

TO: CITY MANAGER

2000 OCTOBER 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #00-22
Addition to Existing Industrial Building

ADDRESS: 6000 Lougheed Highway

LEGAL: Lot 120, D.L 130, Group 1, NWD PLAN 64552

FROM: CD Comprehensive Development District (based on M1 Manufacturing District, M5 Light Industrial District) and R2 Residential District

TO: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District guidelines, and in accordance with the development plan entitled "Wesco Distribution Canada Inc. Expansion" prepared by Ankenman Marchand), and R2 Residential District.

APPLICANT: Pelman & Associates
3399 Puget Drive
Vancouver, B.C. V6L 2T6
(Attention: Neil Pelman)

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

RECOMMENDATIONS:

1. **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.
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 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.
 - c. The granting of any necessary easements and covenants.
 - d. The deposit of the applicable GVS&DD sewerage charge.

- e. The submission of a Site Profile and resolution of any arising requirements.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an addition to an existing industrial building.

2.0 BACKGROUND

2.1 On 2000 September 25 Council received the report of the Planning & 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.

2.2 The existing industrial building on the site was originally approved by Council through Rezoning Reference #181/81. It is noted that the Comprehensive Development plans for this site show a future addition in the area of the building addition proposed in connection with this rezoning.

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 within an area designated as Business Centre in the Official Community Plan for Burnaby, which generally indicates future redevelopment to higher density office/industrial uses. It is anticipated that an area plan review process will be initiated by late this year for this area associated with the Holdom Sky Train Station.

3.2 There are no servicing requirements at this time.

3.3 A statutory right-of-way will be required to accommodate the urban trail which will be constructed along the south side of Lougheed Highway at a future date. In addition, the statutory right-of-way is required to accommodate the relocated ditch along Lougheed Highway. The ditch located along the south side of Lougheed Highway was required to be placed in temporary diversions around the SkyTrain columns placing it closer to and possibly crossing the property line. We do not have final design drawings from RTPO for this area as yet, but it is certain that the permanent relocation of the ditch will be partially located on the private property, therefore, it should be protected through the statutory right-of-way.

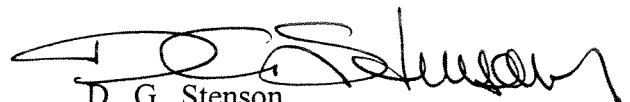
3.4 The G.V.S. & D.D. Sewerage Coverage Charge of \$0.811 per square foot is applicable to this development.

