

TO: CITY MANAGER

2005 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #04-58
Proposed Furniture Manufacturing Facility
Big Bend Development Plan

ADDRESS: Ptn. of 8398 North Fraser Way (see attached Sketches #1 and #2)

LEGAL: Ptn. of Lot 5 Except: Part Subdivided by Plan BCP8603, D.L.'s 155C, 166 & 167, NWD Plan LMP39018

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

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District Use and Density and Burnaby Business Park Concept Plan, and in accordance with the development plan entitled "Stylus" prepared by The Beedie Group)

APPLICANT: D. Forcier Design Ltd.
5525 - 272nd Street
Langley, BC V4W 1P1
(Attention: Darcy Forcier)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2005 February 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 February 7 and to a Public Hearing on 2005 February 22 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 deposit of the applicable GVS & DD Sewerage Charge.
- f. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a 219 Covenant guaranteeing its provision and continuing operation as outlined in Section 3.4 of this report.
- g. The completion of all requirements of Subdivision Reference #02-44
- h. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Director Engineering and granting of a Section 219 Covenant respecting the approved report.

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/industrial building to include a furniture manufacturing facility.

2.0 **BACKGROUND**

- 2.1 The subject site is situated within the Phase II easterly 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** Sketches #1 and #2).
- 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 Smallemberg Inc.
- 2.3 On 2003 December 15, Council gave Final Adoption to Rezoning Reference #01-37 involving another site within Phase I of the Burnaby Business Park to the west of the subject site for the development of a multi-tenant industrial building (see Sketch #1). On 2004 May 10, Council gave Final Adoption to Rezoning Reference #03-42 which involved a proposed warehouse facility on Lot 7, also located to the west of the subject site within the Phase I subdivision (see Sketch #1)

- 2.4 On 2004 November 22, 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.

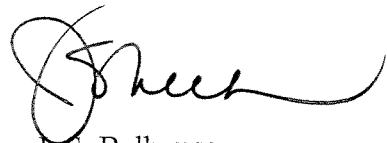
3.0 GENERAL COMMENTS

- 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, office/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 M2 General Industrial District and M5 Light Industrial District.
- 3.2 The subject site is located within the Phase II, easterly portion of the Burnaby Business Park which is undeveloped at this time. Phase II development also involves Subdivision Reference #02-44 to create and service industrial lots (including the subject site) that are intended to be rezoned, sold and developed on an individual basis (see Sketch #1). The subject site includes two of the originally proposed six lot subdivision which will be adjusted to five lots to reflect this rezoning application. This subdivision is nearing completion and will provide all necessary services to the proposed lots.
- 3.3 Vehicular access will be provided from North Fraser Way which has been dedicated and will be constructed to a full City standard adjacent to the six lots of Phase II.
- 3.4 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.
- 3.5 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.
- 3.6 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 a Preliminary Plan Approval.

- 3.7 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 3.8 Subdivision Reference #02-44 must be completed prior to Final Adoption of the subject rezoning application.

