

**TO:** CITY MANAGER  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #04-01  
Proposed Warehouse/Distribution Facility  
Big Bend Development Plan

2004 FEBRUARY 24

**ADDRESS:** 5768 Trapp Avenue (See attached Sketches #1 and #2)

**LEGAL:** Lot 2, D.L. 155, Group 1, NWD Plan BCP8172

**FROM:** CD Comprehensive Development District (based on M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and in accordance with the development plan entitled "Vanterra Inc. Burnaby Facility" prepared by Dominion Fairmile Construction Ltd.)

**APPLICANT:** Dominion Fairmile Ltd.  
300 - Two Bentall Centre  
555 Burrard Street, Box 272  
Vancouver, B.C. V7X 1S9  
(Attention: Mike Parker)

**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 speciality wood products warehouse/distribution facility.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is rectangular in shape with an area of approximately 1.4 ha (3.5 acres), has been cleared and graded in anticipation of future development and comprises a recently subdivided lot from a former 38.4 ha (95 acres) site intended to be developed as a business park on a phased basis. Similar cleared and vacant lands are located to the immediate north, east and west and a CN Rail facility is located to the immediate south. Vehicular access to the subject site is from Trapp Avenue which is currently under construction.

### 3.0 BACKGROUND

- 3.1 The subject site is situated within the Glenwood Industrial Estates which is located in the southeast portion of the Big Bend area and designated industrial. 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 development in the Big Bend Development Plan (see **attached** Sketch #2) and designated as a Business Centre area in Burnaby's Official Community Plan.
- 3.2 On 2003 April 07, 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 industrial and business park uses based on the "Glenwood Industrial Estates Concept Plan." Included in this rezoning application was the Phase 2 subdivision of a portion of the larger site into five individual lots which was approved under Subdivision Reference #01-58.
- 3.3 On 2003 April 28, Council gave Final Adoption to Rezoning #02-21 which involved the development of a film studio on a 1.5 hectare (3.7 acre) site located within the Phase 1 subdivision of this business park. On 2003 January 23, Council agreed to advance Rezoning Reference #03-56 and Rezoning Reference #03-59 to a 2004 February 17 Public Hearing involving two industrial development proposals in the Phase I subdivision (see **attached** Sketch #1). These two rezoning applications appear elsewhere on this agenda for Second Reading.

3.4 On 2003 November 17, Council gave Final Adoption to Rezoning Reference #03-30, involving a 6,559m<sup>2</sup> (70,000 sq. ft.) industrial building for a wood products warehouse/distribution facility on the subject site. The end user/owner of this site did not proceed with his original plan and has recently hired a new architect who has revised the development plan for the site. Since this new design is significantly different from the originally approved Comprehensive Development plan, the revised proposal requires a new rezoning bylaw amendment and a new Public Hearing. This revised rezoning proposal has been assigned a new rezoning application number and the applicant is desirous that the proposal be advanced to a Public Hearing on an expeditious basis.

3.5 The applicant has now submitted a revised development plan for presentation to a Public Hearing.

#### 4.0 GENERAL DISCUSSION

4.1 The revised development proposal includes a 6,334m<sup>2</sup> (68,180 sq.ft.) distribution warehouse building which includes a two storey office component at the easterly end of the building facing Trapp Avenue. A large canopy will extend out from the rear of the building which is intended to provide weather protection for the wood products, some of which will be delivered by rail. No outside storage will be permitted. Appropriate landscaping will be provided adjacent to the rear and side property lines to assist in visually screening the proposed canopy from the surrounding property.

4.2 While the various components of the revised development plan are similar to the previously approved plan, there are several changes that are worthy to note. The revised building is approximately 225m<sup>2</sup> (2,422 sq. ft.) smaller than the original scheme, on-site parking has been reconfigured and the rear canopy has been slightly widened. Most significantly, the exterior of the building has been modified which now includes the office portion of the building relocated from the centre to the side of the building's front face. This office area is now clad in reflective glass. The remaining warehouse portion of the building facing the street also includes a series of large clerestory windows. The Planning Department considers that, while the previously approved project was supported, the revised development plan has been improved. It is therefore recommended that this rezoning application be advanced to a the next available Public Hearing which is on 2004 March 23.

4.3 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

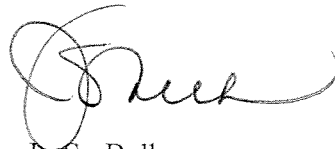
a bio-filtration wetland, riparian corridors within portions of the business park and a habitat compensation area of a CNRP-owned property located nearby and adjacent to the Fraser River. Approvals from the City and DFO, required easements, Section 219 Covenants and bonding for installation and maintenance have been provided through the approval of Rezoning Reference #99-09 and the Phase 1 and Phase 2 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.

