

TO: CITY MANAGER 2002 AUGUST 29

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 01-07
To permit business and professional offices as a principal use on the site.

ADDRESS: 8980 Fraserwood Court

Legal: Strata Lots 1 to 20, D.L. 161, Group 1, NWD Strata Plan LMS 2112

From: M2 and M2 "r" General Industrial District

To: CD Comprehensive Development District (based on M5 and M5"r" Light Industrial District and in accordance with the development plan entitled "Fraserwood Corporate Centre - M5 Zoning prepared by Christopher Bozyk Architects Ltd.)

Applicant: Fraserwood Corporate Centre
1 - 8980 Fraserwood Court
Burnaby, BC V5J 5H7
(Attention: Mr. Robert Clarke)

Purpose: To seek Council authorization to forward this application to a Public Hearing on 2002 October 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2002 October 7 and to a Public Hearing on 2002 October 29 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 granting of any necessary easements and covenants.
 - c. The provision of a public pedestrian walkway easement from Fraserwood Court to the Burnaby Fraser Foreshore Park along the subject site's west property line and the construction of a crushed limestone walkway to the approval of the Director Engineering.

REPORT

1.0 **REZONING PURPOSE:**

The purpose of the proposed rezoning bylaw amendment is to permit business and professional offices as a principal use on the site.

2.0 **BACKGROUND INFORMATION:**

On 2001 June 04 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 now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 **GENERAL DISCUSSION:**

3.1 The existing M2 zoned development accommodates a wide variety of uses, ranging from light manufacturing and office uses to a catering establishment.

3.2 The proposal is to permit a change of use for the primarily industrial development to allow for business and professional offices as a principal use on the site. This proposal is consistent with the site's Business Centre designation within the Big Bend Development Plan (see **attached** sketches).

3.3 As the subject site abuts the Burnaby Fraser Foreshore Park, pedestrian access to the park is required by way of a linkage from Fraserwood Court along the site's west property line. This linkage will be obtained through a registered 8 ft. wide statutory right-of-way, and will consist of a crushed limestone walkway and a 3 ft. planting strip.

Easement documents for walkways should indicate that day-to-day maintenance is to be by the project owner. Any construction work and extensive landscaping (i.e., berms and trees) over a registered easement shall require the approval of the Director Engineering.

3.4 With respect to parking, the existing 157 parking spaces are considered sufficient for the current development. However, as offices become the dominant use on the site, additional parking will be required. Accordingly, the applicant has provided enough parking to accommodate the complete conversion of both buildings to office uses through the elimination of excess loading spaces.

- 3.5 There are three M2 uses which do not conform to M5 Light Industrial District zoning. These uses will remain legally non-conforming until they are eventually replaced by M5 uses through attrition.
- 3.6 The existing industrially oriented restaurant and catering establishment developed under M2 "r" zoning will be rezoned to M5 "r" in order to maintain zoning consistency on the subject site.
- 3.7 No additional servicing requirements are expected as this is considered a change of use.

