

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-02
2016 MARCH 30

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** CTA Design Group
101 – 925 West 8th Avenue
Vancouver, BC V5Z 1E4
(Attention: John E. Kristianson)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 66, Group 1, NWD Plan BCP36851
- 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 guidelines)
- 1.3 Address:** 7770 North Fraser Way
- 1.4 Location:** The subject site is located on the northeast corner of North Fraser Way and Tillicum Street (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 1,681.5 m² (18,100 sq. ft).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-tenant office and light-industrial building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the northeast corner of North Fraser Way and Tillicum Street within the Burnaby Business Park. To the north and west is a City owned lot that provides for a linear parkway and an agricultural buffer, beyond which is the Mayberry Cranberry Farm. To the east are office/industrial buildings developed in line with the Burnaby Business Park Concept

Plan. To the south, across North Fraser Way, are office/industrial buildings developed in line with the Burnaby Business Park Concept Plan and a vacant lot that is the subject of Rezoning Reference #14-48 for the development of an office and light-industrial development in line with the Burnaby Business Park Concept Plan.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is situated within Burnaby Business Park, which is located within the area designated for business centre and industrial uses in accordance with the adopted Big Bend Development Plan (see *attached* Sketches #1 and #2).
- 3.2 On 2003 April 7, Council gave Final Adoption to Rezoning Reference #67/97 which involved the phased development of Burnaby Business Park for high-quality light and general industrial and business park uses based on the Burnaby Business Park Concept Plan. Subdivision References #01-64, #02-44 and #04-69 have provided a majority of the required servicing to serve the subject site including upgrading North Fraser Way to its final standard with separated sidewalks, street lighting, boulevard grassing and street trees. In 2008, the subdivision to create the lots on the north side of North Fraser Way (Subdivision Reference #07-69) was registered which provided for any remaining servicing, including the design and construction of the linear parkway agricultural buffer (see *attached* Sketch # 1).

4.0 GENERAL INFORMATION

- 4.1 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 office and light-industrial development in line with the Council-adopted Burnaby Business Concept Plan and the Big Bend Development Plan. Vehicular access will be provided from North Fraser Way.
- 4.2 Primary servicing for the subject site has been provided through Subdivision References #01-64, #02-44, #04-69 and #07-69; however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site.
- 4.3 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.4 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.

- 4.5 A Site Profile and resolution of any arising requirements will be required.
- 4.6 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.7 There are no trees on the site, therefore a tree survey will not be required.
- 4.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.9 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.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

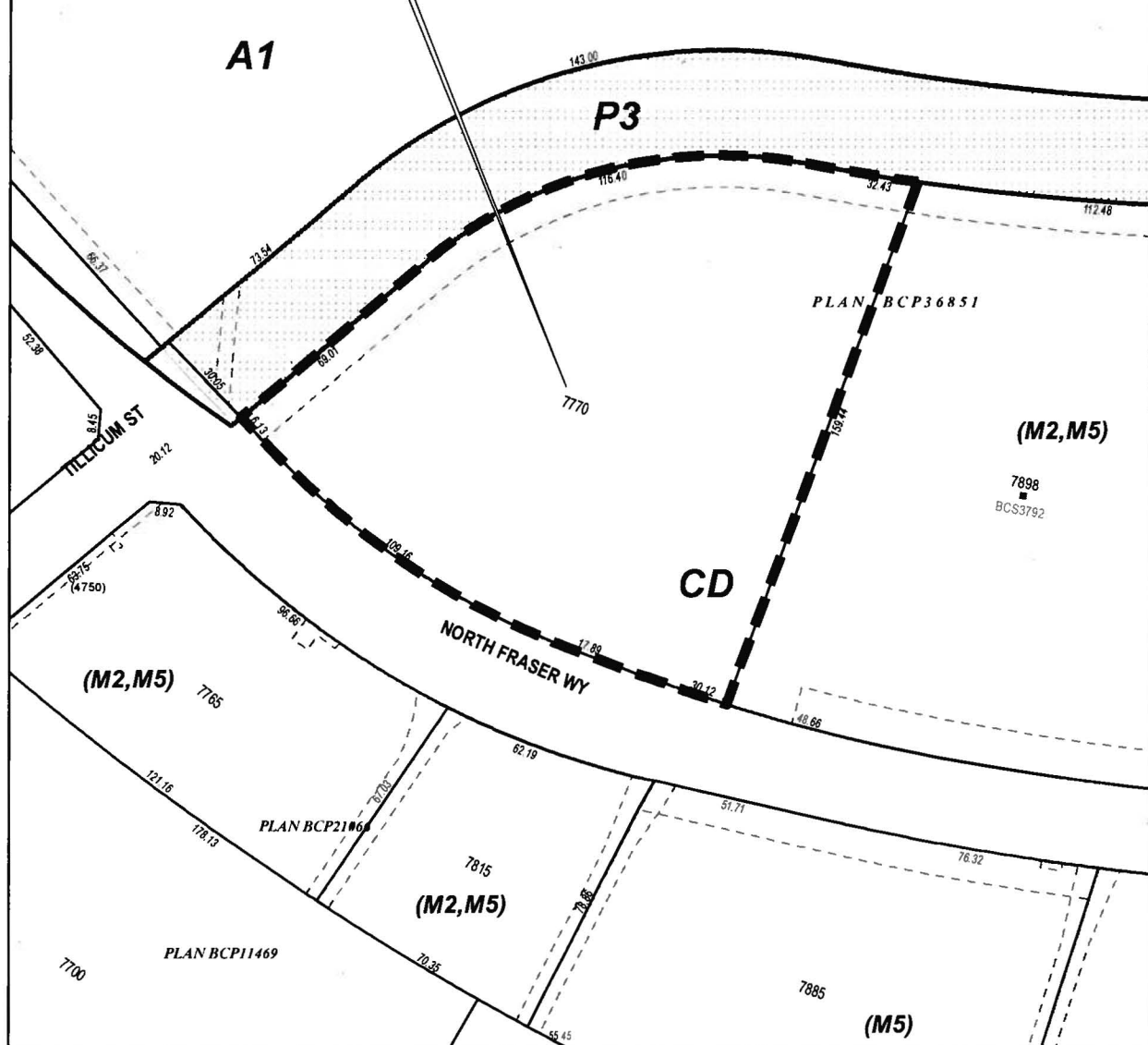
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

