

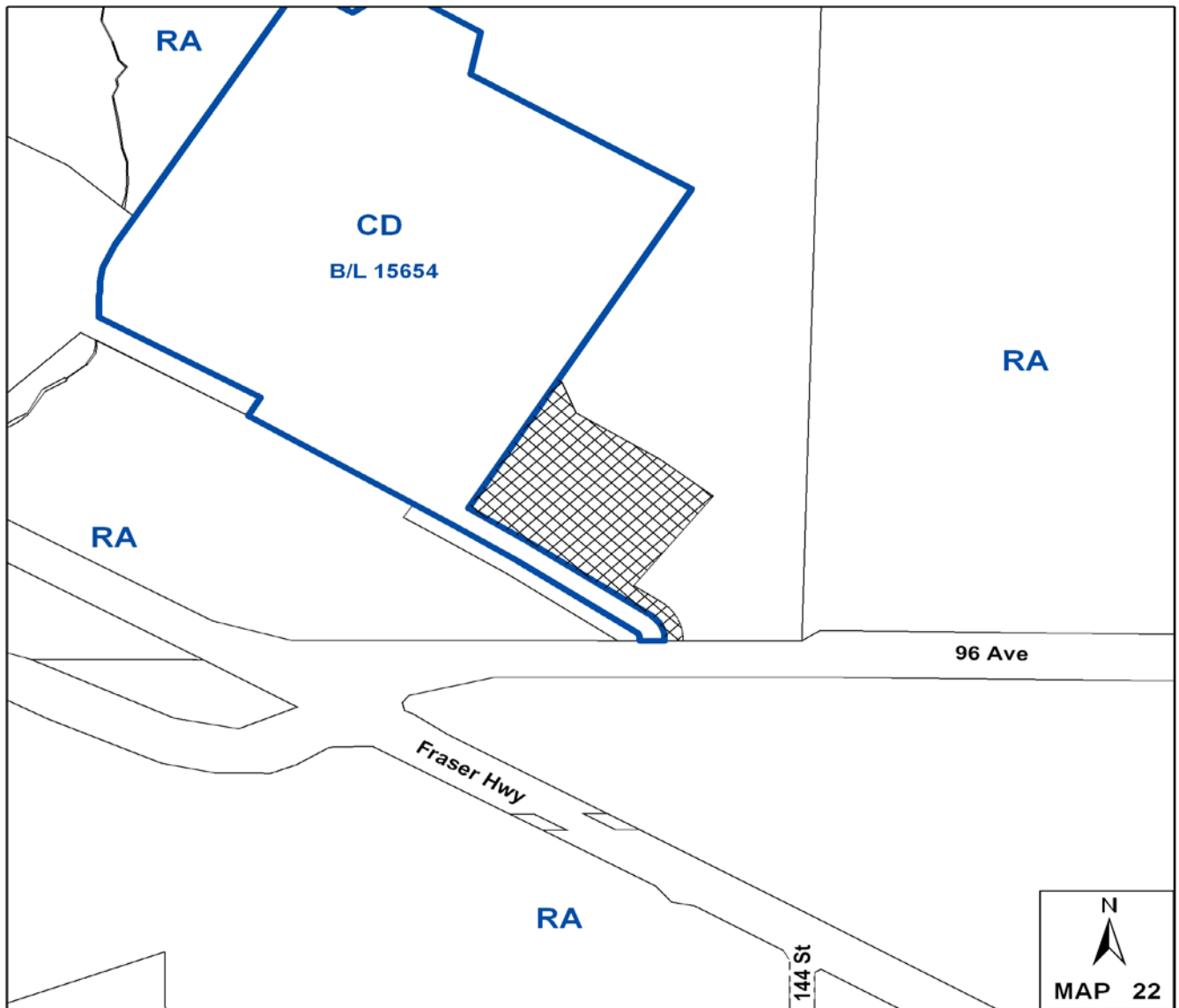
**Proposal:** Rezone from RA to CD to make the existing government office building conforming. Development Permit to permit an addition to the existing building.

**Recommendation:** Approval to Proceed

**Location:** 14275 - 96 Avenue      **Zoning:** RA

**OCP Designation:** Conservation

**Owner:** The Crown in Right of British Columbia



## PROJECT TIMELINE

Completed Application Submission Date: August 23, 2006  
Planning Report Date: September 11, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RA to CD; and
- a Development Permit;

in order to make the existing government office building conforming and to permit an addition to the building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0380-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Existing Provincial Government building.
- **East:** Provincial Crown Land, zoned RA, designated Conservation.
- **South:** Provincial Crown Land, zoned RA, designated Conservation.
- **West:** Future RCMP Division E Headquarters, zoned CD (By-law No. 15650), designated Conservation.
- **North:** Provincial Crown Land, zoned RA, designated Conservation.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- In 2005, City Council rezoned a portion of the Provincial Government owned quarter section at the northeast corner of 140 Street and 96 Avenue from RA to CD (By-law No, 15654) in order to pre-zone a portion of the quarter section to permit the development of the new RCMP Division E headquarters at some time in the future.
- As the same time, the Province subdivided the quarter section into 6 parcels. One parcel was transferred to the Federal Government for the Division E headquarters. The Province retained ownership of the remaining 5 parcels. (Appendix III).
- Although the Block designated for the Division E headquarters was rezoned from RA to CD, the 5 lots still under ownership of the Province still retain RA zoning.

