

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #03-25
Multi-Tenant Light Industrial Facility

2003 JULY 10

ADDRESS: 8315 & 8325 Riverbend Court

LEGAL: Lots 1 and 2, D.L. 155, Group 1, NWD PlanBCP5813

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy industrial District and M5 Light Industrial District guidelines)

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 "Advance Glazing Systems Ltd." prepared by CEI Architecture Planning Interiors)

APPLICANT: CEI Architecture Planning Interiors
300 - 131 Water Street
Vancouver, B.C. V6B 4M3
(Attention: Mr. Michael McNaught)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2003 August 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 August 11, and to a Public Hearing on 2003 August 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 including a 4% Engineering Inspection Fee 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 consolidation of the net project site into one legal parcel.
- e. The deposit of the applicable GVS & DD Sewerage Charge.

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 office/warehouse/manufacturing facility.

2.0 **BACKGROUND**

- 2.1 The subject site is located within the Big Bend area of Burnaby and designated for industrial development as outlined in the adopted Big Bend Development Plan (see **attached** Sketch #2).
- 2.2 On 2002 January 10, Council gave Final Adoption to Rezoning Reference #99-51 which involved the phased industrial development of a 9.13 hectare (22.56 acre) property previously addressed as 5600 Riverbend Drive. The rezoning of this property, which includes the subject site, established Comprehensive Development guidelines for industrial development that call for M2 General Industrial District and M5 Light Industrial District uses adjacent to Riverbend Drive and water dependent, M3 Heavy Industrial District uses adjacent to the river. The guidelines also call for a public access statutory right-of-way along the portion of the property fronting the Fraser River to incorporate a pedestrian walkway and riparian vegetation along the river's edge with a public access through the property from Riverbend Drive to the foreshore walkway (see **attached** Sketch #1).
- 2.3 On 2002 January 07, Council gave Second Reading to a previous rezoning application (Rezoning Reference #01-28) on the subject site which included the proposed development of two multi-tenant industrial buildings. The site has now been purchased by another developer who now proposes a different development plan for the site involving a new architect and a primary tenant.

2.4 On 2003 May 26, Council received the report of the Planning and Building Department concerning the current rezoning application for 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.

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

3.0 **GENERAL DISCUSSION**

3.1 The applicant has requested rezoning to construct a warehouse/manufacturing building with ancillary office totalling 10,940 m² (117,757 sq.ft.). The site is proposed to be rezoned to CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines). This development proposal is consistent with the land use objectives of the Big Bend Area Plan and the adopted development guidelines for the former 9.13 hectare property of which the subject site forms a part.

3.2 The subject site comprises two of the six industrial lots that were recently approved under Subdivision Reference #02-38. The site has been provided with all required City services, including the extension of Riverbend Drive to connect the two existing portions of this road and the construction of a new full standard industrial cul-de-sac, Riverbend Court, adjacent to the subject site (see Sketch #1). However, the applicant will be required to consolidate the subject two lots into one legal parcel. Another one of the six lots in this industrial subdivision was also recently rezoned under Rezoning Reference #02-20 for a cold storage facility which is currently under construction (see **attached** Sketch #1).

3.3 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.


3.4 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 Preliminary Plan Approval.

4.0 **DEVELOPMENT PROPOSAL**

4.1 Site Area: - 1.09 hectares (5.17 acres)

4.2 Site Coverage: - 47%

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|-----|---|---|--|
| 4.3 | Floor Area: | - | 11,125 m ² (119,757 sq.ft.) |
| 4.4 | Building Height: | - | 2 storeys |
| 4.5 | Use Components & Parking Required: | | |
| | 1,387 m ² office @ 1/46m ² | - | 31 spaces |
| | 2,355 m ² warehouse @ 1/186m ² | - | 13 spaces |
| | 7,383 m ² manufacturing @ 1/93m ² | - | 80 spaces |
| | Total Parking Required: | - | 124 spaces |
| | Parking Provided: | - | 154 spaces |
| 4.6 | Loading Bays Required: | - | 5 spaces |
| | Loading Bays Provided: | - | 5 spaces |
| 4.7 | Bicycle Provisions: | - | 14 spaces (outdoor racks) |

