

**TO:** CITY MANAGER 2000 October 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #00-26  
Multi-Tenant Industrial Warehouse Facility

**ADDRESS:** 7800 Riverfront Gate

**LEGAL:** Lot 2, D.L. 166 & 167, Group 1, NWD Plan LMP 39677

**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 "7800 Riverfront Gate" prepared by CEI Architecture Planning Interiors)

**APPLICANT:** CEI Architecture Planning Interiors  
300 - 131 Water Street  
Vancouver, B.C. V6B 4M3  
(Att: John Scott)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2000 November 28.

---

**RECOMMENDATIONS:**

1. **THAT** staff be authorized to bring forward for abandonment Amendment Bylaw #33 (1997), Bylaw No. 10622, Rezoning Reference #35/96, a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2000 November 6, and to a Public Hearing on 2000 November 28 at 7:30 p.m.

3. **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.
  - e. The deposit of the applicable GVS & DD Sewerage Development Cost charge of \$0.811 per sq.ft. of gross floor area.
  - f. The satisfaction of all necessary flood proofing requirements.
  - g. The submission of a Site Profile and resolution of any arising 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 a multi-tenant industrial warehouse facility.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently flat, vacant and preloaded, awaiting development. Similar vacant, industrially designated lands are located to the north and west of the site and the Burnaby Correctional Centre for Women is located to the east. A new furniture manufacturing and distribution facility and another large industrial facility under construction are located to the south of the site across Riverfront Gate. Vehicular access to the site is from Riverfront Gate which is developed to a full City standard.

### **3.0 BACKGROUND INFORMATION**

- 3.1 On 2000 September 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 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 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 hectares (9.1 acre) site at the corner of Fraser Park Drive and Tillicum Street, southwest of the subject site. This project is now under construction. Rezoning Reference #99-45 which involved the development of a furniture manufacturing facility (Stylus Furniture) and Rezoning Reference #99-46 which involved development of a food warehouse and distribution facility (Old Dutch Foods) are located to the south of the site. Both projects have been constructed.
- 3.4 On 1997 September 8, Council gave Second Reading to Rezoning Reference #35/96 which involved a proposal to develop a food production and distribution facility on the subject site and included land to the immediate west which was recently subdivided to create a separate 1.3 hectare (3.2 acre) parcel (7700 Riverfront Gate). This project did not proceed and will be superseded by the subject development proposal which will involve the subject 2.5 hectare easterly parcel only. The westerly parcel will be rezoned and developed in the future as a separate application. It is therefore appropriate for Council to abandon Rezoning Reference #35/96, Amendment Bylaw No. 33 (1997), Bylaw No. 10622.
- 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 12,954m<sup>2</sup> (139,438 sq.ft.) industrial warehouse/distribution facility which includes up to 3,318m<sup>2</sup> (35,716 sq.ft.) of office space.

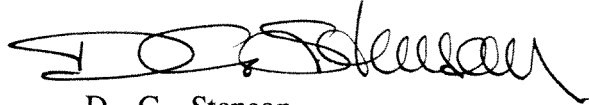
- 4.2 The subject site is currently zoned CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District) and is now proposed to be rezoned to CD Comprehensive Development District (based on M2 General 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 emerging in the immediate area.
- 4.4 Access for truck traffic generated by this development will be provided from Riverfront Gate which is developed to a full industrial standard. Riverfront Gate will connect to Mandeville Avenue (via Tillicum Street) which is designated as a major industrial collector to serve the further development of the Big Bend.
- 4.5 The site is within the Fraser River Flood plain. Provision has been made to raise the site grade to design flood proof elevations.
- 4.6 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.
- 4.7 A Site Profile must be submitted in accordance with the requirements of the B.C. Contaminated Sites Regulations.

