

ITEM	22
MANAGER'S REPORT #	12
COUNCIL MEETING	96/04/22

**TO:** CITY MANAGER

1996 APRIL 16

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #12/96

**ADDRESS:** 3915 & 3935 Henning Drive

**LEGAL:** Lots G & H, D.L. 118, Group 1, NWD Plan LMP17879

**FROM:** CD Comprehensive Development District (based on M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and the Bridge Business Park guidelines and in accordance with the Development Plan entitled "Lot G & Lot H Henning Drive" prepared by John Hollifield Architect Inc.)

**APPLICANT:** Adera Group of Companies  
700 - 1111 Melville Street  
Vancouver, B.C. V6E 3V6  
(Attn: Mr. Norm Couttie)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1996 May 21.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 May 06, and to a Public Hearing on 1996 May 21 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 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.

- 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 completion of the subdivision consolidating the two existing sites into one legal parcel.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) The submission of a suitable engineered plan for an approved on-site sediment control program.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two-storey, multi-tenant, strata titled industrial building.

### 2.0 BACKGROUND

- 2.1 The subject site comprises two existing lots within the Bridge Business Park area which was formerly occupied by the Dominion Bridge Company. A Development Plan Concept for development of the Dominion Bridge Lands as an office and R & D Industrial Park was approved by Council on 1990 May 14. A rezoning and subdivision followed, with one of the parcels created being subsequently rezoned (Rezoning Reference #8/93) and subdivided (Subdivision Reference #27/93) in order to create 8 smaller parcels and to establish development guidelines for future individual development of the lots (see Sketch #2), including the two lots comprising the subject site.

2.2 On 1996 March 25, Council received the report of the Planning and 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 of development, on 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 The applicant has requested rezoning in order to develop a two storey strata-title multi-tenant industrial building, utilizing the M5 Light Industrial District as a guideline. The proposed development is considered supportable and is consistent with the development guidelines and objectives of the Bridge Business Park.

3.2 The proposed facility is intended to be occupied by a variety of light industrial M5 uses which may include the internal display and internal retail sale of goods produced or stored on the premises as an accessory use.

3.3 The subject site currently comprises two legal lots which will be consolidated into one. This will require a subdivision application.

3.4 Vehicular access to the site is from a shared driveway which runs into Henning Drive over an adjacent lot. An access easement has been registered over this private roadway in favour of the subject property. An additional driveway access to Henning Drive is proposed.

3.5 The subject site was serviced as a condition of Subdivision Reference #27/93. Engineering will be asked to confirm whether there are any additional or outstanding requirements related to this specific development proposal.

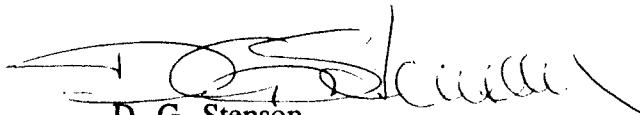
3.6 Ministry of Transportation and Highways approval to the proposed rezoning is required.

3.7 Environmental Health Services has indicated that the applicant will be required to submit a detailed engineering plan to Environmental Health Services to outline the manner in which sediment control will be provided during construction of the project.

