

TO: CITY MANAGER 2006 June 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-01
Proposed Records and Equipment Storage Facility
Burnaby Business Park

ADDRESS: 8035 North Fraser Way (See attached Sketches #1 and #2)

LEGAL: Lot 8, D.L. 167, Group 1, NWD Plan BCP 8603

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 and Burnaby Business Park guidelines and in accordance with the development plan entitled "Tippet-Richardson" prepared by Weiler Smith Bowers Consulting Structural Engineers)

APPLICANT: The Beedie Group
5367 Kingsway
Burnaby, B.C. V5H 2G1
(Attention: Derek Read)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 July 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 July 10 and to a Public Hearing on 2006 July 25 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

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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 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.
- 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 3.5 of this report.
- g. A reciprocal access agreement is required for the proposed shared driveway access and drive aisle between the subject lot and the adjacent lot to the east, 8055 North Fraser Way.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a records and equipment storage facility.

2.0 BACKGROUND

- 2.1 The subject site is situated within the Phase I westerly 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 Sketch #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

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Plan prepared by Kasian Kennedy Design Partnership and Phillips Farevaag Smallemberg Inc.

2.3 On 2006 March 27, 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 Phase I of the Burnaby Business Park. The proposed development includes the construction of a one storey, 6,875 m² (74,000 square feet) industrial building with surface parking. The proposal is a two phase development: Phase 1 is to include 3,800 m² (40,900 square feet) of storage/warehouse space and 381 m² (4,100 square feet) of office space. Phase 2 includes a 2,694 m² (29,000 square feet) future addition, which includes 1,858 m² (20,000 square feet) of storage/warehouse space and 836 m² (9,000 square feet) office space (which would be accommodated through a mezzanine at the front of the building, and the remainder at the rear of the building in a two storey configuration). The overall development plan 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 I, westerly portion of the Burnaby Business Park which is largely undeveloped at this time, but has been the subject of several rezonings. Servicing requirements and lot configurations have been previously provided through the Phase 1 subdivision of the Burnaby Business Park lands, pursuant to the guidelines of Rezoning Reference #67/97 and Subdivision Reference #01-64.

3.3 Vehicular access will be provided from North Fraser Way which has been dedicated and is constructed to a full City standard adjacent to the eight lots of Phase I. North Fraser Way will be extended eastwards through the remainder of the business park through future phased development.

3.4 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.

3.5 As the subject site is within an identified floodplain, the grade elevation for the building must respect the flood elevation specified for this site.

3.6 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 on-site storm water management strategy for the business park which provides for the establishment and maintenance of a bioswale.

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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.

- 3.7 The subject property is proposed to share a driveway access and drive aisle with the adjacent lot to the east, 8055 North Fraser Way. 8055 North Fraser Way is the subject of Rezoning Reference #06-10, a proposed multi tenant strata warehouse and light industrial facility (see Sketch #1, attached). A reciprocal access agreement is required for the proposed shared access.
- 3.8 The GVS&DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per square foot of gross floor area will apply to this rezoning.
- 3.9 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.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area: - 1.42 hectares (3.5 acres)
- 4.2 Site Coverage: - 44.5%
- 4.3 Floor Area: - 6,874.6 m² (74,000 sq ft)
- 4.4 Building Height: - 1 storey, with future two storey office proposed at rear of building
- 4.5 Use Components & Parking Required:
 - Phase 1
 - 3,800 m² warehouse/storage @ 1/186m² - 20.4 spaces
 - 381 m² office @ 1/46 m² - 8.3 spaces
 - Total Parking Required Phase 1 - 29 spaces
 - Phase 2
 - 1858 m² (future warehouse/storage) @ 1/186m² - 10.0 spaces
 - 836 m² (future office) @ 1/46m² - 18.2 spaces
 - Total Parking Required Phase 2 - 28 spaces
 - Total Parking Required: - 57 spaces
 - Total Parking Provided: - 58 spaces

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- 4.6 Loading Bays Required (Total Phase 1 and 2): - 3 spaces
- Loading Bays Provided (Phase 1): - 14 spaces
- Loading Bays Provided (Phase 2): - 12 spaces