4.0 DEVELOPMENT STATISTICS:

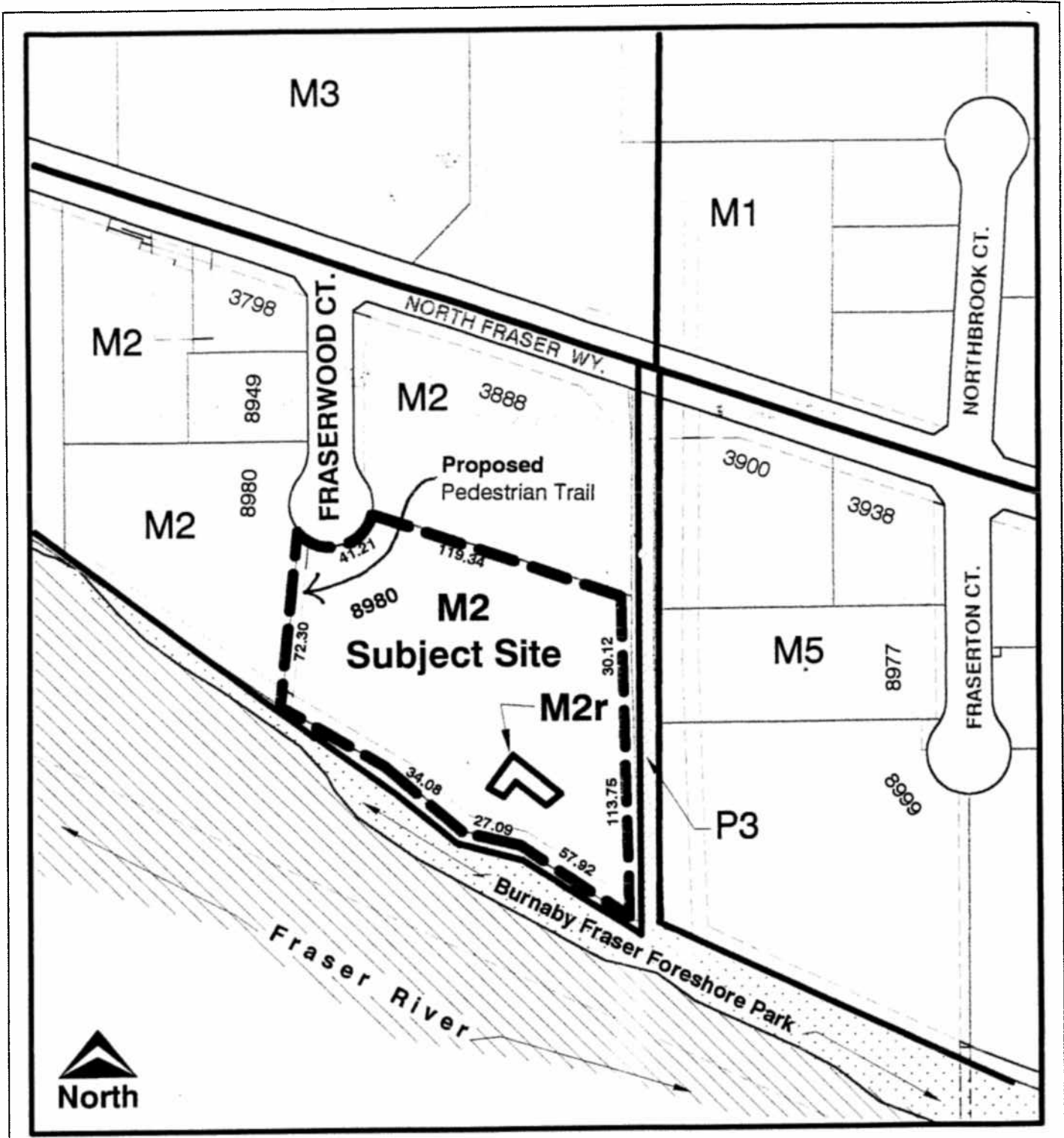
- 4.1 Net Site Area: - 17,710 m² (4.38 acres)
- 4.2 Site Coverage: - 35%
- 4.3 Floor Area:
 - Building 1: - 3,264 m² (35,134 sq.ft.)
 - Building 2: - 5,753 m² (61,928 sq.ft.)
 - Total:** - **9,017 m² (97,062 sq.ft.)**
- 4.4 Building Height: - 2 storeys
- 4.5 Parking Required:
Office @ 1 space per 46m² - 196 spaces
- 4.6 Parking Provided: - 196 spaces
- 4.7 Loading Required: - 6 spaces
- 4.8 Loading Provided: - 24 spaces
- 4.9 Bicycle Provisions: - Bicycle racks for 20 bicycles provided



