

TO: CITY MANAGER

1997 JULY 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #68/96

ADDRESS: 8700 & 8790 Boundary Road; 8729/39/49/59 Joffre Avenue;
Ptns. of 3764/74/84 Brechin Street

LEGAL: Lots A & B, D.L. 161, Group 1, NWD Plan LMP12611;
Lots 1 - 4, Blk 14, D.L. 161, Group 1, NWD Plan 1742;
Ptns Lots 1 - 3, Blk 15, D.L. 161, Group 1, NWD Plan 1742

FROM: M2 General Industrial District

TO: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P2 Administration and Assembly District, and qualified uses of the C1 Neighbourhood Commercial and C2 Community Commercial Districts as guidelines and in accordance with the Development Plan entitled "Marine Way Estates Gateway Centre" prepared by Baker McGarva Hart Architects)

APPLICANT: Marine Way Estates Ltd.
500 - 1681 Chestnut Street
Vancouver, B.C. V6J 4M6
(Attn: Mr. Hugh Tangye)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1997 August 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1997 August 11, and to a Public Hearing on 1997 August 26 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 and covenants.
- e) The completion of all necessary subdivision requirements towards the creation of the net development sites.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) The deposit of the applicable GVS & DD Sewerage Development Cost charge of \$0.811 per sq.ft. of gross floor area.
- h) The dedication of any rights-of-way deemed requisite.
- i) The completion of the Highway Exchange Bylaw.
- j) The completion of the sale of City property.
- k) The submission of a satisfactory environmental assessment and the pursuance of satisfactory remediation arrangements for the site, if required.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a phased service-commercial and industrial complex.

2.0 BACKGROUND

- 2.1 On 1996 October 07, Council considered a report involving the subject site which authorized staff to advance measures required to allow for the development of a localized, integrated service centre to serve the day-to-day needs of employees and

patrons of the Big Bend area industrial community. These measures include the proposed sale of City owned properties, a Highway Exchange Bylaw involving the realignment and construction of Brechin Street (through to Boundary Road) and Joffre Avenue and reconsolidation of an appropriate development site (refer to Sketches #2 and #3).

- 2.2 On 1997 February 03, Council received the report of the Planning and Building Department concerning 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 proposes to develop a three phased comprehensive industrial/commercial complex which will include limited service-commercial uses intended to serve the employees and patrons of the surrounding industries located within the Big Bend area. This development is consistent with the development objectives of the Big Bend Development Plan.

- 3.2 The CD Comprehensive Development zoning for the site will utilize the M5, M2, P2, C1 and C2 Districts as guidelines. Phase I development will include a two-storey, L shaped building with up to 10,000 sq.ft. of restaurant space, a maximum of 25,000 sq.ft. of limited service-commercial, a fitness centre of up to approximately 19,000 sq.ft. on a portion of the second floor and approximately 7,500 sq.ft. of light industrial uses. The service-commercial uses and the restaurants will utilize the C1 and C2 Districts as guidelines with the following exclusions:

- Neighbourhood Public Houses
- Liquor Stores
- High volume retail uses over 6,000 sq.ft. that would be oriented toward general consumer sales as opposed to the service needs of the immediate industrial area as intended for this development.

The fitness centre will use the P2 Administration and Assembly District as a guideline and the remaining portions of this building, which may include second storey mezzanine areas, will be occupied by M5 and M2 uses. Alternative uses of the spaces designated for service-commercial, fitness centre and restaurants will be based on the M5 and M2 Districts with the exception of "welding shops".

- 3.3 Phase II will include a multi-tenant two-storey light industrial building which will be occupied by M5 and M2 uses with the exception of "welding shops".

