

TO: CITY MANAGER 2013 November 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #13-32**
Multi-Tenant Warehousing Development
Big Bend Development Plan

ADDRESS: 5895 Trapp Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 11, DL 155, Group 1, NWD Plan BCP17915

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy 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 "5895 Trapp Avenue" prepared by John Christen)

APPLICANT: Wales McLelland Construction
Suite 166 – 5489 Byrne Road
Burnaby, BC V5J 3J1

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2013 December 10.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 November 25 and to a Public Hearing on 2013 December 10 at 7:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 13, 2009 Bylaw 12619, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
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

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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 granting of a Section 219 Covenant respecting flood proofing requirements.
- e) The provision of any necessary easements, covenants or statutory rights-of-way.
- f) The submission of a suitable on-site stormwater management plan to the approval of the Director Engineering that meets or exceeds the guidelines established in the Glenwood Concept Plan, Rezoning Reference #99-51 and Subdivision Reference #00-73. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
- g) The submission of a Site Profile and resolution of any arising requirements.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- j) 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 construction of a new multi-tenant industrial development in accordance with the Glenwood Industrial Estates Concept Plan.

2.0 BACKGROUND

- 2.1 The subject site is situated in Glenwood Industrial Estates, which is located within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). Glenwood Industrial Estates originally comprised 38.4 hectares of vacant lands owned by Canadian National Railway Properties Inc. These lands are largely developed for business centre uses, including industrial and office development (see *attached* Sketch #2).
- 2.2 On 2003 April 7, Council gave Final Adoption to Rezoning Reference #99-09 which involved the phased development of a high quality light and general industrial and business park, based on the "Glenwood Industrial Estates Concept Plan". The subject rezoning represents the final site specific rezoning of Glenwood Industrial Estates.

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- 2.3 On 2009 May 4, Council granted Second Reading for Rezoning Reference #08-31, which proposed a multi-tenant industrial development for the subject site. Rezoning Reference #08-31 has remained inactive since that time.

The subject site has recently sold to a new owner who has submitted a new rezoning application as well as a development plan considered suitable for presentation to a public hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development includes the construction of a multi-tenant light industrial building, including ground floor and mezzanine office space fronting Trapp Avenue. The proposed development is consistent with the objectives of the Glenwood Industrial Estates Concept Plan, and is specifically designated for development using the M2 General Industrial District, the M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan as guidelines.

The specific form of development includes a multi-tenant building based on the M2 and M5 Districts. In line with the established guidelines in the Glenwood Industrial Estates Concept Plan, 20% of the gross floor area of the proposed building is allocated for office use (divided between the main floor and mezzanine), with the remainder being allocated for warehousing and distribution uses. The proposed development meets the minimum parking requirements as outlined in the Burnaby Zoning Bylaw.

- 3.2 All required servicing for the subject site was provided for under Rezoning Reference #99-09 and Subdivision Reference #00-73, including upgrading Trapp Avenue and Meadow Avenue to their final standard with separated sidewalks, street lighting, boulevard grassing and street trees. At that time, provisions were also made for the required stormwater management facilities (biopond) for Glenwood Industrial Estates and the protection of the adjacent Jerry Rogers Creek.
- 3.3 Any necessary statutory rights-of-way, easements and 219 Covenants for the site are to be provided, including, but not necessarily limited to:
- an access easement to accommodate the maintenance of the constructed stormwater management facilities and to the adjacent Jerry Rogers Creek; and,
 - a Section 219 Covenant to ensure compliance with City flood proofing requirements.
- 3.4 A Stormwater Management Plan and Section 219 Covenant to ensure its provision, operation and continued maintenance has been approved for the subject site under Rezoning Reference #99-09 and Subdivision Reference #00-73. As part of this application, an engineer's stamped letter, to the approval of the Director Engineering, is required to ensure the proposed development's compliance with the previously approved stormwater management plan. The granting of a further Section 219 Covenant guaranteeing the continued maintenance and operation of the constructed stormwater management facilities on the subject site, in accordance with the accepted stormwater management plan, is also required.

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- 3.5 A geotechnical review of the subject site's soil stability to support the proposed development and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 3.6 The GVS&DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per square foot of gross floor area will apply to this rezoning.

