



Item
Meeting2013 September 30

COUNCIL REPORT

TO: CITY MANAGER 2013 September 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #08-38
**Change of Use of Commercial Space
Lougheed Town Centre Plan**

ADDRESS: #101-4501 North Road (Strata Lot 09) (see *attached* sketches)

LEGAL: Strata Lot 09, 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.

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 "North Rd. Centre Rezoning" prepared by Brandgaga Design Construction Ltd.)

APPLICANT: Sean Dae Sik Kim
#507-170 West 1st Street
North Vancouver, B.C. V7M 3P2

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2013 October 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 October 07, and to a Public Hearing on 2013 October 29 at 7:00 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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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the change of use of #101-4501 North Road (Strata Lot #09) from light industrial to neighbourhood commercial use; clarify overall building gross floor area; and update the overall parking plan.

2.0 BACKGROUND

- 2.1 In 1981, Council adopted Rezoning Reference #32/79, which permitted the development of a three-storey warehouse-commercial complex at the subject site at 4501 North Road (see *attached* Sketch #1). The complex is known as “North Road Centre”, a strata-titled, community-oriented shopping mall. Over the years, minor rezoning amendments have been adopted, resulting in the current zoning of the overall site being CD(C1, C2, M5), with 106 strata lots specifically zoned CD(C1 Neighbourhood Commercial), one lot zoned CD(C1 Neighbourhood Commercial and C2 Community Commercial), four lots zoned CD(C2 Community Commercial), and three lots zoned CD(M5 Light Industrial). The overall site is designated in the Loughheed Town Centre Plan for future high-density mixed-use development (see *attached* Sketch #2).
- 2.2 On 2008 November 24, Council received the report of the Planning and Building Department regarding 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 rezoning proposal initially entailed the change of use of Strata Lot #09, which measures 371.5 m² (3,999 sq.ft.), from CD(M5) light industrial use to CD(C1) neighbourhood commercial use, as well as the conversion of 53.7 m² (578.5 sq.ft.) of underutilized, common area outdoor decking along the southern frontage to office space. The rezoning was considered minor in nature with no significant new development and was, therefore, not considered to be in conflict with the long term planning objectives for the site for future mixed-use redevelopment. A suitable plan of development was presented at a Public Hearing on 2009 January 20, and the rezoning received Second Reading on 2009 February 02. The project was not advanced further by the applicant after Second Reading.
- 2.3 A new applicant has indicated interest in proceeding with the rezoning application on a revised basis. This applicant is proposing the change of use of Strata Lot #09, which is located on the first floor, from light industrial to neighbourhood commercial use as proposed by the previous applicant (see Sketch #3 *attached*), but is no longer pursuing the conversion of open deck to office space. The proposed change of use of Strata Lot #09 continues to be supportable.

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2.4 While revising the suitable plan of development, the applicant advised staff that the total constructed floor area for North Road Centre is less than that indicated in the original rezoning report for Rezoning Reference #32/79. Staff have reviewed this matter and concluded that registered strata plans would provide the necessary survey information to confirm gross floor area for the shopping centre. This information also provides the basis to determine the associated parking requirements for North Road Centre. The subject rezoning application will thus establish the overall gross floor and parking requirements for the site.

The applicant has provided a revised suitable development plan, including necessary information on overall building gross floor area and parking, and is prepared to proceed with the rezoning application on this revised basis. Overall, the application is considered to be supportable, and the submitted plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant is proposing to rezone one of the remaining first floor CD(M5) light industrial strata lots, which has a gross floor area of 371.5 m² (3,999 sq.ft.), to the CD(C1 Neighbourhood Commercial) District. This would result in North Road Centre having the following approved uses:

- First floor: Primarily general CD(C1) uses, with the exception of: Strata Lot #16, which is zoned CD(C1, C2) for retail furniture sales; Strata Lot #18, zoned CD(C2) for restaurant use; Strata Lots #19, 20, 21, zoned CD(C2) for fitness and health facility use; and Strata Lots #13 and 14, zoned CD(M5) for general light industrial use.
- Second floor: General CD(C1) uses
- Third floor: General CD(C1) uses, with an orientation towards office uses.

