



Item .....
Meeting .....2016 July 25

COUNCIL REPORT

**TO:** CITY MANAGER 2016 July 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-05**  
**Expansion to Existing Light Industrial Development**  
**Big Bend Development Plan**

**ADDRESS:** 8125 North Fraser Way (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 4, DL 167, Group 1, NWD Plan BCP15933

**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, Burnaby Business Park Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled “8125 North Fraser Way Rezoning Application” prepared by Christopher Bozyk Architects Ltd.)

**APPLICANT:** Christopher Bozyk Architects Ltd.  
414 – 611 Alexander Street  
Vancouver, BC V6A 1E1  
(Attention: Ernst Loots)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 August 30.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 25 and to a Public Hearing on 2016 August 30 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.

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- 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 Site Profile and resolution of any arising requirements.
- l) 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 expansion of the existing light industrial facility's warehouse area 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 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 8,287.8 m<sup>2</sup> (89,209 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. To the south are office/industrial buildings developed in line with the Glenwood Industrial Estates Concept Plan.

- 2.2 As noted, the subject property was developed under Rezoning Reference #04-71, which received Final Adoption on 2006 March 06. An office/light industrial building of 3,926.55 m<sup>2</sup> (42,265 sq. ft.) was constructed on the subject site. The applicant is now proposing an addition to the existing warehouse and office facilities by 798.97 m<sup>2</sup> (8,600 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.).
- 2.3 On 2016 March 30, 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 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 798.97 m<sup>2</sup> (8,600 sq. ft.) warehouse and office addition for First Choice Foods, an importer, wholesaler and distributor of food products. As a result of the proposed addition, the total maximum permitted floor area for the site would be 4,725.51 m<sup>2</sup> (50,865 sq. ft.). Sufficient parking is provided on the site in order to allow for the flexibility of various light industrial uses in the future. Vehicular access to the site will remain from North Fraser Way.
- 3.2 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 including, but not limited to the construction of new curb and gutter, and separated sidewalk provisions on the south side of North Fraser Way adjacent to the property at 8155 North Fraser Way, to replace an interim driveway in exchange for a reciprocal access driveway on the subject site.

- 3.3 In order to improve circulation and access onto North Fraser Way, an easement is to be registered on the driveway and drive aisle in the northeast corner of the subject property in favour of 8155 North Fraser Way to the east. The registration of the easement will provide for future reciprocal access for the subject property and the property to the east. The applicant will be responsible for providing a new drive aisle connection on the subject site to the eastern property line in order to connect with the adjacent property's drive aisle.
- 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:
  - Easement for vehicular access in favour of 8155 North Fraser Way;
  - 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; and,
  - Section 219 Covenant to ensure compliance with City flood proofing requirements.
- 3.8 There are no trees within the area proposed for the development expansion; 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 m<sup>2</sup> (\$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.

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**4.0 DEVELOPMENT PROPOSAL**

4.1	Site Area:	-	8,287.8 m <sup>2</sup>	(89,209 sq. ft.)
4.2	Site Coverage:	-	53%	
4.3	Gross Floor Area (GFA):			
	Existing Office/Administration GFA Constructed:	-	535.59 m <sup>2</sup>	(5,765 sq. ft.)
	Proposed Addition Office GFA:	-	55.74 m <sup>2</sup>	(600 sq. ft.)
	Existing Warehousing GFA Constructed:	-	3,390.96 m <sup>2</sup>	(36,500 sq. ft.)
	Proposed Addition Warehousing GFA:	-	743.22 m <sup>2</sup>	(8,000 sq. ft.)
	Total Existing GFA Constructed:	-	3,926.55 m <sup>2</sup>	(42,265 sq. ft.)
	Total Proposed Addition GFA:	-	798.97 m <sup>2</sup>	(8,600 sq. ft.)
	<b>TOTAL GFA:</b>	-	<b>4,725.51 m<sup>2</sup></b>	<b>(50,865 sq. ft.)</b>
4.4	Floor Area Ratio:	-	0.57 FAR	
4.5	<u>Building Height:</u>			
	Existing Building and Proposed Addition	-	9.14 m	(30 ft.)
4.6	Off-Street Parking:		<u>Required</u>	<u>Provided</u>
	591.3 m <sup>2</sup> Office @ 1/46 m <sup>2</sup>	-	13 spaces	13 spaces
	4,134.2 m <sup>2</sup> Warehousing @ 1/186 m <sup>2</sup>	-	22 spaces	27 spaces
	<b>Total Parking:</b>	-	<b>35 spaces</b>	<b>40 spaces</b>
4.7	Loading Bays Required and Provided:	-	03 spaces	
4.8	Bicycle Provisions Required and Provided:	-	04 spaces	