GT:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 01 2016

SCALE:

1:2,000

DRAWN BY:

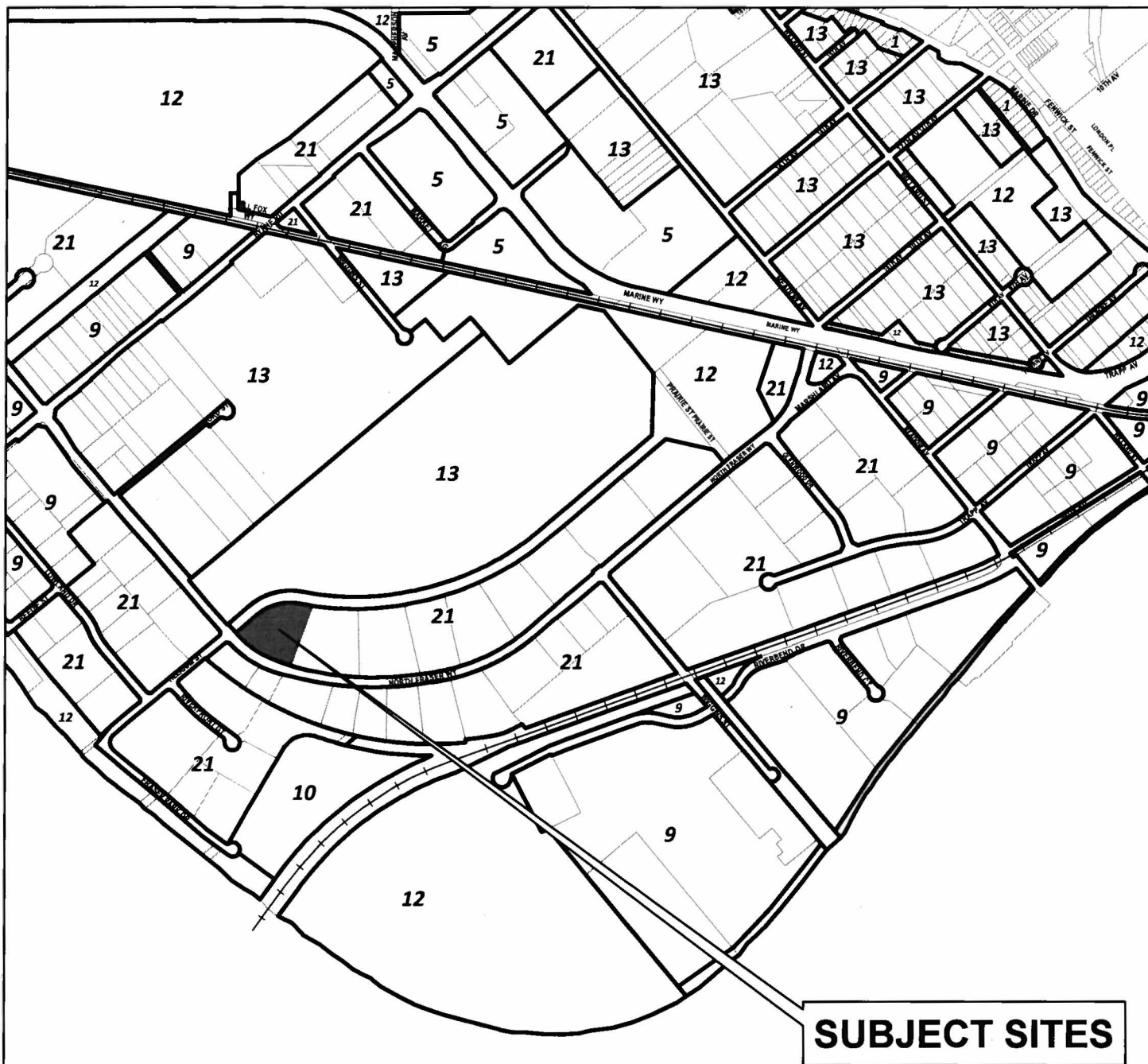
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REZONING REFERENCE #16-02
7770 NORTH FRASER WAY



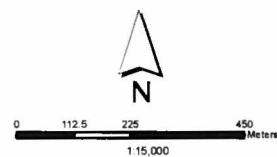
Subject Site

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

February 15, 2016

City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Application
7770 North Fraser Way, Burnaby, BC

Attn: City of Burnaby Mayor & Council

CTA Design Group acting on behalf of Jiva Group of Companies is requesting to rezone the piece of land located at 7770 North Fraser Way, Burnaby BC (Legal Description: Lot 1, District Lot 166, Group 1, N.W.D, Plan BCP36851) from currently zoned CD to CD/M2/M5. The applicant (Jiva Group of Companies) intends to construct a Multi-Tenant Industrial Building on this piece of land. As the site currently sits vacant with no structure existing, there will be no requirement for demolition.

Regards,



John E Kristianson
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Vancouver, BC V5Z 1E4

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