

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-33 2018 September 26

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Christopher Bozyk Architects Ltd.
Suite 414 – 611 Alexander Street
Vancouver, BC V6A 1E1
(Attn: Kieran Walsh)
- 1.2 Subject:** Application for the rezoning of:
Lot 4, DL 167, Group 1, NWD Plan EPP67256
- From:** CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines)
- 1.3 Address:** 8351 Fraser Reach Court
- 1.4 Location:** The subject site forms part of the second phase of the Riverbend Business Park Conceptual Development Plan, which is located within the Big Bend Development Plan, southwest of Fraser Reach Court (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular shaped with a total area of approximately 9.49 hectares (23.45 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 construction of a two-storey multiple tenant warehouse building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located southwest of Fraser Reach Court within the Big Bend Development Plan (see Sketch #2 *attached*) and is currently vacant. Immediately to the north and east are three buildings in phase 1 of the Riverbend Conceptual Development Plan, which are currently under construction. To the south is the Fraser River, while to the west is Burnaby Fraser Foreshore Park.

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 site of approximately 26 hectare (65 acre) for industrial, office and warehousing uses.
- 3.2 Council, on 2016 December 05, Council granted Final Adoption to the rezoning amendment bylaw for the first phase of the Riverbend Conceptual Development Plan (Rezoning Reference #14-31). That rezoning and the associated subdivision (Subdivision #14-26), created four lots (8211, 8220, 8340, and 8351 Fraser Reach Court), reconfigured Riverbend Drive to the north of the resultant lots, and dedicated a new road (Fraser Reach Court) which provides primary access to the lots. The phase 1 development approval under the Riverbend Conceptual Development Plan included one building for each property at 8211, 8220 and 8340 Fraser Reach Court, all of which are currently under construction (see Sketch #1 *attached*).
- 3.3 On 2016 December 05, Council granted Second Reading to the rezoning amendment bylaw for phase 2 of the Riverbend Conceptual Development Plan (Rezoning Reference #16-50), which includes the subject site at 8351 Fraser Reach Court. The final development approval under the Riverbend Conceptual Development Plan included a second building at 8211 Fraser Reach Court, a second building at 8220 at Fraser Reach Court, and three buildings at 8351 Fraser Reach Court.
- 3.4 Since that time, the developer has submitted the subject rezoning bylaw amendment for 8351 Fraser Reach Court in order to permit the construction of one two-storey warehouse building in place of the three buildings originally proposed. The proposal for the site is consistent with the guidelines established under the adopted Conceptual Development Plan. It is noted, that Rezoning Reference #16-50 (which includes the subject site as well as 8211 and 8220 Fraser Reach Court) has not received Final Adoption. As the subject rezoning encompasses a portion of the second phase, Final Adoption of the subject application would only be given subsequent to Final Adoption of Rezoning Reference #16-50.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District and Big Bend Development Plan as guidelines) in order to permit the construction of a two-storey warehouse building.
- 4.2 Given that Rezoning Reference #16-50 for the second phase includes the frontages of the subject site at 8351 Fraser Reach Court, all servicing necessary to serve the site shall be completed under that rezoning. Notwithstanding, the Director Engineering will be

requested to provide an estimate for any additional services necessary to serve this site as part of this application.

- 4.3 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.
- 4.4 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 4.5 A Site Profile has been provided under Rezoning Reference #16-50, and resolution of any arising requirements will be required.
- 4.6 A comprehensive sign plan in accordance with the Master Conceptual Comprehensive Sign Plan will be required.
- 4.7 The granting of a Section 219 Covenant respecting flood proofing requirements is required.
- 4.8 Provision of adequately sited and sized garbage and recycling areas is required.
- 4.9 The GVS & DD Sewerage Development Cost Charge of \$2.67 per sq.ft. (\$28.74 per m²) of gross floor area will apply to this rezoning.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

