
TO: CITY MANAGER 2005 October 31

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #05-16
Dairy Food Processing, Warehouse and Deli
Big Bend Development Plan

ADDRESS: 7985 North Fraser Way

LEGAL: Lot 6, D.L.'s 166 & 167, Group 1, NWD Plan BCP8603

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Concept Plan)

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

APPLICANT: D. Forcier Design Ltd.
5525 – 272nd Street
Langley, B.C. V4W 1P1
(Att: Darcy Forcier)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2005 December 13.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 November 28, and to a Public Hearing on 2005 December 13 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.
- e. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant guaranteeing its provision and continuing operation as outlined in this report.
- f. 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 dairy food processing and warehouse facility with related office and a small related deli style restaurant component.

2.0 **BACKGROUND**

- 2.1 The subject site is situated within the Phase I portion of the Burnaby Business Park which is located within the area designated for business centre and industrial uses in accordance with 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 2005 May 16, 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 more detailed report would be submitted at a later date.

2.4 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 properties located within the Phase I of the Burnaby Business Park. The proposed development includes the construction of a two-storey dairy processing plant of 4,063 m² (43,740 square feet) with related office space and a modest, 140 m² (1,500 square foot) deli style restaurant to serve its employees as well as employees in the surrounding area. The building will be occupied by Avalon Dairy and used for the processing and distribution of dairy products. This type of development is consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M2 General Industrial District and the M5 Light Industrial District. The M5 “r” Light Industrial District will be used as a guideline for the proposed restaurant use with accessory sales of dairy products.
- 3.2 Vehicular access to the site is from North Fraser Way which is developed to a full industrial standard and the majority of the required parking on the site will be located in front of the building.
- 3.3 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.
- 3.4 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 within Burnaby Business Park. 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 The proposed ancillary restaurant will occupy approximately 140m² (1,500 sq.ft.) within the northeast corner of the ground floor facing North Fraser Way. The proposed ancillary restaurant meets established City guidelines which provide for ancillary restaurant services in industrial development areas that are not readily served by existing or planned

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commercial developments. The proposed restaurant will be internally oriented and include approximately 30 seats with a limited menu focused on fresh dairy products, soups and sandwiches to serve the employees of the building as well as the employees of other industrial facilities in the immediate area. This ancillary use is expected to have sufficient market support from existing and planned Business Centre developments in the immediate area and from the dairy employees. Given the emerging demand for convenience lunch hour restaurant services in this immediate area, the proposed limited seating capacity, and the ancillary nature of the proposed restaurant, this Department supports the requested M5 "r" restaurant designation.

