reference #03-22 for the purpose of providing the potential for additional parking to the Marine Way Market commercial development. As noted in the Public Hearing report for Rezoning Reference #03-22, the potential for an additional 99 parking spaces to be provided on the subject site was intended to ensure that the total parking for the Marine Way Market commercial development was sufficient to meet peak parking demand should it be higher than anticipated. As such, in conjunction with Rezoning Reference #03-22, a Section 219 Covenant was registered on the subject property. The noted Public Hearing Report also indicated that, should it be demonstrated that parking provided on the subject site was not required to meet Marine Way Market commercial development peak parking demand, the property could be redeveloped in accordance with its designation in the Plan. The applicant has provided a study which found that the existing 1,066 parking spaces accommodated on the Marine Way Market commercial development site are sufficient to meet the facility's peak parking demand. Staff have reviewed the study and found the results and methodology to be sound. As such, the release of the Section 219 Covenant is supported as a prerequisite of the rezoning.

- 2.3 Council on 2012 July 30, 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. On 2012 August 28, Council received the report of the Planning and Building Department, granted First Reading of the rezoning amendment bylaw and authorized its advancement for presentation to Public Hearing on 2012 September 18. The Bylaw was, however, withdrawn from the Public Hearing Schedule at the request of the applicant.

The applicant has since advised the Planning and Building Department of their wish to amend the previous plans and submit a new plan of development which includes an additional 2,126 sq. ft. of office space. On this basis, the applicant has provided a revised plan of development which is considered suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS


- 3.1 The development proposal is for a two-storey multiple-tenant industrial building for primarily office, with warehousing and permitted accessory uses. Vehicular access is from Market Crossing.
- 3.2 Primary servicing for the subject site has been provided by Rezoning Reference #03-22, including the construction of Market Crossing fronting the development site to its finished 14 metre standard with separated sidewalks. The Director Engineering will be requested to provide an estimate for any further services necessary to serve this site.
- 3.3 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq. ft.) of gross floor area will apply to this rezoning.
- 3.4 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities. A Section 219 Covenant will be registered on the subject property to ensure installation and ongoing use and maintenance of the facilities in accordance with the accepted stormwater management plan.
- 3.5 The submission of a Site Profile and resolution of any arising requirements is required.
- 3.6 The submission of a Section 219 Covenant respecting flood proofing requirements is required.
- 3.7 The Environmental Services Division, Engineering Department, 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.
- 3.8 A geotechnical review of the subject site's soil stability in relation to the proposed development 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:	-	4,096.53 m ² (44,094.7 sq.ft.)
4.2	Site Coverage:	-	29%
4.3	Floor Area:		
	Office/Accessory	-	1,428.6 m ² (15,377.6 sq.ft.)
	Warehousing	-	497.5 m ² (5,355.0 sq.ft.)
	Total G.F.A.	-	1,926.1 m ² (20,732.6 sq.ft.)

