

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-50 2016 NOVEMBER 16

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Christopher Bozyk Architects Ltd.
Suite 414 – 611 Alexander Street
Vancouver, BC V6A 1E1
(Attn: Christopher Bozyk)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 167, Group 1, NWD Plan EPP56894
- From:** CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and C2 Community Commercial 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:** Portions of 5244 Riverbend Drive
- 1.4 Location:** The subject site is the second phase of the Riverbend Business Park Conceptual Development Plan which is located within the Big Bend Development Plan and encompasses an area generally bound by Riverbend Drive to the north, the Fraser River to the south, Wiggins Street to the east and Burnaby Fraser Foreshore Park to the west (Sketch #1 *attached*).
- 1.5 Size:** The site is comprised of two irregular shaped parcels with a total area of approximately 20.64 hectares (51.75 acres).
- 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 rezoning of the second phase (Buildings 3, 5, 6, 7 and 8) of the Riverbend Business Park Conceptual Development Plan (Rezoning Reference #12-18).

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject properties are located southwest of Riverbend Drive and Wiggins Street within the Big Bend Development Plan (see Sketch #2 *attached*) and are currently vacant. Directly to the northwest is the Metro Vancouver Waste to Energy Facility. Directly to the east is a roofing and manufacturing operation, with a warehouse and concrete plant beyond on the east side of the Wiggins Street right-of-way. To the south is the Fraser River. To the west is the eastern portion of Burnaby Fraser Foreshore Park. To the north across Riverbend Drive and the Canadian Pacific Railway are a number of newer light-industrial and office buildings developed under the Glenwood Industrial Estates and Burnaby Business Park plan components of the Big Bend Development Plan.

3.0 BACKGROUND INFORMATION

- 3.1 On 2016 July 25, Council granted Final Adoption to the rezoning amendment bylaw for the Riverbend Conceptual Development Plan (Rezoning Reference #12-18), which establishes a Conceptual Master Plan framework for the redevelopment of the approximate 26-hectare (65-acre) site for industrial, office and warehousing uses. The proposal for the subject site is consistent with the guidelines established under the adopted Conceptual Development Plan.
- 3.2 On 2016 October 24, Council granted Third Reading to the rezoning bylaw amendment for the first phase of the Development Plan (Rezoning Reference #14-31). The area of the first phase site is approximately 5.36 hectares (13.25 acres). Servicing under this rezoning included the realignment and construction of Riverbend Drive to its final standard across the development site, the dedication and construction of a new industrial standard road (Fraser Reach Court), and the construction of a new dyke along the Fraser River, across the development site.
- 3.3 The subject rezoning application, which is for an area that measures approximately 20.64 hectares (51.75 acres), represents the advancement of the remaining lands within the Riverbend Business Park for five separate multi-tenant office/light industrial buildings.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District and M5 Light Industrial District as guidelines) in order to permit the construction of five light-industrial/office buildings for the second, and final, phase of the development of the Riverbend Business Park Conceptual Plan which was approved under Rezoning Reference #12-18.
- 4.2 Rezoning Reference #12-18 contains a master servicing concept which indicates that the necessary servicing of a given phase be determined in-line with the frontage of that phase. Given the frontages of the proposed second phase, the Director Engineering will

be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

- the construction of Wiggins Street along the development site frontage to a final 23m industrial standard, with a 14.0m pavement standard as well as separated sidewalks with street trees, boulevard grass, and street lighting on the west side of the street and a separated 4.0m urban trail with street trees, boulevard grass, and street lighting on the east side;
- the construction of a new dyke, riparian enhancement and urban trail along the Fraser River, fronting the development site;
- the construction of a new dyke, riparian enhancement and urban trail along the western edge of the site within the former Wheaton Street right-of-way, fronting the development site;
- the construction of a new amenity pier as identified in the Master Conceptual Development Plan; and,
- the replacement or upgrading of the Wiggins pump station, as required.

- 4.3 A requirement of Rezoning Reference #14-31 and associated subdivision (Subdivision #16-06) was the submission of a subdivision plan to create four lots. The subdivision plan will be finalized at the time that Rezoning Reference #14-31 is granted Final Adoption. The proposed development would be located on three of the resultant lots.
- 4.4 The submission of a suitable on-site stormwater management system in accordance with the approved Master Stormwater Management Plan 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 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 4.6 The submission of a Site Profile and resolution of any arising requirements will be required.
- 4.7 A comprehensive sign plan in accordance with the Master Conceptual Comprehensive Sign Plan will be required.
- 4.8 The granting of a Section 219 Covenant respecting flood proofing requirements is required.
- 4.9 Provision of adequately sited and sized garbage and recycling areas is required.

