

RE: REZONING REFERENCE NO. 32/88
7422 FRASER PARK DRIVE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1988 JUNE 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #32/88
LOT 36, D.L. 166A, PLAN 48494
FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(M1 TECHNICAL GUIDELINES, M5 USES)
TO: AMENDED CD COMPREHENSIVE DEVELOPMENT
DISTRICT (M1 TECHNICAL GUIDELINES, M5 USES)
7422 FRASER PARK DRIVE (SEE ATTACHED SKETCHES #1 AND #2)

RECOMMENDATION

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 June 27 and to a Public Hearing on 1988 July 19 at 7:30 p.m., and that the following be established as prerequisites to the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies 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 and constructed to the approval of the Director Engineering. 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 granting of any necessary easements.

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R E P O R T

1.0

REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a building for the storage and destruction of files and records.

2.0

BACKGROUND INFORMATION AND SUMMARY

2.1 On 1974 March 18, Council gave Final Adoption to a zoning amendment bylaw rezoning the subject property to the CD Comprehensive Development District (based on M1 District technical requirements and M5 District uses). The rezoning of this property along with the adjacent properties at the foot of Byrne Road was undertaken to accommodate the development of an industrial estate complex, while providing public access to the Fraser River foreshore and minimizing conflict between private use of the industrial properties and public use of the Foreshore Park.

2.2 Council received a report on 1988 May 24 regarding the subject rezoning application, in which this Department advised that the rezoning request is in conformance with the adopted Community Plan for the area and that the purpose of the rezoning application is to introduce the actual CD Development Plan for this specific site. At that time, Council adopted the Director Planning and Building Inspection's recommendation that staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

A suitable plan of development has now been submitted which is consistent with development concept for this area.

3.0

GENERAL COMMENTS

3.1 In order to ensure that development of the site is designed to maximize the compatibility with the adjacent Foreshore parkway as outlined in the original development concept, Council at the time of the original rezoning endorsed the utilization of the Manufacturing District (M1) technical standards and the Light Industrial District (M5) uses for this site adjacent the Fraser River Foreshore Park. The plans submitted and the proposed use are in conformance with these adopted development standards.

3.2 The submitted plan of development is for a single-storey warehouse building, with a small mezzanine for office use. As noted in the report received by Council on 1988 May 24, the purpose of the proposed building is to accommodate a company that provides storage of records and destruction of confidential files. A by product of this process is shredded paper which is baled and stored within the fully enclosed building, and shipped via sealed trailers to a recycling facility at another location. The submitted plans reflect the appropriate consideration of the environment and indicate a building design and landscaping plan which is compatible with the Fraser River Foreshore Park.

3.3 As per Section 6.18 of the Zoning Bylaw, it will be necessary to ensure that the new building will be constructed above the Fraser River flood plain level, to the satisfaction of the Director Engineering.

3.4 The Engineer will be requested to review the adequacy of the servicing of the site.

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4.0 DEVELOPMENT STATISTICS

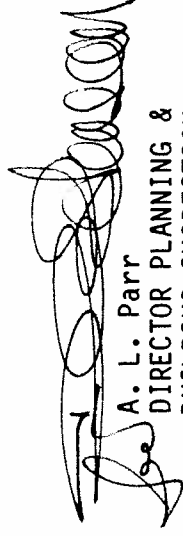
4.1	Site Area	-	4,815.5m ²	(51,836 sq. ft.)
4.2	Site Coverage Permitted	-	50%	
	Site Coverage Proposed	-	38%	(19,872 sq. ft.)
4.3	Building Area	-	1,901.2m ²	(20,466 sq. ft.)
	Building Height Permitted	-	12m	(39.37 ft.)
	Building Height Proposed	-	7.4m	(24.5 ft.)
4.4	Parking Required	-	18 Spaces	
	Parking Provided	-	19 Spaces	
4.5	Loading Required and Provided	-	2 Stalls	

4.6 **EXTERIOR FINISHES**

The proposed building will be painted concrete, with tinted glass and painted metal flashing trim.

