

**TO:** CITY MANAGER

1998 November 10

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #98-27**  
**Warehouse and Distribution Facility**  
**X-Ref. Rezoning Reference #75/97**

**ADDRESS:** Ptn. of 7492 Fraser Park Drive and Ptn. of  
4599 Tillicum Street (see **attached** Sketch #1)

**LEGAL:** Ptn. Lot 1, D.I. 166A, Group 1, NWD Plan LMP36023, Ptn. Lot 1,  
Except: Part dedicated road on Plan LMP 31102, D.L. 166 & 166A,  
Group 1, NWD Plan LMP31099

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

**TO:** Amended CD Comprehensive Development District (based on M2  
General Industrial District and M5 Light Industrial District guidelines  
and in accordance with the development plan entitled "GPM  
Distributing" prepared by Beedie Construction Co. Ltd.)

**APPLICANT:** The Beedie Group Development Ltd.  
5367 Kingsway  
Burnaby, B.C. V5H 2G1

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on  
1998 December 15.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1998 November 23  
and to a Public Hearing on 1998 December 15 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 satisfaction of all necessary subdivision requirements.
- e. The deposit of the applicable GVS & DD sewerage charge.
- f. The provision of facilities for cyclists.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a warehouse and distribution facility.

### 2.0 BACKGROUND

- 2.1 The subject site is within the adopted Big Bend Development Plan and is designated for industrial development. (see **attached** Sketch #2).
- 2.2 This Department is currently processing an application to subdivide (Subdivision Reference #80/97) the subject property and an abutting property into five (5) lots, including the creation of the subject site as a separate legal parcel (see **attached** Sketch #3). This subdivision will result in the closure of a portion of the adjacent Fraser Park Drive road allowance and its consolidation with City lands for inclusion in the Foreshore Park. It is anticipated that this subdivision will be completed in the near future.
- 2.3 On 1998 January 26, Council received a rezoning report (Rezoning Reference #75/97) involving rezoning the subject site to CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines) in order to establish Comprehensive Development guidelines for the future development of these lands for light and general industrial use. That report noted that all uses within the M2 and M5 District are to be considered acceptable with the exception of those referenced in Appendix "A" **attached**. Council gave Third Reading to Rezoning Reference #75/97 on 1998 July 13

and it is anticipated that this rezoning will be advanced for Reconsideration and Final Adoption in the near future.

- 2.4 On 1998 September 28 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 DISCUSSION:**

- 3.1 The subject site is zoned CD Comprehensive Development District (based on M1 Manufacturing District guidelines) and is now proposed to be rezoned to CD Comprehensive Development District (based on M5 Light Industrial District and M2 General Industrial District guidelines). The rezoning will permit a more intensive, higher quality use of the land. The proposed development is consistent with the land use objectives of this area.
- 3.2 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq. ft. of gross floor area will apply to this rezoning request.
- 3.3 Prior to receiving an occupancy permit for the building, a Conditional Certificate of Compliance, a Certificate of Compliance or a Determination must be obtained from the Ministry of Environment, Lands and Parks.
- 3.4 The applicant will be required to provide bicycle parking facilities.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 The development proposal is for a 113,000 sq. ft. warehouse and distribution facility.
- 4.2 Site Area: 216,361 sq.ft.(4.96 acres)
- Site Coverage  
Permitted and shown: 50%
- 4.3 Floor Area: 10,523 m<sup>2</sup> (113,276 sq.ft.)
- Building Height: 9.2 m (30.33 ft.)