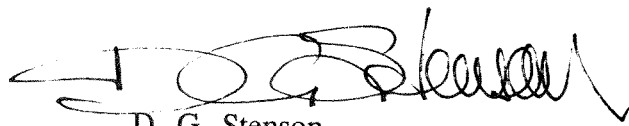
- 3.4 Phase III will be developed at a later date and use the M5 and M2 Districts as guidelines with building setbacks and landscaping to reflect its location adjacent to Marine Way and the new internal road connection to Boundary Road (Brechin Street). General conceptual plans have been prepared and a further more detailed report and an amendment to the CD zoning outlining a specific development plan for Phase III, will be submitted to Council at a future date.
- 3.5 No outdoor storage will be permitted on the site.
- 3.6 Vehicular access to the site will be from Boundary Road on a right-turn-in and right-turn-out basis, and from Brechin Street and Joffre Avenue cul-de-sac which are to be constructed as part of this rezoning and subdivision.
- 3.7 The sale of City-owned lands to be consolidated to create the development site, as agreed upon in the 1996 October 07 Council Report, will be finalized prior to the completion of rezoning (see **Sketch #2**).
- 3.8 The dedication and closure of road allowances, by way of a Road Exchange Bylaw as referred to above, will be finalized prior to completion of rezoning (see **Sketch #3**).
- 3.9 The resubdivision/consolidation of lands involved in the creation of the net development sites with an appropriate servicing agreement will be necessary.
- 3.10 Ministry of Transportation and Highways' approval to the rezoning is required.
- 3.11 Reciprocal access easements will be required over portions of the site to ensure that necessary vehicular manoeuvring and access is available.
- 3.12 The regional GVS & DD Sewerage Charge (Fraser Sewerage Area) of \$0.811 per square feet of gross floor area will apply to this rezoning.
- 3.13 A landscaped "Welcome to Burnaby" entry sign will be accommodated within the proposed landscaped northwest portion of the site. This entry sign will be installed and maintained by the Parks and Recreation Department for which the applicant will grant an appropriate easement.
- 3.14 Environmental Health Services has indicated that the applicant will be required to submit a sediment control proposal to Environmental Health Services prior to removal of soil over-burden and commencement of fill operations. Approval of Environmental Health Services of a detailed plan of engineered Sediment Control System will also be a requirement of the Preliminary Plan Approval.

4.0 DEVELOPMENT PROPOSAL

4.1	Net Site Area:	Phases I & II	-	14,022m ² (3.45 acres)
		Phase III	-	6,571m ² (1.62 acres)
		Total	-	20,593m² (5.07 acres)
4.2	Site Coverage:	Phases I & II	-	36.79%
4.3	Floor Area:			
	Phase I:	Service Commercial	-	2,323m ² (25,000 sq.ft.)
		Fitness Centre	-	1,729m ² (18,615 sq.ft.)
		Restaurant	-	929m ² (10,000 sq.ft.)
		Warehouse/Manufacturing/ Office	-	697m ² (7,500 sq.ft.)
		Total	-	5,678m² (61,115 sq.ft.)
	Phase II:	Warehouse/Industrial/ Office	-	2,252m ² (24,236 sq.ft.)
	Total Phases I & II			
		Service Commercial	-	2,323m ² (25,000 sq.ft.)
		Fitness Centre	-	1,729m ² (18,615 sq.ft.)
		Restaurant	-	929m ² (10,000 sq.ft.)
		Warehouse/Manufacturing/ Office	-	2,948m ² (31,736 sq.ft.)
		Total	-	7,929m² (85,351 sq.ft.)
4.4	Building Height:			
		Phase I	-	8.5m (28 ft.) two storeys
		Phase II	-	7.3m (24 ft.) two storeys
4.5	Parking Required/Provided:			
	Phase I:	Service Commercial:		2,323m ² /46m ² = 51 spaces
		Fitness Centre:		1,729m ² /46m ² = 38 spaces
		Restaurant:		929m ² /46m ² = 21 spaces
		Warehouse/manufacturing:		1,899m ² /93m ² = 21 spaces
		Office:		1,050m ² /46m ² = 23 spaces
		Total Required:		154 spaces
		Total Provided:		175 spaces