Specific floor areas associated with each use is detailed in section 4.3.

3.2 Based on the confirmed gross floor area of the development, the overall parking required is 277 spaces, whereas the current requirement is 285 spaces. The subject rezoning application proposes 284 spaces, with a few minor adjustments in layout and configuration compared to the previously approved plans. Five loading spaces are also provided, which is the same as previously approved. The location of loading spaces is also being adjusted to meet current tenant needs. The proposed changes do not significantly alter the appearance or nature of the site.

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3.3 As no strata common property is affected by this rezoning application, a revised strata plan for the site will not be required.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area</u>	17,548.13m ²	(18,888 sq.ft.)
4.2	<u>Site Coverage:</u>	44.6%	
4.3	<u>Building Gross Floor Area - Total</u>	12,740.62 m ²	(137,139 sq.ft.)
	- C1 Commercial (1st & 2nd Floor, and including all 1st & 2nd floor common areas)	7,397.71 m ²	(79,628 sq.ft.)
	- C1 Office Oriented (3rd Floor, and including all 3rd floor common areas) <i>(No change)</i>	3,597.4 m ²	(38,722 sq.ft.)
	- C1 and C2 Furniture (1st Floor – SL 16) <i>(No change)</i>	319 m ²	(3,434 sq.ft.)
	- C2 Restaurant (1 st Floor – SL 18) <i>(No change)</i>	282.1 m ²	(3,036 sq.ft.)
	- C2 Fitness Facility (1st Floor – SL 19, 20, 21) <i>(No change)</i>	1,018 m ²	(10,958 sq.ft.)
	- M5 (1st Floor – SL 13, 14)	126.4 m ²	(1,361 sq.ft.)
4.4	<u>Floor Area Ratio:</u> <i>(No change)</i>	0.726 FAR	
4.5	<u>Height:</u> <i>(No change)</i>	3 storeys	
4.6	<u>Required Parking:</u>	277 spaces	
	- All C1 and C2 uses: 12,614.2 m ² @ 1 space per 46 m ²	275 spaces	
	- M5 uses: 126.4 m ² @ 1 space per 93 m ²	2 spaces	
	<u>Provided Parking:</u>	284 spaces	