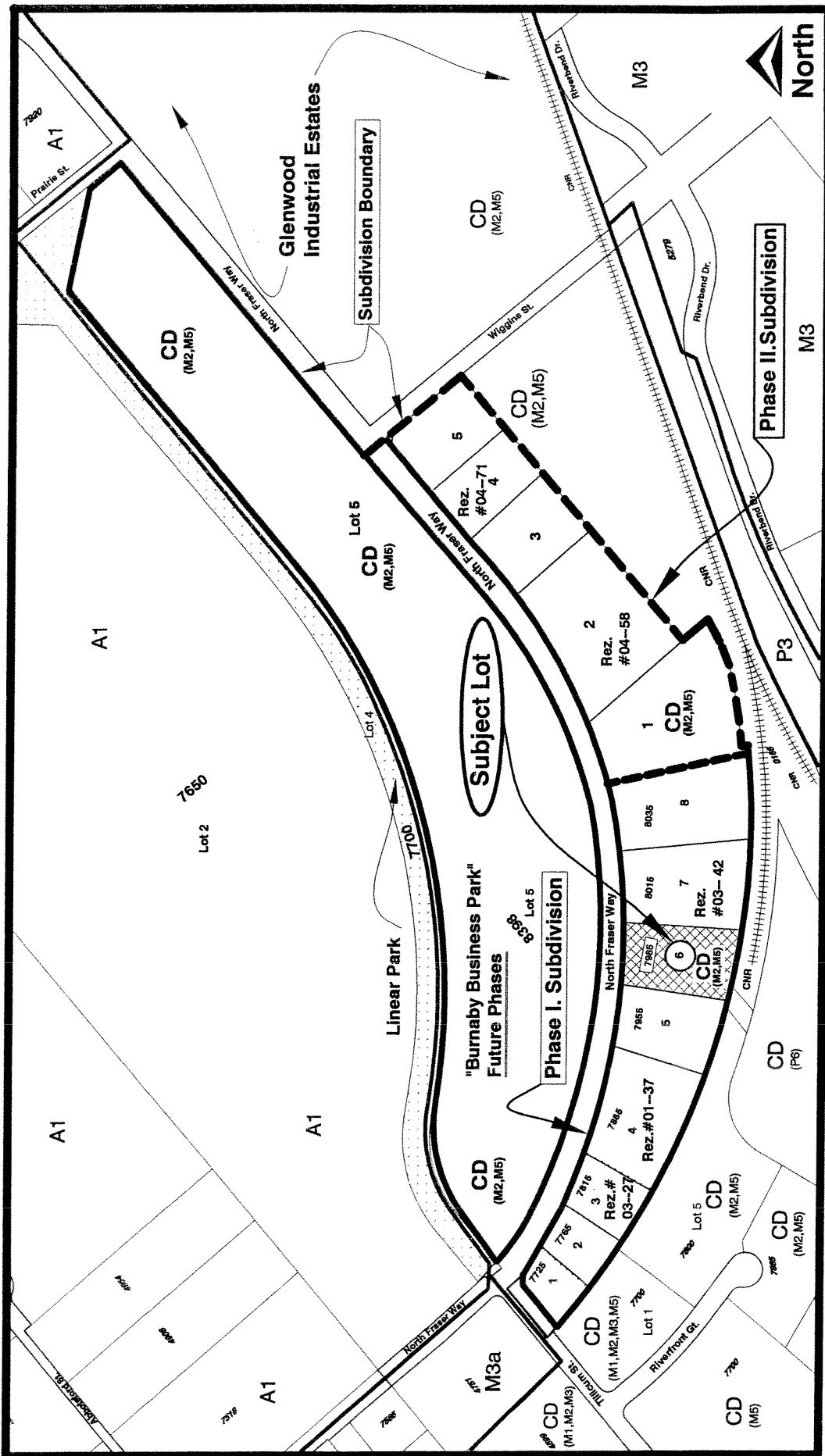
4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area: - 0.97 ha (2.4 acres)
- 4.2 Site Coverage: - 38.1%
- 4.3 Floor Area: - 4,063m² (43,740 sq.ft.)
- 4.4 Building Height: - 2 storeys
- 4.5 Use Component & Parking Required:
 - 555 m² office @ 1/46m² - 12 spaces
 - 1,728 m² manufacturing @ 1/93m² - 19 spaces
 - 1,641 m² storage @ 1/186m² - 9 spaces
 - 140 m² restaurant/deli @ 1/46m² - 3 spaces
- Total Parking Required: - 43 spaces
- Total Parking Provided: - 55 spaces
- 4.6 Loading Bays Required: - 3 spaces
- Loading Bays Provided: - 7 spaces
- 4.7 Bicycle Provisions: - 7 spaces (outdoor racks)



L.S. Belhouse
 Director Planning and Building

LP/PS:gk
 Attach
 cc: City Clerk
 City Solicitor
 Director Engineering (Att: Environmental Services)
 Director Parks, Recreation and Cultural Services