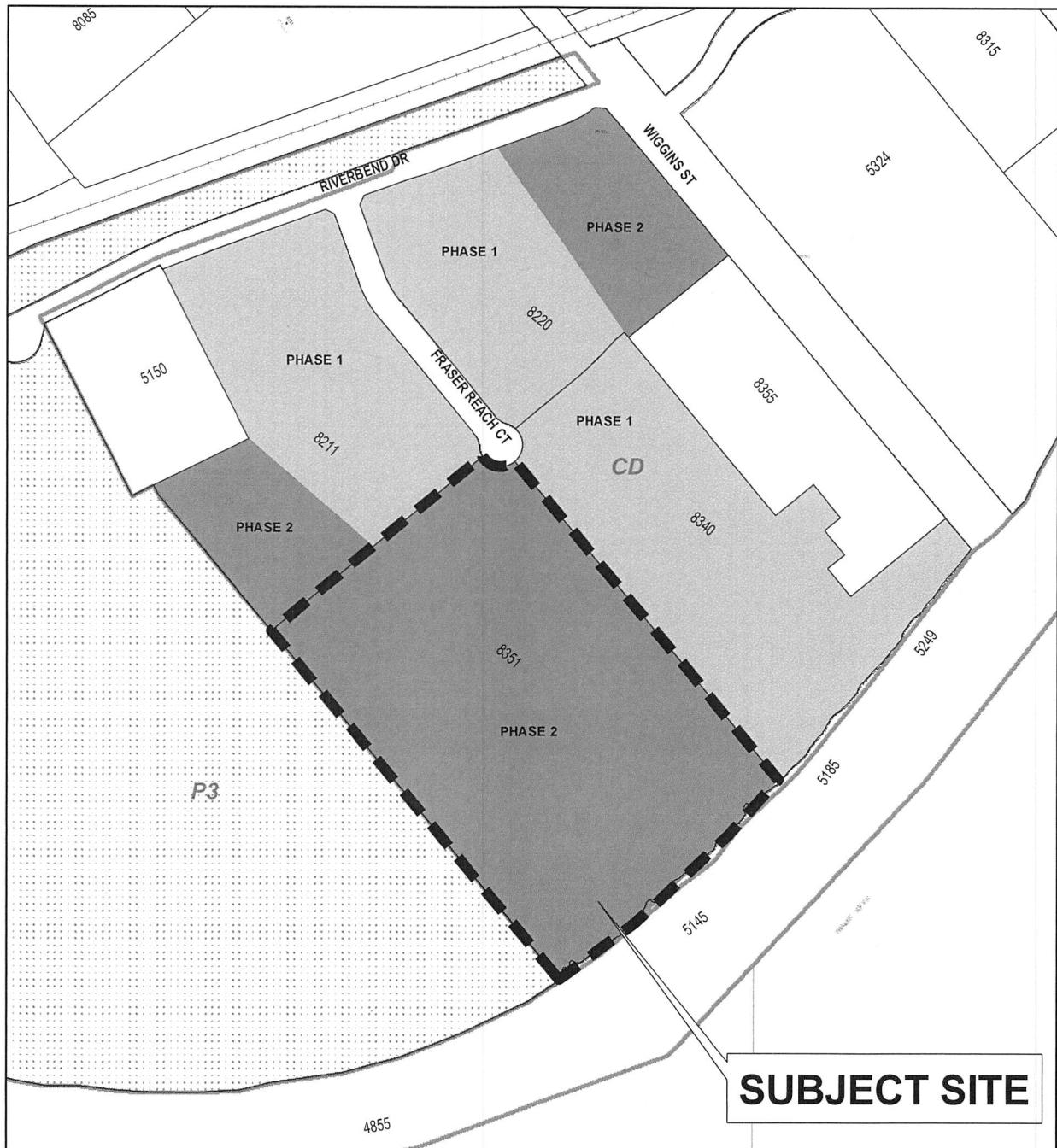
5.0 RECOMMENDATION

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.

