

**TO:** CITY MANAGER 2007 June 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #07-01**  
**Warehouse**  
**Big Bend Development Plan**

**ADDRESS:** 5628 Riverbend Drive (See attached Sketches #1 and #2)

**LEGAL:** Lot 6, D.L. 155, Group 1, NWD Plan BCP5813

**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 and in accordance with the development plan entitled "J&R Homes" prepared by WSB Consulting Structural Engineers)

**APPLICANT:** The Beedie Group  
3030 Gilmore Diversion  
Burnaby, B.C. V5G 3B4  
(Attention: Derek Read)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2007 July 24.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 July 09 and to a Public Hearing on 2007 July 24 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- 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.
- 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 completion of Subdivision Reference #06-46.
- e. The granting of any necessary statutory rights-of-way, easements or covenants.
- f. A reciprocal access agreement is required for the proposed shared driveway access and drive aisle between the subject lot and the adjacent lot to the west, 8328 Riverbend Court.
- g. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Director Engineering, and granting of a Section 219 Covenant respecting the approved report.
- h. The granting of a Section 219 Covenant respecting flood proofing requirements.
- i. The deposit of the applicable GVS&DD Sewerage Charge.
- j. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- k. The confirmation of compliance with the Contaminated Sites Regulation and resolution of any arising requirements.

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## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a warehouse building with accessory office space.

### **2.0 BACKGROUND**

- 2.1 The subject site is located within the Big Bend area and is designated for industrial development in accordance with the adopted Big Bend Development Plan (see attached Sketch #2).
- 2.2 On 2002 January 10, Council gave Final Adoption to Rezoning Reference #99-51 which involved the phased industrial development of the 9.13 hectare (22.56 acre) property previously addressed as 5600 Riverbend Drive. The previous rezoning of this property, which includes the subject site, established Comprehensive Development guidelines for industrial development that call for M2 General Industrial District and M5 Light Industrial District uses adjacent to Riverbend Drive and water dependent, M3 Heavy Industrial District uses adjacent to the river. The rezoning also provided for public access along the portion of the property fronting the Fraser River. The public access incorporated a pedestrian walkway and riparian vegetation along the river's edge with a public access through the property from Riverbend Court to the foreshore walkway (see Sketch #1, attached).
- 2.3 On 2007 March 26, 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 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 has requested rezoning to construct a warehouse building and accessory office space. The site is proposed to be rezoned to CD Comprehensive Development District based on M2 General Industrial District, M5 Light Industrial District and the Big Bend Area Plan as guidelines. This development proposal is consistent with the land use objectives of the Big Bend Area Plan and the adopted development guidelines for the former 9.13 hectare property of which the subject site forms a part.

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- 3.2 The subject site comprises one of the six industrial lots that were created under Subdivision Reference #02-38. The site was provided with all required City services, including the construction of a new full standard cul-de-sac, Riverbend Court. However, the proposed building configuration necessitates a change to the property line shared with the adjacent property at 8328 Riverbend Court. This property line adjustment is the subject of Subdivision #06-46 which is pending final approval. A statutory right-of-way will be required to protect access to existing service connections through the property at 8328 Riverbend Court. The Director Engineering will also review the development to determine whether any further servicing requirements apply.
- 3.3 Vehicular access will be provided from Riverbend Drive and Riverbend Court. The subject property is proposed to share a driveway access and drive aisle with the adjacent lot to the west via Riverbend Court (see Sketch #1, attached). A reciprocal access agreement is required for the proposed shared access. In addition, the entire reciprocal driveway access must be constructed through the property prior to the release of the occupancy permit for the subject property.
- 3.4 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.
- 3.5 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.
- 3.6 Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project as a requirement of a Preliminary Plan Approval.
- 3.7 An on-site stormwater management system will be required, to the approval of the Director Engineering. A Section 219 Covenant to guarantee its provision and maintenance will be required.
- 3.8 The registration of a Section 219 to ensure foundations are constructed to flood proof elevations is required.
- 3.9 Due to the past use and history of the subject property, a site profile must be submitted in accordance with the requirements of the BC Contaminated Sites Regulation. Any issues arising from the submission of this profile must be addressed to the satisfaction of the Environmental Services Division.