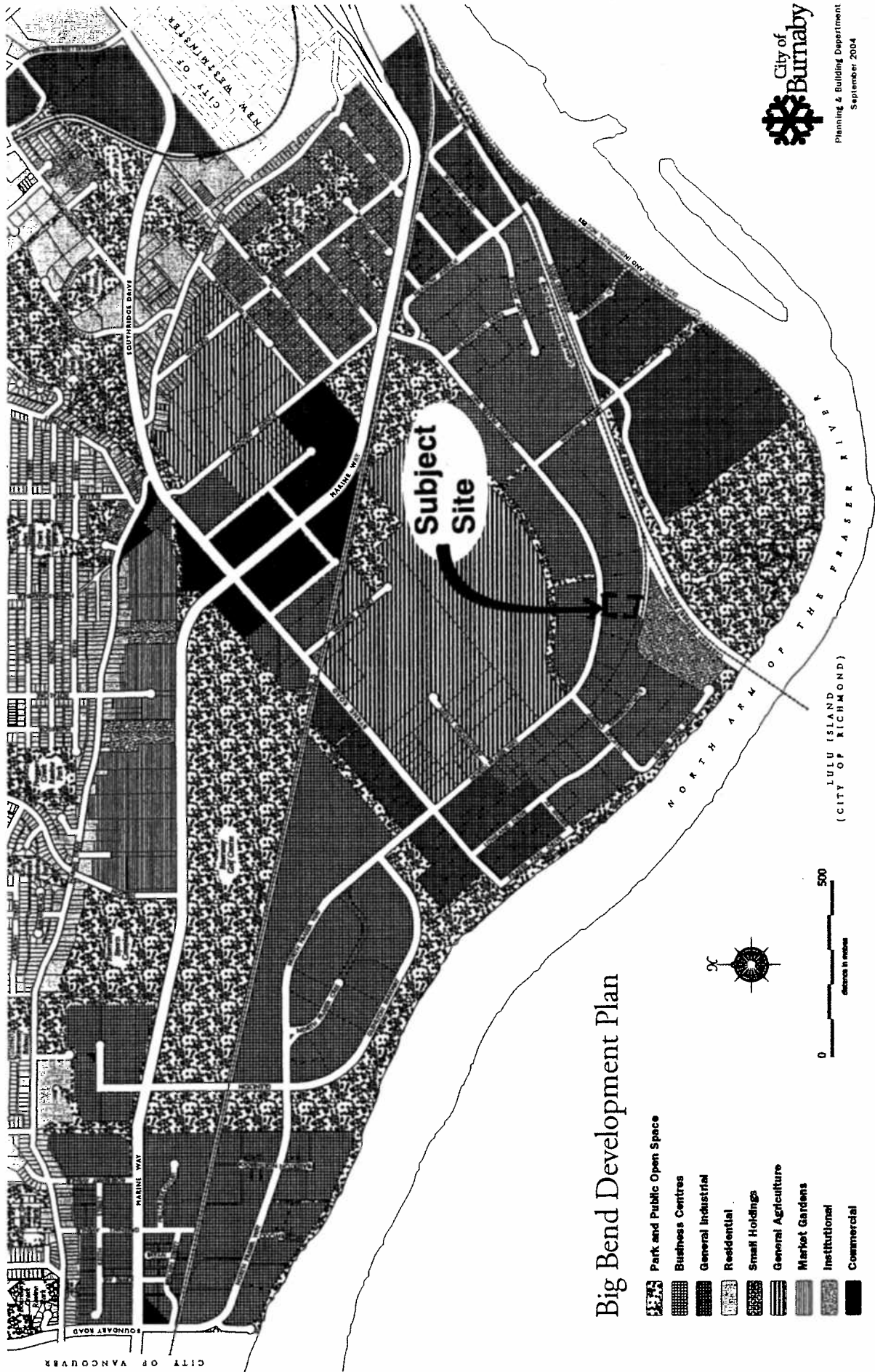
" Burnaby Business Park "
Rezoning Reference # 05--16



City of Burnaby
 Planning and Building Department

May 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

" Burnaby Business Park "
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