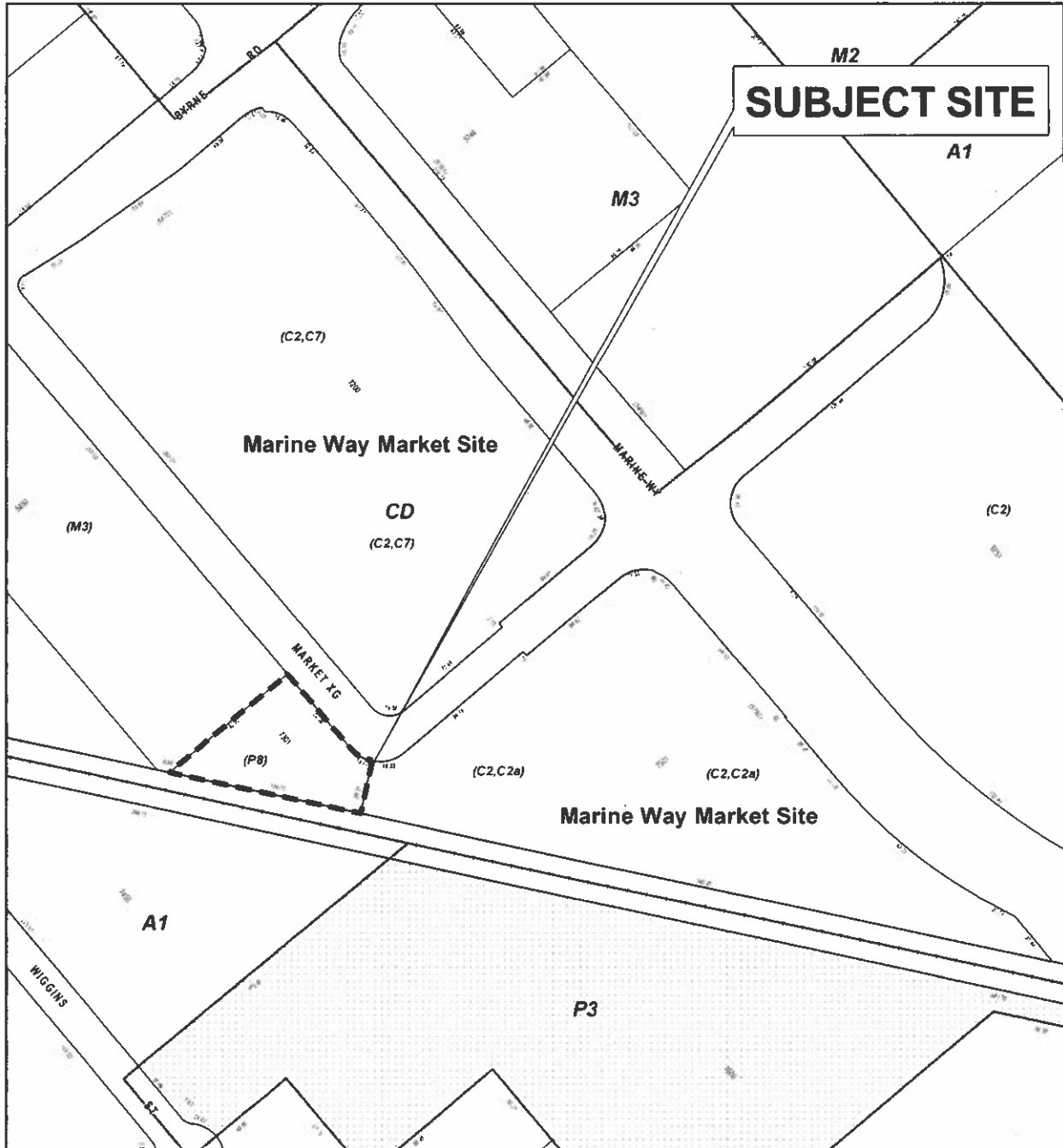
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- 4.4 Floor Area Ratio: - 0.47 FAR
- 4.5 Building Height: - 2 storeys
- 4.6 Parking:
 - 5,355 sq. ft. sq. ft. warehousing @ 1/2002.15 sq. ft. 3 spaces
 - 15,377.6 sq. ft. office @ 1/495.16 sq. ft. 32 spaces
 - Total Parking Required: - 35 spaces
 - Total Parking Provided: - 37 spaces
- 4.7 Loading Bays Required and Provided: - 2 spaces
- 4.8 Bicycle Provisions Required: - 3 spaces
Bicycle Provisions Provided: - 5 spaces (outdoor rack)


Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf
Attachments

cc: Acting Director Engineering
City Solicitor
Acting City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 10 2012

