

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #16-05  
2016 MARCH 30

### ITEM #07

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Christopher Bozyk Architects Ltd.  
414 – 611 Alexander Street  
Vancouver, BC V6A 1E1  
(Attention: Ernst Loots)
- 1.2 Subject:** Application for the rezoning of:  
Lot 4, DL 167, Group 1, NWD Plan BCP1057285
- 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 Big Bend Development Plan guidelines)
- 1.3 Address:** 8125 North Fraser Way
- 1.4 Location:** The subject site is located on the south side of North Fraser Way, west of Wiggins Street (Sketch #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a total area of approximately 8,288m<sup>2</sup> (89,211 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 expansion of the existing facility's warehouse area.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the south side of North Fraser Way, west of Wiggins Street, within the Burnaby Business Park component of the Big Bend Development Plan. The proposed site is rectangular in shape with an area of approximately 8,288m<sup>2</sup> (89,211 sq. ft.), and is currently improved with a two-storey office and light-industrial building, developed in 2006 under Rezoning Reference #04-71. To the north and west are newer office/industrial buildings

developed in line with the Burnaby Business Park Concept Plan. Directly to the east is 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, with new office/industrial developments constructed in-line with the Glenwood Industrial Estates Concept Plan across Wiggin Street. To the south are office/industrial buildings developed in line with the Glenwood Industrial Estates Concept Plan.

### **3.0 BACKGROUND INFORMATION**

As noted, the subject property was developed under Rezoning Reference #04-71, which received Final Adoption on 2006 March 06, to permit the development of a two-storey office and light industrial building of 4,187.4 m<sup>2</sup> (45,075 sq. ft.) as a warehouse facility for CB Supplies, a plumbing, heating and geothermal products company. The applicant is now proposing an addition to expand the existing warehouse facility by 537.9 m<sup>2</sup> (5,790 sq. ft.). The total floor area of the office and light-industrial building, inclusive of the proposed addition, would be 4,725.5 m<sup>2</sup> (50,865 sq. ft.).

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting a rezoning to the Amended 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 537.9m<sup>2</sup> (5,790 sq. ft.) warehouse addition. As a result of the proposed addition, the total maximum permitted floor area for the site would be 4,725.5 m<sup>2</sup> (50,865 sq. ft.). Vehicular access to the site will remain from North Fraser Way.
- 4.2 Primary servicing for the subject site has been provided through Subdivision Reference #02-44, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve the 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, including the potential for a reciprocal access easement between the subject property and 8155 North Fraser Way to the east.

- 4.7 There are no trees on the area proposed for development, therefore a tree survey will not be required.
- 4.8 The GVS & DD Sewerage Development Lot Charge of \$0.811 per sq. ft. of gross floor area will apply to this rezoning.
- 4.9 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.
- 4.10 The site will need to achieve flood proofing elevation and the registration of a Section 219 Covenant will be required.
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

