



Item
Meeting 2016 January 25

COUNCIL REPORT

TO: CITY MANAGER 2016 January 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-12
Multi-Tenant Light Industrial Development
Big Bend Development Plan

ADDRESS: 8288 North Fraser Way (Formerly Portion of 8398 North Fraser Way)
(see *attached* Sketches #1 and #2)

LEGAL: Lot 2, DL 155C, Group 1, NWD Plan EPP53033

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

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled "Crescent Business Centre East Building" 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 2016 February 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 February 01 and to a Public Hearing on 2016 February 23 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. 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 review of on-site commercial loading facilities by the Director Engineering.
- n) 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 on the northwest corner of North Fraser Way and the unopened Prairie Street right-of-way within the Burnaby Business Park Concept Plan component of the Council-adopted Big Bend Development Plan area. Directly to the west is a future multi-tenant office/light-industrial development approved under Rezoning Reference #14-36, with newer office/light industrial development in line with the Burnaby Business Park Concept Plan beyond. Directly to the east are City-owned park lands. 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/light industrial developments constructed in-line with the Glenwood Industrial Estates Concept Plan.

2.2 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 Concept Plan as guidelines) in order to permit the construction of an office/warehouse development. Vehicular access will be provided from North Fraser Way.

On 2015 October 05, Council gave Final Adoption to Rezoning Reference #14-36 to permit the development of a multi-tenant office/light industrial building on 8218 North Fraser Way. Rezoning Reference #14-36 included a subdivision which created the lot at 8218 North Fraser Way and the subject property at 8288 North Fraser Way. The subject site measures approximately 2.69 hectares (6.65 acres).

2.3 On 2015 May 25, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department 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 subject lot considered suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting 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.
- 3.3 The provision of a Burnaby Business Park Gateway Sign, located on the southeast corner of the site is proposed.
- 3.4 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.5 An appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 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.
- 3.7 A Site Profile and resolution of any arising requirements will be required.
- 3.8 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 3.9 The approval of a detailed commercial loading plan by the Director Engineering is required.
- 3.10 There are no trees on the site, therefore a tree survey will not be required.
- 3.11 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.
- 3.12 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.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #15-12
2016 January 20 Page 5