- 4.4 The approval of the Phase 2 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.
- 4.5 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.
- 4.6 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.
- 4.7 The provision of on-site parking complies with the Glenwood Industrial Estates Concept Plan guidelines.

**5.0 DEVELOPMENT PROPOSAL**

5.1	Net Site Area:	-	1.4 hectares (3.5 acres)
5.2	Site Coverage:	-	50% (includes canopy)
5.3	Floor Area:	-	6,334m <sup>2</sup> (68,180 sq.ft.)
5.4	Building Height:	-	2 storeys
5.5	Use Components & Parking Required:		
	608m <sup>2</sup> office @ 3/93m <sup>2</sup>	-	20 spaces
	5,726m <sup>2</sup> warehouse @ 1/93m <sup>2</sup>	-	62 spaces
	(as per Glenwood Concept Plan)		
	Total Parking Required and Provided:	-	82 spaces

- 5.6 Loading Bays Required: - 4 spaces
- Loading Bays Provided: - 6 spaces
  
- 5.7 Bicycle Provisions: - 9 racks

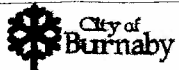
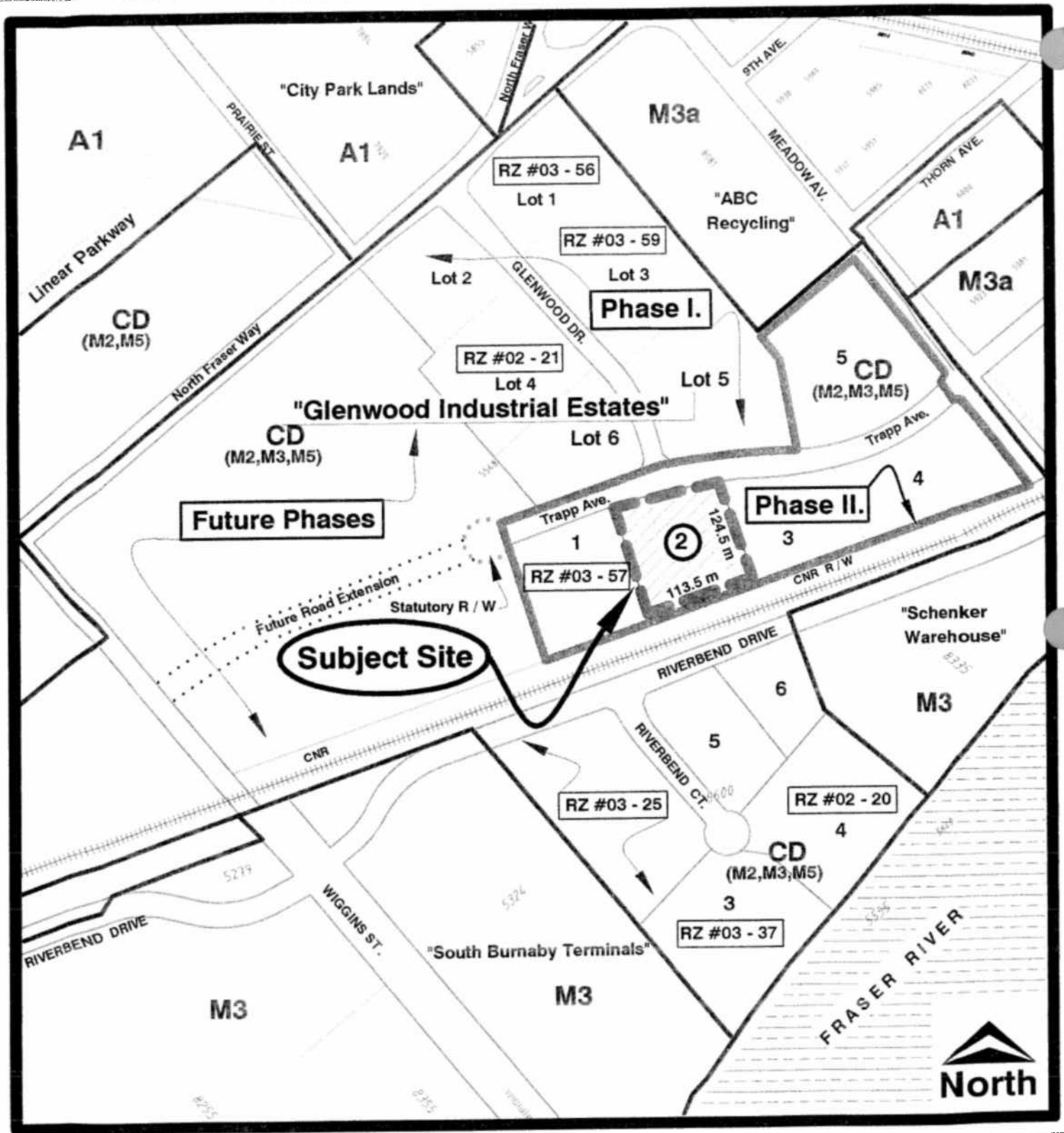


