



Item .....  
Meeting ..... 2014 November 24

COUNCIL REPORT

**TO:** CITY MANAGER 2014 November 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #13-11**  
**Multi Tenant Industrial Development and Canada Post Distribution Facility**  
**Big Bend Development Plan**

**ADDRESS:** 4780 Byrne Road and 7447 North Fraser Way (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 1, D.L. 166A, Group 1, NWD Plan BCP52054; Lot 4, D.L. 166A, Group 1, NWD Plan BCP29939

**FROM:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan)

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled, "Multi-Tenant Industrial Building" prepared by Chip Barrett Architect) and Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled, "CPC South Burnaby Depot" prepared by Gustavson Wylie Architects)

**APPLICANT:** Marinelli Investments (NFW) Ltd.  
250 – 1311 Kootenay Street  
Vancouver, BC V5K 4Y3  
(Attn: Deana Grinnell)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2014 December 09.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 November 24 and to a Public Hearing on 2014 December 09 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 designed to City standards and constructed in accordance with the Engineering Design.
- c) The submission of a suitable on-site stormwater management plan for the site to the approval of the Director Engineering and in accordance with the guidelines established under Rezoning Reference #10-13 and Subdivision Reference 11-41. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
- d) The submission of a geotechnical review confirming that the site may be used safely (stability) for the intended use for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- e) The granting of Section 219 Covenants restricting uses on the site and respecting flood proofing requirements.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The submission of a Site Profile and resolution of any arising requirements.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) The subdivision of the site into two legal parcels.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of this rezoning is to permit the construction of a multi-tenant industrial building and a Canada Post Distribution Facility.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the southeast corner of North Fraser Way and Byrne Road (see *attached* Sketch #1 and Sketch #2) and is currently vacant. To the northeast, across North Fraser Way are agricultural lands zoned A1 Agricultural District, to the south are M2 and M3 industrial developments and contractor's yards, to the northwest across Byrne Road are M2 Industrial Developments.

### 3.0 BACKGROUND INFORMATION

3.1 The subject site is located in the Big Bend Development Plan area and is identified for Business Centre and Industrial Development.

- 3.2 At its 2013 May 26 meeting, Council adopted the Initial Report for Rezoning Reference #13-11 and authorized the department to work with the applicant in the preparation of a suitable plan of development for an industrial/office development.

At its 2014 October 27 meeting, Council authorized the inclusion of 7447 North Fraser Way into the development site and authorized the department to work with the applicant in the preparation of a suitable plan of development for the expanded site.

The applicant has now submitted a plan of development considered suitable for presentation to Public Hearing.

#### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (utilizing the M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and the Big Bend Development Plan as guidelines) in order to permit the development of two discrete sites.

The applicant is proposing to develop the western portion of the site (Proposed Lot 1) with a multi-tenant industrial building that will accommodate office, warehousing and light industrial uses. The eastern portion of the site (Proposed Lot 2) will accommodate a facility for Canada Post that will include offices, a small post office and warehousing/mail sorting uses. The proposed Lot 2 will also accommodate a storage yard to permit the overnight storage of Canada Post's corporate/delivery vehicles.

- 4.2 Primary servicing for the subject site has been provided for through Subdivision Reference #11-41, 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: the provision of a new bus shelter and two bus pads on North Fraser Way.
- 4.3 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.4 A 3.0m wide statutory right-of-way along the southwest property line of Lot 2 is required in order to provide for a future pedestrian connection between North Fraser Way and Lowland Drive.
- 4.5 The storage yard use requires the inclusion of the M3 Heavy Industrial District for Lot 2. The M3 uses permitted on Lot 2 will be limited to storage yard uses only and will be specific to the needs of Canada Post. A Section 219 Covenant will be registered on the property to limit the storage use to Canada Post operations only.
- 4.6 The developer is responsible for the submission of a stormwater management plan for the future installation and ongoing maintenance of stormwater management facilities. A Section 219 Covenant will be registered on the subject property to ensure the future installation and

ongoing use and maintenance in accordance with the accepted conceptual stormwater management plan.

