

COUNCIL REPORT

TO: CITY MANAGER 2007 February 14

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-54
Glass manufacturing facility/head office and multi-tenant office/warehouse
Big Bend Development Plan

ADDRESS: 8131 Wiggins Street

LEGAL: Lot 3 Except: Part Dedicated Road by Plan BCP4741 and Part in SRW Plan BCP8269, D.L. 167, Group 1, NWD Plan LMP2259.

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, M5 Light Industrial District and Glenwood Industrial Estates Concept Plan as guidelines and in accordance with the plan "Building 1 and 2, 8131 Wiggins Street" prepared by Christopher Bozyk Architects.)

APPLICANT: Christopher Bozyk Architects Ltd.
414-611 Alexander Street
Vancouver, B.C. V6A 1E1
(Attention: Chris Bozyk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 March 27

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 March 05 and to a Public Hearing on 2007 March 27 at 7:30 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 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.

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- c. The completion of the necessary subdivision, Subdivision Reference #04-69, and all requirements arising therefrom, including additional servicing as may be required by the Director Engineering.
- d. A stormwater management plan utilizing best management practices to the satisfaction of the Director Engineering.
- e. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Chief Building Inspector and granting of a Section 219 Covenant respecting the approved report.
- f. The deposit of the applicable GVS&DD Sewerage Charge.

REPORT

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a glass manufacturing facility and head office, as well as a multi-tenant light industrial building.

2.0 **BACKGROUND**

- 2.1 The subject site is situated within the Phase V portion of the Glenwood Industrial Estates, and is designated for business centre and industrial uses in accordance with the adopted Big Bend Development Plan (see **attached** Sketches #1 and #2). The Glenwood Industrial Estates originally comprised 38.4 hectares of vacant lands owned by Canadian National Railways Company (CNRP).
- 2.2 On 2003 April 7, Council gave Final Adoption to Rezoning Reference #99-09 which involved the phased development of CNRP's 38.4 hectare holding for high quality industrial and business centre uses based on the "Glenwood Industrial Estates Concept Plan". All of the sites within the Phase I, II, III and IV subdivisions of Glenwood Industrial Estates have been rezoned or are in the rezoning process for new development in accordance with the plan.
- 2.3 On 2006 November 20, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further more detailed report would be submitted at a later date.
- 2.4 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

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3.0 GENERAL COMMENTS

- 3.1 The subject application involves a zoning amendment for the property identified as Phase V of the Glenwood Industrial Estates. The proposed development includes the construction of a one storey glass manufacturing facility and head office with mezzanine space on the western portion of the site ("Building 1"), and a one storey multi-tenant light industrial building with mezzanine space on the eastern portion of the site fronting Wiggins Street ("Building 2"). The proposed development is consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M2 General Industrial District, the M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines.
- 3.2 Servicing for Phase V of the Glenwood Industrial Estates is being pursued under Subdivision Reference #04-69, which will provide the subject property with required City services. As part of the subject rezoning, the Director Engineering has advised that a sanitary pumped connection is also required for this lot. Vehicular access to the site is from Wiggins Street. The completion of Wiggins Street from North Fraser Way to Riverbend Drive, including separated sidewalks, urban trail, upgraded rail crossing, street trees and boulevard grassing, is being provided for under Subdivision Reference #04-69.
- 3.3 A stormwater management plan utilizing best management practices is required, to the satisfaction of the Director Engineering.
- 3.4 A detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project is a requirement of Preliminary Plan Approval for this project.
- 3.5 A geotechnical review of the subject site's soil stability to support the proposed development and registration of a Section 219 Covenant regarding the findings of the report, to the approval of the Chief Building Inspector, is required.
- 3.6 The GVS&DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per square foot of gross floor area will apply to this rezoning.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area: - 4.58 ha (11.31 acres)
- 4.2 Site Coverage: - 45.8%
- 4.3 Floor Area:

Building 1 (including mezzanines):	-	14,853.0 m ² (159,881 sq ft)
Building 2 (including mezzanines):	-	8,351.7 m ² (89,900 sq ft)
Total Floor Area Buildings 1 & 2:	-	23,204.7 m ² (249,781 sq ft)

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- 4.4 Building Height:
- | | | |
|------------|---|---------------------------|
| Building 1 | - | 10.7 m (35 feet) |
| Building 2 | - | 10.2 m (33 feet 4 inches) |

4.5 Building Use Components & Parking Required & Provided:

Building 1:

2,399.8 m ² office @ 3 per 93 m ²	-	78 spaces
12,453.2 m ² manufacturing @ 1 per 93m ²	-	134 spaces
Total Parking Building 1:	-	212 spaces

