

ITEM 23
MANAGER'S REPORT NO. 49
COUNCIL MEETING 93/08/26

TO: CITY MANAGER 1993 AUGUST 17
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #13/93

WAREHOUSE/MANUFACTURING DEVELOPMENT

ADDRESS: PORTION OF 2225 DOUGLAS ROAD
(SEE ATTACHED SKETCHES #1 AND #2)

LEGAL: PORTION OF LOT 1, EXC. PARCEL A, (BYLAW PLAN
86886), D.L. 125, GROUP 1, N.W.D. PLAN 70850

FROM: M6 TRUCK TERMINAL DISTRICT

TO: M2 GENERAL INDUSTRIAL DISTRICT

APPLICANT: DOUGLAS INDUSTRIAL PROJECTS CORP.
5367 KINGSWAY
BURNABY, B.C. V5H 2G1
ATTENTION: K.R. BEEDIE, PRESIDENT

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1993 September 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1993 September 07, and to a Public Hearing on 1993 September 28 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) 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 City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the

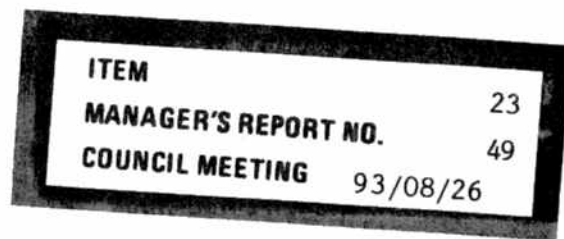
completion of all requisite services.

- b) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and the point of connection to the existing service where sufficient facilities are available to serve the development.
- c) The submission of an undertaking to remove all existing improvements from City property and dedicated road right-of-way such as encroaching parking areas within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
- d) The granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) Completion of a subdivision creating a minor adjustment of the property boundary along the new road with no change to net site area, and to dedicate City property as road right-of-way, as outlined in Section 3.2 of this report.
- h) Provision of a study regarding any possible contamination of the site due to previous uses and appropriate remediation measures, to the approval of the Ministry of Environment, Lands and Parks and City Environmental Health Services.
- i) The submission of a suitable engineered design for an approved on-site sediment control program.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit industrial warehouse/manufacturing development.



2.0 BACKGROUND

- 2.1 The subject site is located within an established industrial area which is located within the current Brentwood Town Centre Study area (see attached Sketch #2). Continued industrial use of this area is, however, contemplated.
- 2.2 The area for which rezoning has been requested forms part of the southern portion of a legal parcel which is bisected by a City-owned property which was acquired in 1990 for future (Dawson-Juneau Street connector) road construction as illustrated on attached Sketch #1.

The portion of the parcel north of the road alignment is zoned M2 General Industrial District and was recently developed for industrial office use. The portion of the parcel south of the road alignment is zoned M6 Truck Terminal District. The western part of this portion of the parcel was recently developed for Purolator Courier. The northern part of the eastern part of the south portion of the parcel is occupied by an older crossdock building which is to be retained, while the southern part, which is generally undeveloped, comprises the area for which M2 rezoning has been requested.

- 2.3 The two newer buildings on the site were approved by Preliminary Plan Approval under the existing zoning in 1990. The proposed development as originally set out at that time would have conflicted with the road alignment planned through the site. When staff informed the applicant of the proposed alignment, he revised his site plan accordingly and offered the lands required for road purposes for sale to the City. In the staff report recommending negotiations for acquisition, it was noted that if a change in zoning or a subdivision of the land had been involved at that stage, the dedication and construction of the road through the property would have become the responsibility of the applicant. As the contemplated development did not require either rezoning or subdivision procedures, however, the Municipality was not able to require the developer to dedicate or construct the road as a condition of his development. Council agreed to authorize negotiations, and subsequently an area of 2,025 m (21,798 sq.ft.) shown on Sketch #1, was purchased from the applicant by Burnaby in September 1990.

