



Item
Meeting 2015 June 22

COUNCIL REPORT

TO: CITY MANAGER 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-49**
Multi-Tenant Light Industrial Development
Big Bend Development Plan

ADDRESS: 8155 North Fraser Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 5, DL 167, Group 1, NWD Plan BCP15933

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 as guidelines and in accordance with the development plan entitled "8155 North Fraser Way, Burnaby B.C." prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Madison Pacific Properties Inc.
389 West Sixth Street
Vancouver, BC V5Y 1L1
(Attn: Gilbert Tan)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 06 and to a Public Hearing on 2015 July 21 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

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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 provision of an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- k) The submission of a detailed comprehensive sign plan.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) 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.

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 multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

2.0 BACKGROUND

- 2.1 The subject property is located within the Burnaby Business Park on the south side of North Fraser Way west of Wiggins Street within the Big Bend Development Plan Area (see *attached* Sketches #1 and #2). The subject property is currently vacant and is irregular in shape with an area of approximately 0.76 hectares (1.88 acres).

To the north of the subject site, across North Fraser Way, are newer office/industrial buildings developed in line with the Burnaby Business Park Concept Plan with a City-owned agricultural buffer and the Mayberry Cranberry Farm beyond. To the west, are newer office/light-industrial buildings developed in line with the Burnaby Business Park Concept Plan. To the east and south are newer office/light-industrial buildings developed in line with the Glenwood Industrial Estates Concept Plan.

- 2.2 On 2015 January 26, 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 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 Big Bend Development Plan as guidelines) in order to permit the construction of a multi-tenant light industrial building with an office component. Vehicular access will be provided from North Fraser Way and Wiggins Street.
- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #01-64, however, servicing requirements will include, but not necessarily be limited to:
- the provision of a new bus shelter on North Fraser Way on the north side of North Fraser Way, west of Wiggins Street.
- 3.3 In order to reduce the number of driveway crossings onto North Fraser Way in the future, an easement is to be registered on the driveway and drive aisle in the northwest corner of the subject property in favour of 8125 North Fraser Way to the west. The registration of the easement will provide for future reciprocal access for the subject property and the property to the west. The reciprocal access agreement will be subject to the redevelopment of 8125 North Fraser Way and any construction costs for the new required driveway on the subject site would be the responsibility of 8125 North Fraser Way.

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- 3.4 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.5 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 the provision of stormwater drainage and landscape features will be required.
- 3.6 A Site Profile and resolution of any arising requirements will be required.
- 3.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants for the site are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant to ensure the future installation and ongoing use and maintenance of the accepted conceptual stormwater management plan;
 - Section 219 Covenant to ensure compliance with the approved geotechnical report;
 - Section 219 Covenant to ensure compliance with City flood proofing requirements; and,
 - Easement for future vehicular access in favour of 8125 North Fraser Way.
- 3.8 There are no trees on the site, therefore a tree survey will not be required.
- 3.9 The provision of an adequately sized and sited garbage handling and recycling material holding space will be required, to the approval of the Director Engineering.
- 3.10 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.
- 3.11 A geotechnical review of the subject site's soil stability, prepared by a professional engineer, and registration of a Section 219 Covenant regarding the findings of the approved report will be required. The approved report must note that the land may be used safely for the use intended if the land is used in accordance with the conditions specified in the report.

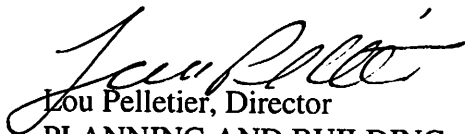
4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	0.76 hectares (1.88 acres)
4.2	Site Coverage:	-	43.6%
4.3	Floor Area:	-	4,171.8 m ² (44,905 sq.ft.)
	Office Space	-	1,316.4 m ² (14,170 sq.ft.)

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Manufacturing	-	1,425.1 m ²	(15,340 sq.ft.)
<u>Warehousing</u>	-	<u>1,430.2 m²</u>	<u>(15,395 sq.ft.)</u>
Total G.F.A.	-	4,171.8 m ²	(44,905 sq.ft.)
4.4 Floor Area Ratio:	-	0.55 FAR	
4.5 Building Height:	-	2 storeys (34.0 ft.)	
4.6 Off-Street Parking:			
<u>Total Parking:</u>	-	Required 52 spaces	Provided 56 spaces
1,316.4 m ² Office @ 1/46 m ²	-	29 spaces	31 spaces
1,425.2 m ² Manufacturing @ 1/93 m ²	-	15 spaces	17 spaces
1,430.2 m ² Warehousing @ 1/186 m ²	-	08 spaces	08 spaces
4.7 Loading Bays Required and Provided:	-	03 spaces	
4.8 Bicycle Provisions Required and Provided:	-	06 spaces	


