

**TO:** CITY MANAGER  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #03-57  
Proposed Distribution Warehouse  
Big Bend Development Plan

2004 FEBRUARY 24

**ADDRESS:** 5698 Trapp Avenue (See attached Sketches #1 & #2)

**LEGAL:** Lot 1, D.L. 155, Group 1, NWD Plan BCP 8172

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

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Concept Plan and in accordance with the development plan entitled "Snow-Cap Distribution Facility" prepared by Loewen Engineering Inc.)

**APPLICANT:** Loewen Engineering Inc.  
102 - 3855 Henning Drive  
Burnaby, B.C. V5C 6N3  
(Attention Mr. Paul Loewen)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2004 March 23.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 March 8, and to a Public Hearing on 2004 March 23 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 deposit of the applicable GVS & DD Sewerage Charge.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a distribution warehouse for dry and refrigerated food products.

### 2.0 BACKGROUND

- 2.1 The subject site is situated within Phase II of the Glenwood Industrial Estates which is located in the southeast portion of the Big Bend area and designated for industrial and business centre uses. The Glenwood Industrial Estates originally comprised 38.4 hectares of vacant lands owned by Canadian National Railways Company (CNRP). These lands are proposed for comprehensive industrial and office developments in the Big Bend Development Plan (see **attached** Sketch #2) and are also designated as a Business Centre in Burnaby's Official Community Plan.
- 2.2 On 2003 April 7, Council gave Final Adoption to Rezoning Reference #99-09 which involved the phased development of CNRP's 38.4 hectare holdings for high quality light and general industrial/business park uses based on the "Glenwood Industrial Estates Concept Plan". Included in this rezoning application was the Phase II subdivision of a portion of the larger site into five individual lots which was approved under Subdivision Reference #01-58.
- 2.3 A number of sites within the Phase I and Phase II subdivisions of the Glenwood Industrial Estates are either under construction or proposed for new development. On 2003 April 28, Council gave Final Adoption to Rezoning Reference #02-21 which involved the development of a film studio on a 1.5 hectare (3.7 acre) site within the Phase I subdivision which is now under construction (see **attached** Sketch #1). On 2003 November 17, Final Adoption was given to Rezoning reference #03-30 involving the development of a wood products distribution warehouse on a 1.4 hectare (3.5 acre) site within the Phase II subdivision. Two additional rezoning applications within the Phase I subdivision, Rezoning Reference#03-56 and #03-59 were advanced to a Public Hearing on 2004 February 17 which also appear elsewhere on this Agenda for Second Reading.
- 2.4 On 2003 November 24, 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 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 DISCUSSION**

- 3.1 The subject application involves one of the specific sites within Phase II of the Glenwood Industrial Estates. The proposed development includes the construction of a 9,002m<sup>2</sup> (96,900 sq.ft.) distribution warehouse for food products which is consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M2 General Industrial District and M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan.
- 3.2 The approval of the Phase II subdivision of Glenwood Business Park under Subdivision Reference #01-58 will provide the subject site with all required City services, including a new full standard road for access and an urban trail and boulevard landscaping adjacent to the site along the Trapp Avenue frontage.
- 3.3 In consideration of Rezoning Reference #99-09 which covered the entire 38.4 hectares business park, the Department of Fisheries and Oceans (DFO) gave approval in principle to the proposed enclosure of the existing drainage channels and the relocation of Jerry Roger's Creek. This approval was given in consideration of the applicant's proposal to provide an overall storm water management plan which includes the establishment and maintenance of a bio-filtration wetland, riparian corridors within portions of the business park and a habitat compensation area of a CNRP-owned property located nearby and adjacent to the Fraser River. Approvals from the City and DFO, required easements, Section 219 Covenants and bonding for installation and maintenance have been provided through the approval of Rezoning Reference #99-09 and the Phase I and Phase II subdivision application of the business park. In this regard, a storm water management plan has been provided for the subject site in compliance with the overall management plan for the business park.
- 3.4 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.
- 3.5 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 Preliminary Plan Approval.
- 3.6 The provision of on-site parking complies with the Glenwood Industrial Estate Concept Plan guidelines.