**5.0 DEVELOPMENT PROPOSAL**

5.1	Site Area:	-	2.43 hectares (6 acres)
5.2	Site Coverage:	-	46.5%
5.3	Floor Area:	-	12,954m <sup>2</sup> (139,438 sq.ft.) including 3,318m <sup>2</sup> (35,716 sq.ft.) of office
5.4	Building Height:	-	2 storeys
5.5	Parking Required:		
	9,636m <sup>2</sup> warehouse @ 1/186m <sup>2</sup>	-	52 spaces
	3,318 <sup>2</sup> office @ 1/46m <sup>2</sup>	-	73 spaces
	Total Required	-	125 spaces
	Parking Provided:	-	142 spaces

City Manager  
Rezoning Reference #00-26  
2000 October 24 ..... Page 5

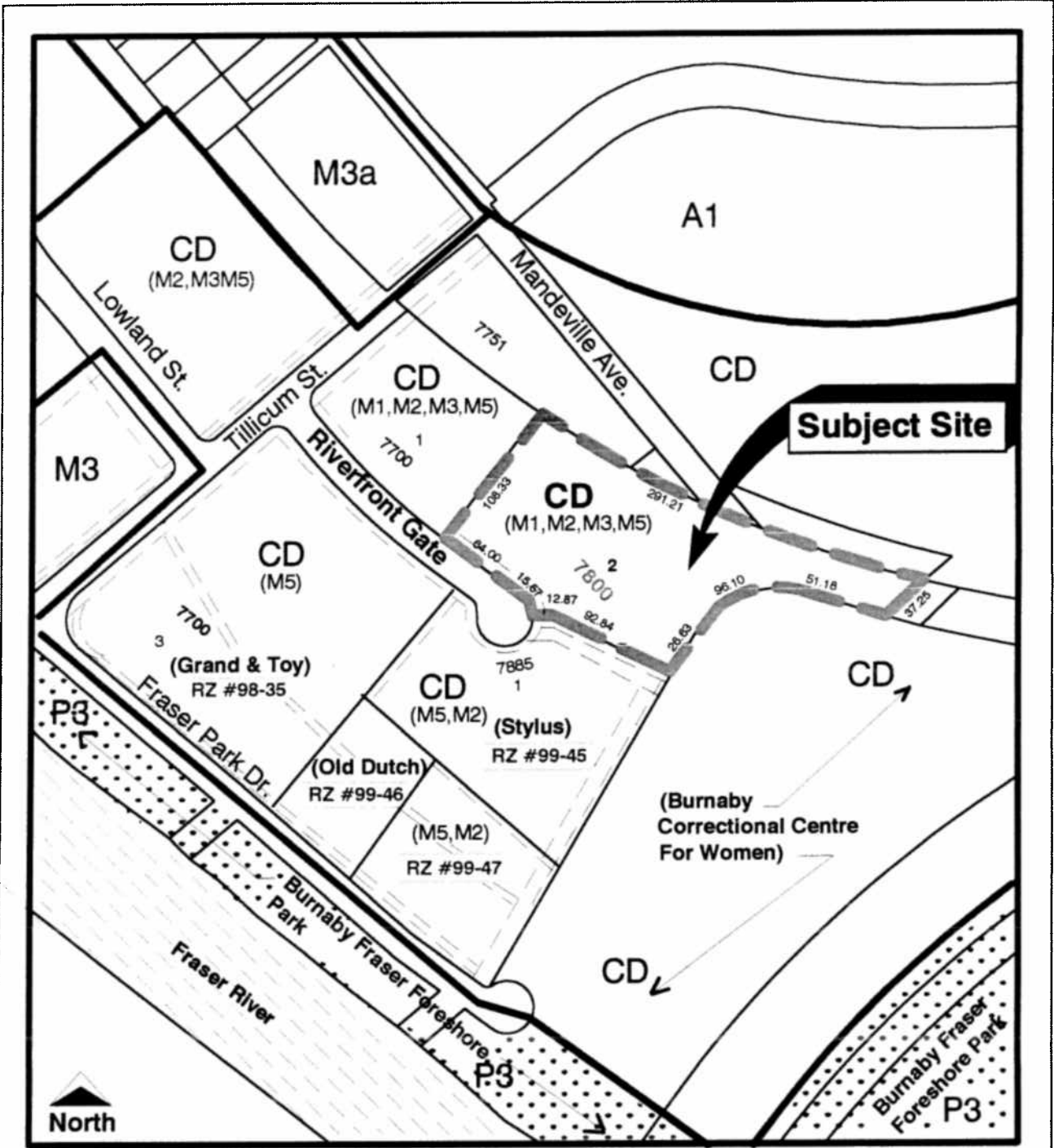
- 5.6 Loading Bays Required: - 5 spaces
- Loading Bays Provided: - 12 spaces
  