4.0 DEVELOPMENT PROPOSAL

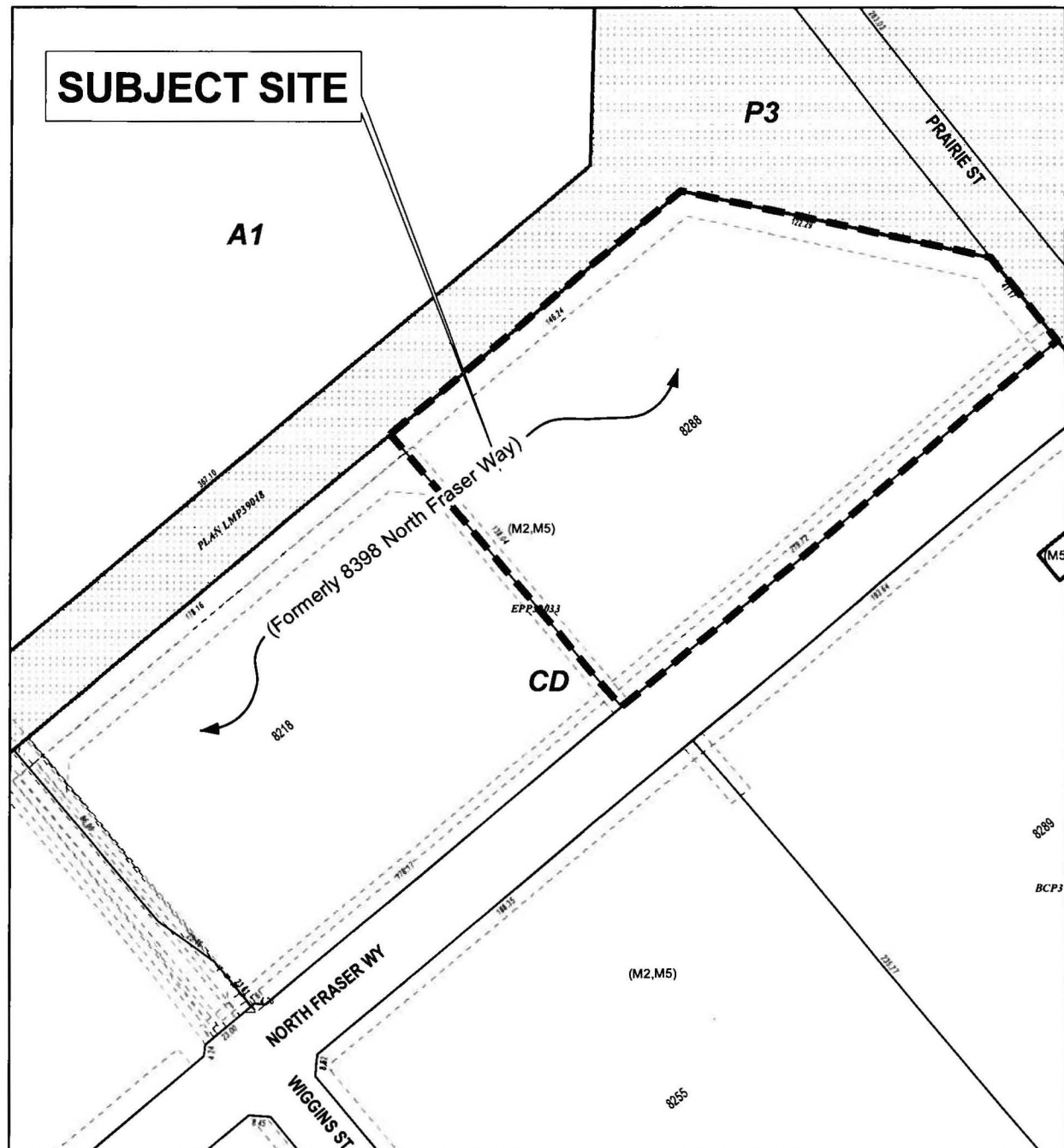
4.1	Site Area:	-	2.69 hectares (6.65 acres)
4.2	Site Coverage:	-	40%
4.3	Floor Area:	-	13,127.1 m ² (141,299 sq.ft.)
	Office Space	-	4,645.2 m ² (50,000 sq.ft.)
	Manufacturing	-	1,312.7 m ² (14,130 sq.ft.)
	Warehousing	-	7,169.2 m ² (77,169 sq.ft.)
	Total G.F.A.	-	13,127.1m ² (141,299 sq.ft.)
4.4	Floor Area Ratio:	-	0.49 FAR
4.5	Building Height:	-	2 storeys
4.6	Parking:		
	4,645.2 m ² Office @ 1/46 m ²	-	101 spaces
	1,312.7 m ² Manufacturing @ 1/93 m ²	-	14 spaces
	7,169.2 m ² Warehousing @ 1/186 m ²	-	39 spaces
	Total Parking Required:	-	154 spaces
	Parking Required/Provided:	-	156 spaces
4.7	Loading Bays Required	-	05 spaces
	Loading Bays Provided:	-	10 spaces
4.8	Bicycle Provisions Required and Provided: (including end of trip facilities)	-	16 spaces