**4.0 DEVELOPMENT PROPOSAL**

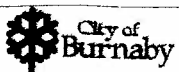
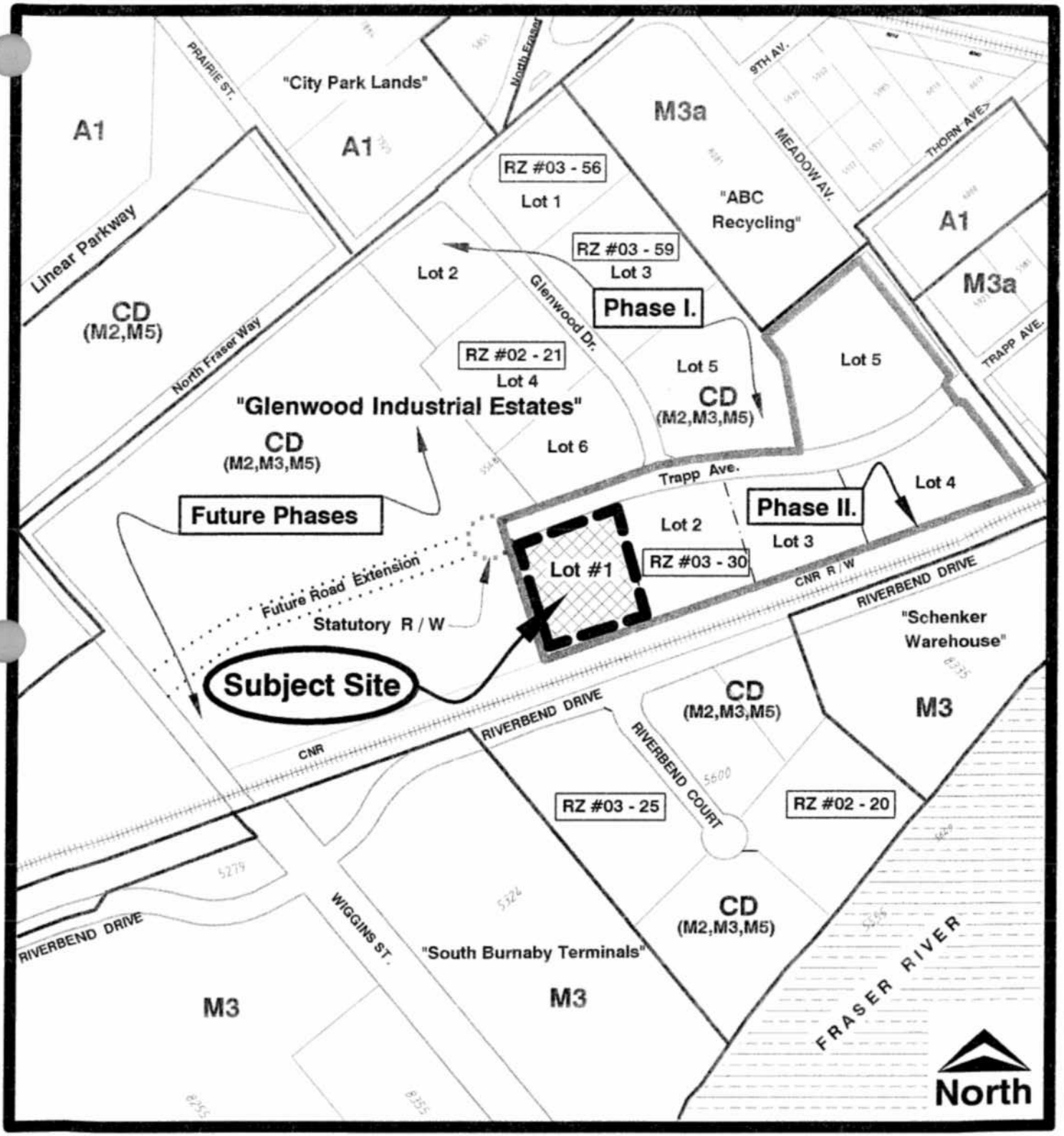
- 4.1 Net Site Area: - 1.8 hectare (4.5 acres)
- 4.2 Site Coverage: - 44%
- 4.3 Floor Area: - 9,002m<sup>2</sup> (96,900 sq.ft.)
- 4.4 Building Height: - 2 storeys
- 4.5 Use Components & Parking Required:
  - 981 m<sup>2</sup> office @ 3/93 m<sup>2</sup> - 32 spaces
  - 8,021 m<sup>2</sup> warehouse @ 1/93 m<sup>2</sup> - 87 spaces
  - (as per Glenwood Concept Plan)
  - Total Parking Required: - 119 spaces
  - Total Parking Provided: - 123 spaces
- 4.6 Loading Bays Required: - 4 spaces
- Loading Bays Provided: - 16 spaces
- 4.7 Bicycle Provisions: - 12 racks