- 5.7 Bicycle Provisions: - 14 spaces



D. G. Stenson  
Director Planning and Building

PS:gk  
Attach  
cc: Director Engineering  
    City Clerk  
    City Solicitor

P:\PhilSanderson\RZ 26 Pub Hrg.Rpt



Planning And Building Department

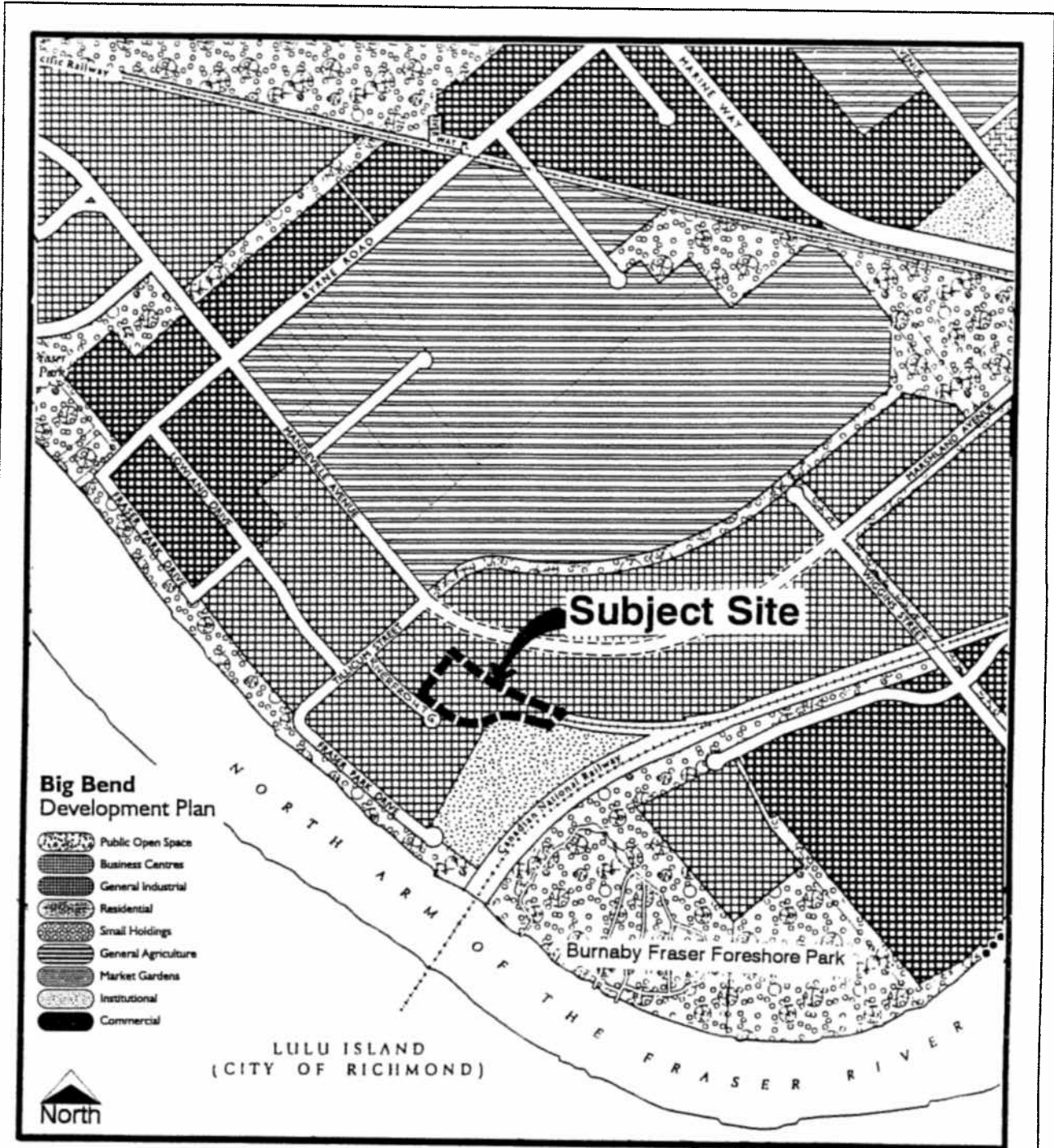
Scale: 1 = 4000

Drawn: J.P.C.

Date: Oct. 2000

REZONING REFERENCE 00--26

Sketch #1



Planning And Building Department

Scale: N.T.S.

Drawn: J.P.C.

Date: Sept. 2000

REZONING REFERENCE 00--26

Sketch # 2