- 4.7 The site will need to be subdivided into two legal lots.
- 4.8 The developer is responsible for the undergrounding of the overhead wiring along the southeast side of Byrne Road and the southwest side of North Fraser Way, abutting the site.
- 4.9 A site profile and the resolution of any arising issues are required.
- 4.10 The site will need to achieve flood proofing elevation and the registration of a Section 219 Covenant will be required.

**5.0 DEVELOPMENT PROPOSAL**

5.1 Site Area

Lot 1 Multi-Tenant Industrial Development:	-	2.81 hectares (6.96 acres)
Lot 2 Canada Post Site:	-	1.70 hectares (4.20 acres)

5.2 Site Coverage

Lot 1 Multi-Tenant Industrial Development:	-	41 %
Lot 2 Canada Post Site:	-	11 %

5.3 Floor Area:

<u>Lot 1 Multi-Tenant Industrial Site</u>			
Office	-	3,285.2 m <sup>2</sup>	(35,362 sq.ft.)
Manufacturing	-	2,927.8 m <sup>2</sup>	(31,515 sq.ft.)
Warehouse	-	6,866.1 m <sup>2</sup>	(73,906 sq.ft.)
Total	-	13,079 m <sup>2</sup>	(140,783 sq.ft.)
 <u>Lot 2 Canada Post Site</u>			
Office	-	115.0 m <sup>2</sup>	(1,238 sq.ft.)
Retail	-	81.0 m <sup>2</sup>	(872 sq.ft.)
Warehouse	-	1,671.3 m <sup>2</sup>	(17,990 sq.ft.)
Total	-	1,867.3 m <sup>2</sup>	(20,100 sq.ft.)

5.4 Floor Area Ratio:

Lot 1 Multi-Tenant Industrial Development:	-	0.46 F.A.R.
Lot 2 Canada Post Site:	-	0.11 F.A.R.

5.5 Building Height:

Lot 1 Multi-Tenant Industrial Development:	-	2 Storeys
Lot 2 Canada Post Site:	-	1 Storey

5.6 Parking:

<u>Lot 1 Multi-Tenant Industrial Development:</u> 3,285.2 m <sup>2</sup> office @ 1/46 m <sup>2</sup>	-	71 spaces
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2,927.8 m <sup>2</sup> manufacturing @ 1/93 m <sup>2</sup> -	32 spaces
6866.1 m <sup>2</sup> warehousing @ 1/186 m <sup>2</sup> -	37 spaces

Total Parking Required and Provided - 140 spaces

Lot 2 Canada Post Site

115.0 m <sup>2</sup> office @ 1/46 m <sup>2</sup> -	3 spaces
81 m <sup>2</sup> retail @ 1/46 m <sup>2</sup> -	2 spaces
1,671 m <sup>2</sup> warehousing @ 1/186 m <sup>2</sup> -	9 spaces
Corporate vehicle storage/flex parking -	165 spaces

Total Parking Required - 14 spaces

Total Parking Provided - 179 spaces

5.7 Loading:

Lot 1 Multi-Tenant Industrial Development:

Required -	5 loading bays
Provided -	29 loading bays

Lot 2 Canada Post Site

Required -	2 loading bays
Provided -	4 loading bays

5.8 Bicycle Provisions:

Lot 1 Multi-Tenant Industrial Development

Required and Provided: -	15 spaces
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Lot 2 Canada Post Site