Lou Pelletier, Director
PLANNING AND BUILDING

GT:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE

REZ #14-36

(M2,M5)

PLAN BCP31032

(M2,M5)

CD

PLAN BCP15933

(M2,M5)

(M2,M5)

PLAN BCP15933

LMP2259

(M2,M5)

WIGGINS ST



PLANNING & BUILDING DEPARTMENT



DATE:

JUN 10 2015

SCALE:

1:2,300

DRAWN BY:

AY

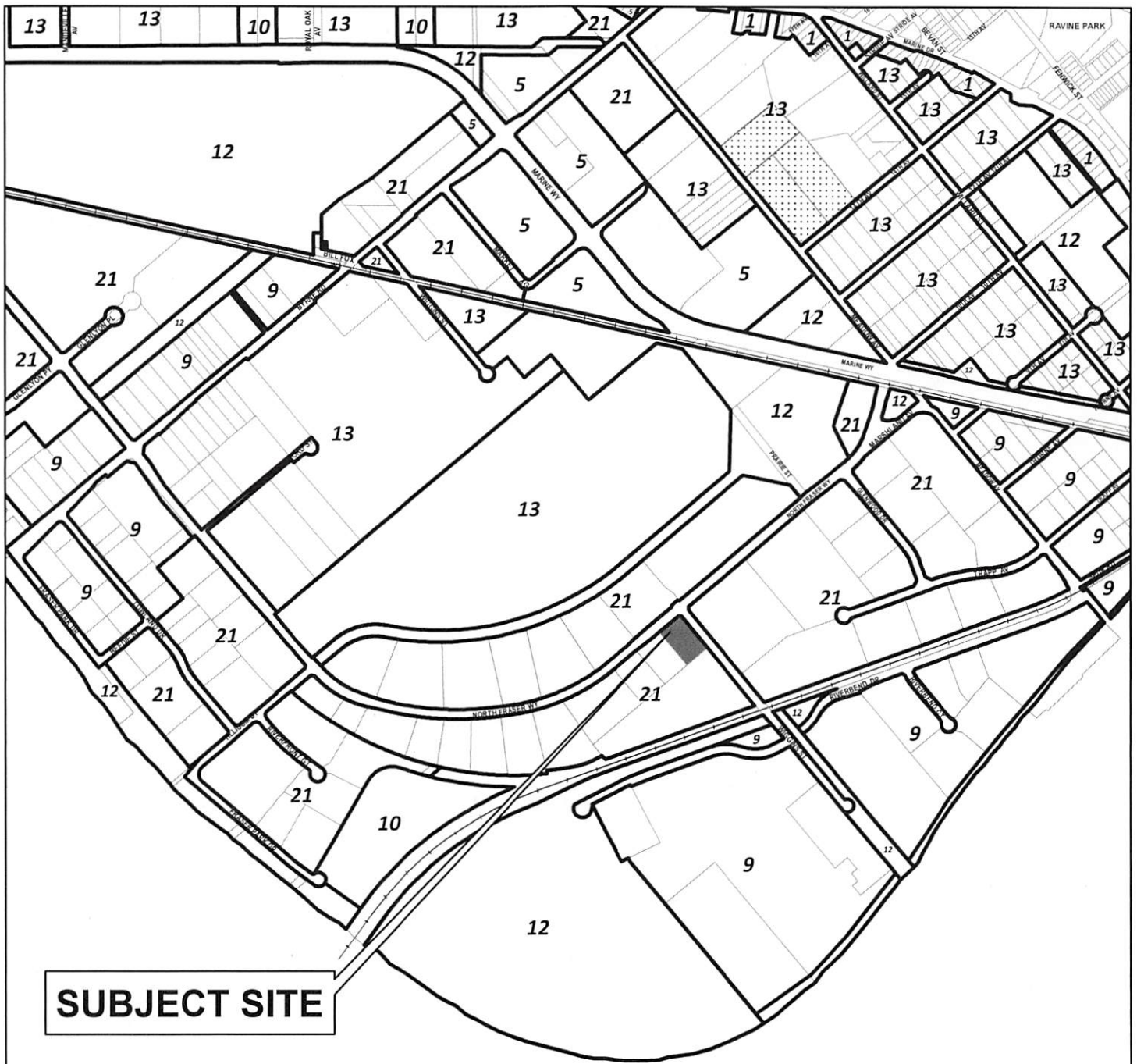
REZONING REFERENCE #14-49

8155 NORTH FRASER WAY



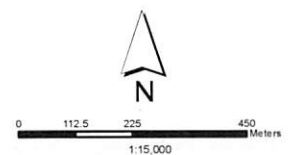
Subject Site

Sketch #1



- 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