4.0 DEVELOPMENT PROPOSAL

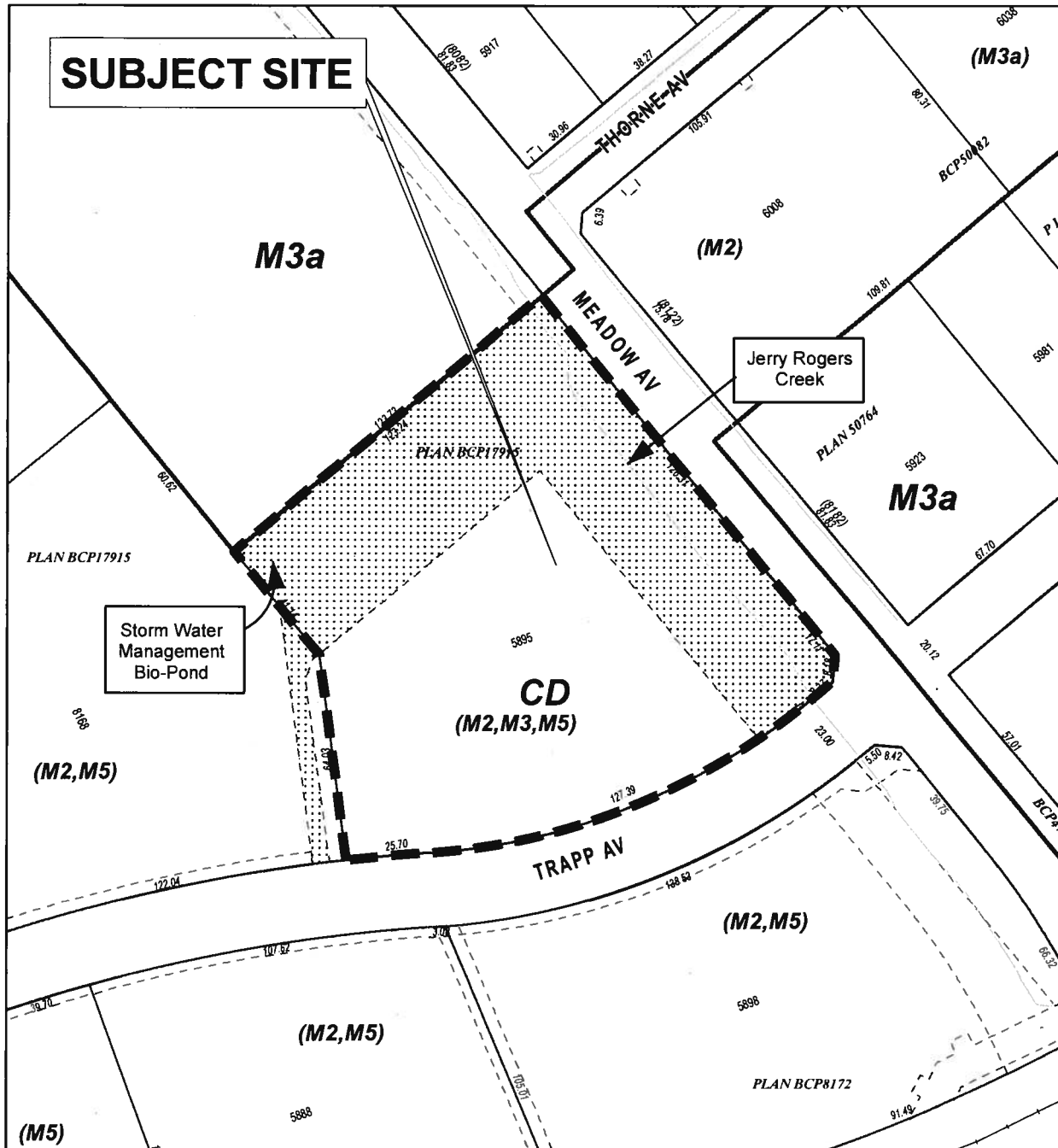
- 4.1 Site Area: - 1.86 ha (4.6 acres)
- 4.2 Site Coverage of Gross: - 21 %
- 4.3 Gross Floor Area: - 4,454 m² (47,942 sq.ft.)
Office: - 990.0 m² (10,656 sq.ft.)
Manufacturing - 1,732 m² (18,643 sq.ft.)
Warehouse: - 1,732 m² (18,643 sq.ft.)
- 4.4 Maximum Building Height: - 11.6 m (38.0 feet)
- 4.5 Parking Required and Provided: - 50 spaces
- 990m² office @ 1 per 46 m² - 22 spaces
1,732 m² manufacturing @ 1 per 93 m² - 19 spaces
1,732 m² warehouse @ 1 per 186 m² - 09 spaces
- 4.6 Loading Bays:
Required: - 02 spaces
Provided: - 09 spaces
- 4.7 Bicycle Provisions: - 10 spaces (outdoor racks)