Required and Provided: -	6 spaces
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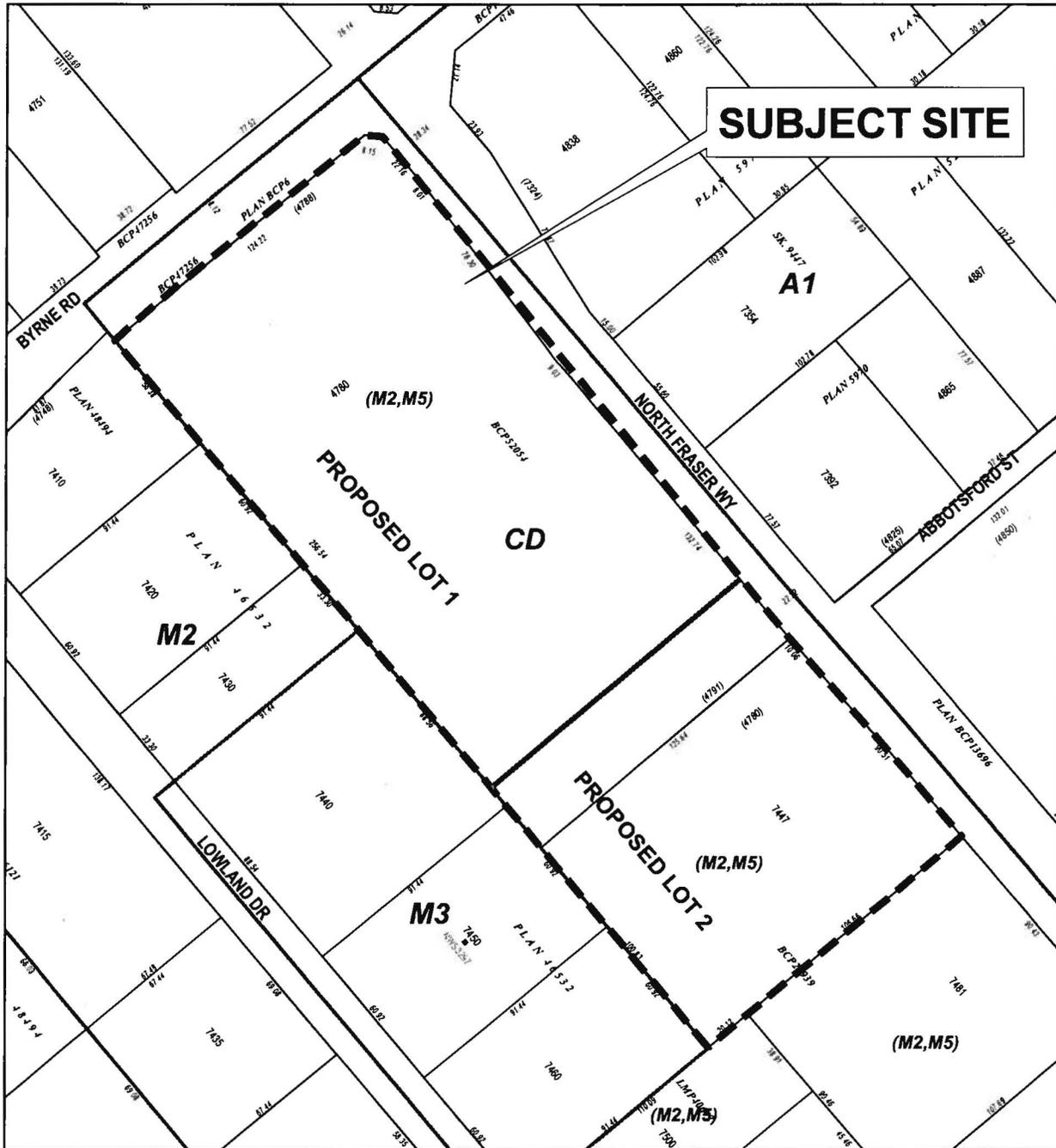