4.6 Loading Required/Provided:

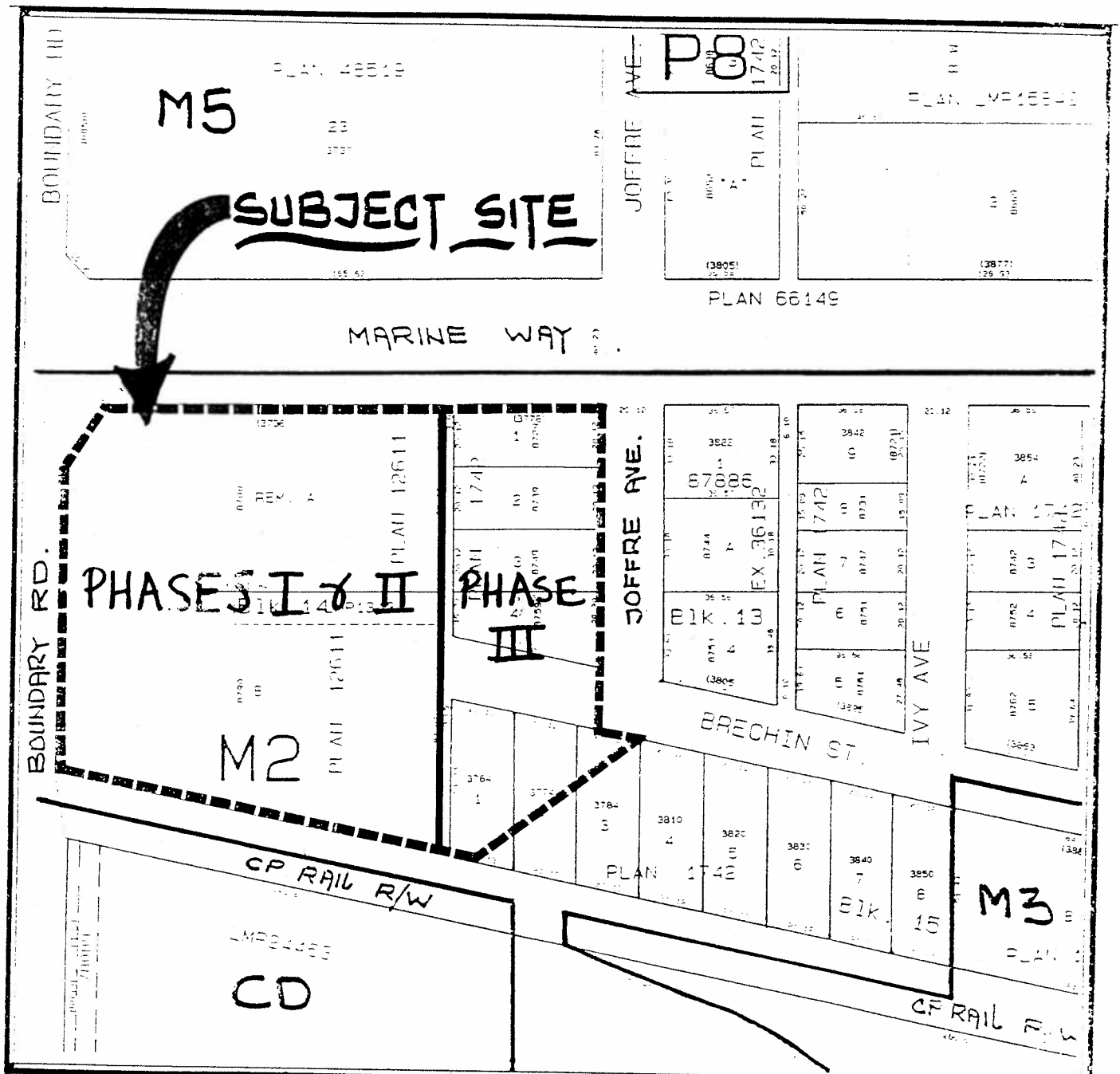
Phase I: Required:	- 4
Provided:	- 9
Phase II: Required:	- 2
Provided:	- 6



