

ITEM	22
MANAGER'S REPORT NO.	39
COUNCIL MEETING	91/06/17

TO: MUNICIPAL MANAGER 1991 JUNE 12

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #43/88
8822 BOUNDARY ROAD (WEST PORTION)
PORTION OF PARCEL "32", D.L. 161, GROUP 1,
REF. PLAN 64297, N.W.D.

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON M5/M2 DISTRICT GUIDELINES)

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON M5/M2 DISTRICT USE AND DENSITY, AND
IN ACCORDANCE WITH THE DEVELOPMENT PLAN
ENTITLED "MARINE WAY BUSINESS CENTRE - PHASE III,
PREPARED BY CHANDLER, KASIAN, KENNEDY ARCHITECTS LTD).

PURPOSE: To seek Council authorization to forward this application to
a Public Hearing on 1991 July 23.

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RECOMMENDATIONS:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1991 July 08 and to a Public Hearing on 1991 July 23 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.
 - 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.
 - e) The dedication of any rights-of-way deemed requisite.

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

REPORT

1.0 REZONING PURPOSE:

- 1.1 The purpose of the proposed rezoning bylaw amendment is to provide for the development of two office/warehouse light manufacturing buildings.

2.0 BACKGROUND:

- 2.1 On 1988 May 24, Council authorized staff to work with the applicant in the preparation of a plan of development suitable for presentation to a Public Hearing. The applicant now wishes to proceed with the project and has submitted a plan for a light industrial development that is in keeping with the Big Bend Development Plan.

A plan of development suitable for presentation to a Public Hearing has been prepared.

3.0 GENERAL COMMENTS:

3.1 SITE OBSERVATIONS:

This site is located near the south end of Boundary Road between the proposed Big bend industrial loop road and the Railway right-of-way. The site is flat and presently vacant. The lands to the north are vacant and are proposed for development for commercial and industrial use (Rezoning Reference #53/89). The site to the east has been developed as a light industrial site, while to the west in Vancouver, there is a large sawmill operation. The site to the south has been developed for an office/industrial complex. The site lies in a prominent location at the western gateway to the Fraser Park Drive light industrial areas, approximately 150 meters north of the Fraser River.

3.2 SERVICING REQUIREMENTS:

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site.

3.3 ROAD DEDICATIONS OR EASEMENTS:

Any necessary road dedications or easements are to be provided.

3.4 MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL:

The approval of the Ministry of Transportation and Highways is required due to the proximity of the site to Marine way.

3.5 LANDSCAPE CONDITION:

The site has been filled as it is within the area of the Fraser River floodplain. In keeping with the prominence of the site, a well developed landscape plan has been prepared to assist in the restoration of the site.

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3.6 LAND USE DEVELOPMENT GUIDELINES:

The site is to be developed with a mix of office, warehouse and light industrial use. The M5 zone guidelines are to regulate the development standards and building sizes while M2 uses that are not exposed from Fraser Park Drive will be permitted. This is consistent with the overall area guideplan described in Rezoning Reference #38/87.

4.0 DEVELOPMENT PROPOSAL:

4.1	Gross Site:	2.34 ha (5.78 acres)
	Net Site:	2.34 ha (5.78 acres)
	Site Coverage:	Permitted - 50%
		Provided - 40%
4.2	Floor Area	
	Total Gross:	5,367 m ² (57,775 sq. ft.)

BUILDING "A"
AREA:

Ground Floor Warehouse:	3,177 m ² (34,200 sq. ft.)
Ground Floor Office:	1,254 m ² (13,500 sq. ft.)
Second Floor Office:	1,217 m ² (13,100 sq. ft.)
GROSS FLOOR AREA:	5,648 M ² (60,800 SQ. FT.)

BUILDING "B"
AREA:

Ground Floor Warehouse:	2,680 m ² (28,850 sq. ft.)
Ground Floor Office:	1,373 m ² (14,775 sq. ft.)
Second Floor Office:	1,314 m ² (14,150 sq. ft.)
GROSS FLOOR AREA:	5,367 M ² (57,750 sq. ft.)