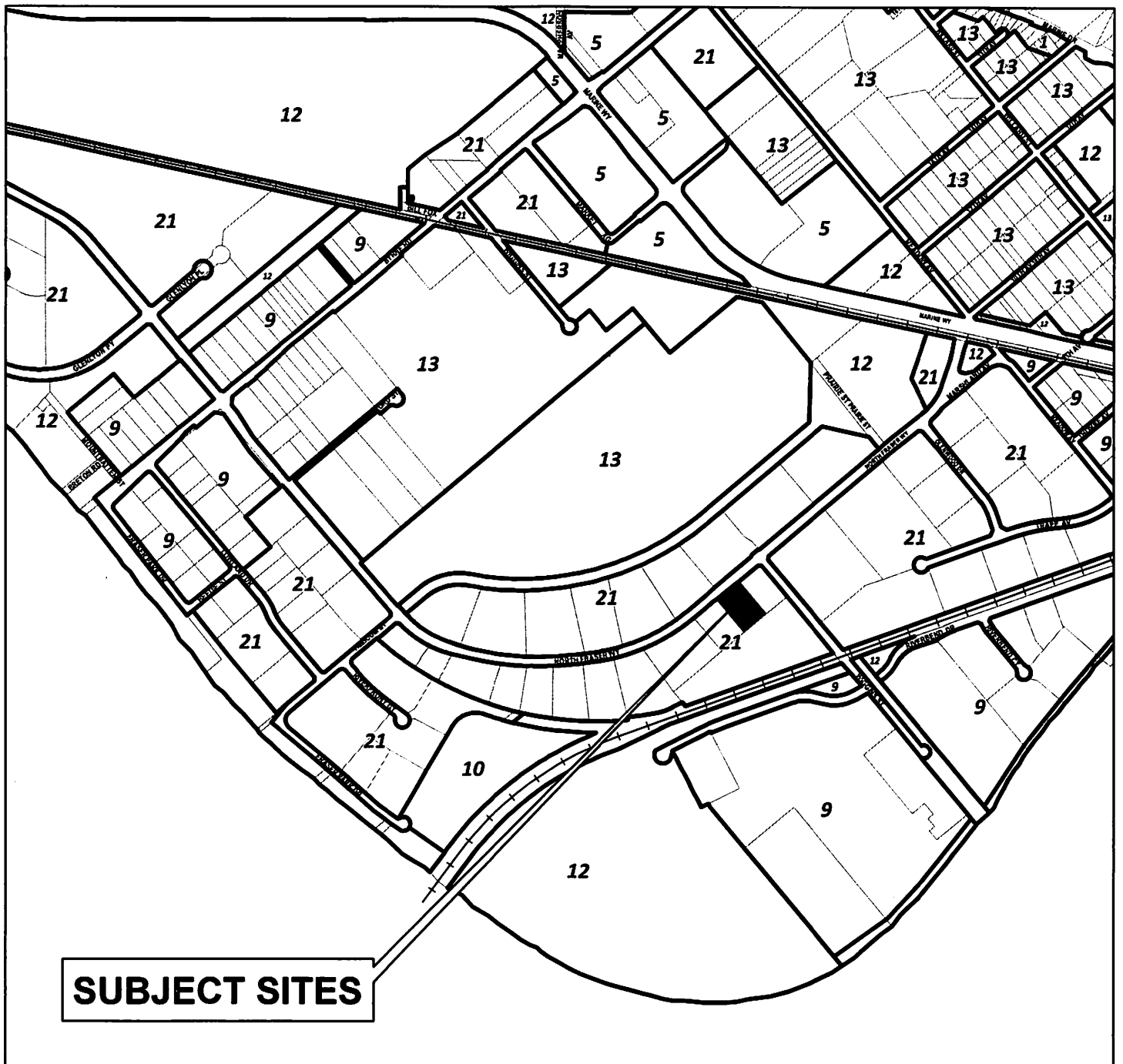
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

GT:spf  
*Attachments*

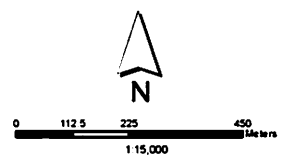
cc: Director Engineering  
City Solicitor  
City Clerk





- 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

# **CHRISTOPHER BOZYK ARCHITECTS LTD.**

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

February 23, 2016

**Attention: Lou Pelletier – Director of Planning**

**Re: 8125 North Fraser Way /  
Lot 4 District Lot 167 Group 1 New Westminster District Plan BCP15933 /  
REZONING APPLICATION / AMENDMENT TO EXISTING ZONING /  
LETTER OF INTENT**

Dear Sir,

Rezoning #04-71 refers.

On behalf of the owner, 1057285 BC LTD, rezoning application is hereby made for approximately 5,790 sq. ft of floor area to be added to the existing permitted maximum of 45,075 sq. Ft. The existing building has a gross floor area of ~42,465 sf.

1057285 BC LTD is wanting to expand the existing facility's warehouse area. The proposed expansion totals ~8,400 sq. ft, bringing the new total floor area to ~50,865 sq. ft, thus resulting in the need for an additional ~5,790 sq. ft. The design of the addition will be in accordance with the Burnaby Business Park development standards. The aesthetics and finishes will be in keeping with the standards employed at the existing facility.

Please find enclosed the following application documents as required:

- Application Form, duly completed
- Agent Authorization Form, duly completed
- Certificate of Title (Title Search)
- Application fee payment: cheque to the amount of \$7,218.00

In addition we also enclose a preliminary site plan (on 17 x 11), indicating the proposed addition and site reconfigurations, as developed to date in consultation with Grant Taylor, Community Planner.

We request favourable consideration from The City in the acceptance and support of this application.

We await further communication from the City.

Yours sincerely,

**CHRISTOPHER BOZYK ARCHITECTS LTD.**

Christopher Bozyk, M.A.I.B.C., F.R.A.I.C.

C.c. Grant Taylor, Community Planner / City of Burnaby  
Sonny Ramanaidu / General Manager / First Choice Foods