Building 2:


1,518.9 m ² office @ 3 per 93 m ²	-	49 spaces
6,832.8 m ² warehouse @ 1 per 93m ²	-	74 spaces
Total Parking Building 2:	-	123 spaces

Total Parking Required Buildings 1 & 2:	-	335 spaces
Total Parking Provided Buildings 1 & 2:	-	340 spaces

4.6 Loading Bays:

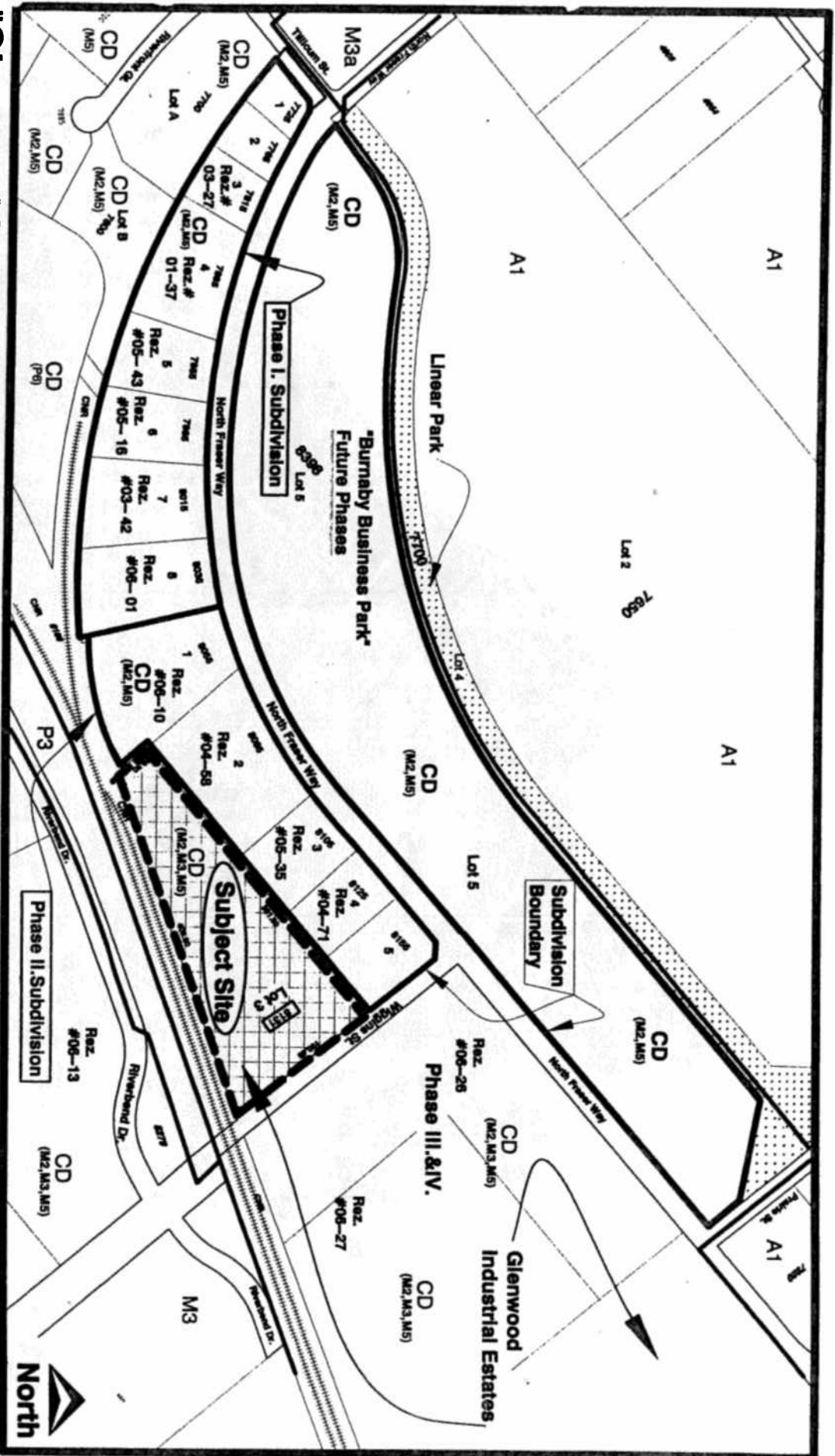
Building 1 Required:	-	6 spaces
Building 1 Provided:	-	8 spaces
Building 2 Required:	-	4 spaces
Building 2 Provided:	-	21 spaces