**TOTAL FLOOR AREA -
 BOTH BUILDINGS: 11,015 M² (118,575 SQ. FT.)**

4.3 PARKING:

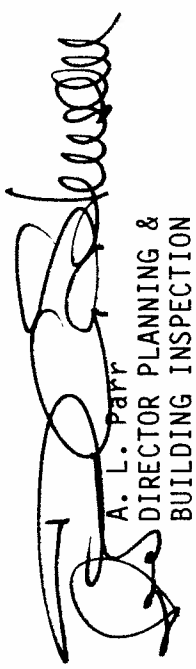
Office:	55,525 sq. ft. @ 1:495.16 = 112.14
Warehouse/ Manufacturing:	55,850 sq. ft. @ 1:1001.08 = <u>55.76</u>
	Required = 168.00 spaces
	Provided = 204.00 spaces

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4.4 EXTERIOR MATERIALS:

Materials proposed include painted concrete panels and aluminium store front glazing.

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A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

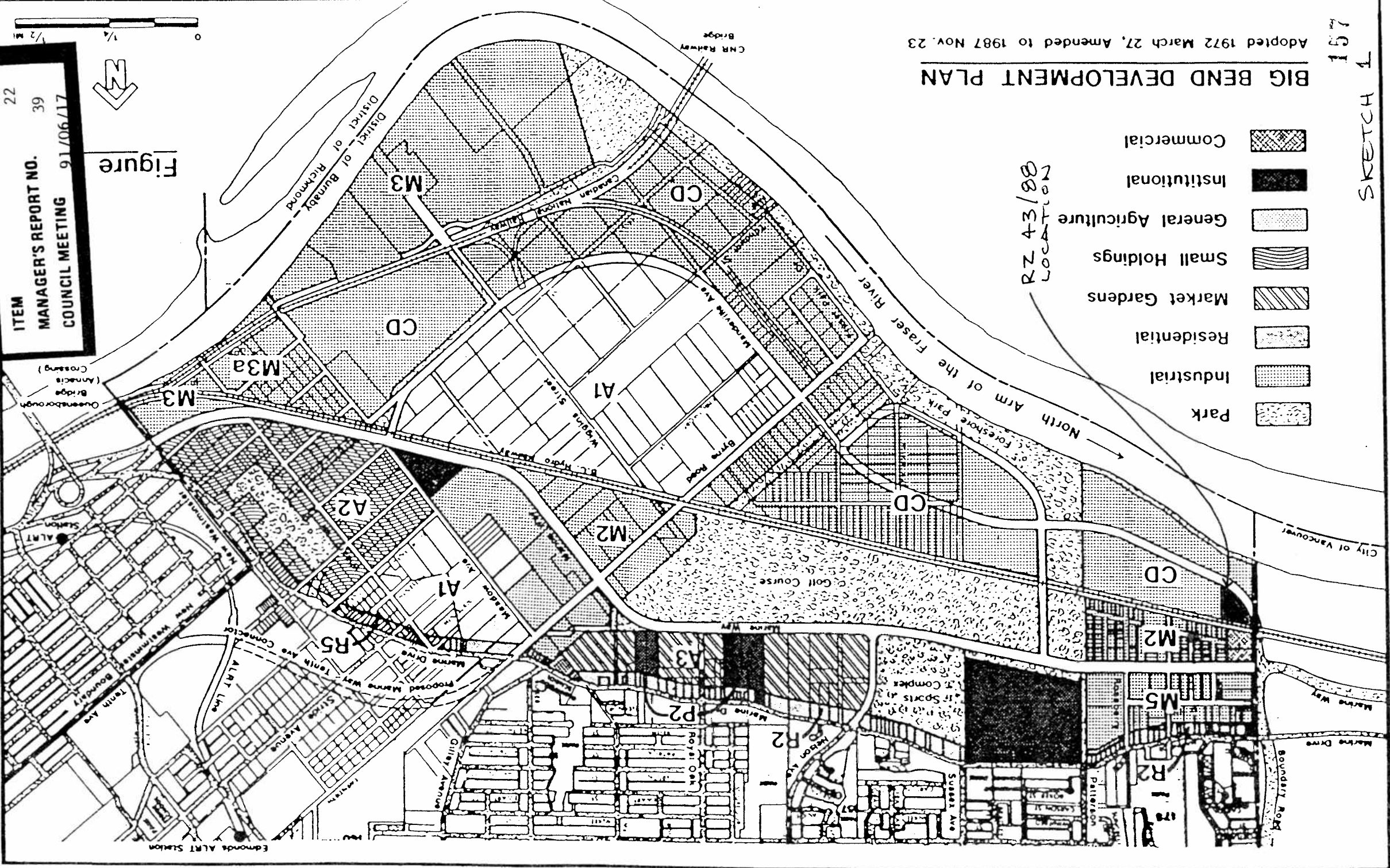
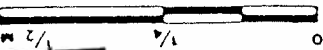
And
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Attach.

