
TO: CITY MANAGER 2005 October 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #05-35
Multi-tenant Light Industrial Building
Big Bend Development Plan

ADDRESS: 8105 North Fraser Way

LEGAL: Lot 3, D.L. 167, Group 1, NWD Plan BCP15933

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, and M5 Light Industrial District Use and Density and the Burnaby Business Park Concept Plan, and in accordance with the development plan entitled "CWC Industrial Building" prepared by CTA Design Group)

APPLICANT: CTA Design Group
101 – 925 West 8th Avenue
Vancouver, B.C. V5Z 1E4
(Att: John Kristianson)

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 multi-tenant light industrial manufacturing and warehouse building with related office space.

2.0 BACKGROUND

- 2.1 The subject site is situated within the Phase 2 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.

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- 2.3 On 2005 July 25, 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 2 of the Burnaby Business Park. The proposed development includes the construction of a two-storey multi-tenant industrial manufacturing and warehouse building with related office space. The primary tenant is intended to be for CWC Modular Industries for the manufacture and distribution of knock-down furniture systems. The proposed 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.
- 3.2 Vehicular access to the site is from North Fraser Way which is developed to a full industrial standard.
- 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 to the enclosure of previous existing drainage ditches 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 along with easements, Section 219 Covenants, and bonding for installation and maintenance of the bioswale facility on the subject site will be required as a condition of the subject 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 A detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project is a requirement of Preliminary Plan Approval for this project.

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4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area: - 0.84 ha (2.08 acres)
- 4.2 Site Coverage: - 49%
- 4.3 Floor Area: - 4,626 m² (49,798 sq.ft.)
- 4.4 Building Height: - 2 storeys
- 4.5 Use Component & Parking Required:
 - 470 m² office @ 1/46m² - 10 spaces
 - 1,881 m² manufacturing @ 1/93m² - 20 spaces
 - 2,274 m² storage @ 1/186m² - 13 spaces
- Total Parking Required: - 43 spaces
- Total Parking Provided: - 46 spaces
- 4.6 Loading Bays Required: - 3 spaces
- Loading Bays Provided: - 10 spaces
- 4.7 Bicycle Provisions: - 7 spaces (outdoor racks)