4.0 DEVELOPMENT PROPOSAL

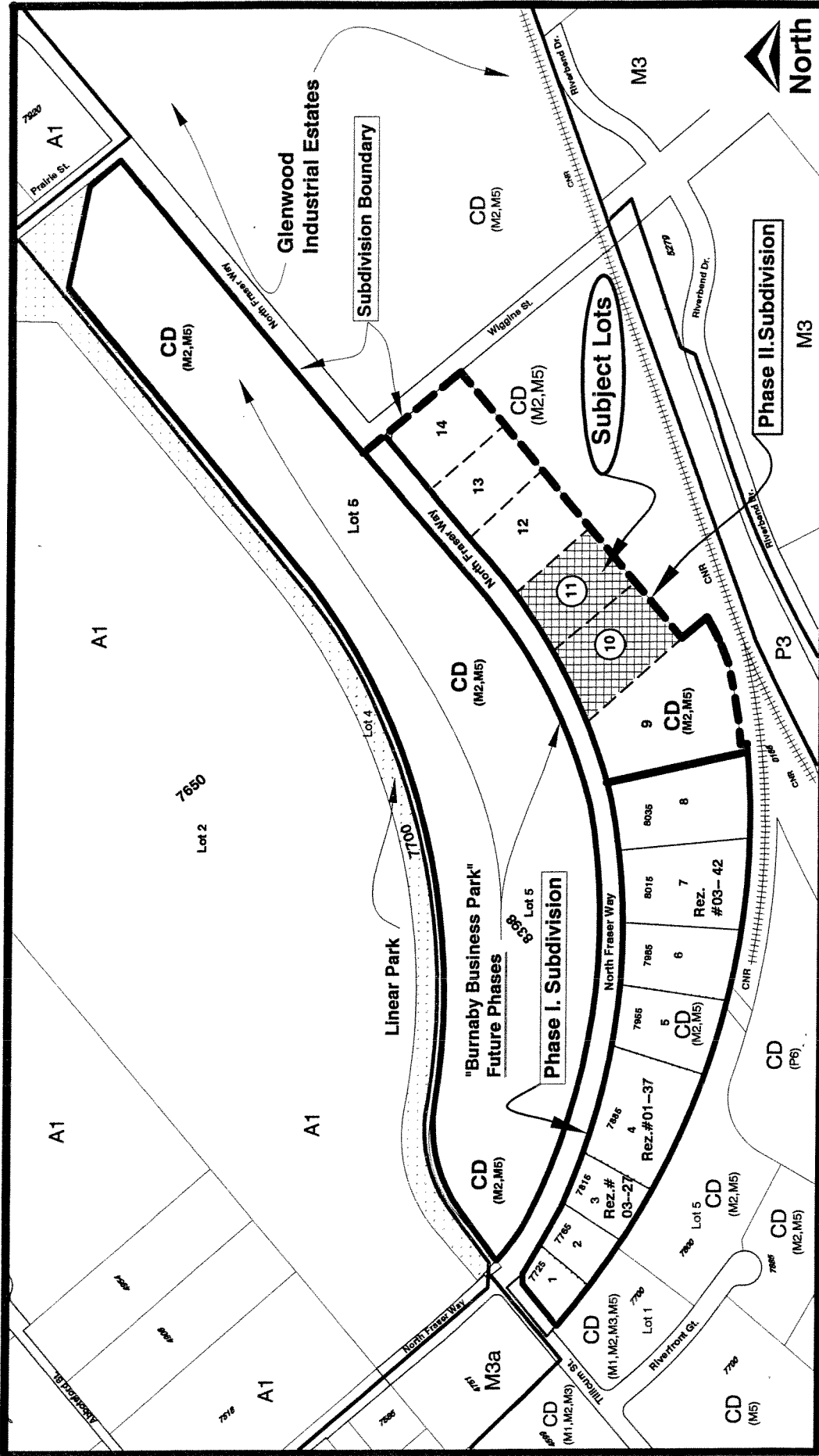
- 4.1 Net Site Area: - 1.89 hectares (4.67 acres)
- 4.2 Site Coverage: - 47.19%
- 4.3 Floor Area: - 9,443 m² (101,650 sq.ft.)
- 4.4 Building Height: - 2 storeys
- 4.5 Use Components & Parking Required:
 - 901 m² offices @ 1/46 m² - 20 spaces
 - 8,542 m² warehouse @ 1/186m² - 46 spaces
 - Total Parking Required: - 66 spaces
 - Total Parking Provided: - 100 spaces
- 4.6 Loading Bays Required: - 4 spaces
- Loading Bays Provided: - 16 spaces
- 4.7 Bicycle Provisions: - 8 spaces (outdoor racks)



J. S. Belhouse
Director Planning and Building

PS:gk
Attach

cc: City Clerk
City Solicitor
Director Engineering (*Att: Environmental Services*)



" Burnaby Business Park "