Portions of the site were indeed developed under the existing zoning with temporary service connections, driveways, and parking areas located on the future road alignment.

- 2.4 Council on 1993 May 17 received the report of the Planning & 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 to confirm the dimensions of the specific area to be rezoned, with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted the required schematic site plan defining the area to be rezoned, and this report is being submitted to recommend that the subject rezoning proceed to a Public Hearing.


3.0 GENERAL COMMENTS

- 3.1 The proposed rezoning is considered supportable as providing for upgrading of an established industrial area.
- 3.2 Vehicular access to the proposed development will be from the new road. Construction of the new road will also involve replacement of existing interim driveways and services on the road alignment by permanent driveways and service connections. A parking area encroaching on road right-of-way will be removed, and previously planned front yard landscaping will be installed on the property adjacent to the new road. A subdivision is required to dedicate the city-owned property bisecting the subject property as road, and to accomplish a minor property line adjustment to accommodate a separated sidewalk on the north side of the new road. This property adjustment involves a minor 1.2m tapering road dedication from the north portion of the property and a corresponding small addition of City property to the south portion of the property, and will not result in any change to the overall property's net site area.
- 3.3 An estimate of required servicing costs will be obtained from the Director Engineering. This will include but not necessarily be limited to construction of the new road through the site to 15.2 m width with street lighting and separated sidewalks, construction of Douglas Road to a 14m standard with street lighting and abutting sidewalk adjacent to the subject parcel, and any necessary water and sewer services.
- 3.4 The applicant has informed the Planning Department that in his opinion there should be no off-site servicing requirements for the proposed rezoning as it is from one industrial district to another. In his opinion, the City should pursue construction of the planned road at a future date. In Planning staff's view,

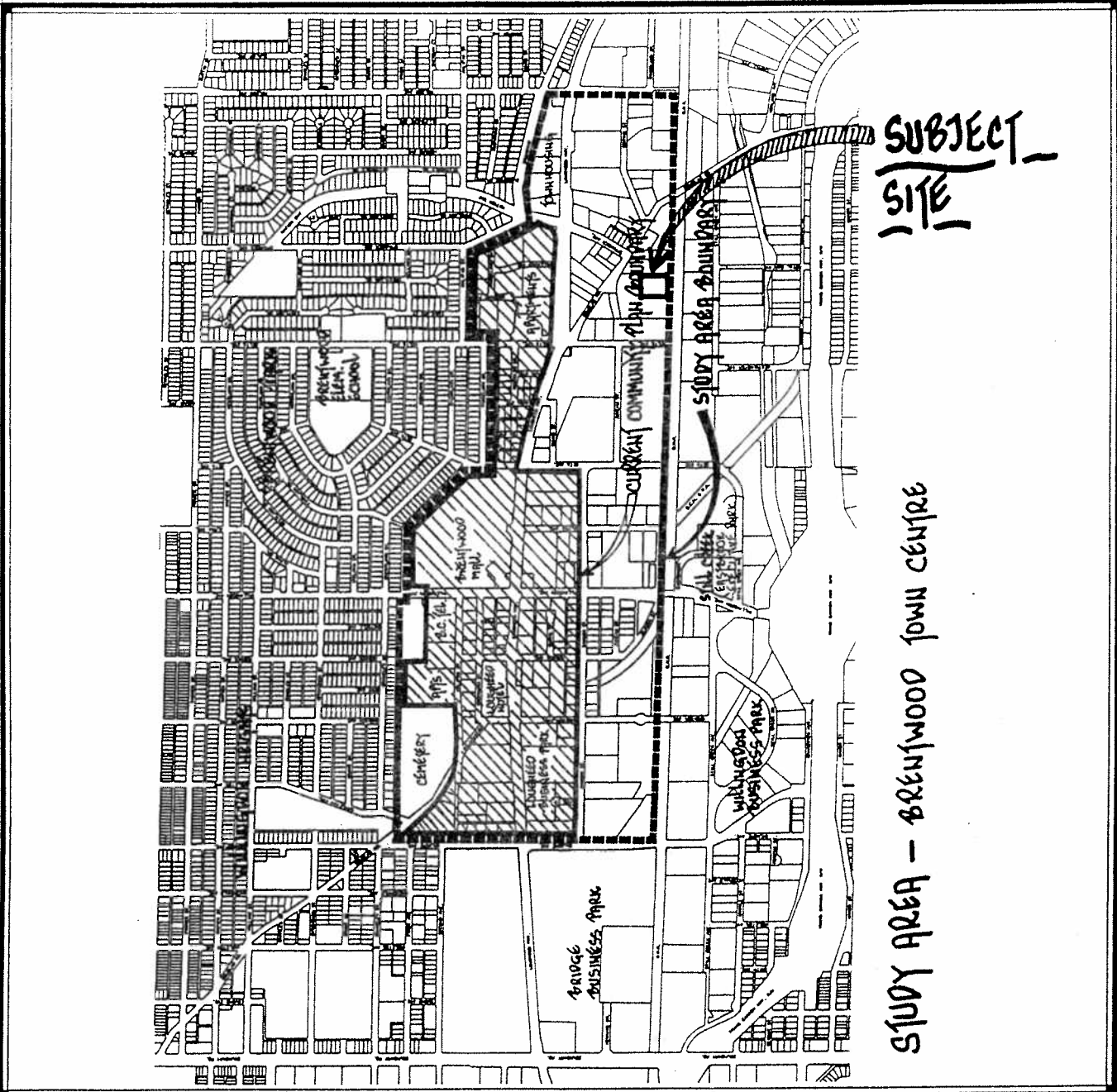
ITEM	23
MANAGER'S REPORT NO.	49
COUNCIL MEETING	93/08/26

