

TO: CITY MANAGER 2002 MAY 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #01-37
Proposed Multi-Tenant Industrial Building

ADDRESS: Ptn. of 8398 North Fraser Way, Ptn. of 7751, 7871 & 7850 Mandeville Avenue (see **attached** sketches)

LEGAL: Ptn. of Lot 5, DL 155C, 166 & 167, Group 1, NWD Plan LMP39018; Ptn. of Block 3 which lies to the north east of the north easterly limit statutory right of way Plan 5594, DL 166, Group 1, NWD Plan 2237; Ptn. of Parcel 'A' (explanatory Plan 8539) Lot 11, DL 166, Group 1, NWD Plan 2237 and Ptn. of Lot 5, DL 166, Group 1, NWD Plan LMP39677

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 Density and Burnaby Business Park Concept Plan and in accordance with the development plan entitled "Burnaby Business Park Lot 4" prepared by Kasian Kennedy Architects)

APPLICANT: Planet Consulting Group Inc.
101 - 7485 130th Street
Surrey, B.C. V3W 1H8
(Att: Mr. Oleg Verbenkov)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2002 June 25.

RECOMMENDATIONS:

1. **THAT** Council authorize the introduction of a Highway Exchange Bylaw for the closure of a portion of Mandeville Avenue in exchange for the dedication required for the extension of North Fraser Way as outlined in Section 3.4 of this report.
2. **THAT** Council authorize the sale of City-owned land at 7850 Mandeville Avenue for consolidation within the Phase 1 subdivision as outlined in Section 3.5 of this report.

3. **THAT** Council authorize the submission of the required application to the Land Reserve Commission (LRC) for use of lands required for road purposes as outlined in Section 3.6 of this report.
4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2002 June 10 and to a Public Hearing on 2002 June 25 at 7:30 p.m.
5. **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 and covenants.
 - e. The deposit of the applicable GVS & DD Sewerage Development charge of \$0.811 per sq.ft. of gross floor area.
 - f. The provision of facilities for cyclists in accordance with Section 4.8 of this report.
 - g. The submission of a Site Profile and resolution of any arising requirements.
 - h. The granting of 219 Covenants respecting flood proofing requirements and for the retention and maintenance of the bioswale as outlined in Section 3.3 of this report.
 - i. The completion of the Highway Exchange Bylaw for a portion of North Fraser Crescent as outlined in Section 3.4 of this report.
 - j. The completion of the sale and consolidation of the City-owned parcel (7850 Mandeville Avenue).
 - k. The satisfaction of the subdivision requirements.
 - l. The approval of the City's application to the Land Reserve Commission for use of lands required for road purposes in accordance with Section 3.6 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a multi-tenant light industrial building.

2.0 BACKGROUND

- 2.1 The subject site is situated within the Phase I westerly portion of the Burnaby Business Park which is located within the area designated for business centre and industrial uses of the adopted Big Bend Development Plan (see attached Sketch #1).
- 2.2 On 2001 January 8, Council gave Final Adoption to a Bylaw (Rezoning Reference #67/97), rezoning the 33.9 hectare (83.8 acres) Burnaby Business Park to CD Comprehensive Development District, based on M2 General Industrial District and M5 Light Industrial District as guidelines together with the Burnaby Business Park Concept Plan prepared by Kasian Kennedy Design Partnership and Phillips Farevaag Smallenberg Inc.
- 2.3 On 2002 January 21, 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.

The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The subject application involves a zoning amendment to one of the specific sites within the Burnaby Business Park. The proposed development includes the construction of a two storey, 5,256.5 m² (56,581 sq.ft.) multi-tenant light industrial building with surface parking, which is consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M5 Light Industrial District.
- 3.2 The subject site is located within the Phase I, westerly portion of the Burnaby Business Park which is undeveloped at this time. Phase I development also involves a subdivision application (Subdivision Reference #01-64) to create and service eight industrial lots (including the subject site) that are intended to be rezoned, sold and developed on an individual basis (see Sketch #2). Vehicular access will be provided from North Fraser Way which will be dedicated and constructed to a full City standard adjacent to the eight lots. North Fraser Way will be extended through the remainder of the business park through future phased development of the business park.

