

TO: CITY MANAGER

2002 FEBRUARY 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #01-35
Proposed Multi-Tenant Office/Warehouse Complex

ADDRESS: 3811 North Fraser Way

LEGAL: Lot 3, D.L. 161, Group 1, NWD Plan 78088

FROM: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District use and in accordance with the development plan entitled "Marine Way Business Park Phase III" prepared by T.J. Mager Architect)

APPLICANT: T.J. Mager Architect
894 Jackson Way
Delta, B.C. V4L 1W4
(Attention: Terry Mager)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2002 March 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2002 March 04 and to a Public Hearing on 2002 March 26 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e. The granting of any necessary easements and covenants.
- f. The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- g. The deposit of the applicable GVS & DD Sewerage Development Charge (Fraser Sewerage Charge) of \$0.811 per sq.ft. of gross floor area.
- h. The submission of a Site Profile and resolution of any arising requirements.
- i. The satisfaction of all necessary flood proofing requirements.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of two multi-tenant office/warehouse buildings.

2.0 BACKGROUND

The subject site is currently occupied by an older (1950's) large industrial warehouse facility which has a rail spur line connection to the CP rail facility that runs adjacent to the north

property line. Numerous large, evergreen trees are located within the southerly portion of the site. Industrial facilities of varying size and age are located to the south of the site across North Fraser Way, to the east and west and to the north beyond the CP Rail line fronting Greenall Avenue. Vehicular access to the site is presently from North Fraser Way which is developed to full industrial standards and from a driveway which runs north across the CP Rail line to Greenall Avenue, which is developed to an interim standard.

3.0 BACKGROUND

- 3.1 On 2002 January 21, Council received the report of the Planning and Building Department concerning 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 more detailed report would be submitted at a later date.
- 3.2 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The subject site is situated in the Marine Way Business Park which is located south of Marine Way within the western portion of the Big Bend area and designated for light industrial uses in the adopted Big Bend Development Plan (see **attached** Sketch #2). The majority of the lands in the Marine Way Business Park have been developed during the last two decades for a variety of industrial facilities, including light manufacturing and warehouse/distribution uses. The subject site is one of two remaining M3 Heavy Industrial District zoned properties in the business park .
- 4.2 Rezoning of this site has been requested in order to build a two-storey multi-tenant office/warehouse complex which is to include two buildings with a combined total of approximately 8,732.5 m² (93,997 sq.ft.) of office space and approximately 7,342.6 m² (79,038 sq.ft.) of warehouse space. This type of development is consistent with the land use objectives for this area and will be rezoned to the CD Comprehensive Development District using the M5 Light Industrial District guidelines.
- 4.3 Vehicular access will be provided from North Fraser Way via two driveways. The existing driveway, which runs north across the existing CP Rail Line to Greenall Avenue, will be eliminated along with the existing rail spur line located within the northwest portion of the site.

- 4.4 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.5 Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project as a requirement of a Preliminary Plan Approval.
- 4.6 At the present time, North Fraser Way has limited sidewalk development on the north side of the street and only adjacent to 3711 North Fraser Way, located to the west of the subject site (refer to **attached** Sketch #1). It is recommended that the current substandard sidewalk situation be improved by constructing a sidewalk across the subject site and across 3751 North Fraser Way located to the immediate west to link up with the existing sidewalk adjacent to 3711 North Fraser Way. All three properties are owned by the same company. In this regard, the applicant will be required to construct a separated concrete sidewalk within a 5.2 m wide statutory right-of-way adjacent to the south property line of the subject site and the property to the immediate east (3751 North Fraser Way). This 5.2 m width will accommodate a separated sidewalk and preserve the existing boulevard trees between the sidewalk and the street curb in the usual manner.
- 4.7 The Greater Vancouver Sewer and Drainage District are upgrading their sanitary sewer in the south slope area of Burnaby and require a 6 meter statutory R/W and an adjacent 5 meter “temporary working” statutory R/W over the northeast portion of the subject site (see **attached** sketch #1). The proposed 6 meter R/W will coincide with an existing City sewer easement. Since these statutory rights-of-way will further the objectives of the GVS&DD and not impact the subject development proposal, it is recommended that the applicant be required to grant the necessary rights-of-way.
- 4.8 A number of large trees worthy of retention are located within the southern portion of the site. A tree survey and on-site inspections have been conducted and retention measures, including the registration of a Section 219 Covenant will be pursued to ensure that the appropriate trees are preserved and incorporated into the landscape plan for the site.
- 4.9 The applicant will be required to provide bicycle parking and end-of-trip facilities.
- 4.10 A Site Profile is required along with the resolution of any arising requirements.