LP

SMN:tn
Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 20 2018

SCALE:
1:5,460

DRAWN BY:
AY

REZONING REFERENCE #18-33
8351 FRASER REACH COURT



Subject Site



Park

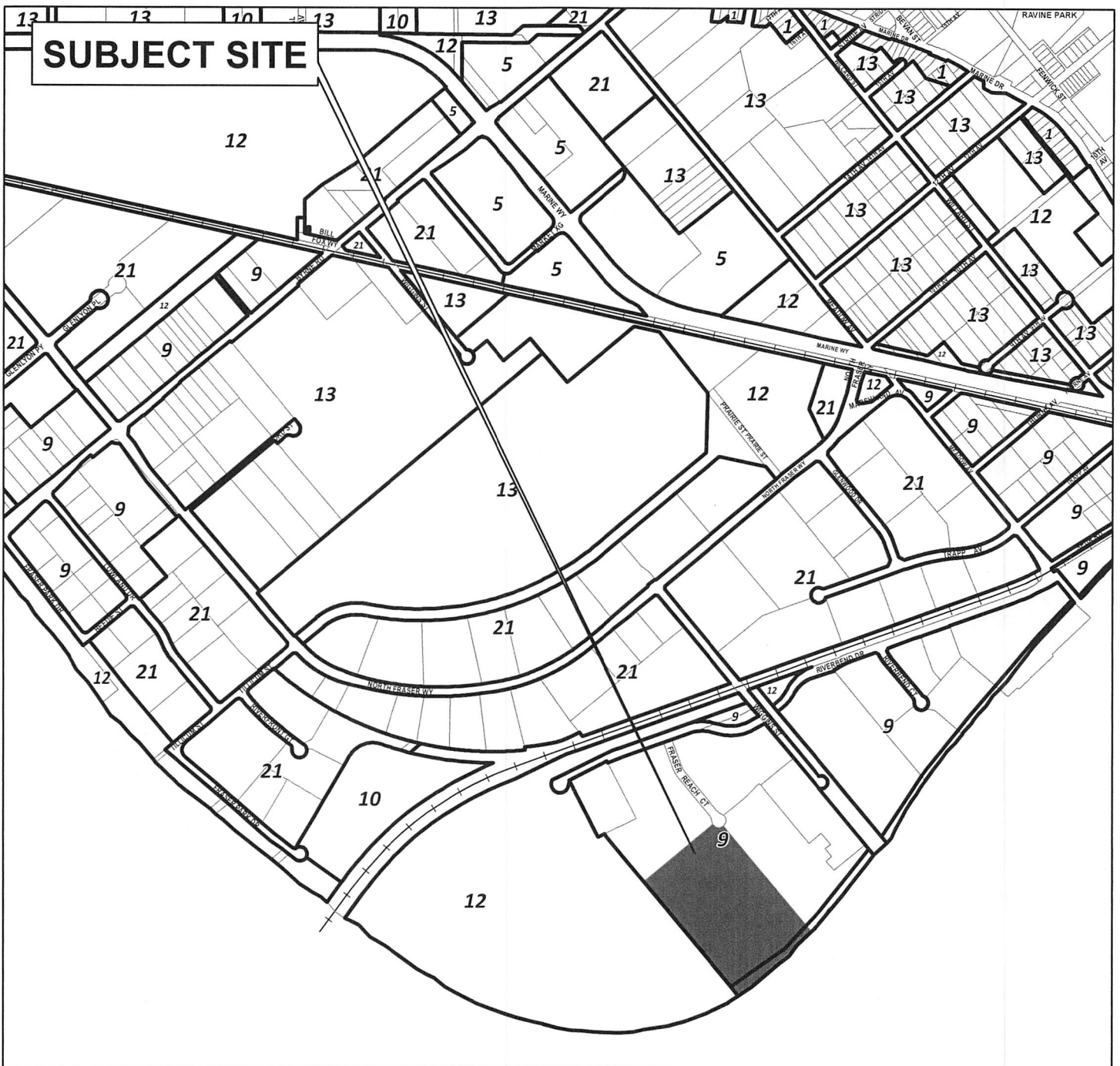


Phase 1



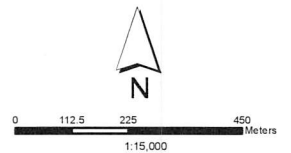
Phase 2

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.**

September 20, 2018

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

Attention: Shawn Natrasony

Re: Lot 4, Riverbend Business Park

Dear Grant,

On behalf of our client, Oxford Properties, we are making an application to re-zone Lot 4 at 8351 Fraser Reach Court as described in attached drawings to a two storey warehouse following guidelines where applicable as 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, M3 Heavy Industrial and M2 General Industrial. This multi-tenant building will represent the high quality that is fitting for the standards established with the established business parks in the Big Bend Area.

We trust this meets with your approval.

Regards,
CHRISTOPHER BOZYK ARCHITECTS LTD.

A handwritten signature in black ink, appearing to read 'Keiran Walsh' with a stylized flourish at the end.

Keiran Walsh on behalf of
Christopher Bozyk, M.A.I.B.C., M.R.A.I.