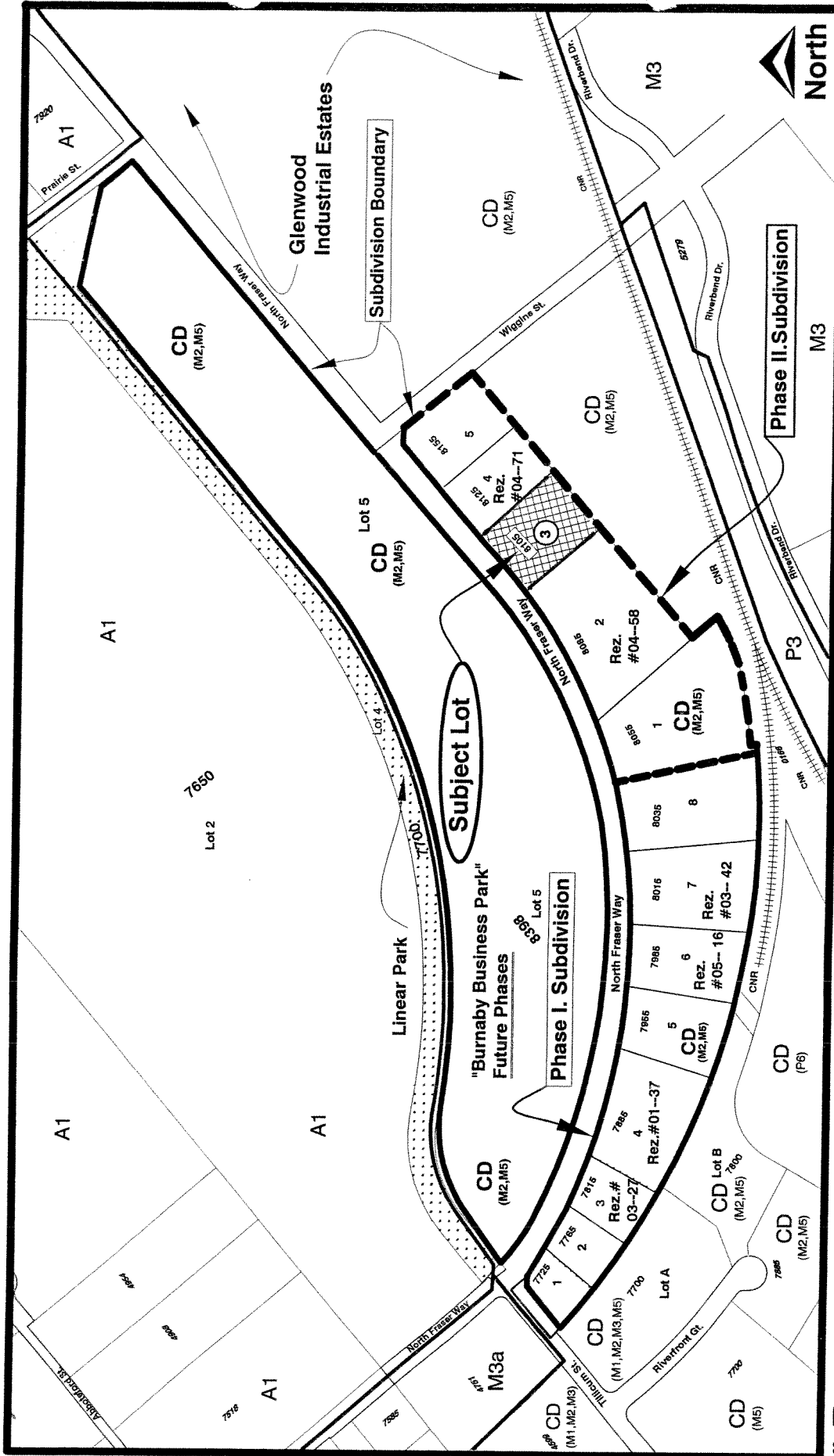


J. S. Belhouse
Director Planning and Building

LP:gk
Attach

cc: City Clerk
City Solicitor
Director Engineering (*Att: Environmental Services*)
Director Parks, Recreation and Cultural Services

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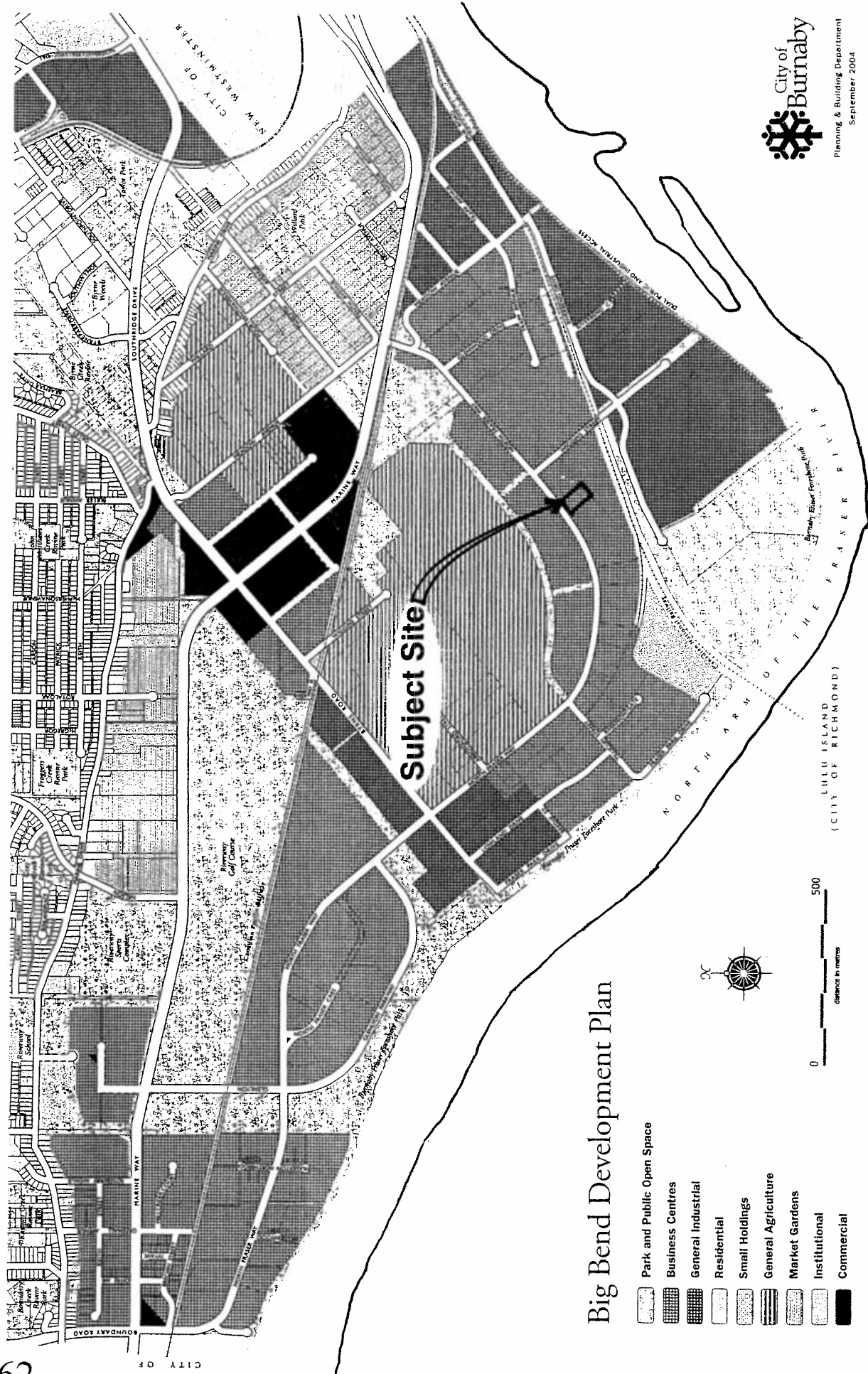
" Burnaby Business Park "
 Rezoning Reference # 05--35



Planning and Building Department

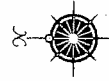
July 2005

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 # 05--35

8105 North Fraser Way



Planning & Building Department
September 2004

Sketch # 2