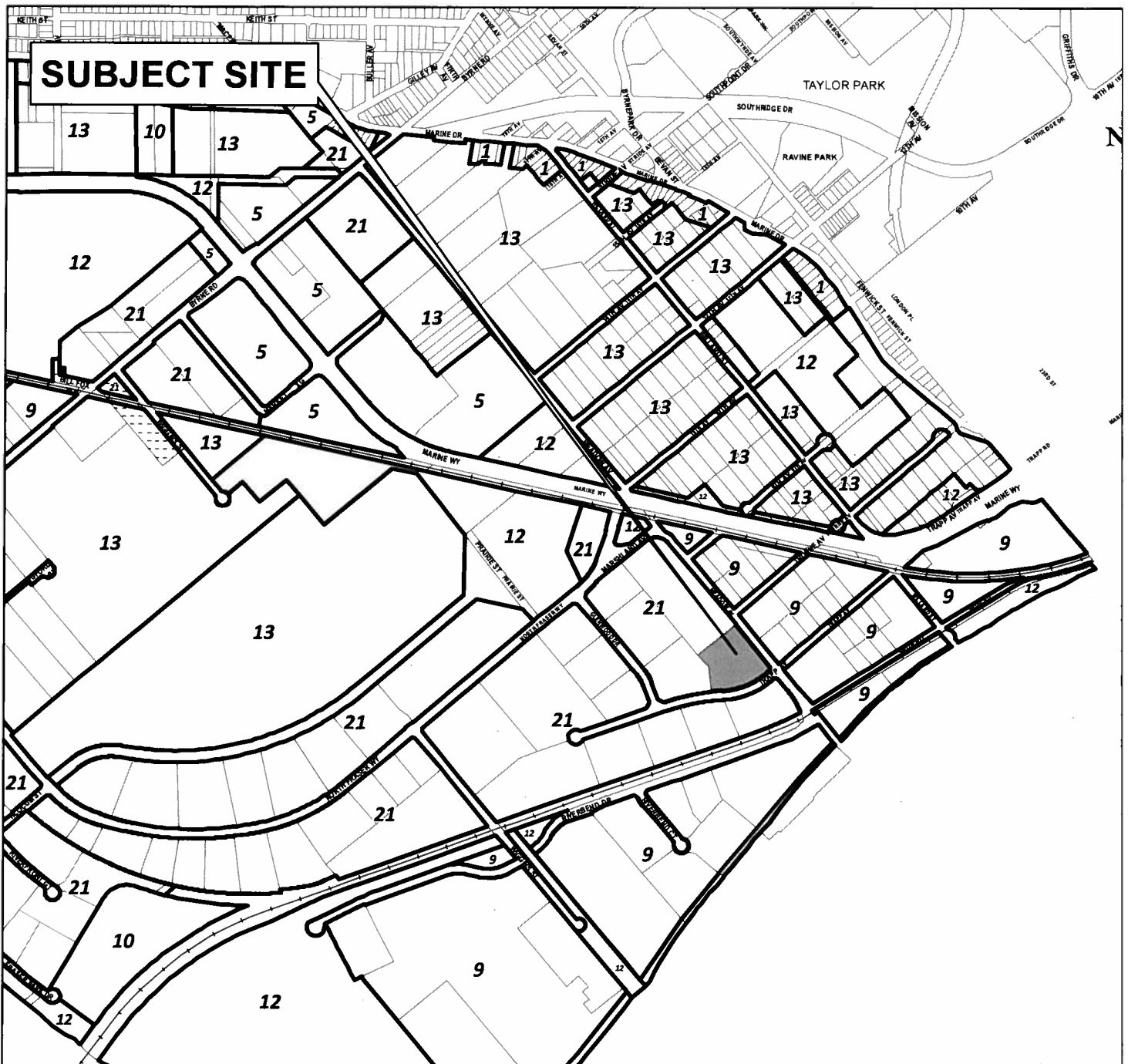

Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf

Attachments

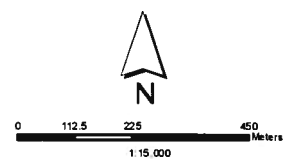
cc: Director Engineering
City Solicitor
City Clerk





- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

October 17, 2013.

CITY OF BURNABY

4949 Canada Way

Burnaby, B.C. V5G 1M2

WM File: 13-051

Attention: To Whom It May Concern

Dear Sir:

Re: REZONING APPLICATION – LETTER OF INTENT
Property located at 5895 Trapp Avenue, Burnaby

On behalf of our client, Mr. Harlow Burrows, owner of the above-captioned property, we wish to submit the enclosed rezoning application converting the property from a CD (Comprehensive Development) to M5 with the objective of constructing a multi-tenant light industrial building with ancillary offices, similar to others in Glenwood Business Park.

As always, please do not hesitate to contact our office if we can be of further assistance.

Sincerely,

WALES McLELLAND CONSTRUCTION



Warren Downes

Project Manager

WD/ao