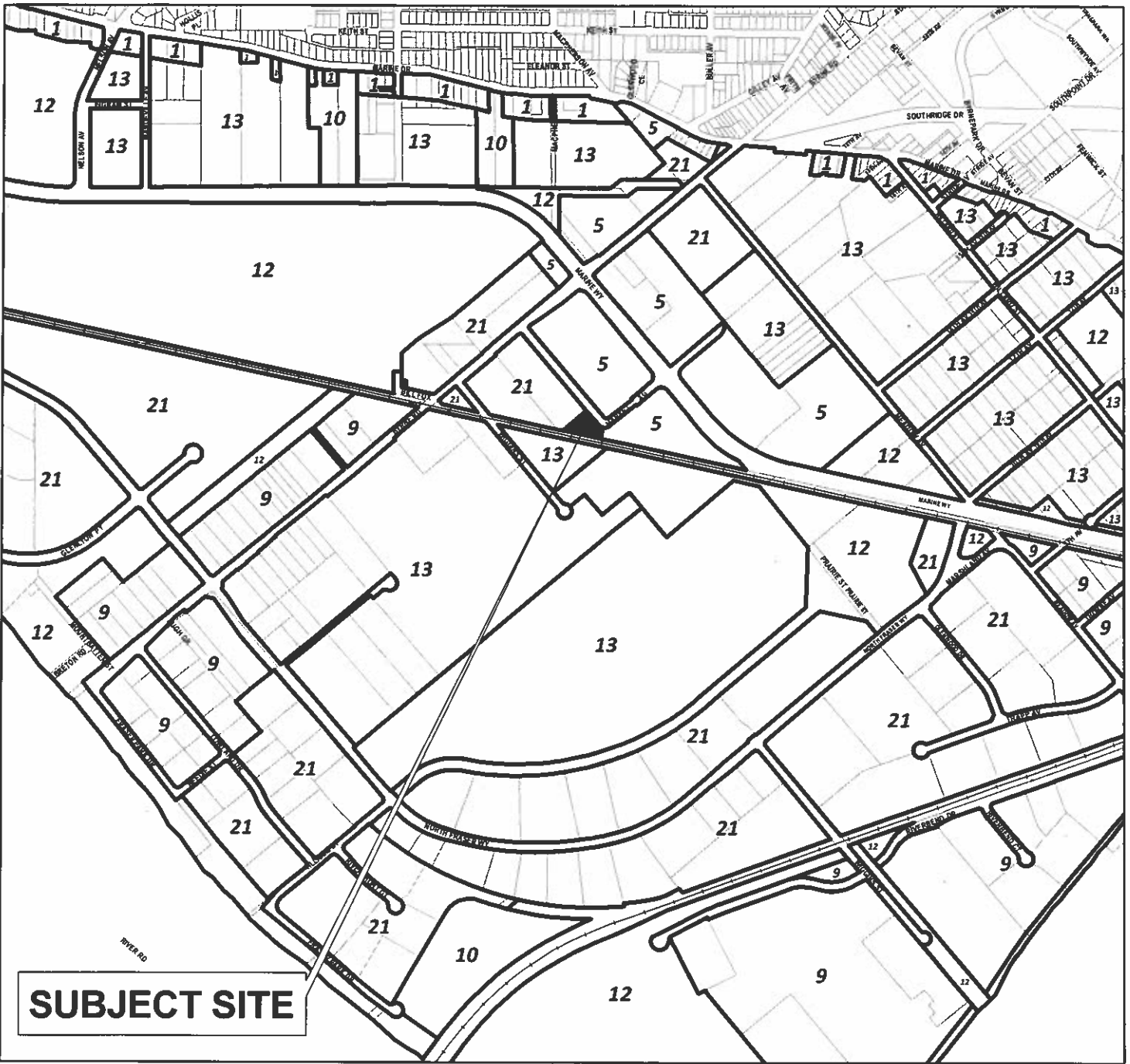
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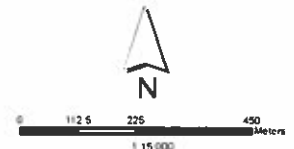
 Subject Site

REZONING REFERENCE #12-09
7301 MARKET CROSSING

Sketch #1



- | | |
|---|-----------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan