

TO: CITY MANAGER 2000 September 14
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: **REZONING REFERENCE #99-47**
Proposed Light Industrial Facility

ADDRESS: 7880 Fraser Park Drive

LEGAL: Lot 3, D.L. 166, Group 1, NWD Plan LMP. 44865

FROM: CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

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 "Ringball" prepared by Beedie Construction Co. Ltd.)

APPLICANT: The Beedie Group Development Ltd.
5367 Kingsway
Burnaby, B.C. V5H 2G1
(Att: Ralph Rubini)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2000 October 17.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2000 October 02, and to a Public Hearing on 2000 October 17 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 deposit of the applicable GVS & DD sewerage charge.
- e. The granting of any necessary easements.
- f. The provision of facilities for cyclists.
- g. The satisfaction of all necessary flood proofing requirements.

R E P O R T

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of an industrial warehouse/distribution facility.

2.0 **NEIGHBOURHOOD CHARACTERISTICS**

The subject site is currently vacant and preloaded, awaiting development. Two new light industrial facilities are located to the north and west of the site and the Burnaby Correctional Centre for Women is located to the immediate east. To the south of the site across Fraser Park Drive are lands which front the Fraser River and comprise part of the Fraser Foreshore Park. Access to the site is from Fraser Park Drive which is constructed to full City standards.

3.0 **BACKGROUND INFORMATION**

- 3.1 On 1999 November 22, 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 with the understanding that a further and more detailed report would be submitted at a later date.
- 3.2 The subject site is within the adopted Big Bend Development Plan and is designated for Comprehensive Development zoning (see **attached** sketches) for light industrial development.

- 3.3 On 1996 November 25, Council received a report regarding the subject site and adjacent lands, owned by the Canada Lands Company (formerly CN Real Estate) which are intended for the development of a 27 acre "Riverfront Business Park". These lands are intended to accommodate further industrial growth through the provision of a number of serviced sites which will be properly integrated with the adjacent foreshore park area through comprehensive planning and the use of specific development guidelines which provide for an open space framework, quality development standards and an appropriate range of land uses.
- 3.4 On 1999 July 26, Council gave Final Adoption to Rezoning Reference #98-35 which involved the development of a regional office, warehouse and distribution facility for Grand & Toy Inc. located on a 3.7 hectare (9.1 acre) site located at the corner of Fraser Park Drive and Tillicum Street west of the subject site. This project is now under construction. Council also recently gave Final Adoption to Rezoning Reference #99-45 which involved the development of a furniture manufacturing facility (Stylus Furniture) located to the immediate north of the site and Rezoning Reference #99-46 which involved development of a food warehouse and distribution facility (Old Dutch Foods) located to the immediate west of the site. Both projects have been completed.
- 3.5 Since the subject development proposal is consistent with the land use objectives of this area, will be similar in concept to the properties which were recently rezoned and developed, and the applicant has submitted development plans that are suitable for presentation to a Public Hearing, it would be appropriate to advance this application at this time.

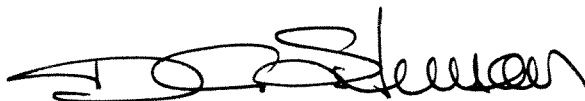
4.0 GENERAL DISCUSSION

- 4.1 The applicant has requested rezoning in order to construct a 6,640m² (71,471 sq.ft.) industrial warehouse/distribution facility which includes 754m² (8,111 sq.ft.) of office space.
- 4.2 The subject site is currently zoned CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District) and is now proposed to be rezoned to CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines).
- 4.3 The subject development proposal is consistent with the concept plan and overall development guidelines for the "Riverfront Business Park". The proposed warehouse/distribution facility will further complement the range of industrial development patterns that are emerging in the immediate area.

- 4.4 The site is within the Fraser River Flood plain. Provision has been made to raise the site grade to design flood proof elevations.
- 4.5 The GVS & DD Sewerage Development Cost Charge (Fraser Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning request.
- 4.6 The applicant will be required to provide bicycle parking facilities.

5.0 DEVELOPMENT PROPOSAL

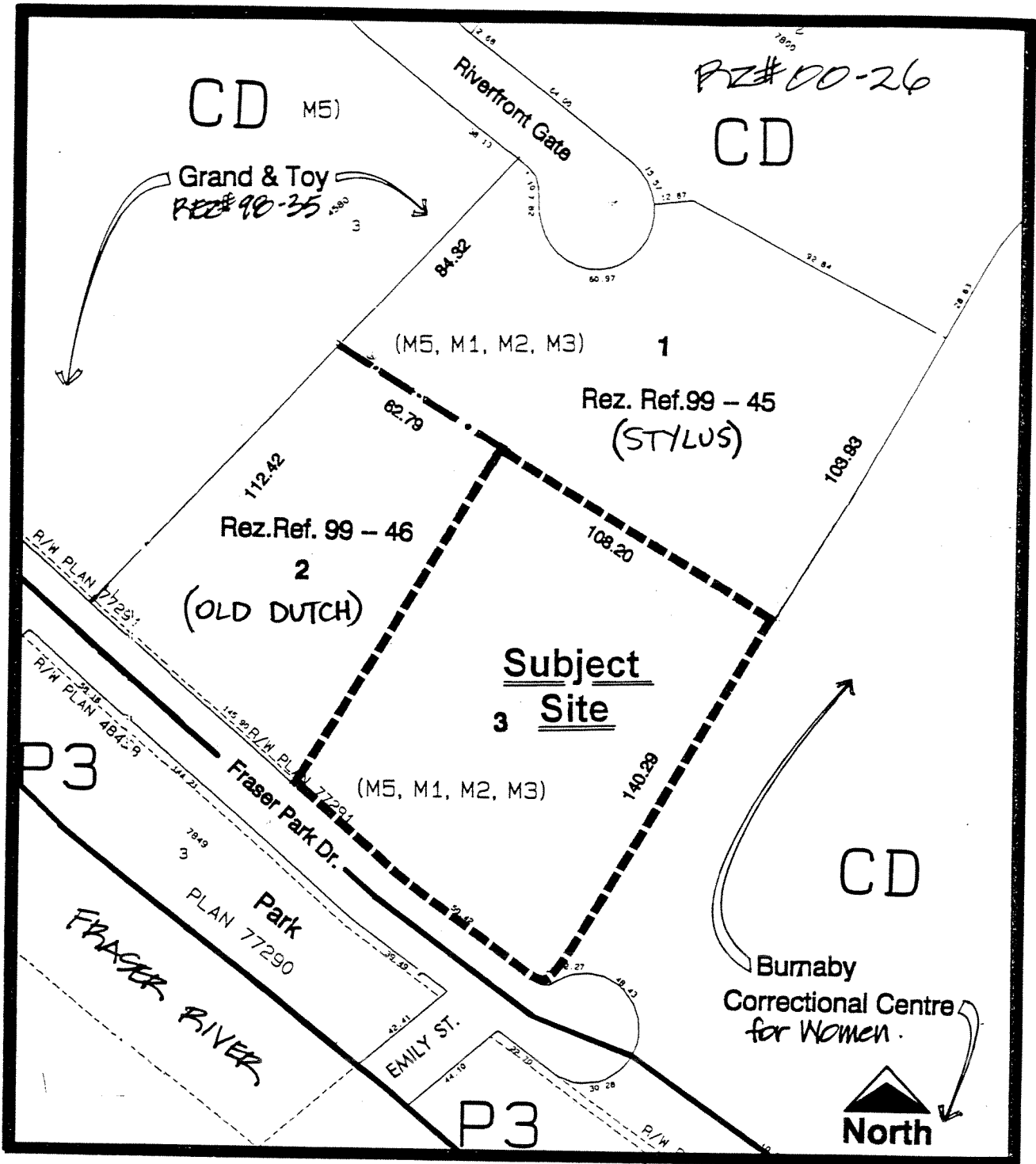
- 5.1 Site Area: - 1.47 hectares (3.65 acres)
- 5.2 Site Coverage: - 45%
- 5.3 Floor Area: - 6,640m² (71,471 sq.ft.)
including 754m² (8,111 sq.ft.) of office
- 5.4 Building Height: - 2 storeys
- 5.5 Parking Required:
 - 5,887m² warehouse @ 1/186m² - 32 spaces
 - 754m² office @ 1/46m² - 17spaces
 - Total Required - 49 spaces
- Parking Provided: - 67 spaces
- 5.6 Loading Bays Required: - 4 spaces
- Loading Bays Provided: - 10 spaces
- 5.7 Bicycle Provisions: - 5 spaces



D. G. Stenson
Director Planning and Building

PS:gk
Attach

cc: Director Engineering



Planning And Building Department

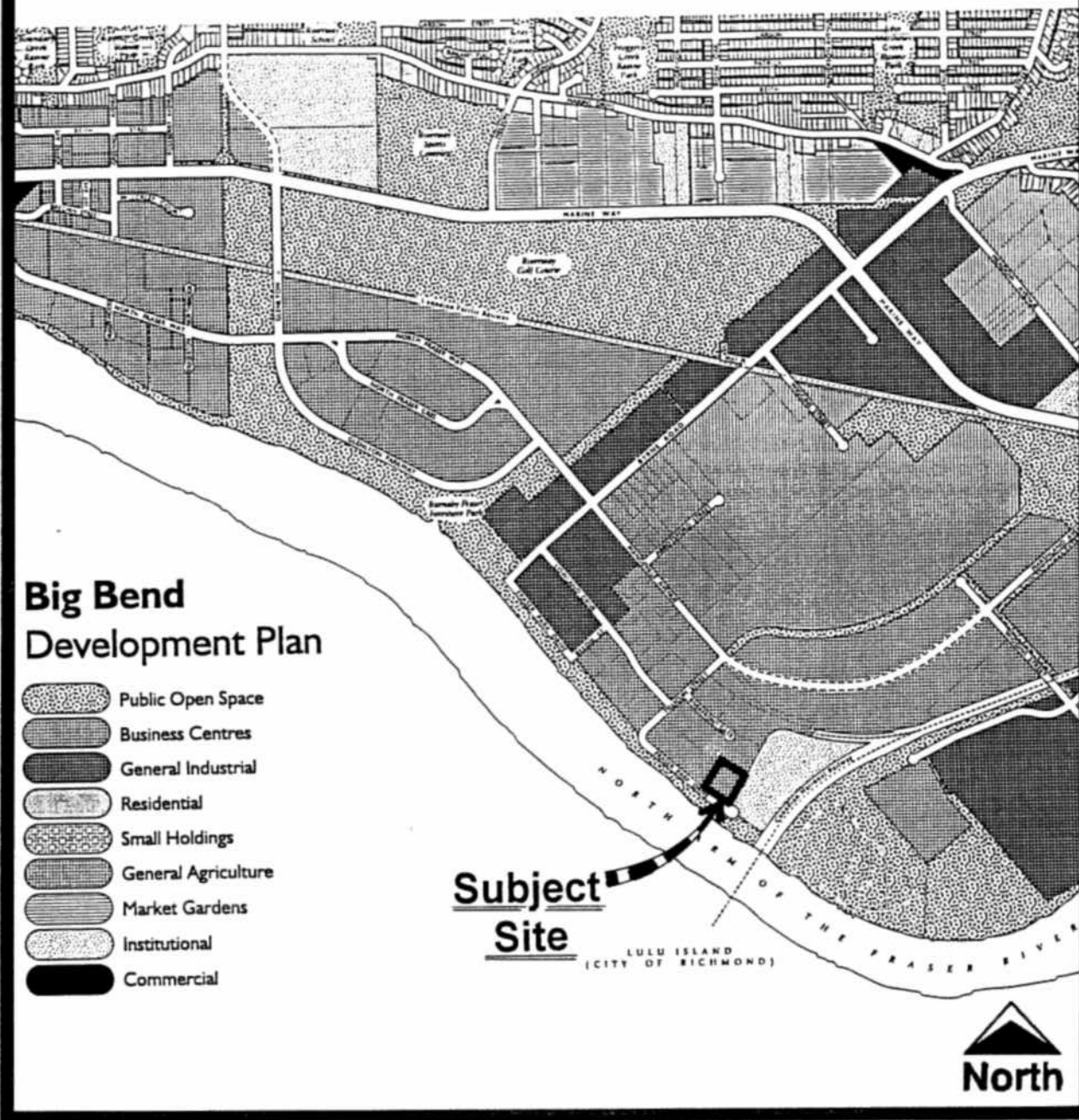
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Drawn By: J.P.C.

Date: 2000 SEPT.

REZONING REFERENCE 99 -- 47

Sketch # 1



Planning And Building Department

Scale: 1= N.T.S.

Drawn By: J.P.C.

Date. 2000 SEPT.

REZONING REFERENCE 99 -- 47

Sketch # 2