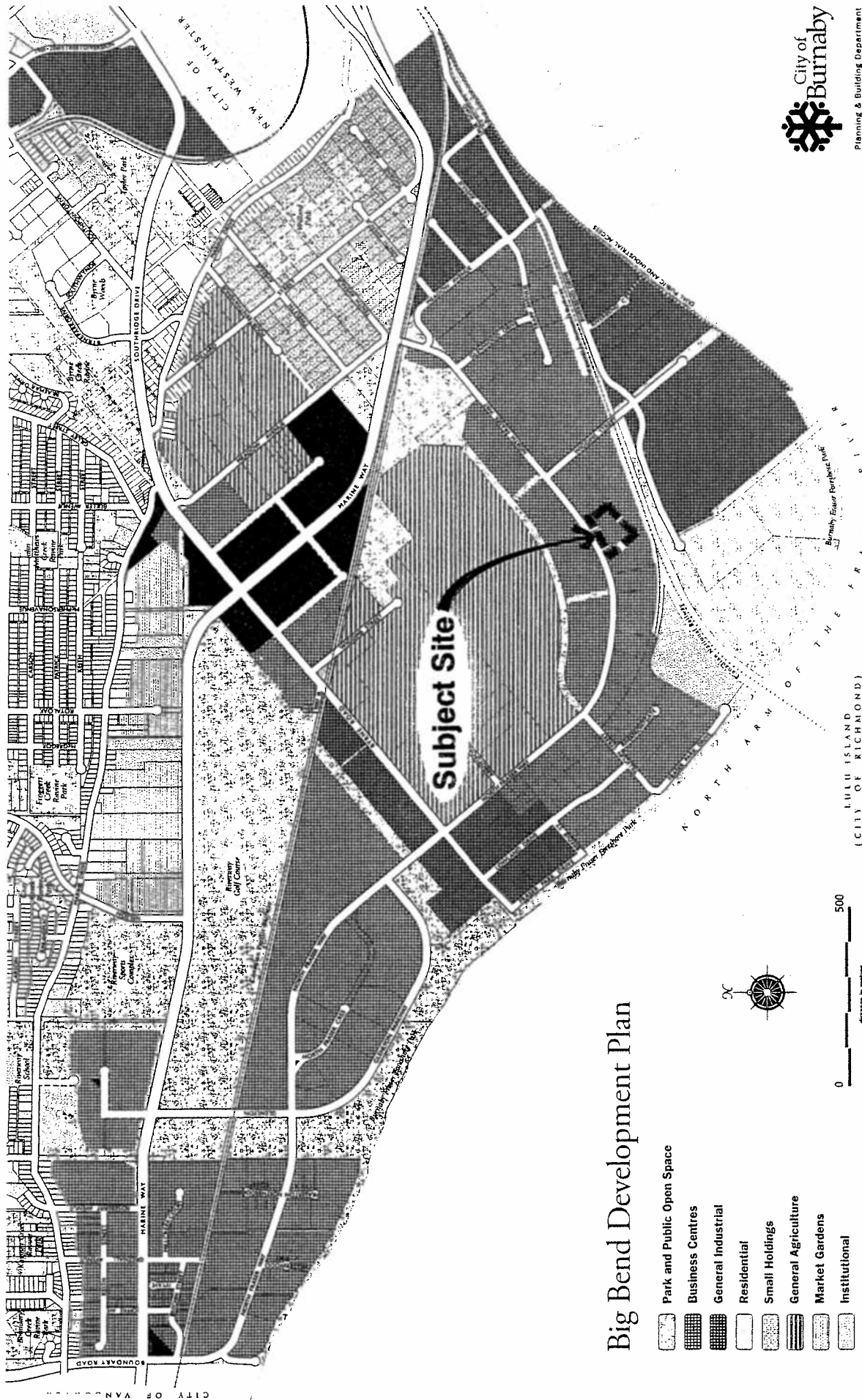
Rezoning Reference # 04--58



Planning and Building Department

January 2005

Sketch # 1



Big Bend Development Plan

- Park and Public Open Space
- Business Centres
- General Industrial
- Residential
- Small Holdings
- General Agriculture
- Market Gardens
- Institutional
- Commercial

Rezoning Reference # 04--58