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

GT:spf  
 Attachments

cc: Director Engineering  
 City Solicitor  
 City Clerk

**SUBJECT SITE**

**CD**

PLAN BCP36851

PLAN BCP36851

(M2,M5)

NORTH FRASER WY

(M2,M5)

(M2,M5)

PLAN BCP15933

WIGGINS ST  
BCP2741

PLAN BCP15933

(M2,M5)

LMP2259



PLANNING & BUILDING DEPARTMENT




DATE:  
JUL 07 2016

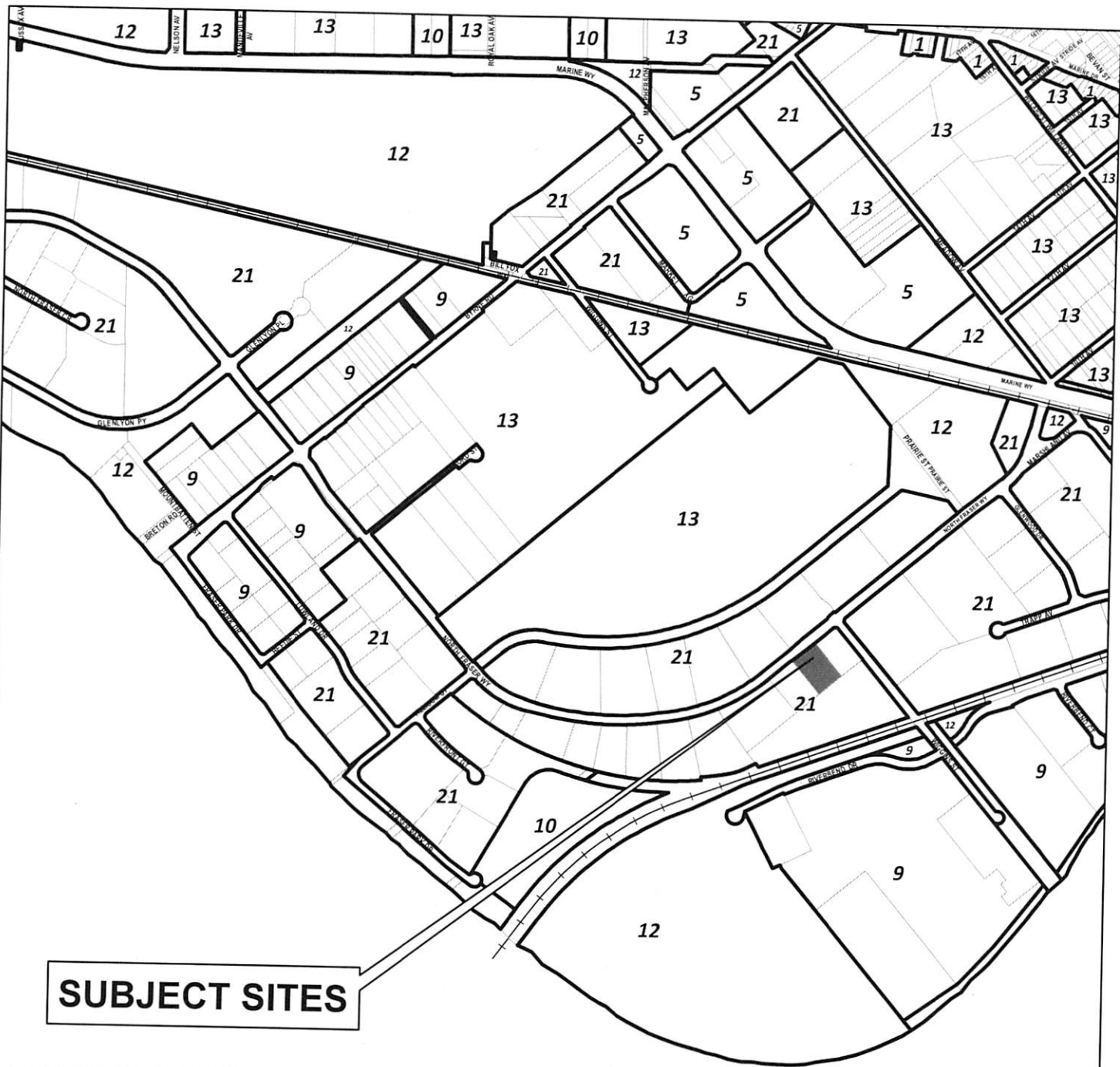
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REZONING REFERENCE #16-05  
8125 NORTH FRASER WAY

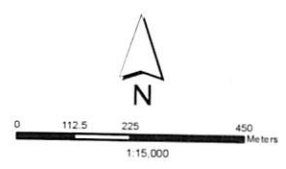
 Subject Site

Sketch #1



**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