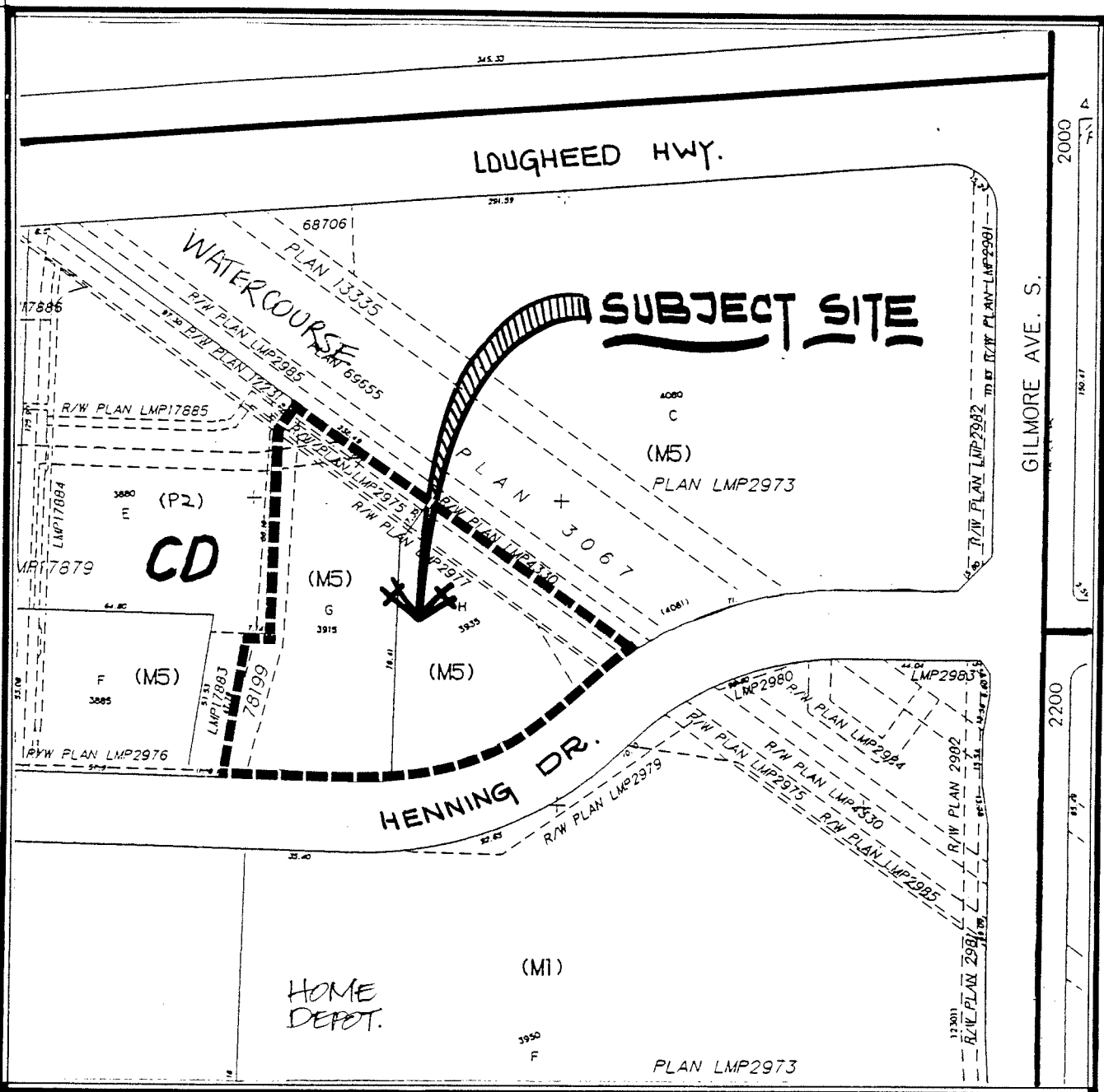
3.8 Pursuant to Subdivision Reference #27/93, the adjacent north arm of the Still Creek watercourse has been preserved and enhanced with the installation of a publicly accessible pedestrian trail along the side of the creek and a landscape buffer area planted with a variety of native trees, shrubs and grasses. A pedestrian bridge across the creek is also included but will be installed upon the development of Lot C located on the opposite side of the creek. The existing condition of the landscaped buffer area is being reviewed and will be upgraded with additional planting as required.

**4.0 DEVELOPMENT STATISTICS**

- 4.1 Net Site Area: - 9,550m<sup>2</sup> (102,800 sq.ft.)
- 4.2 Site Coverage: - 33%
- 4.3 Floor Area:
  - Wholesale: - 2,360m<sup>2</sup> (25,401 sq.ft.)
  - Office: - 2,700m<sup>2</sup> (29,074 sq.ft.)
  - Total Floor Area: - 5,100m<sup>2</sup> (54,893 sq.ft.)
- 4.4 Floor Area Ratio: - 0.54
- 4.5 Building Height: - 8.2m (27 ft.): two storeys
- 4.6 Parking Required:
  - Wholesale: 2,630m<sup>2</sup>/186m<sup>2</sup> - 13 spaces
  - Office: 2,700m<sup>2</sup>/46m<sup>2</sup> - 59 spaces
  - TOTAL - 72 spaces**
- 4.7 Parking Provided: - 79 spaces
- 4.8 Loading Required and Proposed: - 3 spaces
- 4.9 Exterior Material: - Painted concrete tilt-up panels,  
glazing walls

  
D. G. Stenson  
Director Planning and Building

PS: gk  
Attach  
cc: City Solicitor  
City Clerk  
Director Engineering  
Director Recreation and Cultural Services



