



Item
Meeting2015 January 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-36**
Multi-Tenant Light Industrial Development
Big Bend Development Plan

ADDRESS: Portion of 8398 North Fraser Way (see *attached* Sketches #1 & #2)

LEGAL: Lot 5, D.L.'s 155C, 166 & 167, Group 1, NWD Plan LMP39018 Except Plan BCP8603, BCP15933, BCP32333 & BCP36851

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

TO: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Crescent Business Centre" prepared by Chip Barrett Architect)

APPLICANT: Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
(Attn: Ryan Jenkins)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02 and to a Public Hearing on 2015 February 24 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.
 - 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

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference # 14-36
2015 January 21..... Page 2

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 services.

- 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 granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability 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.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- j) The submission of a detailed comprehensive sign plan.
- 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 multi-tenant industrial development in accordance with the Burnaby Business Park Concept Plan.

2.0 BACKGROUND

- 2.1 The subject property is located within the Burnaby Business Park on the north side of North Fraser Way within the Big Bend Development Plan Area (see *attached* Sketches #1 and #2). The subject property is currently vacant and is roughly rectangular in shape with an area of approximately 5.28 hectares (13.04 acres).

Originally, the applicant had intended to develop the entire property under the subject application; however, they have now indicated intent to subdivide the property into two lots in order to develop separate multi-tenant industrial buildings on the resultant lots. As such, the applicant is pursuing the development of only the proposed western lot (which measures 2.59 hectares (6.4 acres) at this time, with the eastern lot to be pursued in future under a separate rezoning application (see *attached* Sketch #1).

Directly to the west of the subject site are newer office/industrial buildings developed in line with the Burnaby Business Park Concept Plan. Directly to the east is the proposed future development site with City park lands beyond. To the north is a City owned lot that provides for a linear parkway and an agricultural buffer, beyond which is the Mayberry Cranberry Farm. To the south, across North Fraser Way, are new office/industrial developments constructed in-line with the Glenwood Industrial Estates Concept Plan.

- 2.2 On 2014 November 24, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department to continue 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.

The applicant has submitted a plan of development for the proposed western lot considered suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Plan as guidelines) in order to permit the construction of a two-storey warehouse/office development. Vehicular access will be provided from North Fraser Way.
- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #07-69, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-36
 2015 January 21 Page 4

- the provision of a new bus shelter and pad on North Fraser Way; and,
- a new pedestrian crossing across North Fraser Way.

- 3.3 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.4 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 is required.
- 3.5 A Site Profile and resolution of any arising requirements will be required.
- 3.6 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 3.7 There are no trees on the site, therefore a tree survey will not be required.
- 3.8 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.
- 3.9 A geotechnical review of the subject sites' soil stability 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: | - | 2.59 hectares (6.4 acres) |
| 4.2 | Site Coverage: | - | 44.1% |
| 4.3 | Floor Area: | - | 12,926.8 m ² (139,143 sq.ft.) |
| | Office Space | - | 2,982.2 m ² (32,100 sq.ft.) |
| | Manufacturing | - | 2,585.4 m ² (27,829 sq.ft.) |
| | Warehousing | - | 7,359.2 m ² (79,214 sq.ft.) |
| | Total G.F.A. | - | 12,926.8 m ² (139,143 sq.ft.) |
| 4.4 | Floor Area Ratio: | - | 0.50 FAR |
| 4.5 | Building Height: | - | 2 storeys |
| 4.6 | Parking Required and Provided: | | |