Lou Pelletier, Director  
 PLANNING AND BUILDING

DR:spf

**Attachments**

cc: Director Engineering  
 City Clerk  
 City Solicitor



PLANNING & BUILDING DEPARTMENT



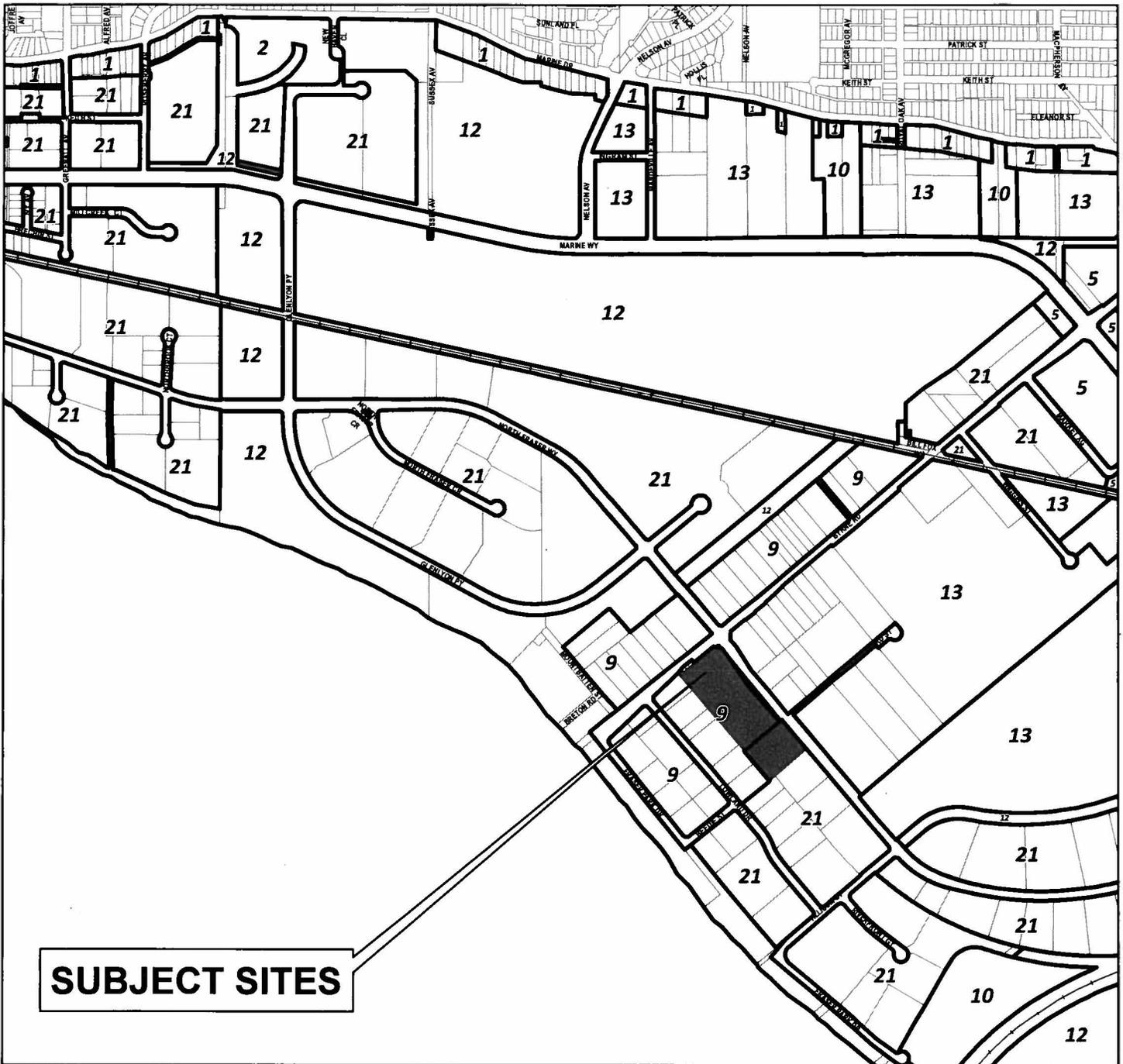
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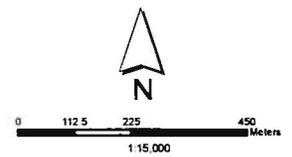
REZONING REFERENCE #13-11  
4780 BYRNE ROAD AND 7447 NORTH FRASER WAY

 Subject Site



**SUBJECT SITES**

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