Date:  
**MARCH 1996**

Scale:  
**1:2000**

Drawn By:  
**J.P.C.**

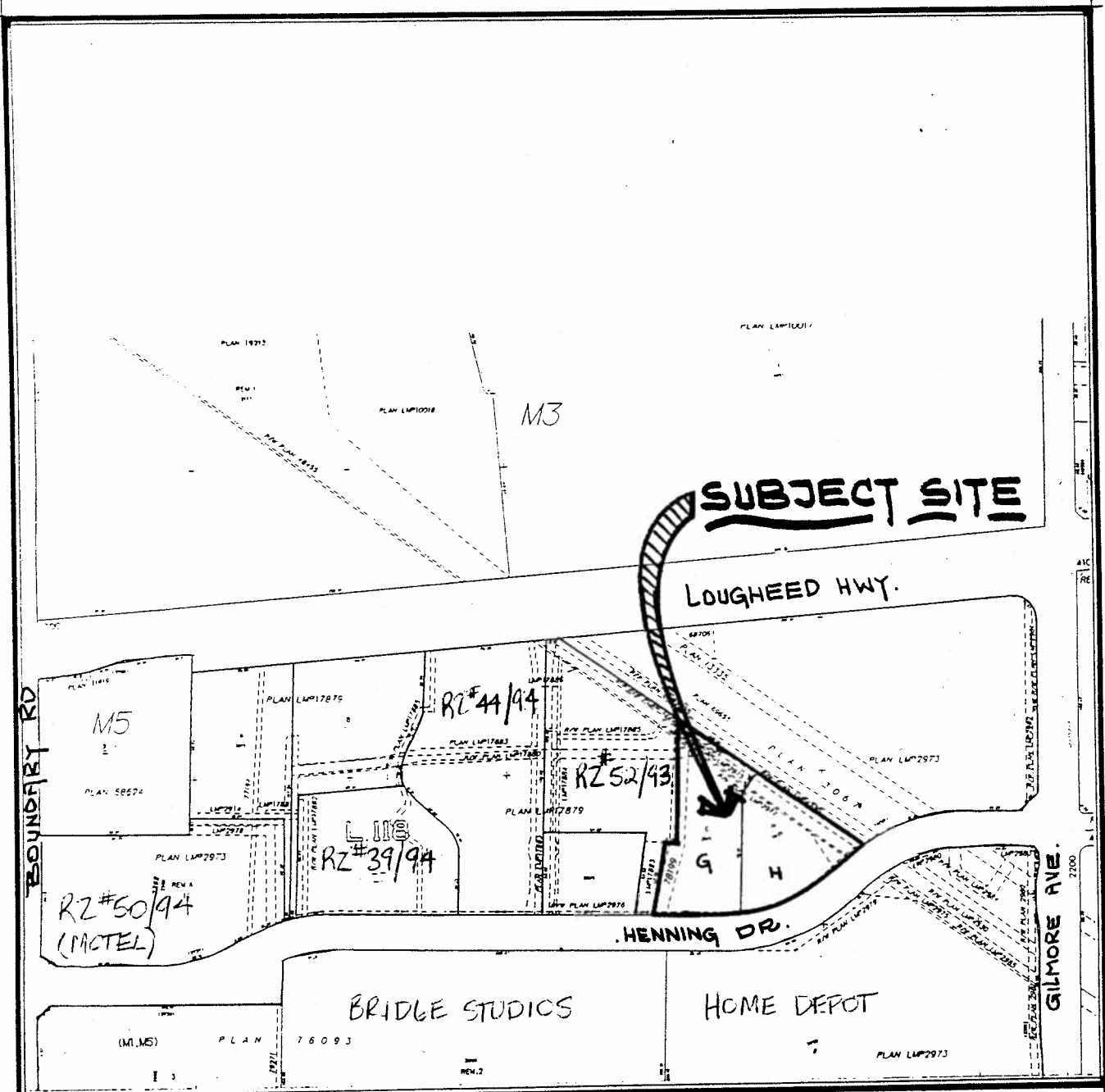


City of  
**Burnaby**  
 Planning & Building Dept.



**REZONING REFERENCE # 12/96**

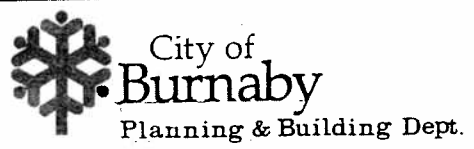
**SKETCH # 1**



Date:  
**MARCH 1996**

Scale:  
**N.T.S.**

Drawn By:  
**J.P.C.**



**REZONING REFERENCE #12/96**

**SKETCH #2**