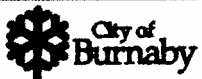
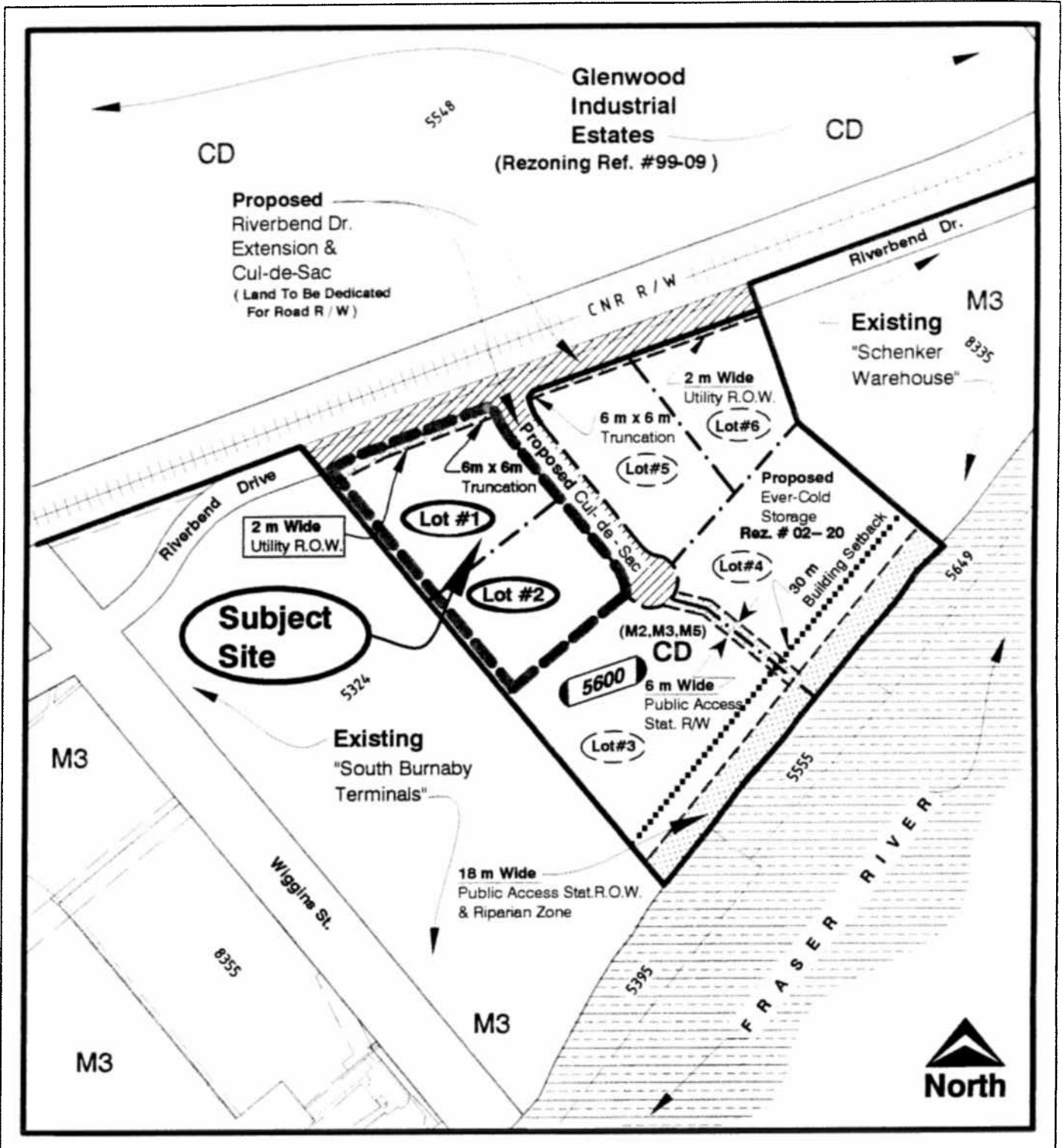