J. S. Belhouse
Director Planning and Building

EK/BW:gk
Attach

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



Planning And Building Department

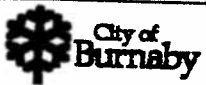
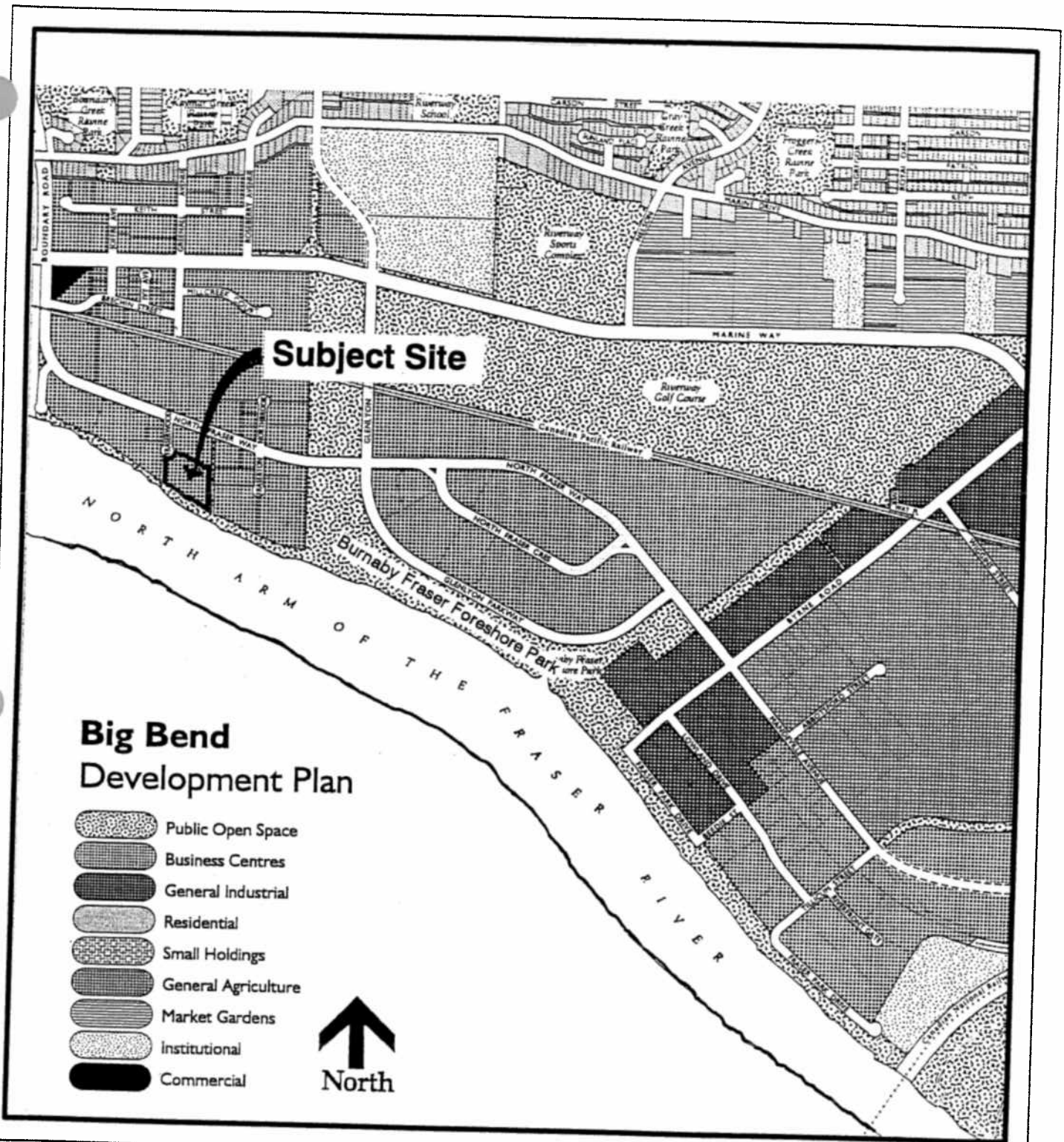
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Drawn By: J.P.C.

Date: May 2001

REZONING REFERENCE 01 -- 07

Sketch # 1



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: May 2001

REZONING REFERENCE 01 -- 07

Sketch # 2

