

RE: REZONING REFERENCE NO. 53/89  
8700 & 8790 BOUNDARY ROAD SOUTH

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION

1990 JANUARY 17

SUBJECT: REZONING REFERENCE #53/89  
8700 AND 8790 BOUNDARY ROAD SOUTH

LEGAL: D.L. 161, LOT A EXC. PART HIGHWAY  
STATUTORY RIGHT-OF-WAY PLAN 66149,  
PLAN 12611, LOT B, PLAN 12611

FROM: M2 GENERAL INDUSTRIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT  
(BASED UPON THE M5 LIGHT INDUSTRIAL DISTRICT  
AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT  
GUIDELINES AND SELECTED M2 GENERAL  
INDUSTRIAL DISTRICT USES)

(BIG BEND PLAN AREA)

(SEE ATTACHED SKETCH)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1990 February 20.

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RECOMMENDATIONS:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 January 29 and to a Public Hearing on 1990 February 20 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 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 to Municipal 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.

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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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to secure or to demolish such improvements and remove the resultant debris prior to Third Reading.

e) The consolidation of the net project site into one legal parcel.

f) The granting of any necessary easements.

g) The dedication of any rights-of-way deemed requisite.

h) The approval of the Ministry of Transportation and Highways to the rezoning application.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

## REPORT

### 1.0 REZONING PURPOSE:

1.1 The purpose of the proposed bylaw is to permit the development of a mixed use industrial, commercial and office project.

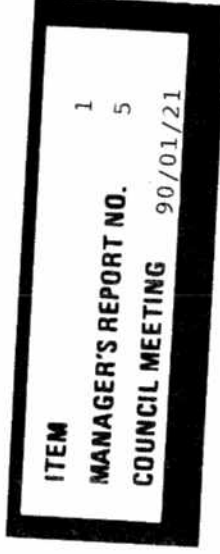
### 2.0 BACKGROUND:

2.1 Council on 1989 July 24 received the report of the Planning and Building Inspection 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 now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS:

3.1 This site is one of the primary gateway or entry points to Burnaby from Vancouver as well as a gateway via Boundary Road to the quality comprehensive development industrial parks in the Big Bend being developed by both a private developer and the Municipality. It is important therefore to provide a building and landscape setting that establishes the type of image appropriate to this key location. In keeping with the quality standards established for other similar industrial parks, parking will be carefully screened from the Marine Way and Boundary Road frontages and public views of parking, loading and service areas will also be screened. The setback areas should be landscaped to complement the buildings and any freestanding signs will have a low ground-oriented design set in the landscape.



3.2 LAND USES:

The primary land uses are to be industrial based upon the M5 Light Industrial District zone uses in the industrial buildings. Certain M2 General Industrial District zone uses such as small scale manufacturing under Sections 402.1 (3) (4) (5) and (8) of the Zoning Bylaw would be permitted in the southern building on the site if it would be demonstrated that they would be compatible with the office and other M5 uses. While the primary zoning of the site will be CD Comprehensive Development District with M5 Light Industrial District uses in the principal industrial buildings, certain designated areas of the buildings oriented primarily to Boundary Road will be designed to accommodate C1 Neighbourhood Commercial District local commercial uses. The locations will be at the west end of the buildings where uses such as restaurants and local day-to-day services to provide local facilities for the office park will be provided to a maximum area of 1,392 m<sup>2</sup> (15,000 sq. ft.) as noted on the plan.

3.3 SERVICING REQUIREMENTS:

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, the upgrading of Boundary Road plus other works related to the site.

3.4 VEHICULAR ACCESS:

Vehicle access to the site will be from Boundary Road under specified guidelines to the approval of the Municipal Engineering and Transportation staff. No access is to be provided directly from Marine Way.

3.5 REQUIRED ROADWAY DEDICATIONS:

A road widening for the provision of left-turn lanes related to Boundary Road will be required. Any further needs, for example, the Ministry of Highways requirements, will also need to be met.

3.6 EASEMENTS:

Any necessary easements for services and other purposes are to be provided.

3.7 ENTRANCE TO BURNABY SIGN:

This site occupies a major entrance location to Burnaby from Vancouver along Marine Way. This is considered a prime site for a landscaped Burnaby entrance sign. It is proposed that an area approximately 7.62 m (25 ft.) by 36.5 m (120 ft.) be provided as an easement area for this purpose. The landscaping of this area will be complementary to the building and the site. This project will be co-ordinated by the Parks and Recreation Department.

3.8 MINISTRY OF HIGHWAYS:

As this site abuts Marine Way, the Ministry's approval to the rezoning is required.

3.9 LANDSCAPE BUFFERS:

In order to provide for the partial restoration of the historic natural tree cover in the Big bend area and to provide for the planting of trees around the perimeter and within the site, landscape areas along Marine Way (with a 1.5 m berm) of 9.1 m (30 ft.) and 6.1 m (20 ft.) along Boundary Road will be provided. Along the south and east property lines, 1.8 m (6 ft.) landscape strips will be provided to accommodate tree planting. In addition, landscaping and tree planting near the buildings and in the parking area will be provided.

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3.10 SIGNAGE:

A comprehensive sign plan for both the industrial and commercial elements will be provided that will be low-scale and in keeping with contemporary industrial/office park standards.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Gross Site: 1.65 ha. (4.05 acres) approximately
- Net Site: 1.65 ha. (4.05 acres) subject to entry sign dedication, Ministry of Highways requirements and final surveys.
- Site Coverage: Approximately 30% (subject to final survey).

4.2 Floor Area Ratio approximately: 0.50 (subject to final site area confirmation)

4.3 Building Mix:

BUILDING A (NORTH) TWO FLOORS:

- Office: 2,211.0 m<sup>2</sup> (23,800 sq. ft.)
- Warehouse/Industrial: 743.0 m<sup>2</sup> ( 8,000 sq. ft.)
- C1 Restaurant: 622.4 m<sup>2</sup> ( 6,700 sq. ft.)