J. S. Belhouse
Director Planning and Building

PS:gk
Attach

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

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Planning and Building Department

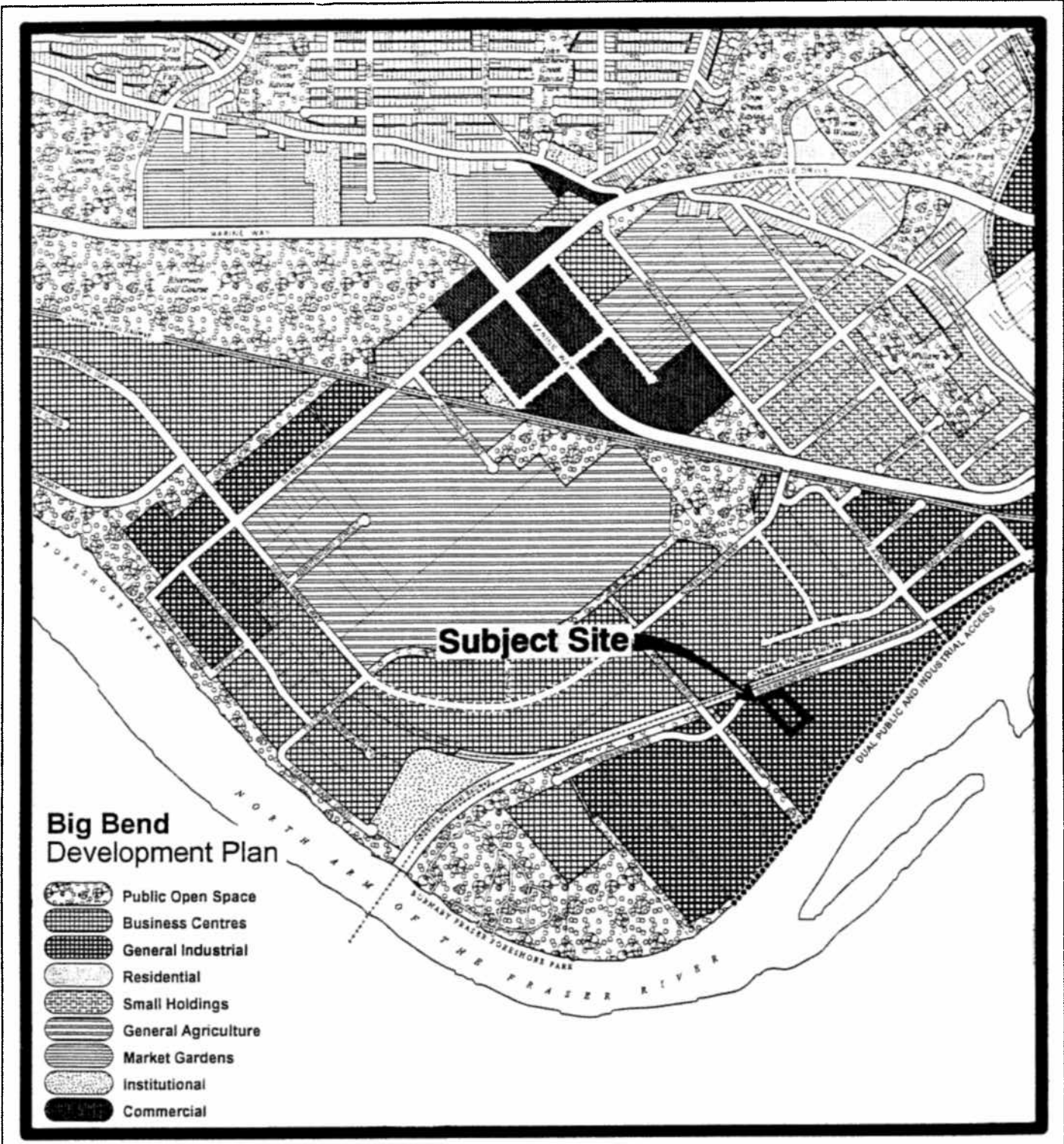
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Date: May 2003

REZONING REFERENCE 03 -- 25

Sketch # 1



Planning And Building Department

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Sketch # 2