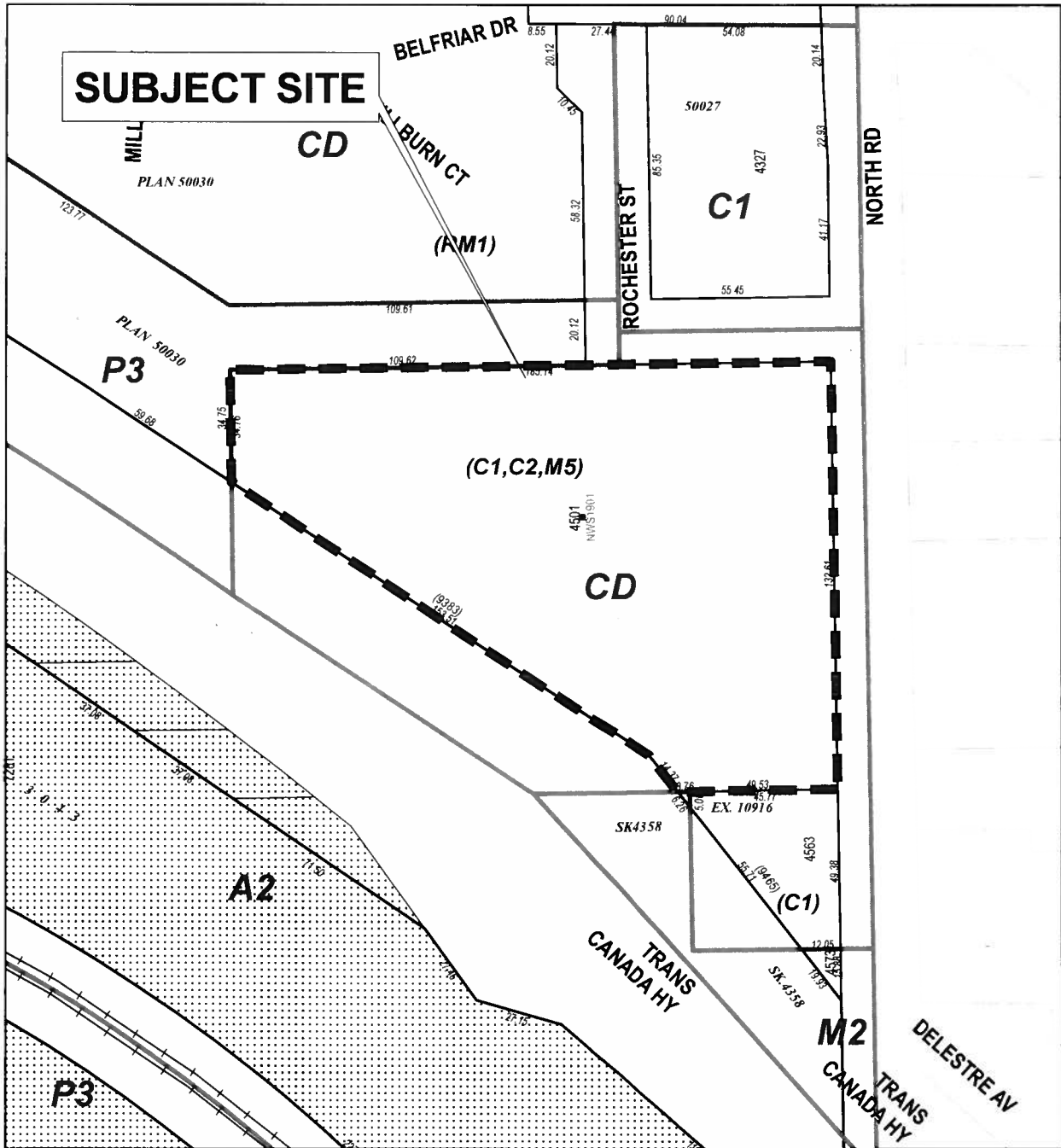
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- 4.5 Required & Provided Loading **5 spaces**
- 4.6 Required & Provided Bicycle Parking **9 spaces in racks**