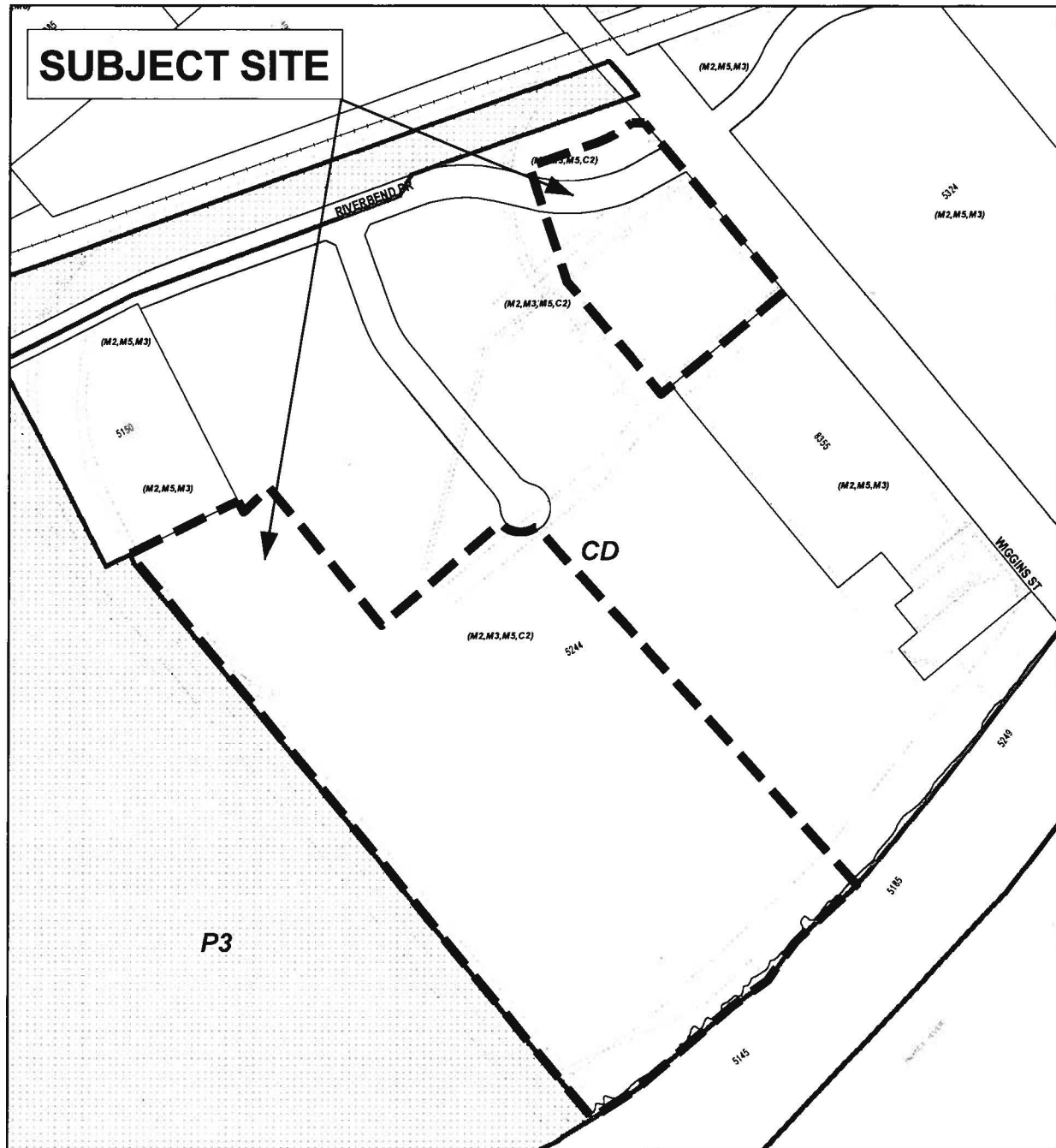
- 4.10 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

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.