Lou Pelletier, Director
PLANNING AND BUILDING

GT:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 13 2016

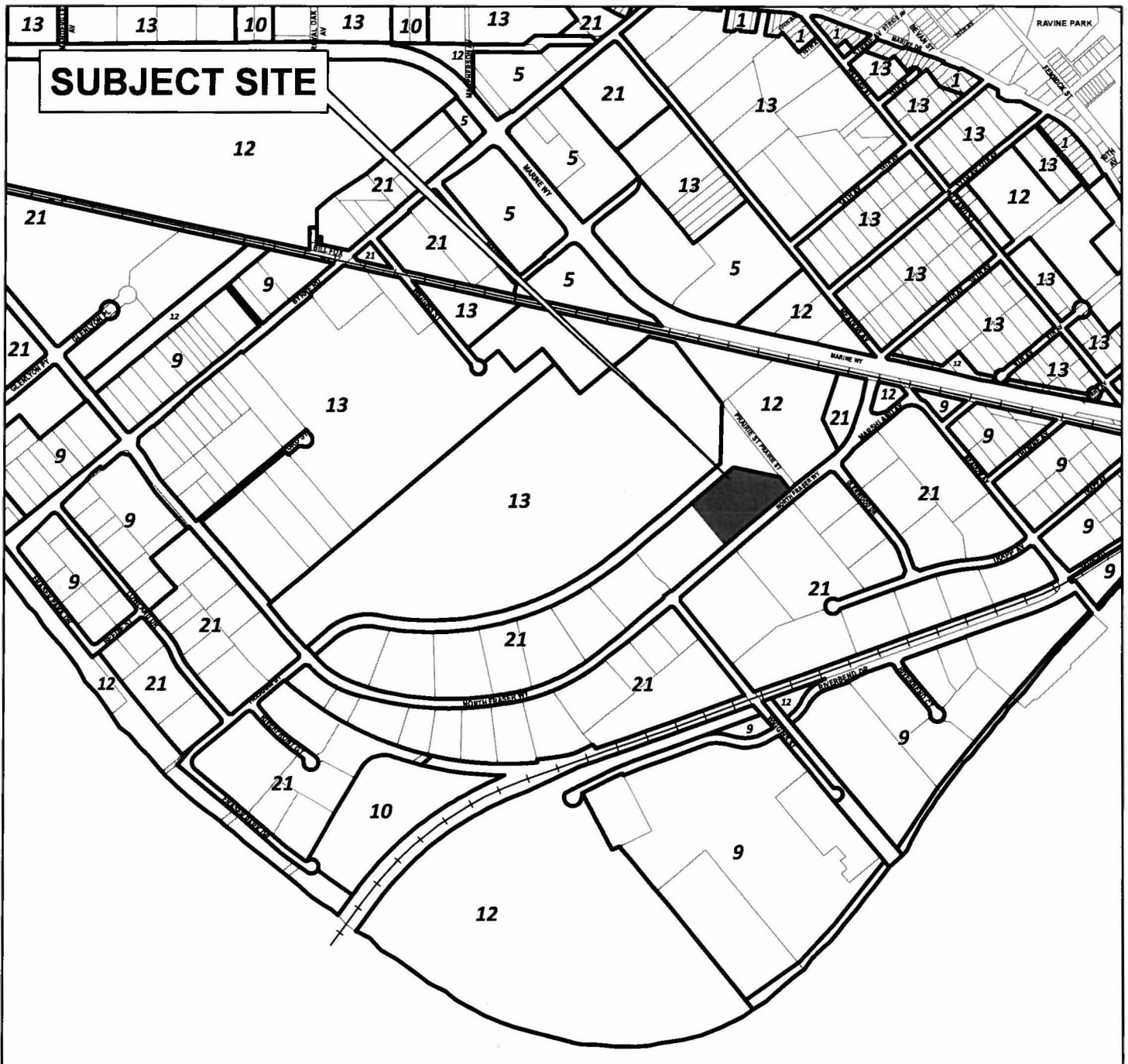
SCALE:
1:2,500

DRAWN BY:
AY

REZONING REFERENCE #15-12
PORTION OF 8398 NORTH FRASER WAY

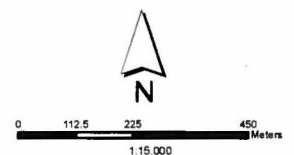
 Subject Site

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