D. G. Stenson
Director Planning and Building

PS:gk
Attach


cc: City Clerk
Acting Director Recreation and Cultural Services




Date:
 JANUARY 1997

Scale:
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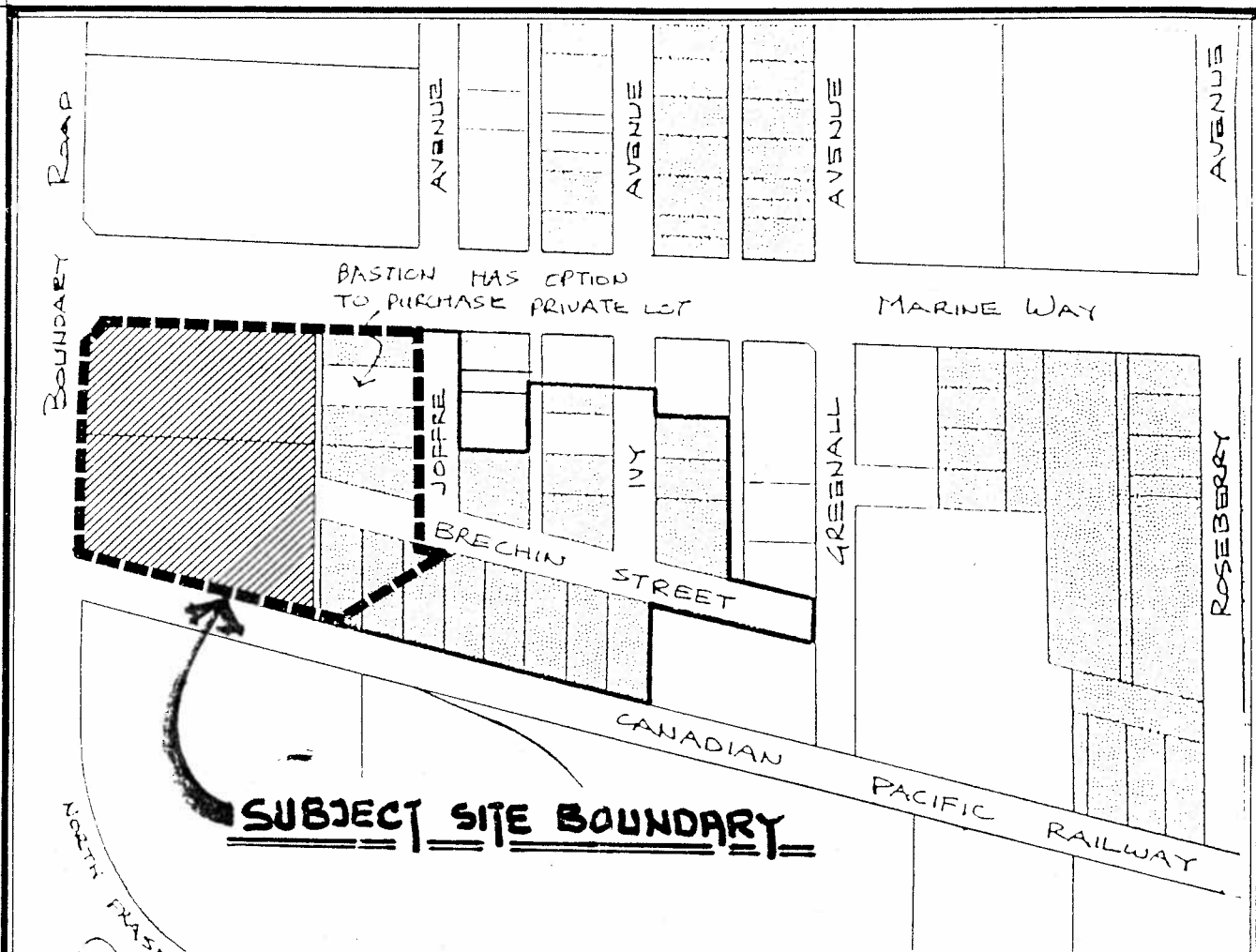
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 City of
Burnaby
 Planning & Building Dept.


