

ITEM
MANAGER'S REPORT NO. 26
48
COUNCIL MEETING 91/08/19

TO: MUNICIPAL MANAGER 1991 AUGUST 14

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #23/91
7432 FRASER PARK DRIVE (SEE ATTACHED SKETCHES #1 AND #2)
LOT 37, D.L. 166 "A", PLAN 48494

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON M1 MANUFACTURING DISTRICT TECHNICAL
GUIDELINES AND M5 LIGHT INDUSTRIAL DISTRICT USES)

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON M1 MANUFACTURING DISTRICT TECHNICAL
GUIDELINES, M5 LIGHT INDUSTRIAL DISTRICT USE AND
IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED
"PROPOSED MULTI-TENANCY COMPLEX AT 7432 FRASER PARK
DRIVE" PREPARED BY RAMSAY DESIGN)

PURPOSE: To seek Council authorization to forward this rezoning to a
Public Hearing on 1991 September 24.

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RECOMMENDATION:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1991 September 03 and to a Public Hearing on 1991 September 24 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 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.

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R E P O R T

1.1 The purpose of the proposed rezoning bylaw amendment is to permit the development of a multi-tenant industrial building. 286

1.0 REZONING PURPOSE:

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 1991 July 22 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 the 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 M1 Manufacturing District technical standards and the M5 Light Industrial District uses for this site adjacent the Fraser River Foreshore Park. The plans submitted and the proposed uses are in conformance with these adopted standards.

3.2 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.

3.3 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 provision of street trees and a sidewalk, with the sidewalk able to function as a bus pad if transit service is provided on Fraser Park Drive and a bus stop is located in front of the subject site.

The sidewalk will be provided in accordance with Council direction given on 1991 July 22 regarding this rezoning. Monies in trust will be collected for the future provision of the sidewalk, with the appropriate construction standard to be determined in conjunction with the current review of the Burnaby Conceptual Transportation Plan.

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4.0 DEVELOPMENT PROPOSAL:

4.1 The submitted plan of development is for a multi-tenant industrial building, with the front portion of the building having two storeys and the rear portion one storey. The building's principal occupant will be B.C. Comfort Air Conditioning Limited, which is an office/warehouse/distribution use, with the remainder of the tenant spaces to be occupied by other permitted M5 District uses.

4.2 Site Area: 5,186.2 m² (55,826 sq. ft.)

Site Coverage Permitted: 50%

Site Coverage Proposed: 39%

4.3 Floor Area: 2,970 m² (31,980 sq. ft.)

Building Height Permitted: 12.0 m (39.37 ft.)

Building Height Proposed: 8.8 m (29 ft.)

4.4 Parking Required: 47 spaces

Parking Provided: 60 spaces

4.5 Loading Required: 3 spaces

Loading Provided: 4 spaces

4.6 Exterior Materials and Finishes:

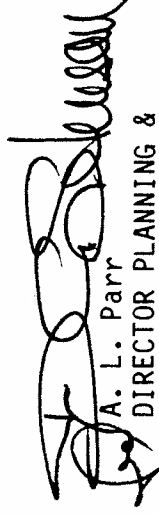
The proposed building will include tilt up concrete panels, blue tint glass and pre-painted metal flashing.