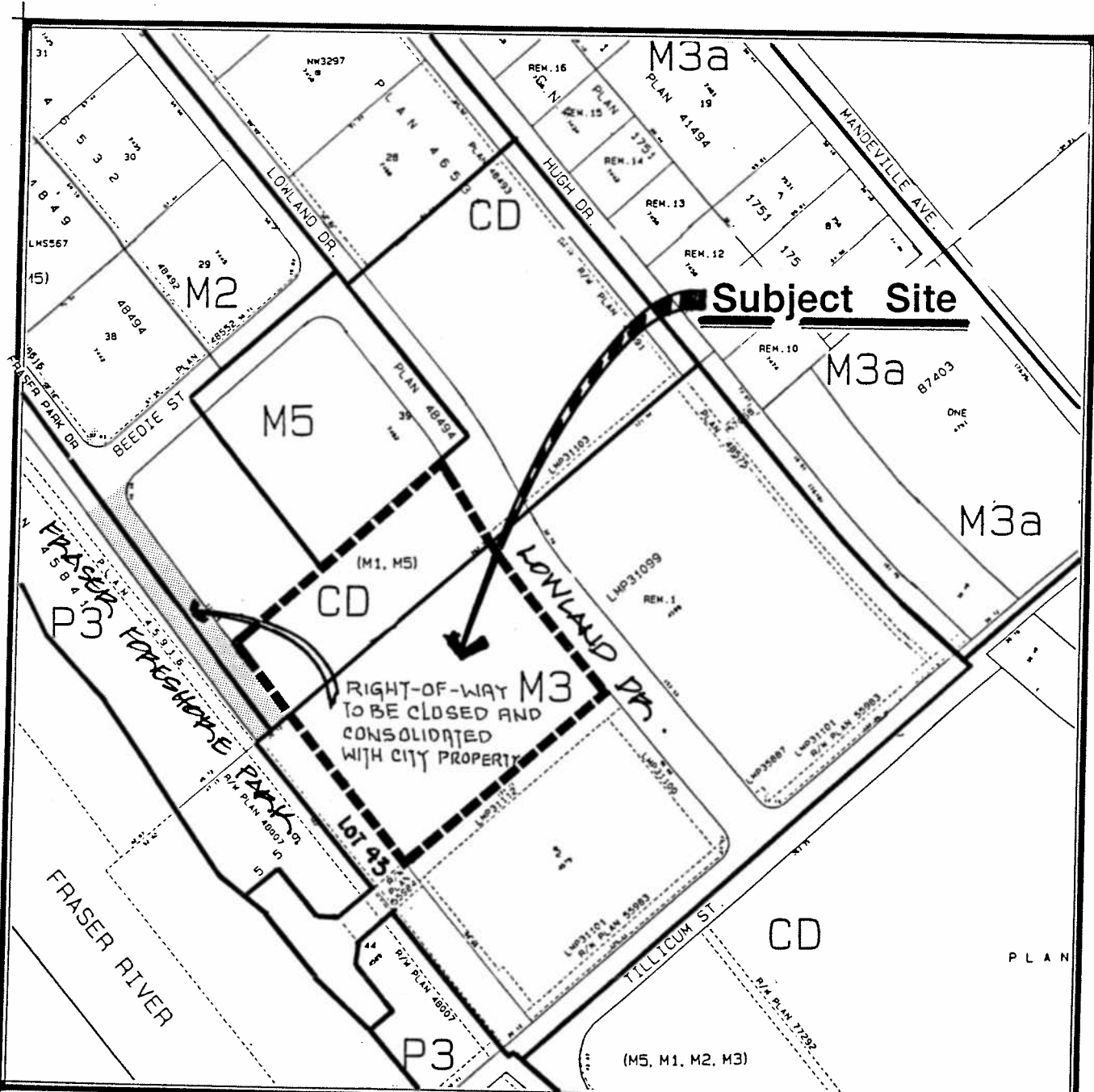
4.4	Parking Required:	72 spaces
	Parking Provided	89 spaces
	Loading Required:	4 bays
	Loading Provided:	12 bays



D. G. Stenson  
Director Planning and Building

BW:gk:hr  
Atts.

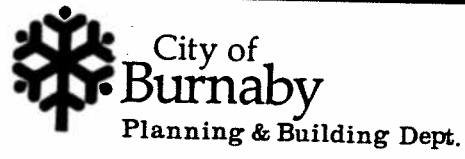
cc: City Clerk  
Director Engineering  
Director Recreation and Cultural Services