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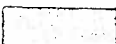
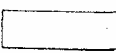
REZONING REFERENCE #68/96

SKETCH #1



SUBJECT SITE BOUNDARY

LAND OWNERSHIP

-  — LANDS IN DEVELOPMENT PROPOSAL
-  — BASTION DEVELOPMENT CORP.
-  — CITY OF BURNABY
-  — OTHER PRIVATE LANDS



Date:
JANUARY 1997

Scale:
N.T.S.

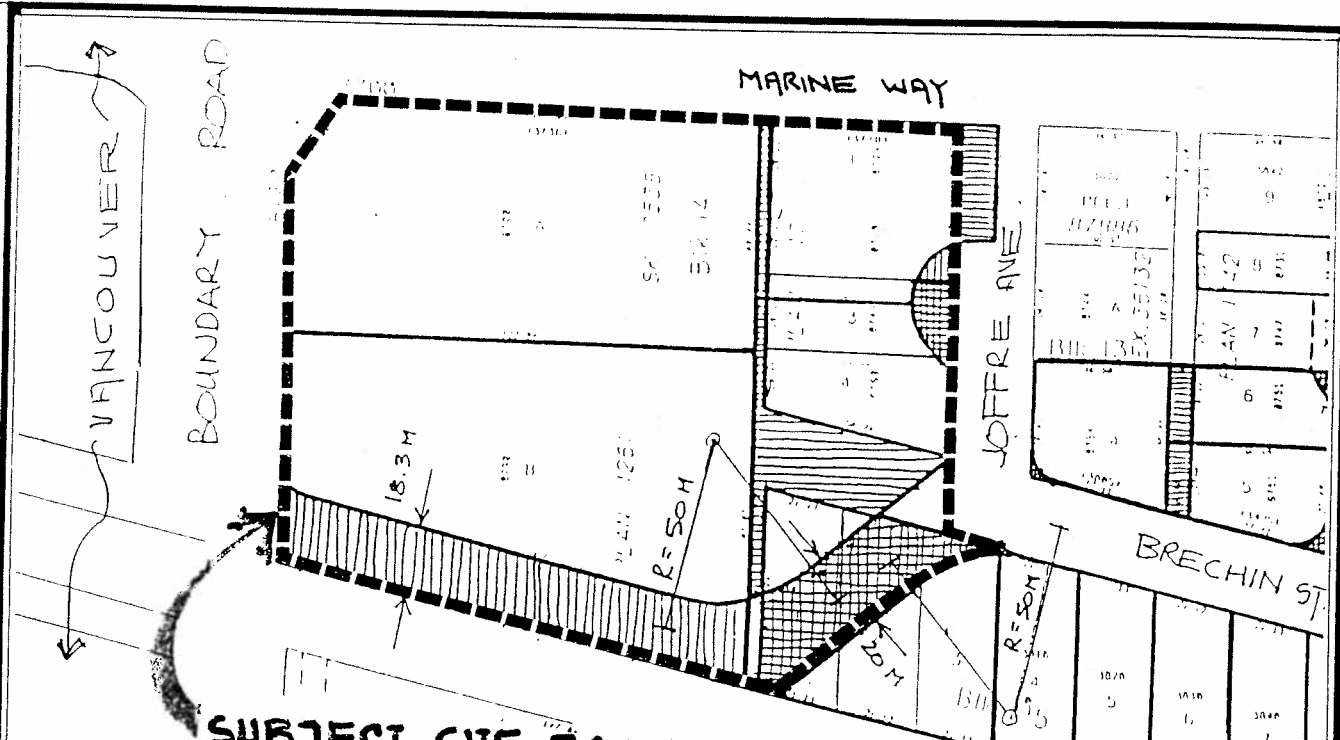
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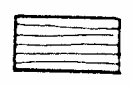
SKETCH #2



SUBJECT SITE BOUNDARY



LANDS DEDICATED AS ROAD BY BASTION VIA ROAD EXCHANGE



ROAD ALLOWANCES CLOSED VIA ROAD EXCHANGE & TRANSFERRED TO BASTION



ADDITIONAL ROAD DEDICATIONS BY THE CITY.

PROPOSED ROAD EXCHANGE BYLAW,
GATEWAY CENTRE DEVELOPMENT



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SKETCH # 3

