

**TO:** CITY MANAGER 1996 SEPT. 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #34/96  
Addition to Industrial Development  
X-Ref. Rezoning Reference #32/88

**ADDRESS:** 7422 Fraser Park Drive (see attached Sketch)

**LEGAL:** Lot 36, D.L. 166A, Group 1, NWD Plan 48494

**FROM:** CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District guidelines)

**TO:** Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District guidelines, and in accordance with the development plan entitled "Proposed Addition for M.P.R. Holdings Ltd." prepared by J.T. Engineering & Management Ltd.)

**APPLICANT:** M.P.R. Holdings Ltd.  
7422 Fraser Park Drive  
Burnaby, B.C. V5J 5B9

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1996 October 22.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 September 30 and to a Public Hearing on 1996 October 22 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.

**REPORT**

**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit an addition to the existing industrial development.

**2.0 BACKGROUND**

- 2.1 On 1988 October 24, Council gave Final Adoption to a rezoning (Rezoning Reference #32/88) to permit the construction of a building for the storage and destruction of files and records. As the property is zoned CD Comprehensive Development District, a CD amendment rezoning is required to permit the expansion of the building.
- 2.2 In order to ensure that development of the site is designed to maximize compatibility with the adjacent Foreshore Park as outlined in the original development concept, Council, at the time of the original rezoning (Rezoning Reference #3/74), endorsed the utilization of the Manufacturing District (M1) technical standards and the Light Industrial District (M5) uses encompassed by the Comprehensive Development District (CD) for sites along the northerly side of Fraser Park Drive.
- 2.3 On 1996 July 22, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized this 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.

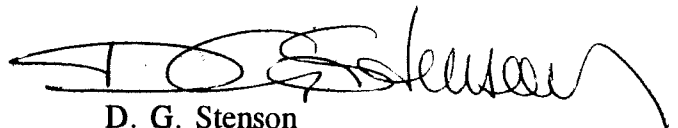
**3.0 GENERAL DISCUSSION:**

- 3.1 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site. The servicing requirements will include, but not necessarily be limited to, the construction of a sidewalk which is in accordance with Council direction to provide sidewalks in industrial areas.

- 3.2 According to Section 6.18 of the Zoning Bylaw, it will be necessary to ensure that the building will be constructed above the Fraser River flood plain level.
- 3.3 The proposal conforms to the established Comprehensive Development guidelines for this side of Fraser Park Drive, which are based on M5 District uses and M1 District technical guidelines. The building addition is proposed to be located near the rear of the property and will be less visible from the Fraser Foreshore Park than the existing building on the property. The addition is minor in nature and the design will be compatible with the existing building.

**4.0 DEVELOPMENT PROPOSAL:**

- 4.1 Site Area: - 4,824.5m<sup>2</sup> (51,932 sq.ft.)
- Site Coverage Shown: - 50%
- Site Coverage Permitted: - 50%
- 4.2 Floor Area:
- Existing: - 1,899m<sup>2</sup> (20,442 sq.ft.)
- Proposed Addition: - 659.6m<sup>2</sup> (7,100 sq.ft.)
- Total Floor Area - 2,558.65m<sup>2</sup> (27,541 sq.ft.)**
- Building Height Shown: - 7.4m (24.5 ft.)
- Building Height Permitted: - 12m (39.37 ft.)
- 4.3 Parking Provided: - 21 spaces
- Parking Required: - 20 spaces
- Loading Required and Provided: - 3 spaces



D. G. Stenson  
Director Planning and Building

BW:gk  
Attach

cc: Director Engineering  
City Clerk