however, standard servicing requirements, including construction and upgrading of adjacent roads providing access to the property, should apply to the proposed rezoning. As noted above, this will allow the existing interim driveways and private services on the road alignment to be replaced by permanent driveways and service connections. The proposed M2 General Industrial zoning, which provides for a wide variety of potential uses (including, for example, warehousing and certain types of manufacturing and industrial office uses) is considered an upgrading from the current M6 Truck Terminal zoning. The upgrading of the adjacent road infrastructure servicing the site to applicable City standards is considered an appropriate requirement.

- 3.5 The portion of the subject property being rezoned is its southeast corner, measuring 80.8m by 77.7m (265 ft. by 255 ft.) and has an area of 0.63 ha (1.55 ac.). Although the applicant has submitted a schematic site plan to confirm the dimensions of the area being rezoned as related to existing uses on the same property, he advises that at present he has no specific plan of development for the subject area.
- 3.6 The Chief Environmental Health Officer has advised that, due to the past use and history of the subject property, an environmental assessment in accordance with the requirements of, and under the direction of the Ministry of Environment must be conducted. A copy of the assessment is to be submitted to the Ministry of Environment and Burnaby Environmental Health Services.
- 3.7 Temporary detention/settling basins are required during site development and road construction to prevent the release of silt, raw concrete leachate, and other deleterious substances into any ditch, watercourse, ravine or storm sewer system. A detailed plan of an engineered system must be submitted to Environmental Health for approval.
- 3.8 It is recommended that the subject rezoning proceed to a Public Hearing on 1993 September 28.


D.G. Stenson, Director
Planning and Building

RR:yg
Attach.

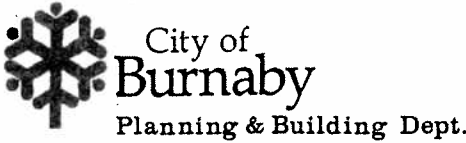


STUDY AREA - BRENTWOOD TOWN CENTRE

Date:
MAY 1993

Scale:
N.T.S.

Drawn By:
J.P.C.



REZONING REFERENCE # 13/93

SKETCH # 2

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