J. S. Belhouse  
Director Planning and Building

PS:gk  
Attach

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

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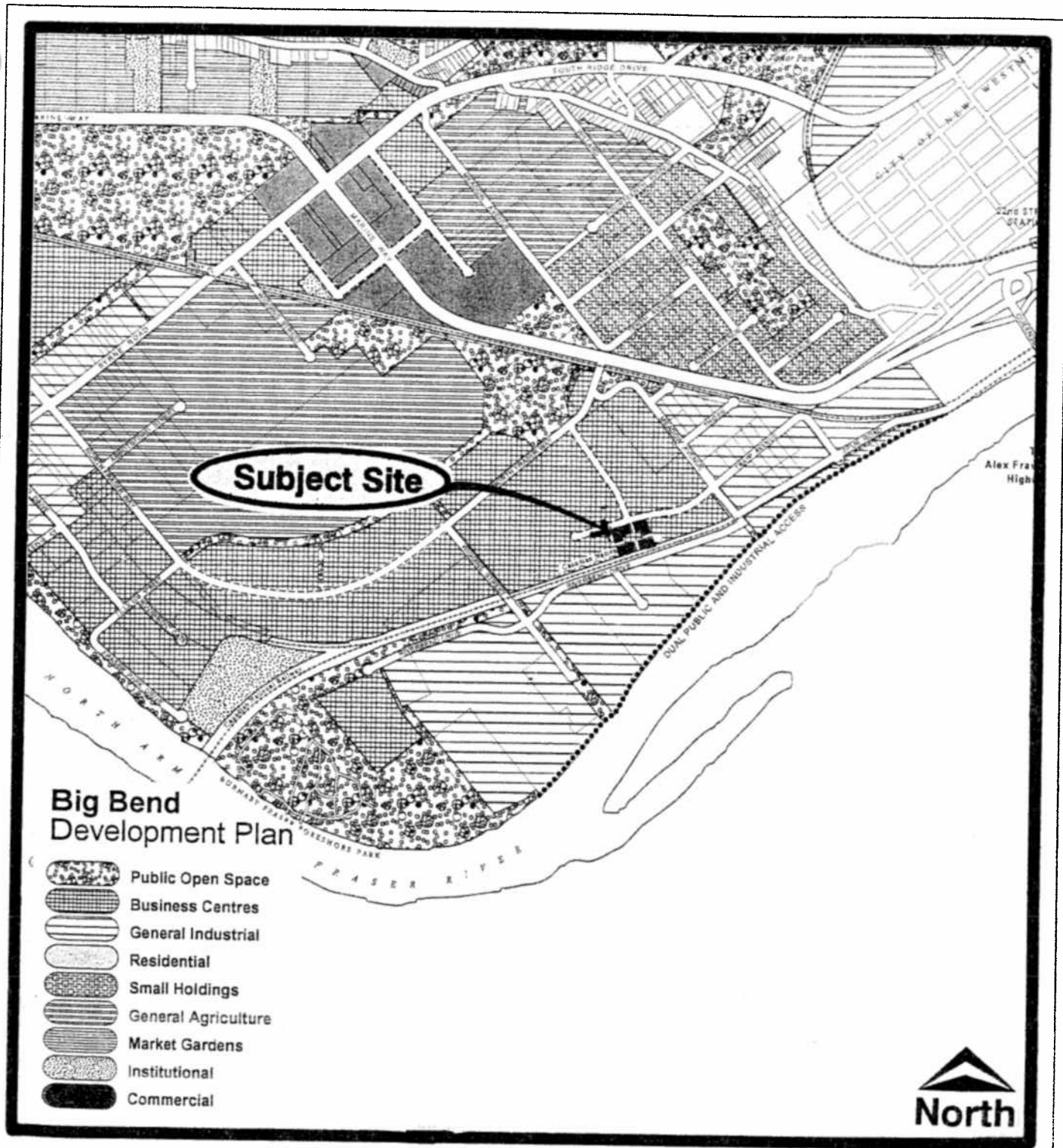


**Planning and Building Department**

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

**REZONING REFERENCE 04 -- 1**  
 5768 Trapp Ave. -- Lot #2

**Sketch # 1**



**Planning and Building Department**

**Scale:** N.T.S.

**Drawn By:** J.P.C.

**Date:** February 2004

**REZONING REFERENCE 04 -- 1**

5768 Trapp Ave. -- Lot #2

**Sketch # 2**

