

TO: CITY MANAGER 1996 MAY 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #5/96
Addition to Industrial Development
X-Ref. Rezoning Reference #182/87

ADDRESS: 7400 Fraser Park Drive (see attached Sketch)

LEGAL: Parcel A, D.L. 166A, Group 1, NWD Plan 77603

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 "Flora Manufacturing & Distributing Ltd. Proposed Building Addition" prepared by J.T. Engineering and Management Ltd.)

APPLICANT: J. T. Engineering & Management
208A - 7475 Hedley Avenue
Burnaby, B.C. V5E 2R1

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1996 June 25.

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1996 June 10 and to a Public Hearing on 1996 June 25 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 1984 October 15, Council gave Final Adoption to a rezoning (Rezoning Reference #23/84) for a warehouse/office building on the west end of the site. On 1989 January 9, Council gave Final Adoption to a rezoning (Rezoning Reference #182/87) to permit an addition to the existing building on the east side, which has also been constructed. The adopted Comprehensive Development plans for the site show a future building addition at the east end of the site.

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, endorsed the utilization of the Manufacturing District (M1) technical standards and the Light Industrial District (M5) uses for the northerly side of Fraser Park Drive encompassed by the Comprehensive Development District (CD).

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 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 COMMENTS:

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 previous approved Comprehensive Development plans for the site contemplated future expansion to this portion of the site. This rezoning proposal is therefore supportable.

4.0 DEVELOPMENT PROPOSAL:

This is the third phase of a three phase development, with the design demonstrating a satisfactory building design integrated with the existing building.

4.1 Site Area: - 8,176.9m² (88,018 sq.ft.)

Site Coverage Shown: - 39%

Site coverage Permitted: - 50%

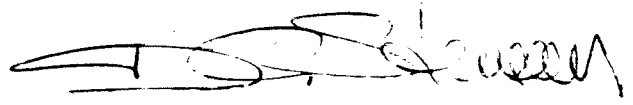
4.2 Floor Area:

Existing: - 3,200.9m² (34,455 sq.ft.)

Proposed Addition: - 2,601.8m² (28,006 sq.ft.)

TOTAL FLOOR AREA - 5,802.7m² (62,461 sq.ft.)

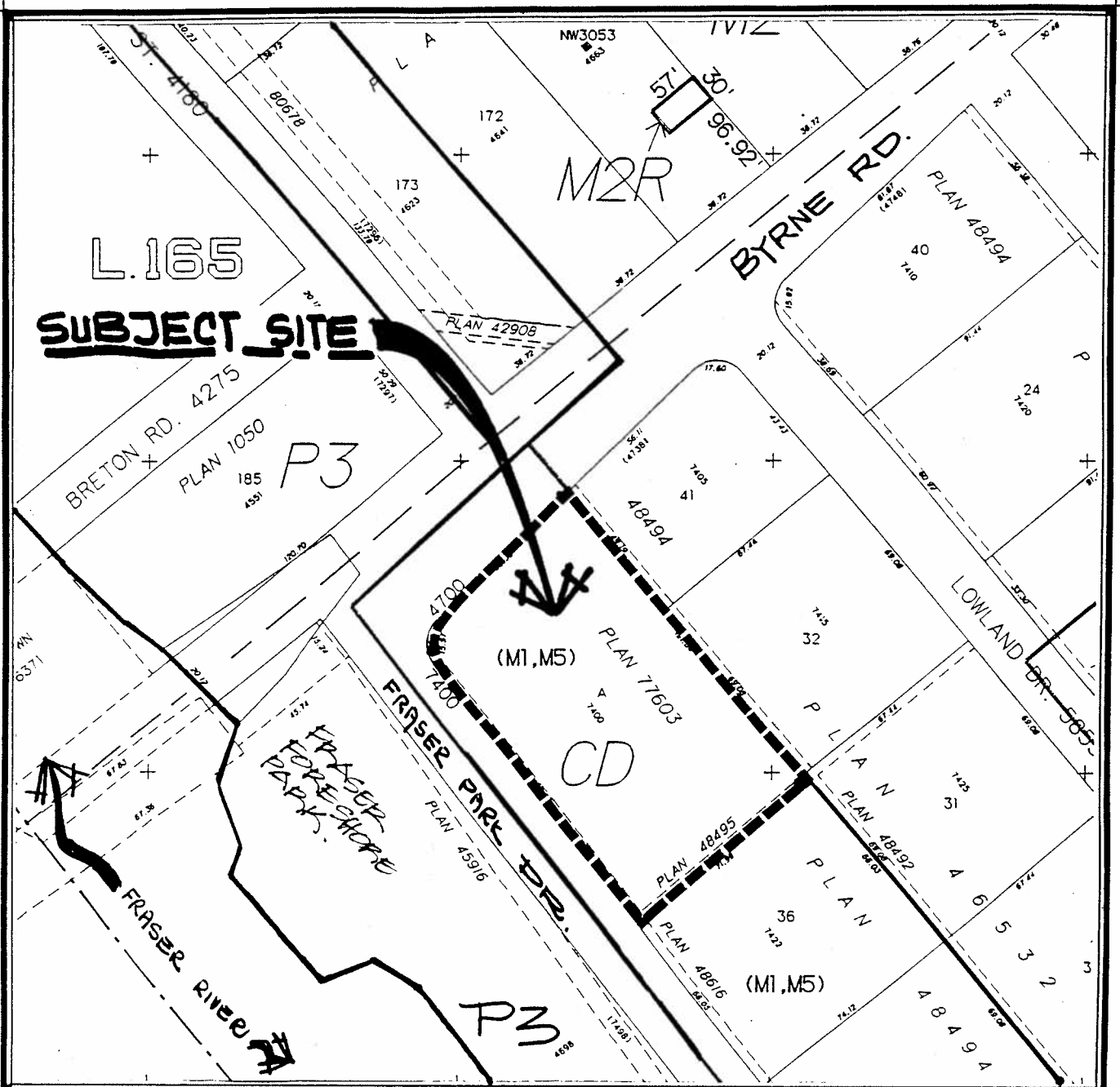
- Building Height Permitted and Shown: - 12m (39.37 ft.)
- 4.3 Parking Provided: - 67 spaces
- Parking Required: - 66 space
- Loading Required & Provided: - 3 spaces



D. G. Stenson
Director Planning and Building

BW:gk
Attach

cc: Director Engineering
City Clerk



Date:
MARCH 1996

Scale:
1:2000

Drawn By:
J.F.C.



City of
Burnaby
 Planning & Building Dept.



REZONING REFERENCE # 5/96

SKETCH # 1