- 3.3 The Department of Fisheries and Oceans (DFO) has given approval in principle to the proposed enclosure of existing drainage channels located within the business park. This approval was given in consideration of the applicant's proposal to provide an on-site storm water management strategy for the business park which provides for the establishment and maintenance of a bioswale element to be installed within the 9 m landscaped front yard of all the development sites. Preliminary plans for the bioswale have been submitted and all required approvals from the City and DFO along with easements, Section 219 Covenants and bonding for installation and maintenance of the bioswale on the subject site will be required as a condition of rezoning and site servicing. These provisions will be applied in a similar fashion through future rezoning applications for the other sites within the business park.
- 3.4 As a requirement of the subdivision application (Subdivision Reference #01-64) to create eight development lots, the applicant will dedicate North Fraser Way through to Wiggins Street and construct approximately 560 m to a full City standard adjacent to the Phase 1 subdivision. As outlined in the **attached** Sketch #3, a 3,720 m² portion of the unopened Mandeville Avenue road allowance is considered to be redundant and proposed to be closed and consolidated with the Phase I subdivision of the business park in exchange for the dedication of lands required for the extension of North Fraser Way.

The area of road right-of-way to be dedicated for North Fraser Way (including a small portion of City land) through to Wiggins Street is well in excess of the proposed road closure area. As a result, payment to the City for the closed road right-of-way will not be necessary since the applicant will not receive a net land gain. The introduction of a Highway Exchange Bylaw, as illustrated in Sketch #3, is recommended with completion being a requirement of the subject rezoning and related subdivision applications.

- 3.5 An isolated City-owned parcel with an area of approximately 2,875 m² (0.71 acres) at 7850 Mandeville Avenue (Parcel "A" Explanatory Plan 8539, Lot 11, D.L. 166, Group 1, NWD Plan 2237) located adjacent to the redundant portion of the Mandeville Avenue road allowance also forms part of the Phase 1 subdivision of the Burnaby Business Park and part of the subject site (see **attached** Sketch #3). This parcel is required to be acquired by the applicant for consolidation with the subdivision plan. The applicant will be responsible for all legal and survey cost associated with the site sale and consolidation which will be requisite to the completion of subject rezoning and related subdivision applications. A further report outlining the recommended purchase price for this lot will be submitted to Council in the near future.
- 3.6 A small portion of City-owned land (approximately 230 m²) at the intersection of the City Linear Parkway with North Fraser Way is required to be dedicated for the extension of North Fraser Way as part of the proposed subdivision plan (see **attached** Sketch #4). Council approval is required to dedicate this City land for road purposes. This will be pursued as part of the Highway Exchange Bylaw outlined in Section 3.4 above. This land required for road dedication and associated fill-slope (approximately 180 m² for fill-slope in addition to the road dedication) is also located within the boundaries of the Agricultural Land Reserve. It

is, therefore, necessary for Council to authorize the City to submit a Special Case Use application to the Land Reserve Commission (LRC) to allow for the required road dedication and construction.

- 37 The applicant has submitted a suitable plan of development that proposes to make some adjustments to the adopted Burnaby Business Park Design guidelines. In this regard, the guidelines at the subject location originally require a minimum of 6m landscaped rear yard. Due to the limited depth of the subject site, the applicant proposes to reduce this landscaped rear yard from 6m to 2m which is to be compensated by the provision of additional landscaping in the front and side yards. In addition, the original landscape concept plan will require some adjustments due to the required provision of a bioswale within the 9 m landscaped front yard as outlined in Section 3.3 above. The Planning Department supports these guideline adjustments and unless otherwise directed by Council will pursue this through the required suitable plan of development.
- 3.8 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.
- 3.9 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.
- 3.10 The proposed development will be required to provide bike racks.
- 3.11 In order to increase site efficiency, the development proposal includes shared driveway crossings and drive aisles with the adjacent lots to be created on both sides of the subject site. The applicant will be required to register a reciprocal access easement for this purpose.

4.0 DEVELOPMENT PROPOSAL

- | | | | |
|-----|------------------|---|--|
| 4.1 | Net Site Area: | - | 1.26 hectares (3.1 acres) |
| 4.2 | Site Coverage: | - | 34.8% |
| 4.3 | Floor Area: | - | 5,265.5 m ² (56,581 sq.ft.) |
| 4.4 | Building Height: | - | 2 storeys |

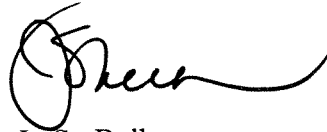
4.5 Use Components & Parking Required:

876.1 m ² office @ 1/46 m ²	-	20 spaces
4,450 m ² warehouse/manufacturing @ 1/93m ²	-	48 spaces
Total Parking Required:	-	68 spaces

Total Parking Provided:	-	83 spaces
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4.6 Loading Bays Required:	-	2 spaces
Loading Bays Provided:	-	11 spaces

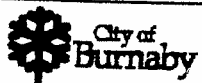
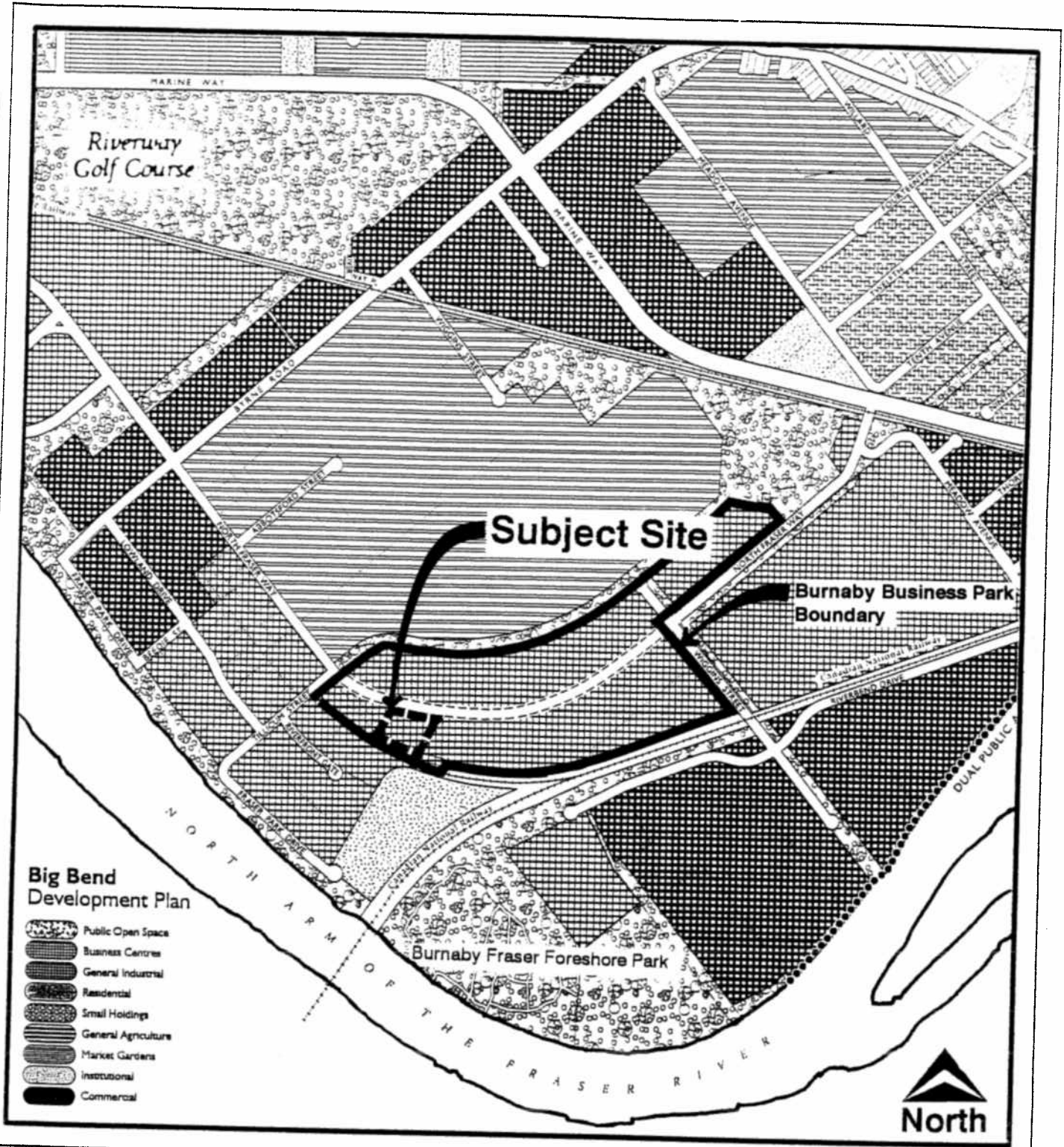
4.7 Bicycle Provisions:	-	8 spaces (outdoor racks)
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J. S. Belhouse
Director Planning and Building

PS:gk
Attach

cc: City Clerk
City Solicitor
Director Engineering
Director Engineering (*Att: Environmental Services Division*)
Director Parks, Recreation and Cultural Services



Planning And Building Department

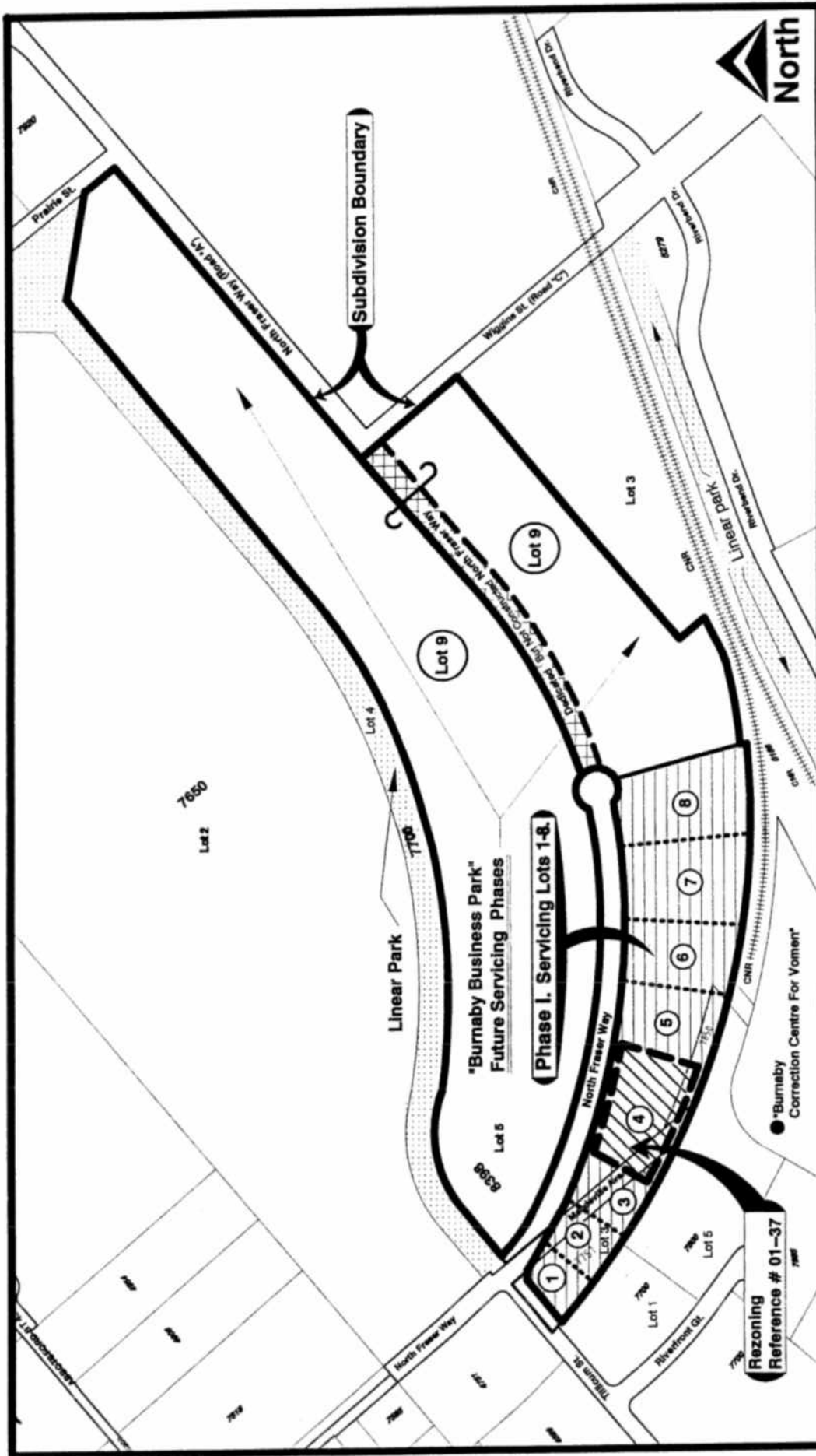
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Drawn By: J.P.C.

Date: January 2002

REZONING REFERENCE 01 -- 37

Sketch #1



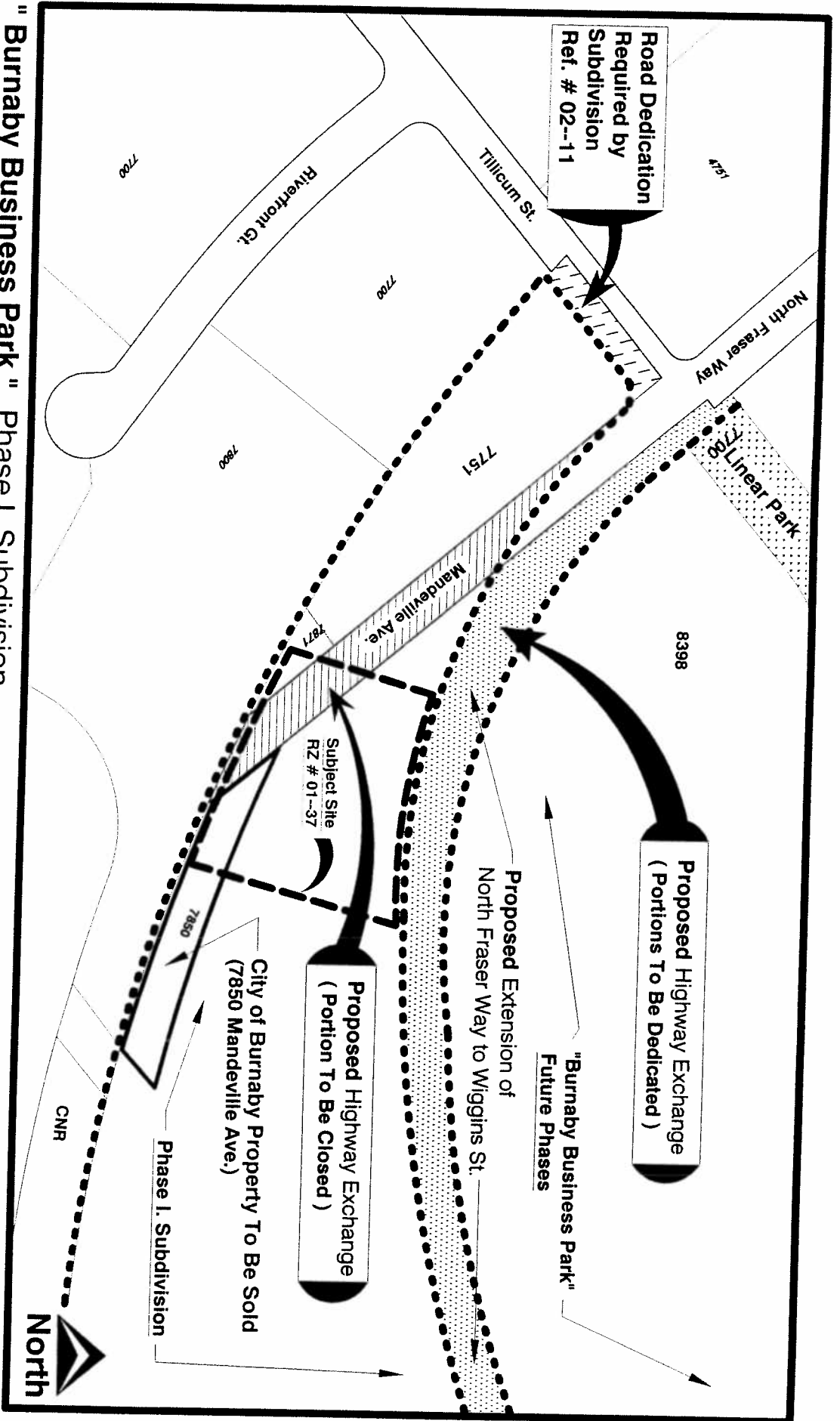
" Burnaby Business Park " Subdivision Ref. 01--64 / Rezoning Ref. # 01--37