And
 BW:ap
 attach.

cc: Municipal Clerk


 A. L. Parr
 DIRECTOR PLANNING &
 BUILDING INSPECTION

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Planning & Building Inspection Department

Date:

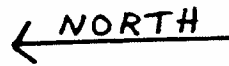
1988 June

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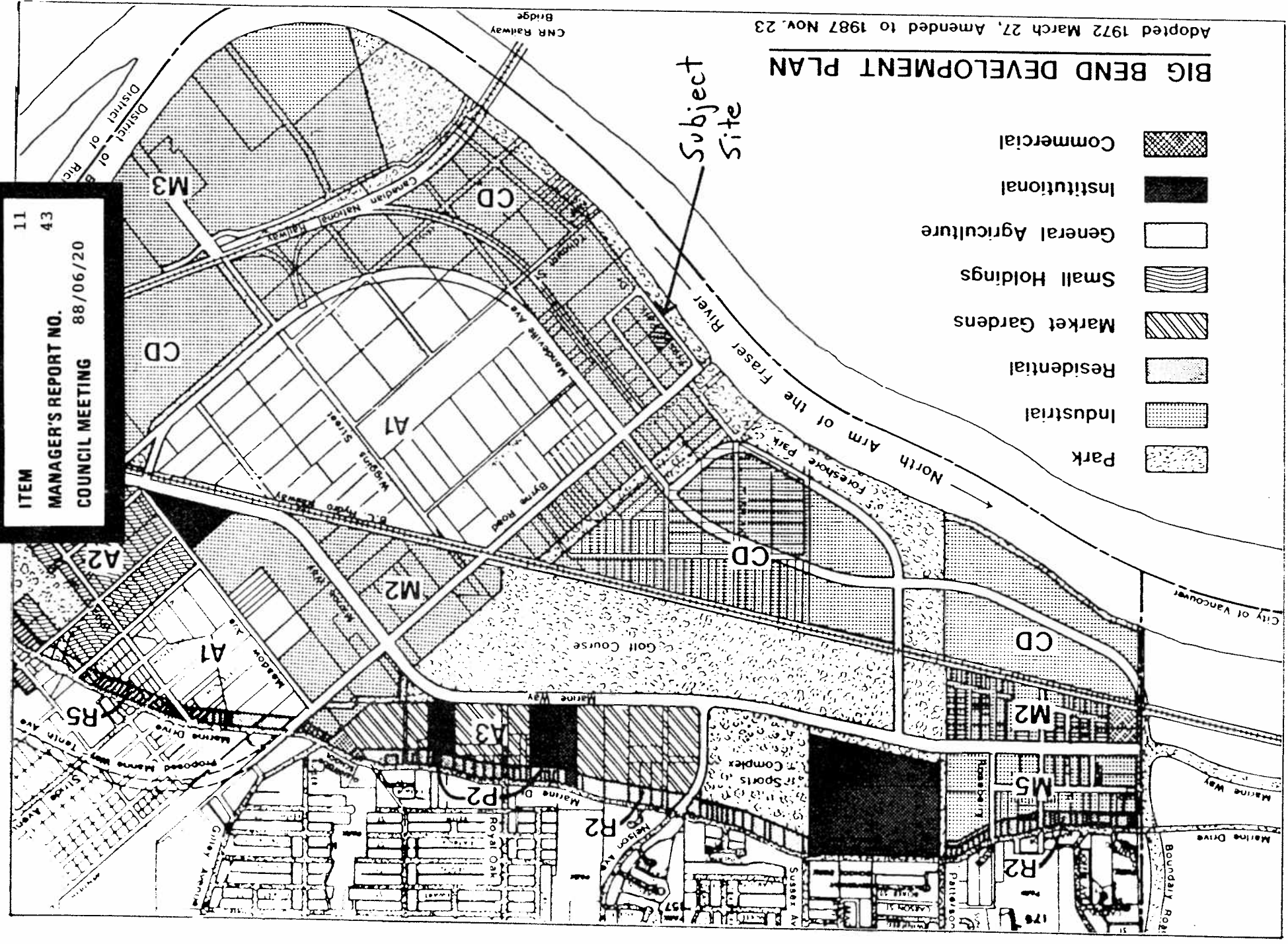
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Rezoning Reference # 32/88



Sketch # 1

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BIG BEND DEVELOPMENT PLAN
 Adopted 1972 March 27, Amended to 1987 Nov. 23

- Commercial [diagonal lines]
- Institutional [solid black]
- General Agriculture [white]
- Small Holdings [wavy lines]
- Market Gardens [diagonal lines]
- Residential [stippled]
- Industrial [dotted]
- Park [stippled]

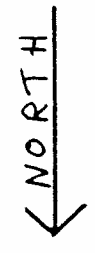
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 Building Inspection
 Department

Date
 1988 June

Scale

Drawn By:

Rezoning Reference # 32/88 133



Sketch # 2