AWP

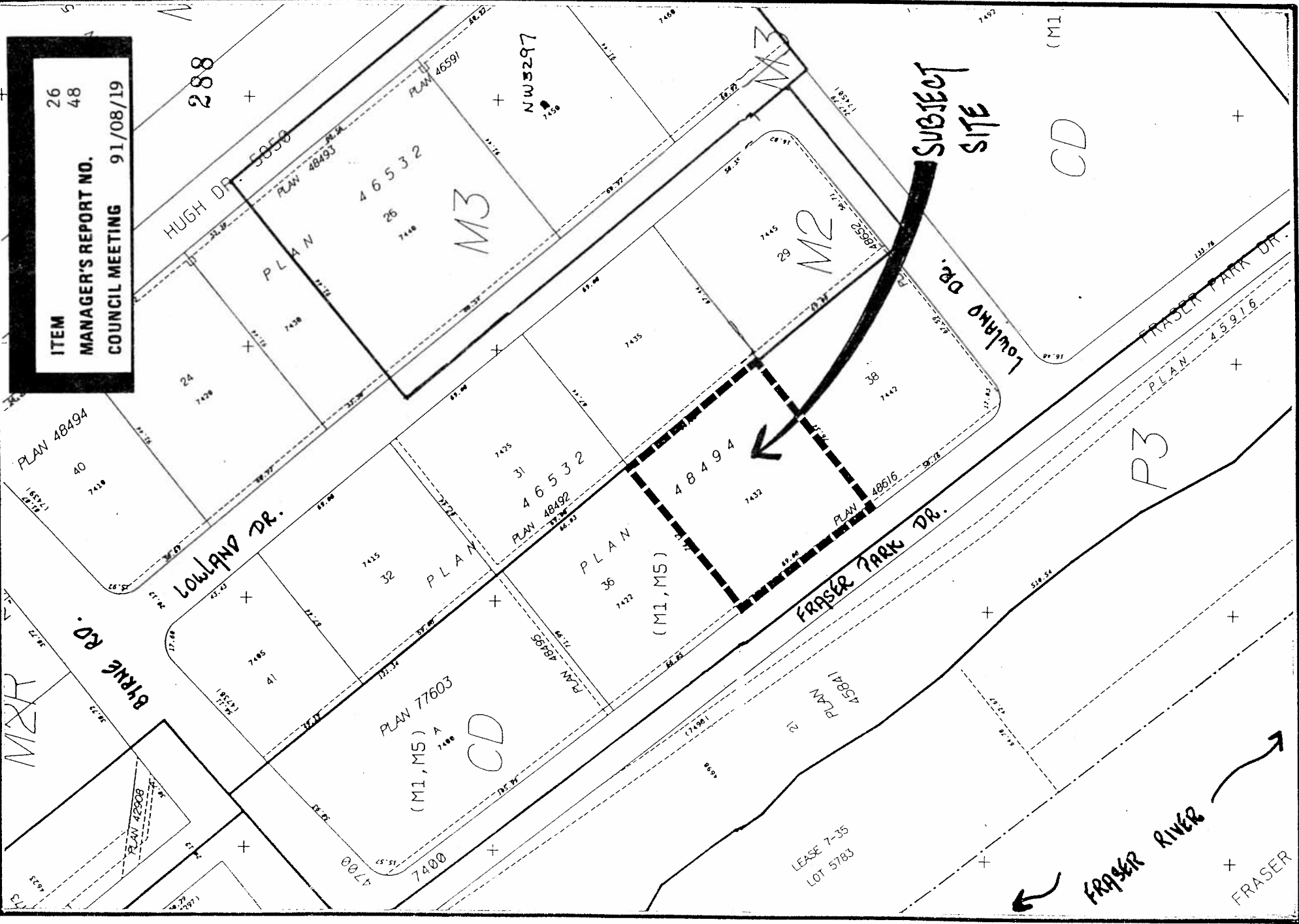
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Attach.

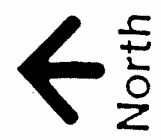
cc. Municipal Clerk



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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North