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Sketc # 2



**" Burnaby Business Park " Phase I. Subdivision
 Highway Exchange and City Land Sale**

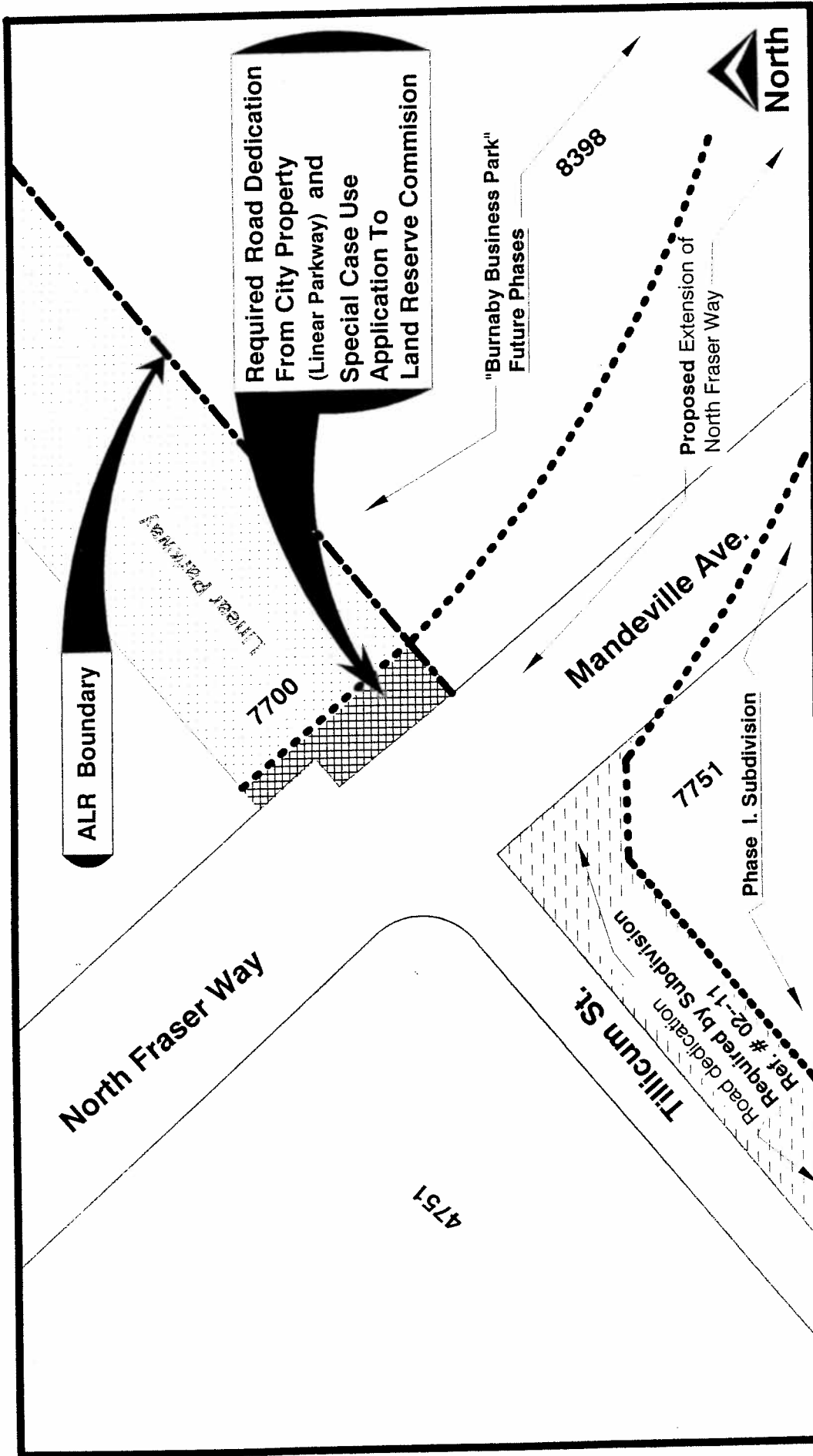


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Road Closing Reference #02--2

Sketch #3



" Burnaby Business Park " Phase I. Subdivision
Road Dedication of City Land For North Fraser Way Extension



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Sketch # 4