GT:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk




PLANNING & BUILDING DEPARTMENT

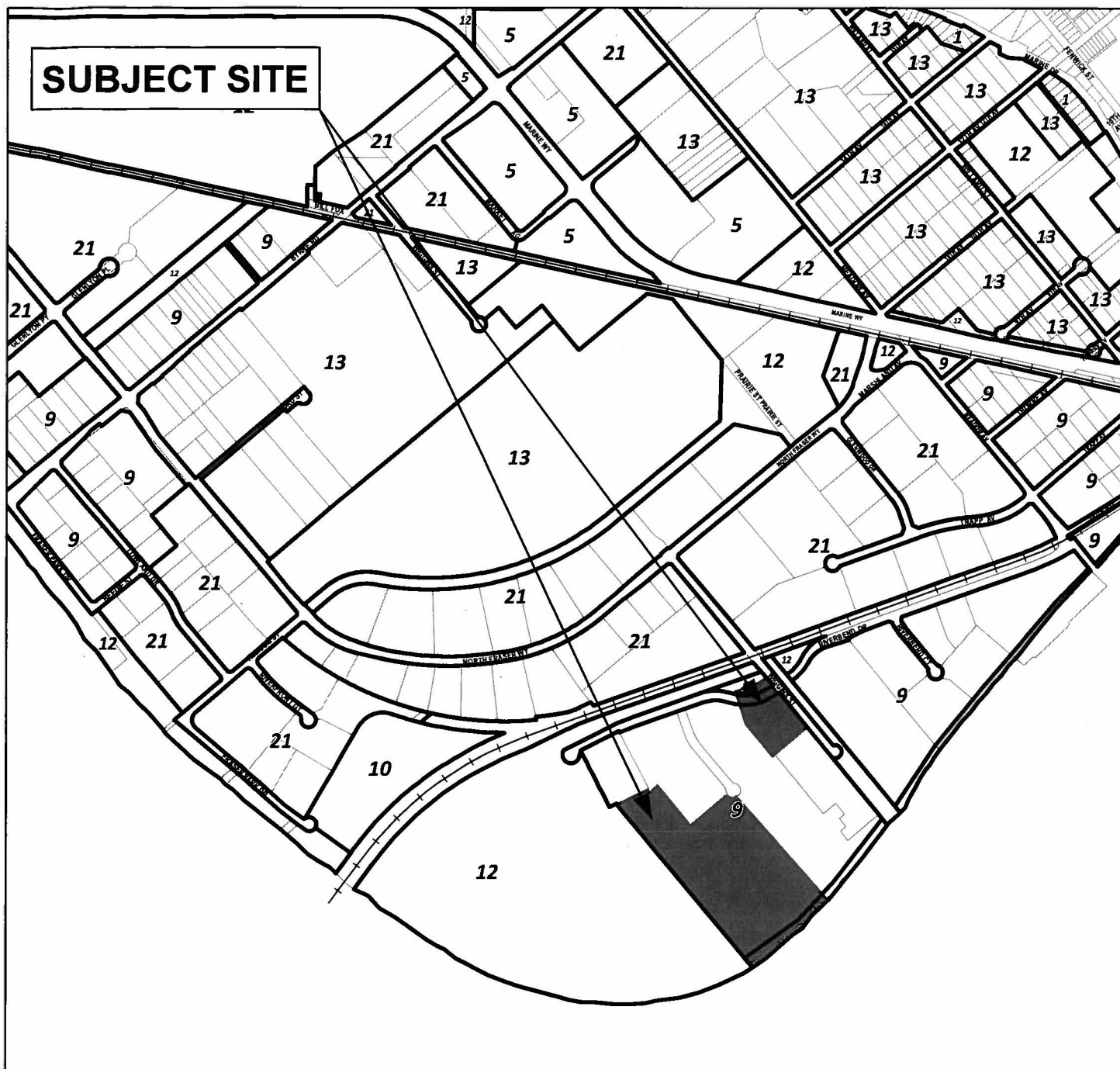


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SCALE:	1:4,800
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**REZONING REFERENCE #16-50
PORTIONS OF 5244 RIVERBEND DRIVE**

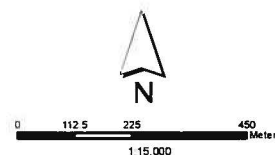
 Subject Site

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

**CHRISTOPHER
BOZYK ARCHITECTS LTD.**

October 27, 2016

Burnaby City Hall
3rd Floor
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: Demian Rueter – Community Planner

**Re: 8255 Wiggins Street and
8360 Wiggins Street and
5279 Riverbend Drive**

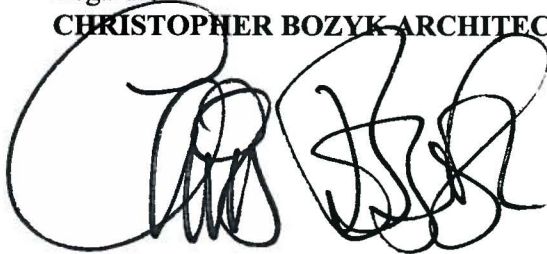
Demian,

On behalf of our client, Oxford Properties Ltd, we are making an application to re-zone Buildings 3, 5, 6, 7 & 8 as described in attached drawings and following guidelines set out under *The Riverbend Business Park Conceptual Development Plan*, submitted under rezoning application no. Rezoning 12-18, of the above property to CD with M5 Light Industrial and M2 General Industrial.

We trust this meets with your approval.

Regards,

CHRISTOPHER BOZYK ARCHITECTS LTD.

A large, stylized handwritten signature in black ink, appearing to be 'C. Bozyk', written over the company name.

On behalf of
Christopher Bozyk, Architect AIBC, FRAIC