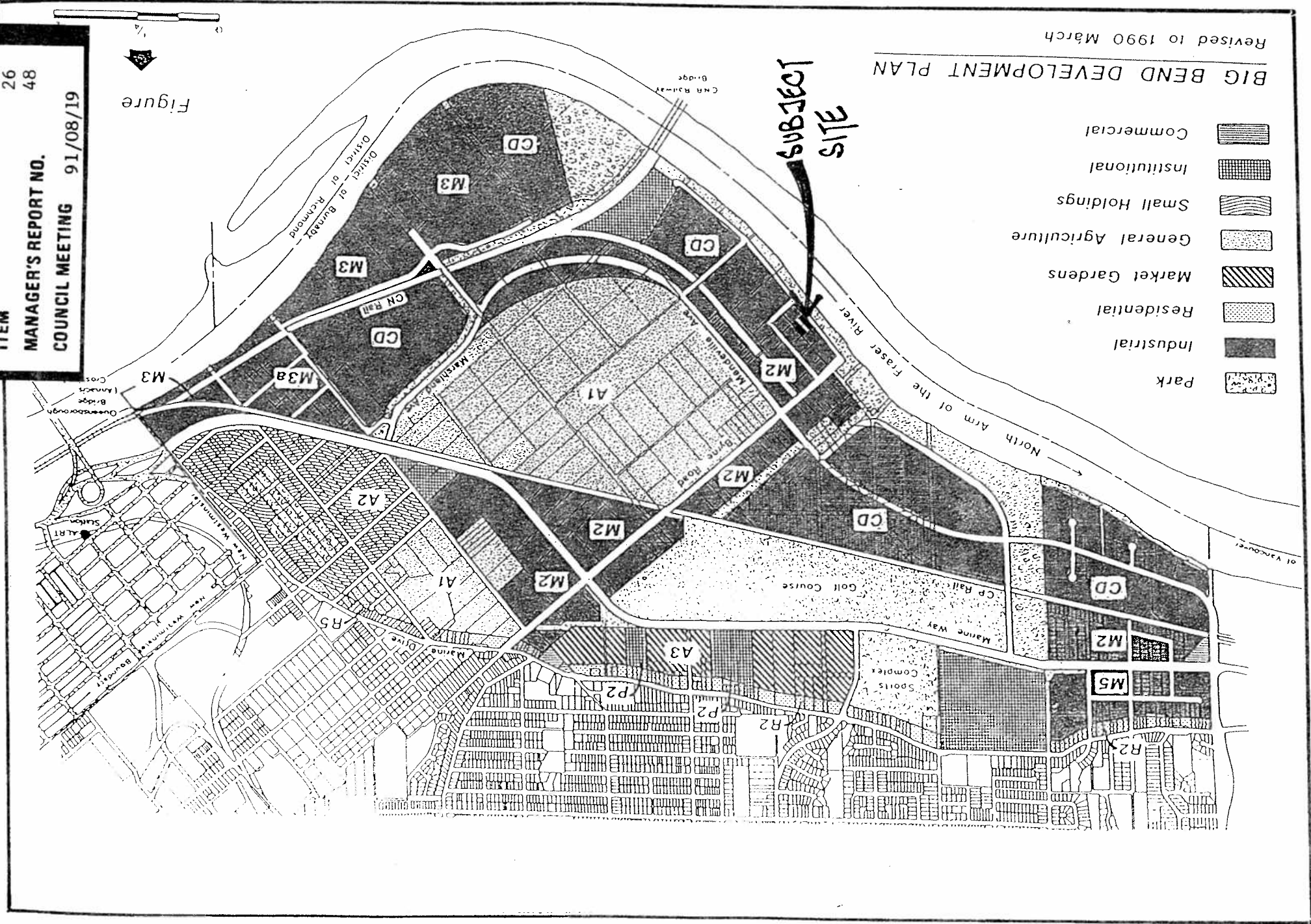
REZONING REFERENCE # 23/91

Sketch #1

Date:	July 1991
Scale:	1:2000
Drawn By:	J.P.C.

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Figure



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

Revised to 1990 March
 BIG BEND DEVELOPMENT PLAN



City of Burnaby
 Planning &
 Building Inspection
 Department

Date:

JULY 1991

Scale:

N.1.S.

Drawn By:

J.P.C.

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REZONING REFERENCE # 22/91

Sketch # 2