Date:  
August 1998

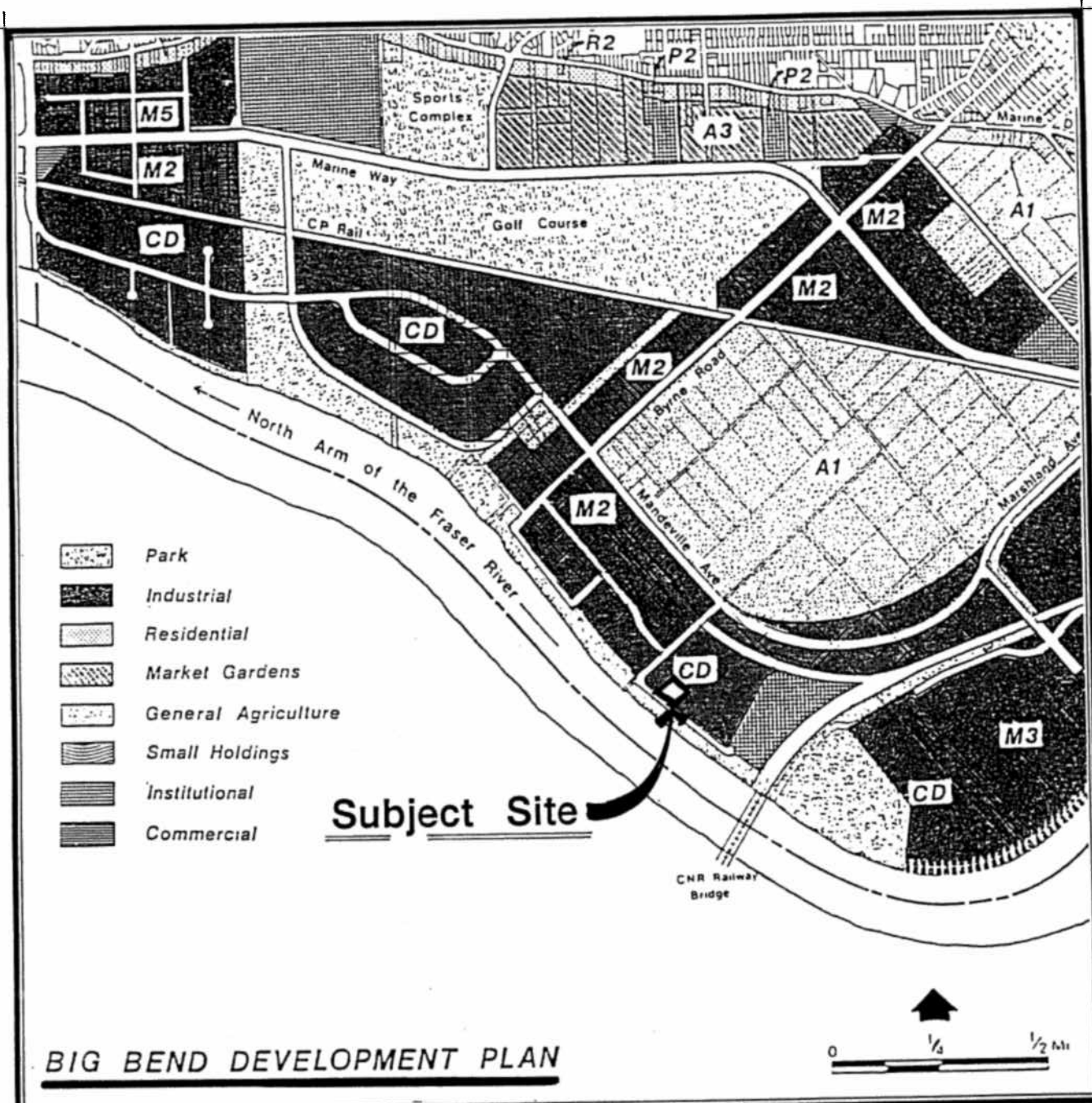
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Drawn By:  
J.P.C.