- 4.7 Bicycle Provisions:
- | | |
|---|---|
| - | 35 spaces (outdoor racks) |
| - | End of trip facilities,
including showers and
lockers |


B. Luksun
Director Planning and Building

KSF:gk
Attach

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Solicitor
City Clerk



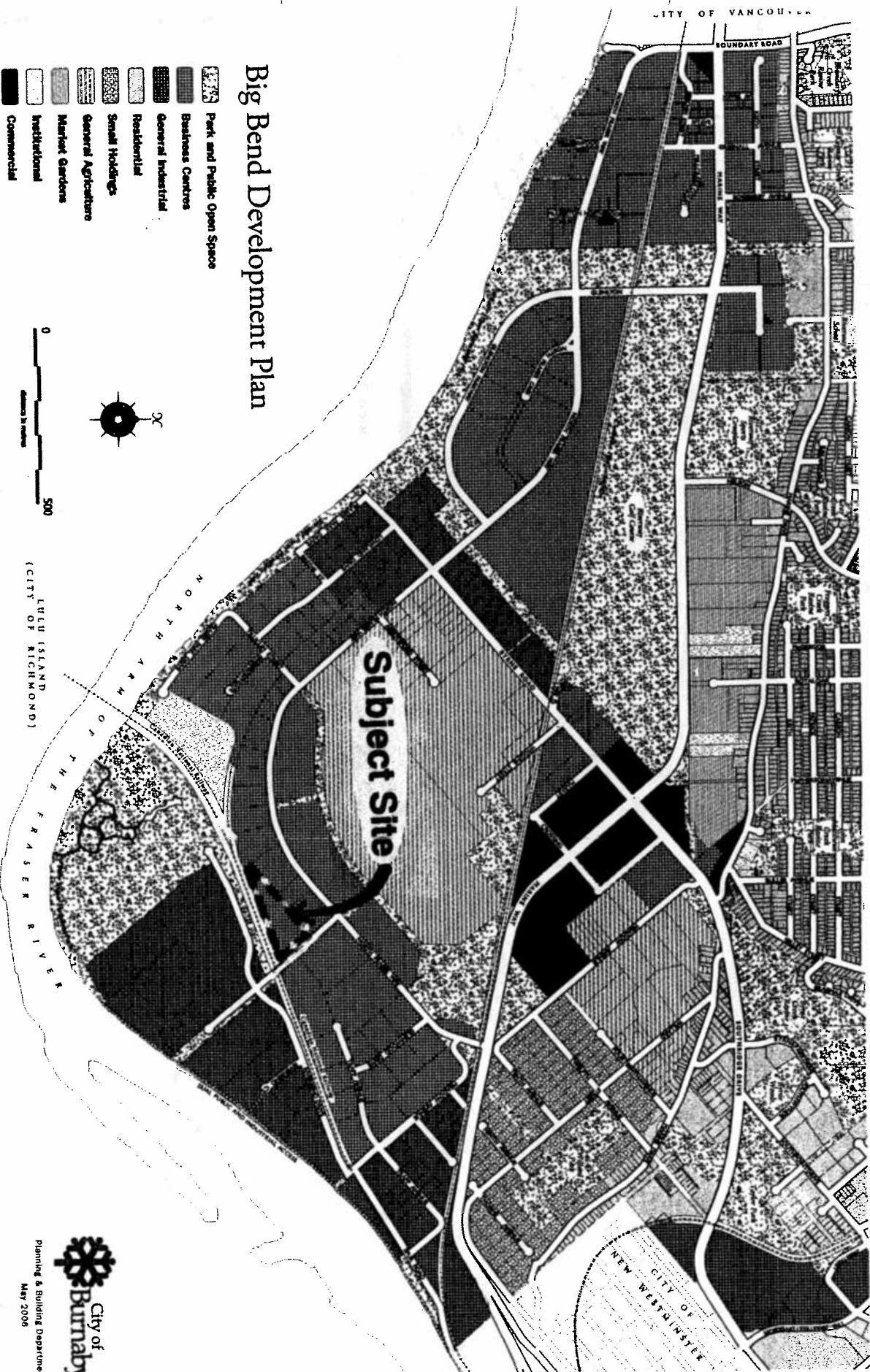
"Glenwood Industrial Estates"

Rezoning Reference # 06 -- 54 8131 Wiggins St.



City of Burnaby Planning and Building Department October 2006

Sketch # 1



Rezoning Reference # 06 -- 54 8131 Wiggins St.

Sketch # 2