J. S. Belhouse  
Director Planning and Building

PS:gk  
Attach

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

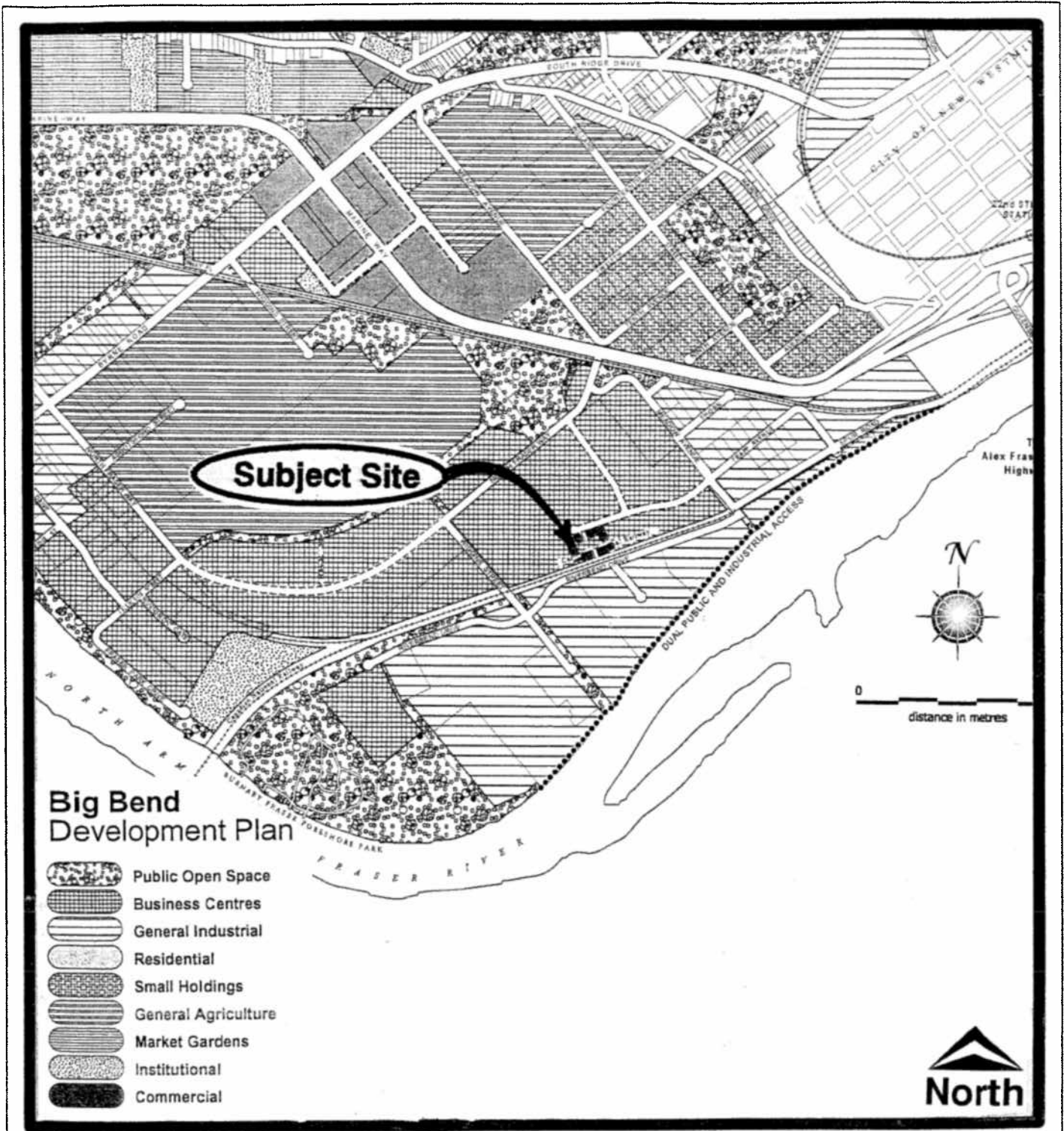


**Planning and Building Department**

Scale: N.T.S.  
 Drawn By: J.P.C.  
 Date: February 2004

**REZONING REFERENCE 03 -- 57**  
 Proposed Lot # 1 In Phase II.

Sketch # 1



**Planning And Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: November 2003

**REZONING REFERENCE 03 -- 57**

Proposed Lot # 1 In Phase II.

Sketch # 2