### Current Proposal

- The Provincial Emergency Preparedness Centre (PEP) currently occupies the building located on Block D.
- The Province is proposing to relocate (PEP) from Block D to the existing building on Block F and to undertake an addition to this existing building.
- The existing building on Block F is currently occupied by the British Columbia Ministry of Forests Timber Sales, who will remain in the building after PEP has occupied a portion of the building.
- Block F, however, is currently zoned RA. Office uses are not permitted in the RA Zone.
- Although the Province of British Columbia, as a senior level of government, is not bound by Municipal regulations, the Province has indicated that it wishes to conduct business as though it were a private developer.

- As a result, the Province has submitted an application to rezone the site from RA to CD and has applied for a Development Permit for the existing building and proposed addition.
- The subject quarter-section is currently designated Conservation under the Official Community Plan (OCP). Under the provisions of the OCP, government facilities are permitted on lands designated Conservation. An OCP amendment is, therefore, not required.

#### Proposed CD Zone

- As the proposed development will house offices and associated office uses, the proposed CD By-law for the site will be based on the C-8 Zone, which permits office uses and a Floor Area Ratio (FAR) of 0.8.
- A CD Zone is required to restrict the permitted uses on the lot to government offices only, rather than the wide range of commercial and office uses permitted in the C-8 Zone.
- The proposed CD By-law for the subject site will be similar to the CD By-law (By-law No. 15654) for the adjoining Division E headquarters site, which is also based on the C-8 Zone.
- Three free-standing telecommunication towers, which are essential to the operation of the facility, particularly in times of emergency, are proposed as part of the development.
- One of the proposed free-standing communications tower will be 21.3 metres (70 ft.) in height. The proposed CD By-law will make provision to permit this telecommunication tower.
- At 21.3 metres in height, the proposed tower is much shorter than 85 metre (280 ft.) high towers permitted on the Division E site and is shorter than the surrounding forest trees which range in height from 15 metres (50 ft.) to 45 metres (150 ft.).
- The two other towers will be simple wooden poles and will be only 10.6 metres (35 ft.) in height.

#### PRE-NOTIFICATION

Pre-notification letters were sent on August 28, 2006 and staff received no phone calls or correspondence from adjoining property owners.

#### DESIGN PROPOSAL AND REVIEW

- The existing building on the subject site consists of a one-storey, 551 square metre (5900 sq. ft.) building.
- A 94 square metre (1000 sq. ft.) addition will be added to the west side of the building.
- The building is clad in natural cedar channel siding. The steeply slanted roof clad in dark brown cedar shakes. The addition will be clad in materials to match the existing building.

- A parking lot for thirty cars already exists along the southern property line at the front entrance to the building. The 30 parking spaces provided are 11 more than the 19 parking spaces required under the Zoning By-law.
- A secured parking lot for 6 vehicles will be provided at the rear (north side of the building).
- The area around the building will be landscaped.
- A stand of large mature trees is located at the southeast corner of the subject site but none of these trees will be removed to accommodate the proposed development.
- The 21.3 metre (70 ft.) telecommunication tower will consist of a lattice metal tower made of unpainted galvanized steel.
- The two 10.6 metre (35 ft.) high antenna will be made of painted wood.
- A driveway from 96th Avenue currently accesses the site, although additional access from the west may be developed as part of the Division E Headquarters development.
- A thick stand of mature trees is located to the south of the subject site. As a result, neither the building nor the telecommunications towers will be visible from traffic along 96<sup>th</sup> Avenue or Fraser Highway.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Subdivision Plan of Quarter Section
Appendix IV.	Proposed Site Plan, Floor Plans, Elevations and Landscape Plans
Appendix V.	Engineering Summary
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 6, 2006.
- Soil Contamination Review Questionnaire dated July 22, 2006 and signed by Rory Munro.

How Yin Leung  
Acting General Manager  
Planning and Development

GAG/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Tony Yip, Chernoff Thompson Architects  
                         Address:                    110 - 1281 W. Georgia Street  
   Vancouver, B.C.  
   V6E 3J5  
   Tel:                         604-669-9460
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    14275 - 96 Avenue
  
  - (b)      Civic Address:                    14275 - 96 Avenue  
                         Owner:                         The Crown in Right of British Columbia as Represented  
   by the Ministry of Agriculture and Lands  
   PID:                             026-576-457  
   Block F Section 36 Block 5 North Range 2 West New Westminster District
  
3.      Summary
  - (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		20,700 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	0.03%
Paved & Hard Surfaced Areas		0.03%
Total Site Coverage		0.06%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	51.0 m
Rear	7.5 m	53.0 m
Side #1 (West)	7.5 m	9.5 m
Side #2 (East)	7.5 m	57.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12.0 metres	6 m/1 storey
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		645 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>	16,560 m <sup>2</sup>	645 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*



## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.8	0.03
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	19	36
Total Number of Parking Spaces		
Number of disabled stalls		2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