BUILDING B (SOUTH) TWO FLOORS:

- Office: 473.0 m<sup>2</sup> (5,100 sq. ft.)
- Warehouse/Industrial: 1,105.5 m<sup>2</sup> (11,900 sq. ft.)
- C1 Uses: 771.0 m<sup>2</sup> ( 8,300 sq. ft.)

**TOTAL AREA OF BUILDINGS: 7,590.0 m<sup>2</sup> (81,700 SQ. FT.)**

4.4 Parking Ratio:

- C1 uses required @ (1/495.16): 30.3 Required
- Offices @ (1/495.16): 94.5
- Warehouse @ (1/2002.15) 9.9
- TOTAL 134.7**

Total parking provided: 229.0 parking spaces

Ratio: 1/357 sq. ft.

Loading provided: 9 bays

(All loading is to be screened from street view)

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4.5 Exterior Materials: Finishes will include glass, concrete and stucco.

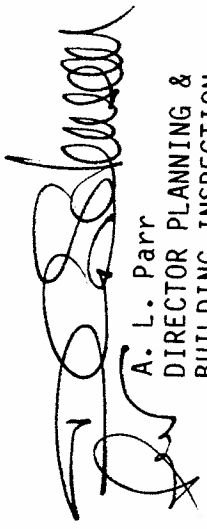
4.6 COMPREHENSIVE SIGN PLAN:

A comprehensive sign plan is required.

*AP*  
BR:ap

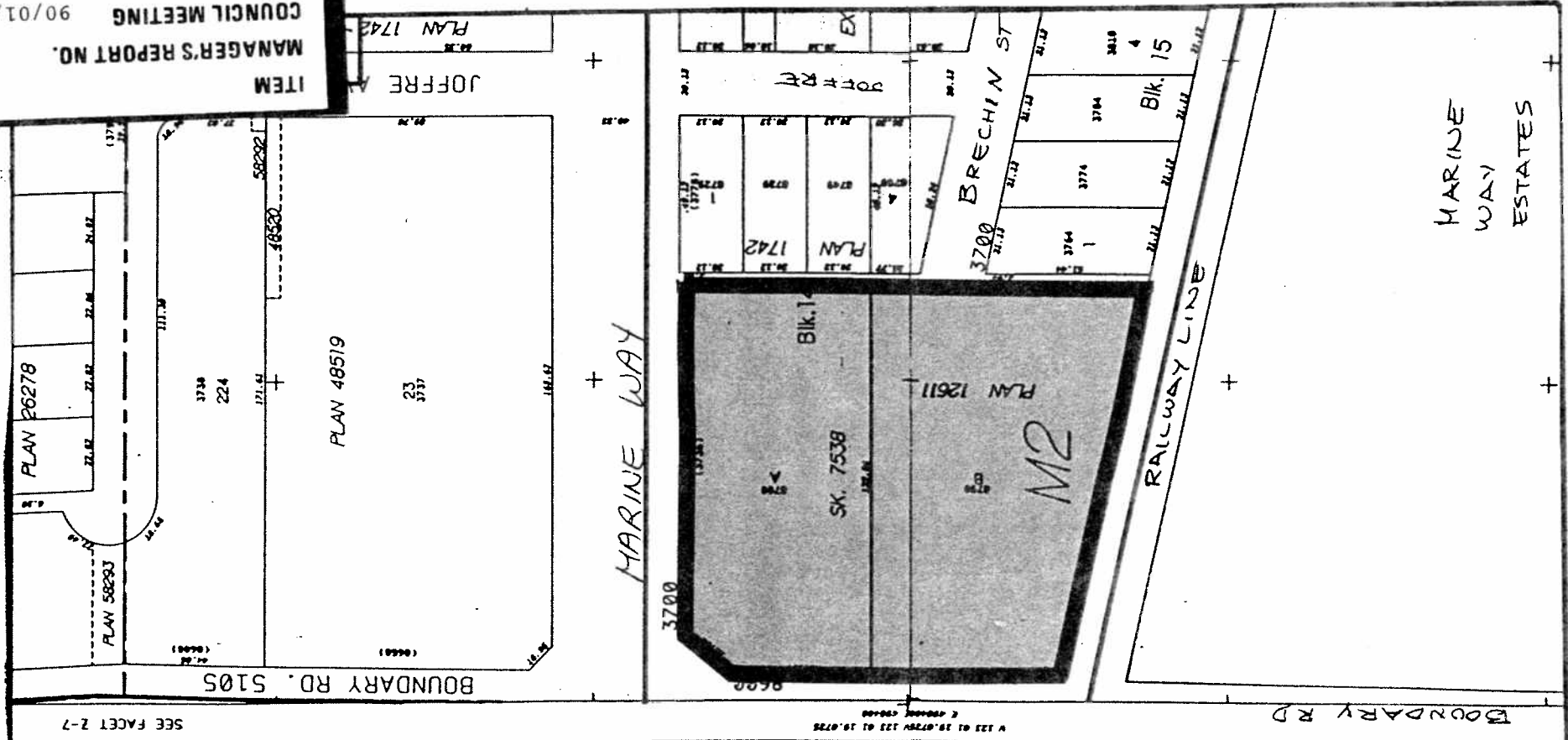
Attachments

cc: Municipal Clerk

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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VANCOUVER

LUMBER HILL  
 MC/BLADEL



Burnaby Planning Department

**REZONING REFERENCE #32/85**

EXISTING ZONING: M2

Date

1989 JULY

Scale

1:2000

Drawn By



subject lot

SKETCH # 1