5.0 DEVELOPMENT PROPOSAL

- | | | | |
|-----|--|---|--|
| 5.1 | Gross/Net Site Area: | - | 3.27 ha (8.08 acres) |
| 5.2 | Site Coverage: | - | 34% |
| 5.3 | Floor Area: | - | 16,075 m ² (173,042 sq.ft.) |
| 5.4 | Building Heights: | - | 2 storeys |
| 5.5 | Use Components & Parking Required: | | |
| | 8,732 m ² office @ 1/46 m ² | - | 190 spaces |
| | 7,342 m ² warehouse @ 1/86 m ² | - | 40 spaces |
| | Total Parking Required: | - | 230 spaces |
| | Parking Provided: | - | 262 spaces |
| 5.6 | Loading Bays Required: | - | 5 spaces |
| | Loading Bays Provided: | - | 32 spaces |
| 5.7 | Bicycle Provisions: | - | 26 spaces (outdoor racks) |
| | | - | End of trip facilities |

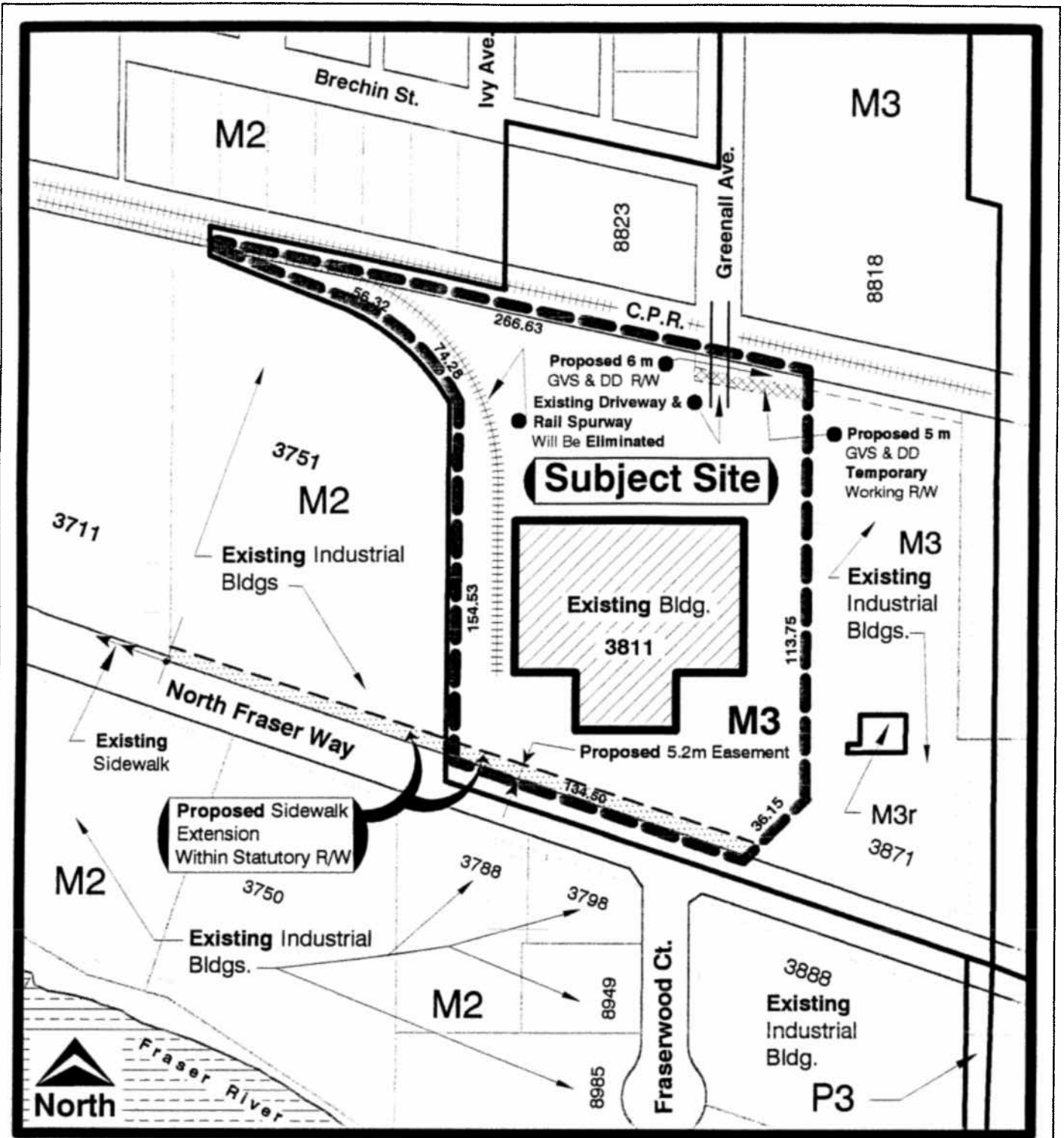


J. S. Belhouse
Director Planning and Building



PS:gk
Attach

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Clerk
City Solicitor



Planning And Building Department

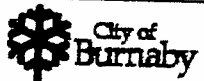
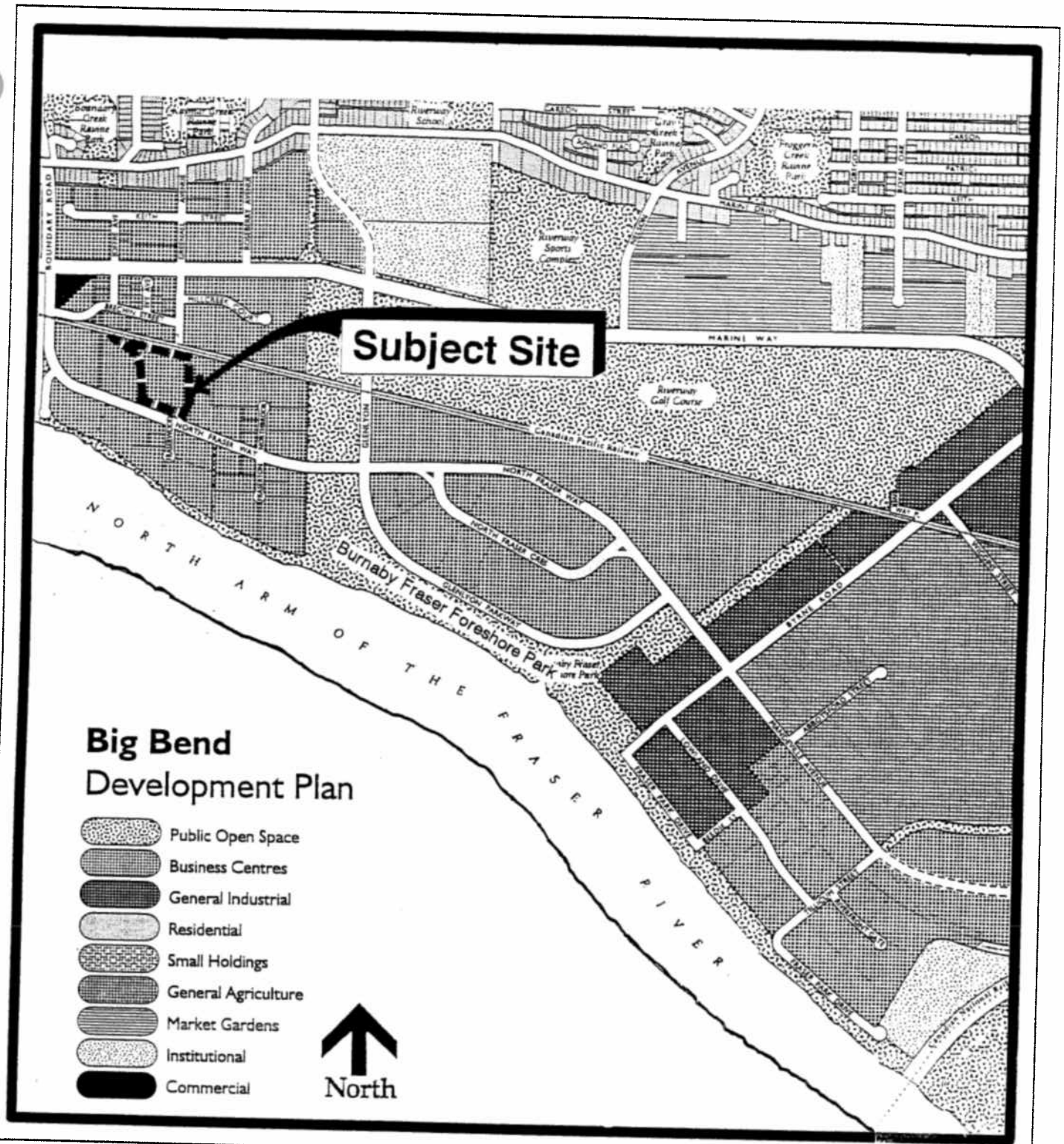
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Drawn By: J.P.C.

Date: February 2002

REZONING REFERENCE 01 -- 35

Sketch #1



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2002

REZONING REFERENCE 01 -- 35

Sketch #2