c.c. Municipal Clerk

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Figure



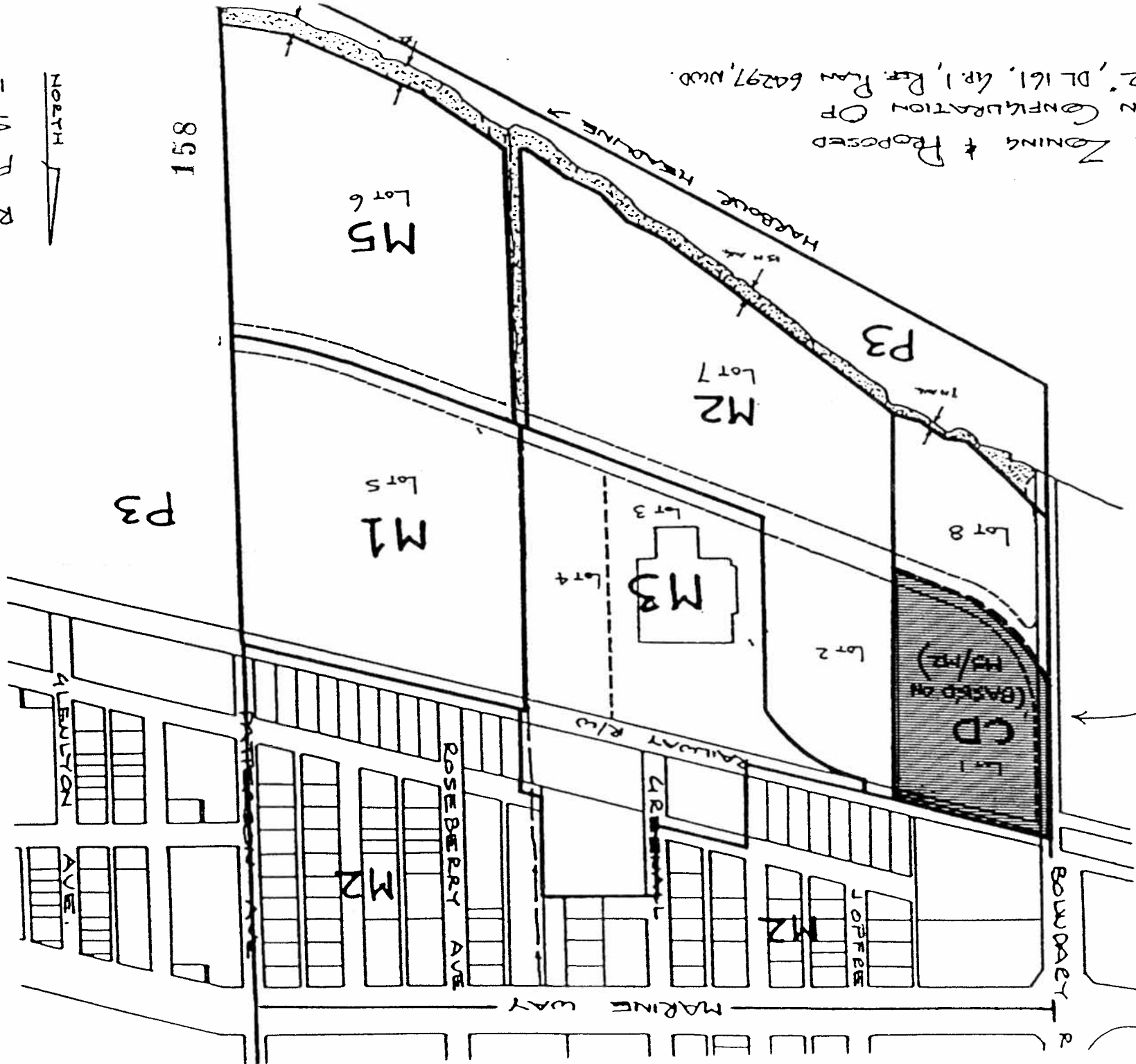
- Park
- Industrial
- Residential
- Market Gardens
- Small Holdings
- General Agriculture
- Institutional
- Commercial

RZ 43/88
 Location

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

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RZ 43/88
 FIGURE 1
 SCALE 1" = 400'
 1988 MAY 03



EXISTING ZONING & PROPOSED
 SUBDIVISION CONFIGURATION OF
 PARCEL 32, DL 161, AP 1, RZ Plan 64297, NUD.

EXISTING CD TO
 AMENDED CD 2
 (RZ 43/88)

SKETCH 2
 RZ 43/88