To: City Manager
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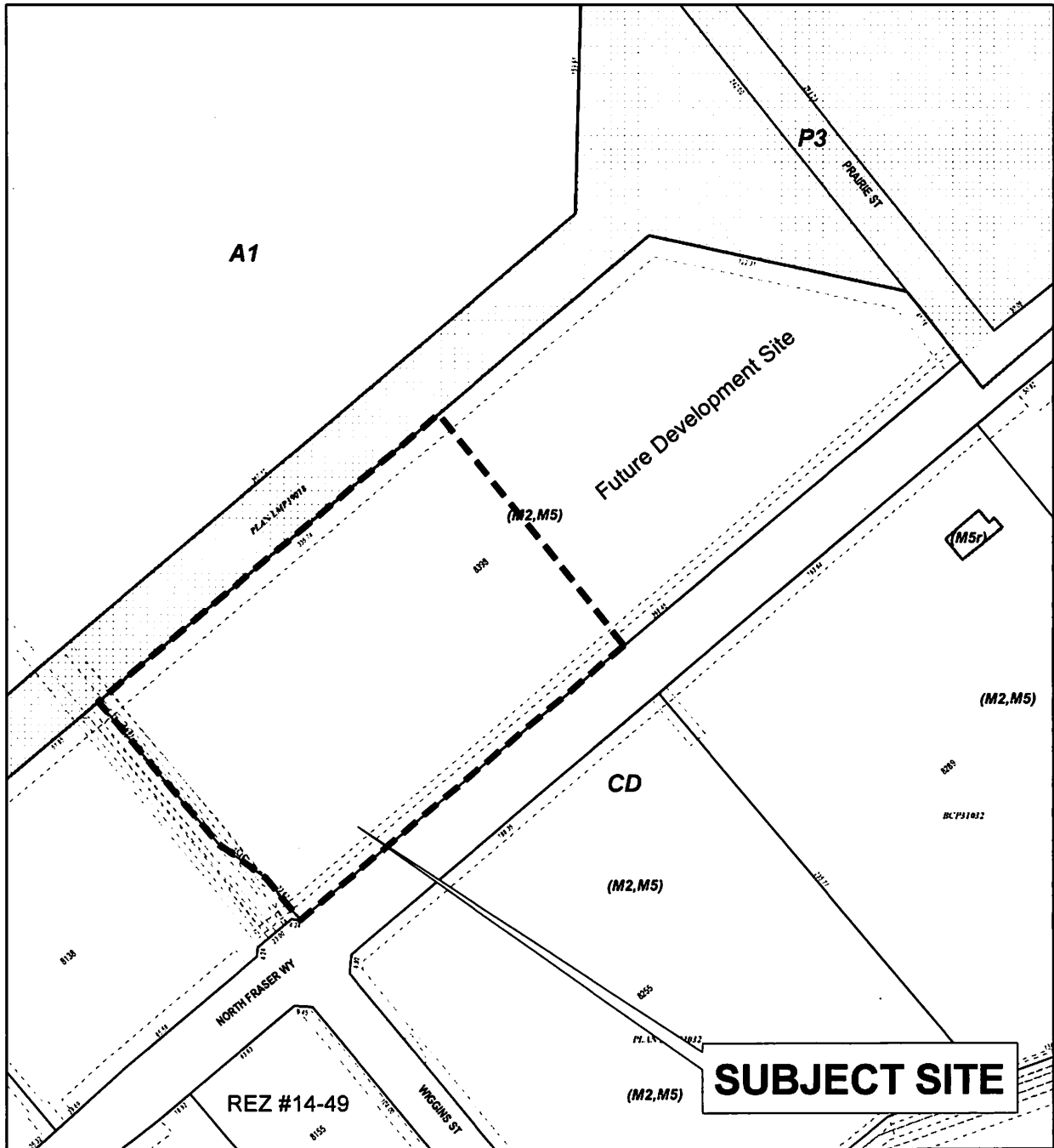
2015 January 21 Page 5

2,982.2 m ² office @ 1/46 m ²	-	65 spaces
2,585.4 m ² manufacturing @ 1/93 m ²	-	28 spaces
7,359.2 m ² warehousing @ 1/186 m ²	-	40 spaces
Total Parking Required and Provided:	-	133 spaces
4.7 Loading Bays Required	-	05 spaces
Loading Bays Provided:	-	24 spaces
4.8 Bicycle Provisions Required and Provided:	-	14 spaces

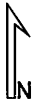

Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 16 2015

SCALE:

1:3,000

DRAWN BY:

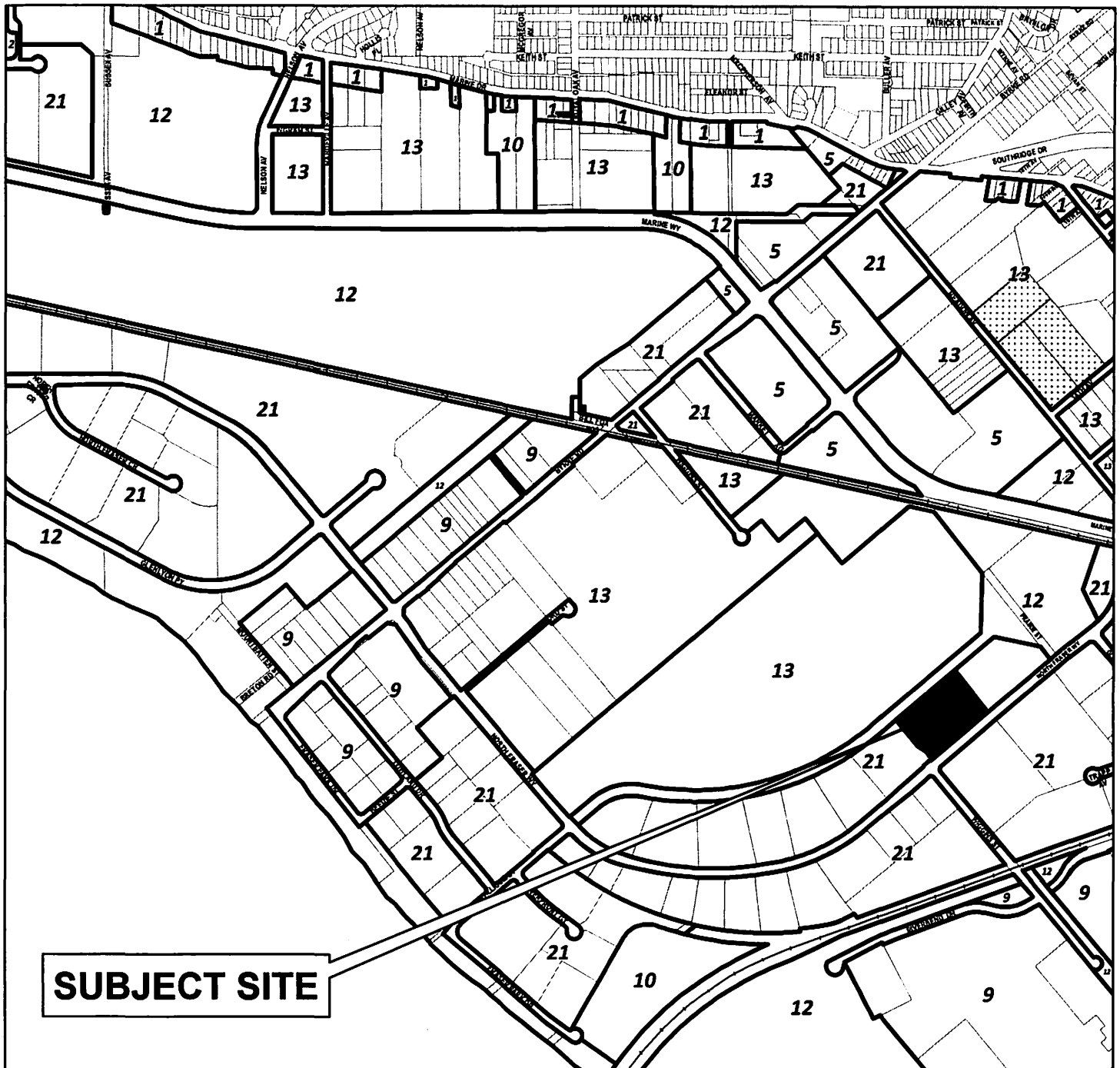
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**REZONING REFERENCE #14-36
PORTION OF 8398 NORTH FRASER WAY**



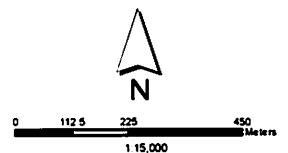
Subject Site

Sketch #1



SUBJECT SITE

- | | |
|--|------------------------------------|
| 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