3.5 Bicycle parking facilities will be provided for the employees of the business.

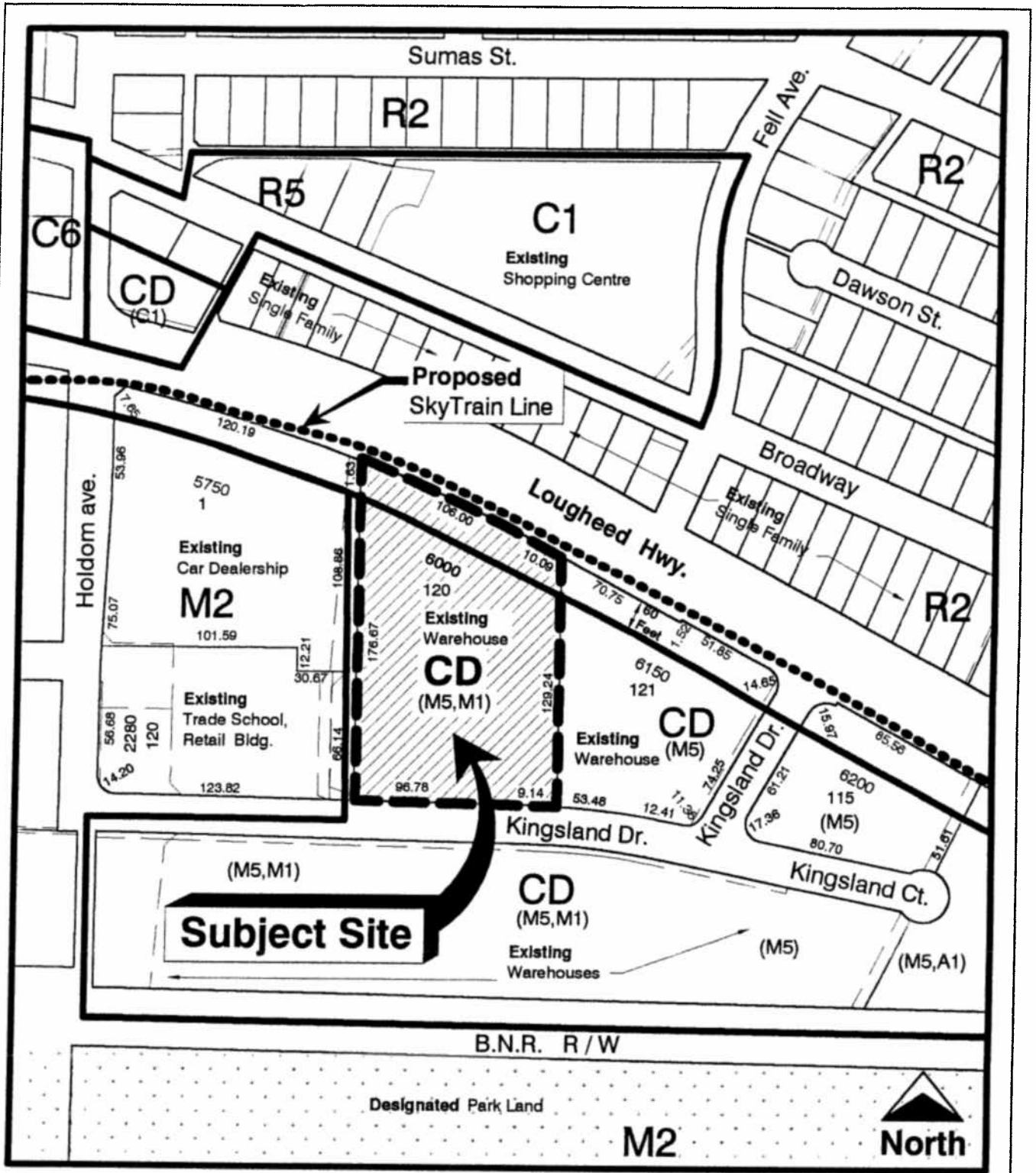
- 3.6 A site profile has been submitted. The Ministry of Environment will determine if there are any further requirements arising out of the site profile.
- 3.7 All of the significant trees on the property are on the north side of the building, along Loughheed Highway. There are no trees required to be removed in connection with this development, as the area of the proposed addition is currently an open, grassed area. Supplemental planting will, however, be required within the landscape buffer area along Loughheed Highway.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Lot Area: - 16,350 m² (175,995 sq. ft.)
Lot Coverage Permitted: - 50%
Lot Coverage Shown: - 29%
- 4.2 Existing Floor Area: - 4,543.2 m² (48,905 sq. ft.)
Proposed Floor Area: - 1,486.4 m² (16,000 sq. ft.)
Total Floor Area: - 6,029.6 m² (64,905 sq. ft.)
- Warehouse - 4,670 m² (50,274. sq. ft.)
Office - 1,359 m² (14,631 sq. ft.)
Total - 6,029 m² (64,905 sq. ft.)
- Building Height Permitted: - 12m (39.37 ft.)
Building Height Shown: - 10.1m (33.25 ft.)
- 4.3 Parking Required:
Warehouse - 26 spaces
Office - 30 spaces
Total Required - 56 spaces
- Parking Shown: - 87 spaces
- Bicycle Parking Provided for - 8 bicycles
- Loading Bays Required: - 4 bays
Loading Bays Shown: - 9 bays


D. G. Stenson
Director Planning and Building

BW:gk:
cc: Director Engineering
City Clerk
City Solicitor



Planning And Building Department

Scale: 1 = 3000

Drawn By: J.P.C.

Date: Sept. 2000

REZONING REFERENCE 00 -- 22

Sketch #1