#### 4.0 **DEVELOPMENT PROPOSAL**

- 4.1 Net Site Area: - 0.83 hectares (2.06 acres)

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|-----|---|---|---|
| 4.2 | Site Coverage:  | - | 45%   |
| 4.3 | Floor Area:   | - | 4,243.9 m <sup>2</sup> (45,682 sq. ft.)           |
| 4.4 | Building Height:  | - | 2 storeys   |
| 4.5 | Use Components & Parking Required:                                    |   |   |
|     | 3,191.21 m <sup>2</sup> (34,351 sq.ft.) storage @ 1/186m <sup>2</sup> | - | 18 spaces   |
|     | 1,052.65 m <sup>2</sup> (11,331 sq.ft.) office @ 1/46m <sup>2</sup>   | - | 23 spaces   |
|     | Total Parking Required:   | - | 41 spaces   |
|     | Total Parking Provided:   | - | 54 spaces   |
| 4.6 | Loading Bays Required:  | - | 3 spaces  |
|     | Loading Bays Provided:  | - | 8 spaces  |
| 4.7 | Bicycle Provisions:   | - | 3 spaces (indoor rack)<br>5 spaces (outdoor rack) |

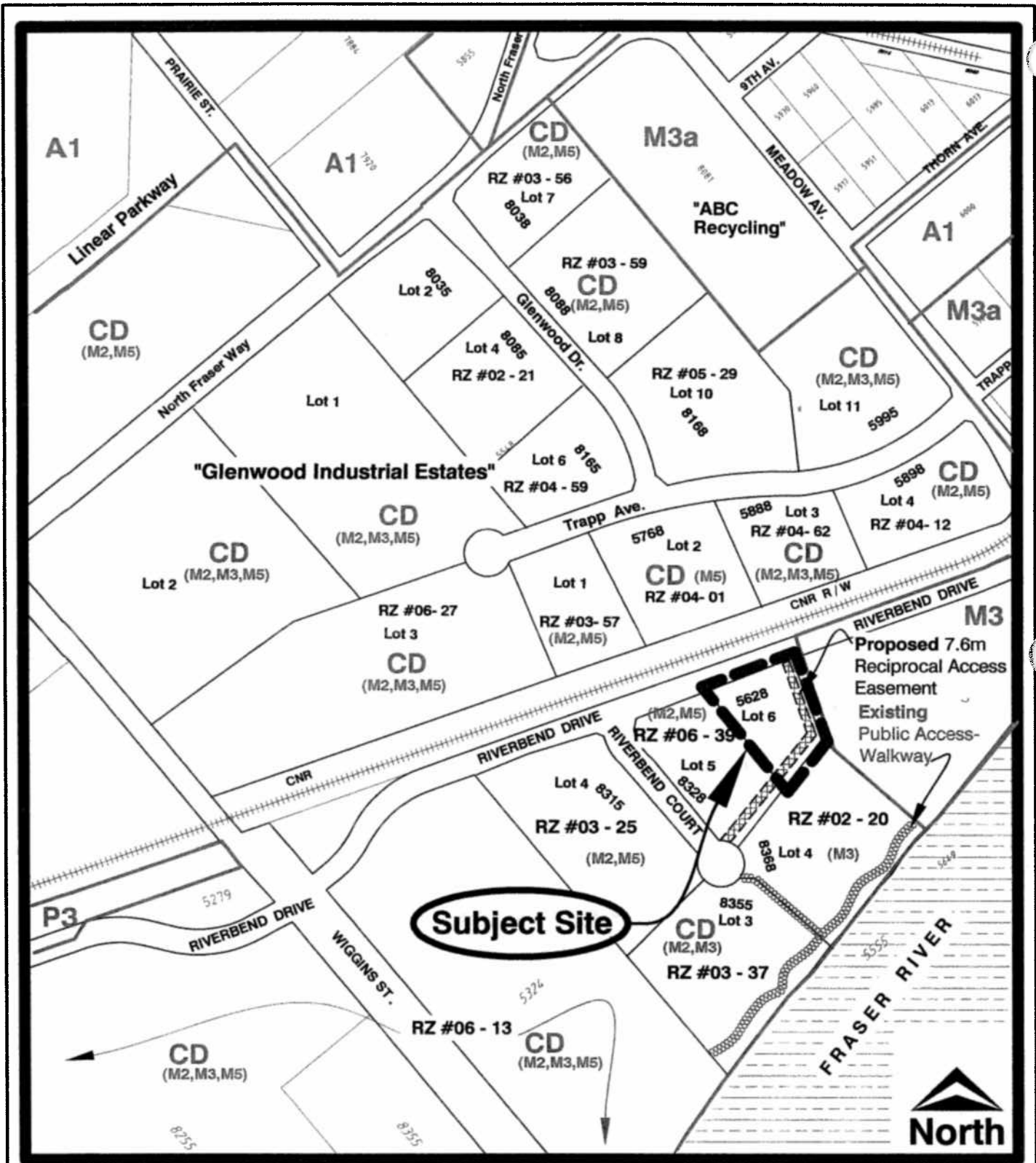


B. Luksun  
Director Planning and Building

JBS:gk  
Attach

cc: City Clerk  
City Solicitor  
Director Engineering (Att: Environmental and Development Services)

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## Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: June 2007

## REZONING REFERENCE # 07 -- 01

5628 Riverbend Drive (Lot # 6)

Sketch # 1

