

TO: CITY MANAGER

1997 MARCH 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #65/96

ADDRESS: 3815 & 3835 Henning Drive

LEGAL: Lots A & B, D.L. 118, Group 1, NWD Plan LMP17879

FROM: CD Comprehensive Development District (based on M5 Light Industrial District and Bridge Business Park Development guidelines)

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 "Bridge Business Centre, Phase II" 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 1997 April 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1997 April 7, and to a Public Hearing on 1996 April 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 and covenants.
- 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 GVS & DD Sewerage Development Cost charge of \$0.443 per sq.ft. of gross floor area will apply to this rezoning request.
- h) An appropriate commitment from the applicant that the strata corporation bylaws reflect the adopted CD Plan with respect to use and parking, as outlined in Section 3.3 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a multi-tenant, industrial/office complex.

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 (see **attached** Sketches #1 and #2). 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 two buildings - one, a two storey, multi-tenant industrial/office building and the other, a two-storey, multi-tenant office building. The M5 Light Industrial District will be used as a guideline. Both buildings are intended to be strata-titled. The proposed development is considered supportable and is consistent with the development guidelines and objectives of the Bridge Business Park.
- 3.2 The occupancy of the proposed two-storey multi-tenant industrial/office building will permit M5 uses which include wholesaling, storage, manufacturing, office and the internal display and internal retail sales of goods produced or stored on the premises as an accessory use. The smaller two-storey multi-tenant building is proposed to be used entirely for offices under the M5 designation.
- 3.3 Since the proposed buildings are intended to be strata titled into a number of relatively small units, many different businesses will be operating at this location. The use and occupancy of the various strata units will be controlled by the CD plan for the site which also outlines the off street parking requirements. In order to ensure that prospective owners and occupants of the complex are fully aware of the pertinent zoning regulations, it is recommended that the strata corporation bylaws for the complex be required to specifically state that all owners and occupants of the units must comply with the uses and parking requirements of the CD Comprehensive Development Plan for the property. This measure will help to avoid future problems with potential illegal occupancy of the strata units or with proposed uses that do not meet bylaw parking requirements.
- 3.4 The subject site currently comprises two legal lots which will be consolidated into one. This will require a subdivision application.

- 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 Approval by Environmental Health Services of a detailed plan of an engineered Sediment Control System will be a requirement of the Preliminary Plan Approval.
- 3.8 Consistent with the development guidelines of the Bridge Business Park, the proposed development will provide a fully landscaped 35 ft. front yard adjacent to Loughheed Highway, with appropriate visual screening of any adjacent surface parking areas.
- 3.9 The GVS & DD Sewerage Development Cost Charge of \$0.443 per sq.ft. of gross floor area will apply to this rezoning request.
- 3.10 Vehicular access to the site is from Henning Drive via a shared driveway covered by an access easement. Access is also provided by an additional shared driveway with appropriate easements which links to a private north-south roadway extending between Loughheed Highway and Henning Drive.
- 3.11 There is a registered statutory right-of-way for a public pedestrian walkway over the site near the east property line. This was relocated from the adjacent parcel to the immediate east and constructed in conjunction with the restaurant development on the site.

4.0 DEVELOPMENT STATISTICS

4.1	Net Site Area:	-	1.39 hectares (3.43 acres)
4.2	Site Coverage:	-	33%
4.3	Floor Area:		
	Building A		
	Warehouse/Manufacture:	-	1,896m ² (20,405 sq.ft.)
	Office:	-	4,691m ² (50,496 sq.ft.)
	Service Room:	-	70m ² (756 sq.ft.)
	Building B		
	Office:	-	2,129m ² (22,916 sq.ft.)
	Total Buildings A & B	-	8,786m ² (94,573 sq.ft.)

- 4.4 Floor Area Ratio: Permitted - 1.2
- 4.5. Floor Area Ratio: Provided - 0.63
- 4.6 Building Height: - 10.7m (35 ft.): two storeys
- 4.7 Parking Required:
 - Manufacturing: 1,896m²/93m² - 21 spaces
 - Office: 6,820m²/46m² - 149 spaces
 - TOTAL - 170 spaces**
- 4.8 Parking Provided: - 170 spaces
- 4.9 Loading Required and Proposed: - 3 spaces
- 4.10 Exterior Material: - Painted concrete tilt-up panels,
glazing walls



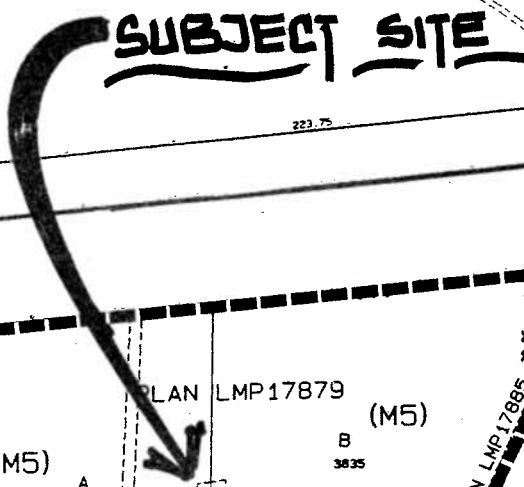
D. G. Stenson
Director Planning and Building

PS:gk
Attach

cc: City Solicitor
City Clerk
Director Engineering

M3

SUBJECT SITE



LOUGHEED HWY.

PLAN 71819
 18.87 15.21 18.66 (3708) 32.07 16.57
M5
 2250 1
 OFFICES.
 PLAN 58624

PLAN LMP17879 (M5)
 A 3815
 B 3835
 RESTAURANTS
 PLAN LMP25555
 R/W PLAN LMP17880

3860 - Swiss Chalet (C2)
 3850
 PLAN LMP17879
 76.37

BOUNDARY RD.

PLAN LMP2973
 REM. A 3777
 HOTEL.
 (C5, M5)

CD
L. 118
 LMS2023
 (M5)
 MULTI-TENANT INDUSTRIAL

LMP25555
 2 3875
 VACANT LOT (M5)
 R/W PLAN LMP16848
 PLAN LMP17883

HENNING DR.

CD



(M5) North

Date:
JANUARY 1997

Scale:
1:2000

Drawn By:
J.P.C.



City of
Burnaby
 Planning & Building Dept.

REZONING REFERENCE # 65/96
 SKETCH # 1

SUBJECT SITE

M3

LOUGHEED HWY.

GILMORE AVE.

BOUNDARY RD.

M5

PLAN 58624

RZ* 50/94
L. 118
RZ* 39/94

RZ* 44/94
(C2)

RZ* 52/94
(M5)

RZ* 14/96
(M5)

* BRIDGE STUDIOS
(M5)

* HOME DEPOT
(M1)

Date:
JANUARY 1997

Scale:
N.T.S.

Drawn By:
J.F.C.



City of
Burnaby
Planning & Building Dept.



REZONING REFERENCE * 65/96

SKETCH * 2