Lou Pelletier, Director
PLANNING AND BUILDING

KH:spf
Attachments

cc: Director Engineering
City Solicitor
Acting City Clerk



PLANNING & BUILDING DEPARTMENT




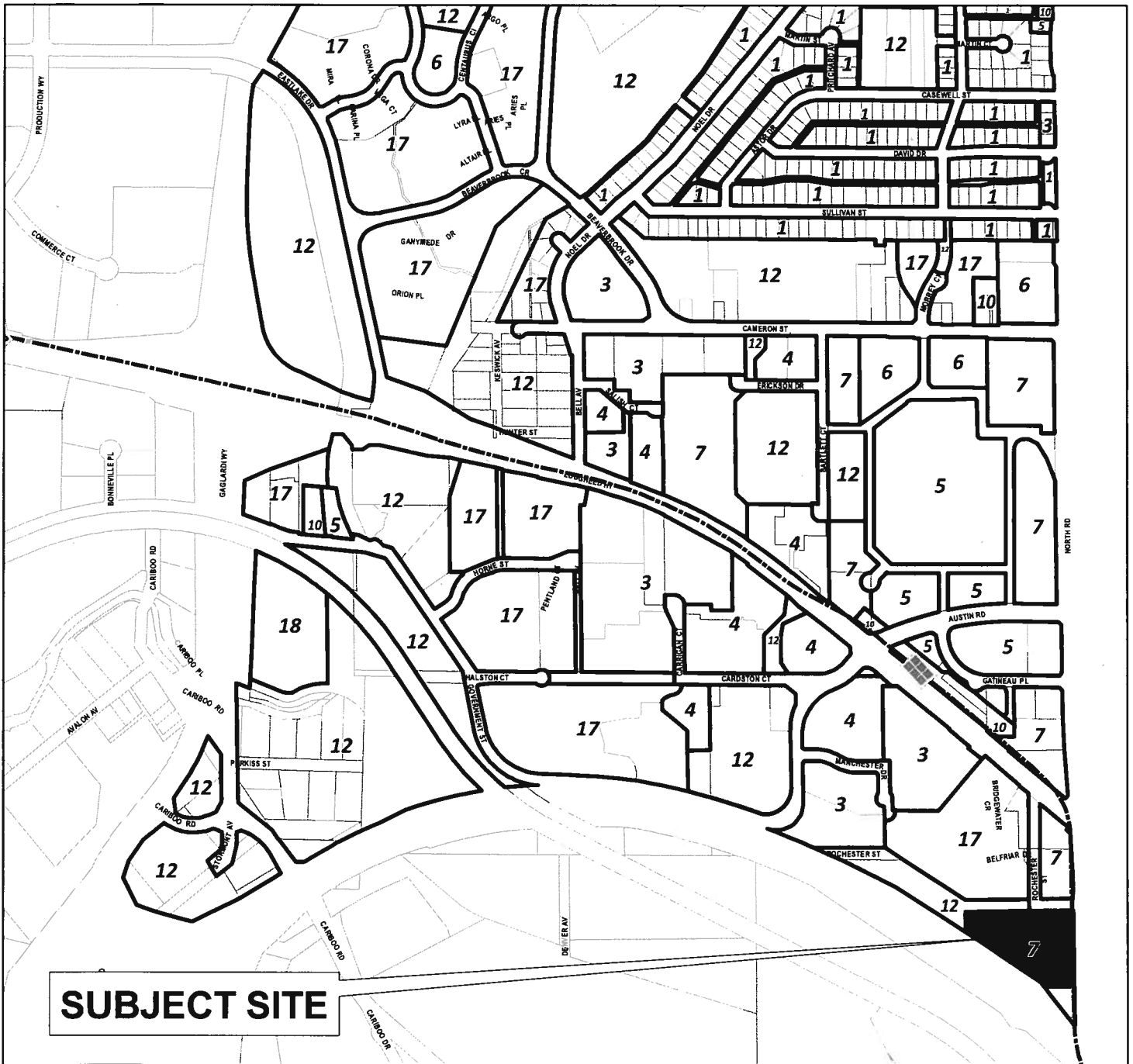
DATE:
SEP 12 2013

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DRAWN BY:
AY

REZONING REFERENCE #08-38
4501 NORTH ROAD

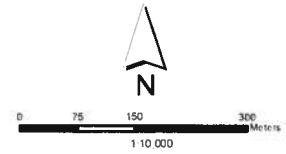
 Subject Site



SUBJECT SITE

--- SKYTRAIN LINE

- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