Rezoning Reference 98-27

Sketch # 1

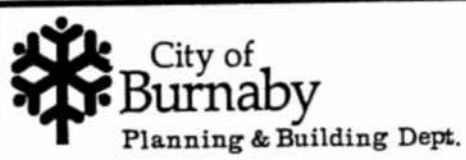


**BIG BEND DEVELOPMENT PLAN**

Date:  
August 1998

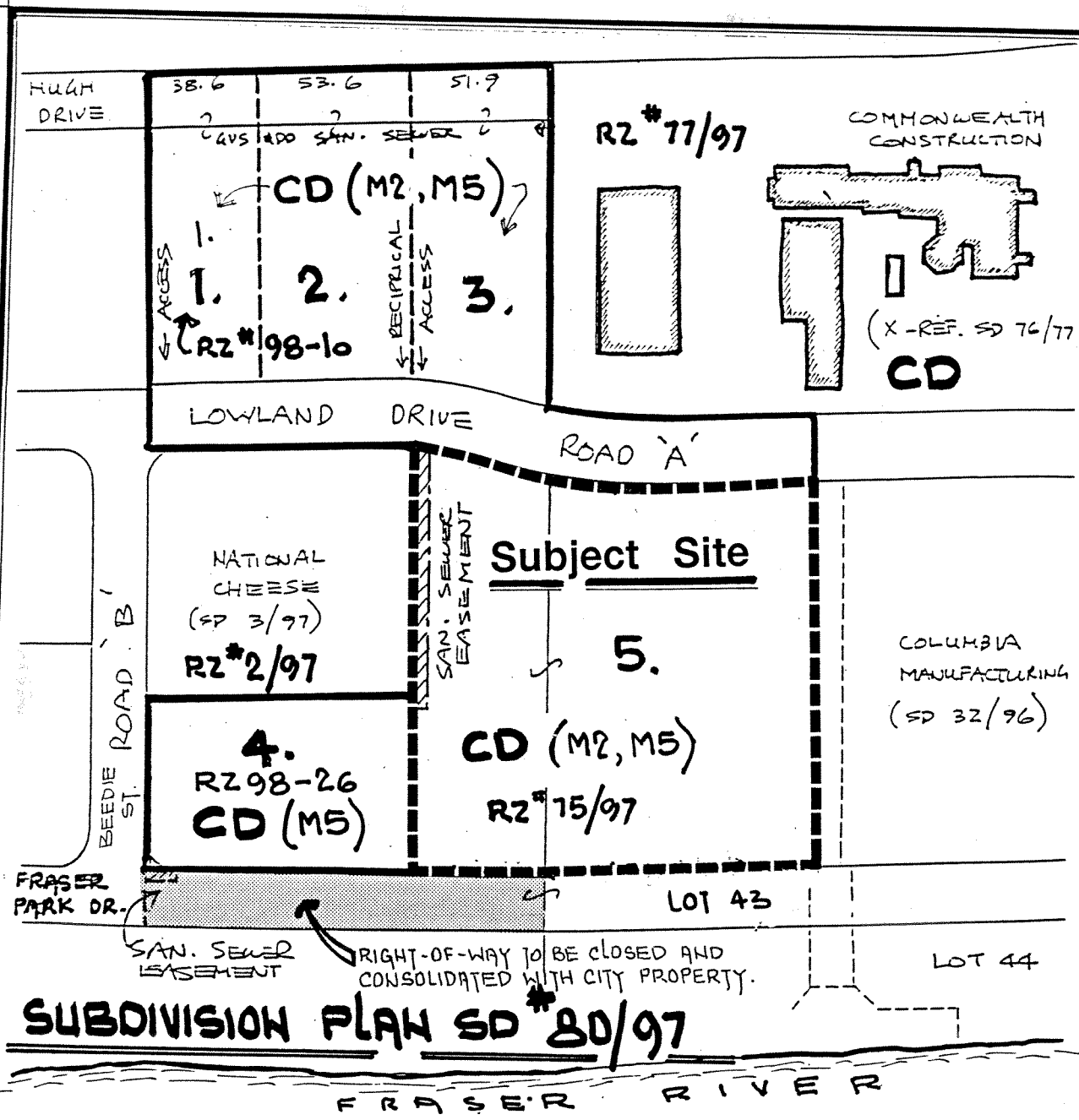
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Drawn By:  
J.P.C.



**Rezoning Reference 98-27**

**Sketch #2**



Date:  
September 1998

Scale:  
N.T.S.

Drawn By:  
J.P.C. & P.B.



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



Rezoning Reference **98-27**

Sketch # **3**

**REZONING REFERENCE #75/97  
APPENDIX "A"**

The following uses are extracted from the Burnaby Zoning Bylaw, and will not be permitted.

**Manufacturing District (M1) & (M1r)**

1. The following commercial and service uses:
  - Automobile sales and rental lots.
  - Automotive repair shops, including body repair and painting.
  - Car washing establishments.
  - Laundries and dry cleaning establishments.
  - Nurseries and greenhouses.
  - Offices storage buildings, workshops and yards for the following trade contractors: building, electrical, fumigating, heating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and sign.
  - Sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motorbikes, roto tillers and outboard motors.
  - Truck and truck-trailer sales or rental lots.
  - Industrial fuelling installations.
  - Taxi Service Centres.
  - Mobile retail carts not exceeding three in number as a use accessory to a principal retail use other than gasoline service station.
2. Packing and crating cold storage and ice plants.
3. Agricultural Uses
4. Mini-warehouses

**General Industrial District (M2) & (M2r)**

1. The following Commercial and Service uses:
  - Offices, storage building, workshops and yards for the following trade contractors: cement, excavating, masonry and moving.
  - Tire retreading and rebuilding.
  - Welding shops not exceeding 560 sq.m.(6029.99 sq.ft.) in gross floor area.
2. Manufacturing of the following fabricated metal products or others of like character or kind;
  - Machine shop products and machine tools.
  - Wire and wire rope.
3. The following machinery and transportation equipment uses:
  - Assembling of motor vehicles, aircraft, transportation equipment, and related parts and accessories.
4. The manufacturing of:
  - Paints, varnishes and lacquers.
5. In areas having an M2L designation, indoor athletic recreation uses that require a minimum floor area of 370 sq.m. (3982.7 sq.ft.) and a minimum ceiling height of 6m (20 ft.).