Lougheed Town Centre Plan

PLANNING & BUILDING DEPARTMENT



ISSUE FOR CITY REQUIRED
 REVISION ON JULY 25TH
 REVISION ON AUG 15TH
 REVISION ON SEP 13TH

PROJECT SPECIFICATION
 PROJECT
 NORTH RD CENTRE
 REZONING

BRANDING TITLE
 SITE (GROUND) PLAN

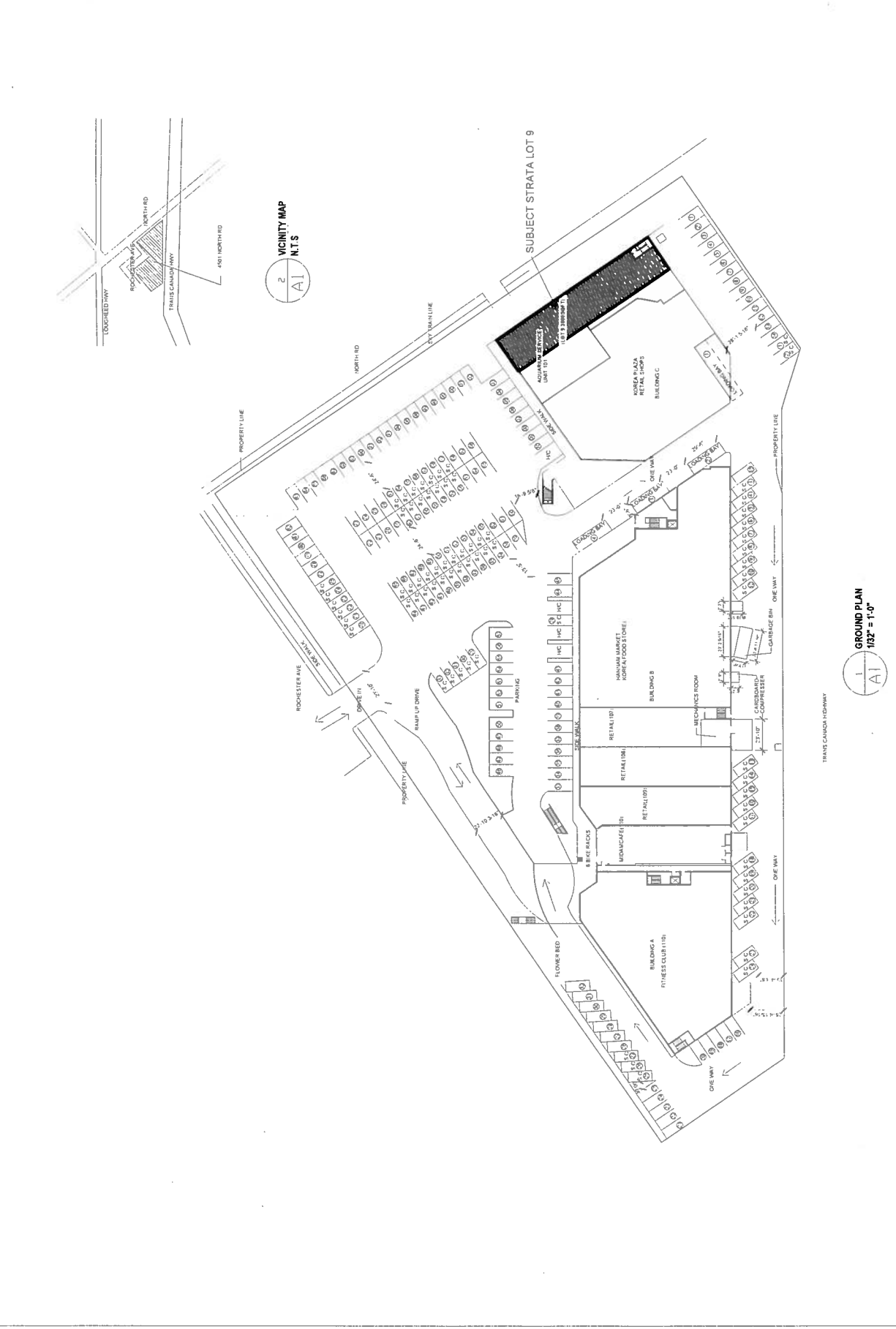
SCALE
 SPECIFIED ON DWG

DATE
 PROJECT NO
 25/07/13 120710-CL1J

CONTRACTOR
 BRAND DESIGN CONSTRUCTION
 BRANDING BY
 JIMMY KIM
 PROJECT MANAGER

REVISIONS BY
 JIMMY KIM

A.01



#101 - 4501 NORTH ROAD (STRATA LOT 9)