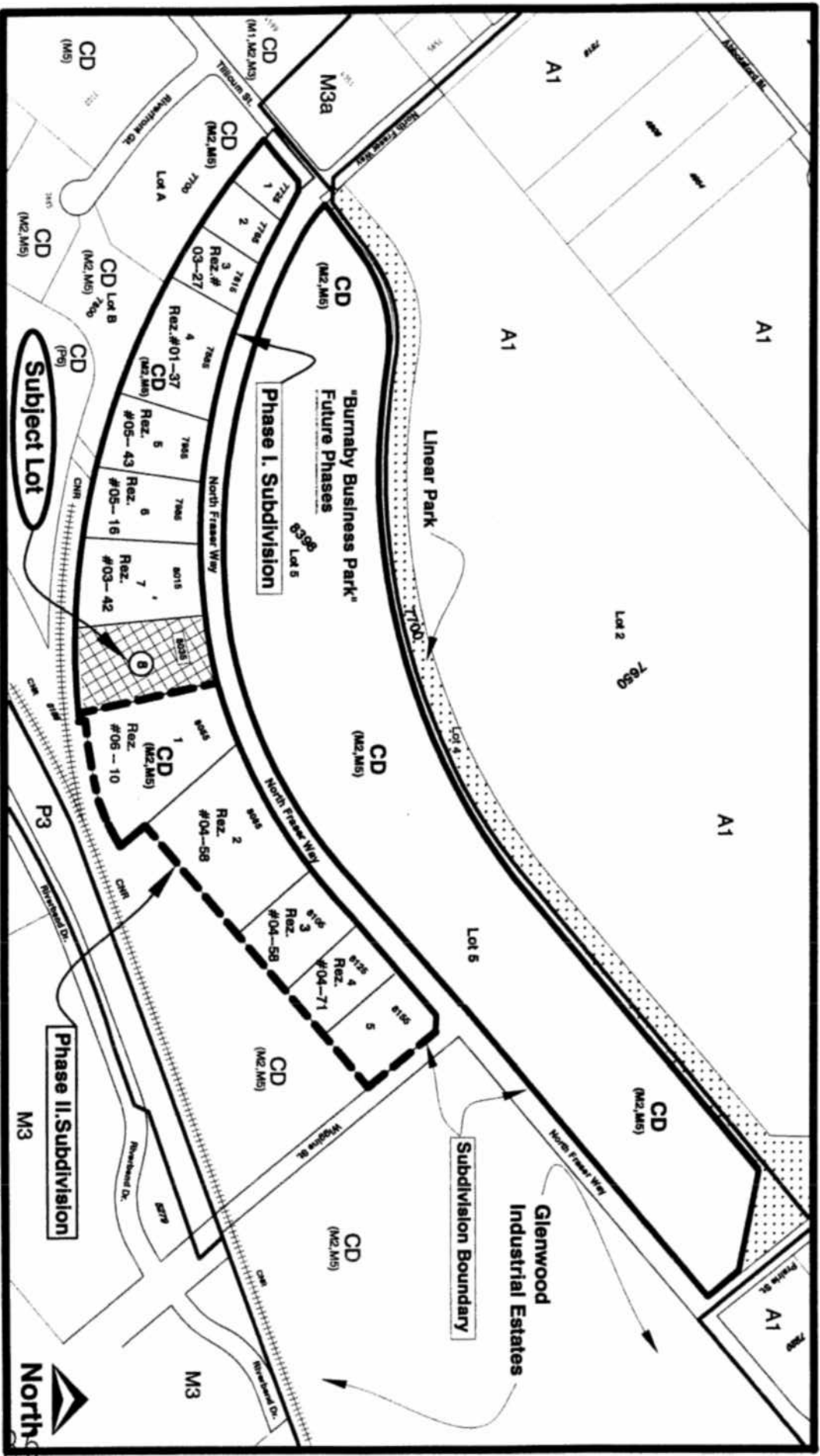
- 4.7 Bicycle Provisions: - 6 spaces (indoor racks)


J. S. Belhouse
Director Planning and Building

KSF: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 "

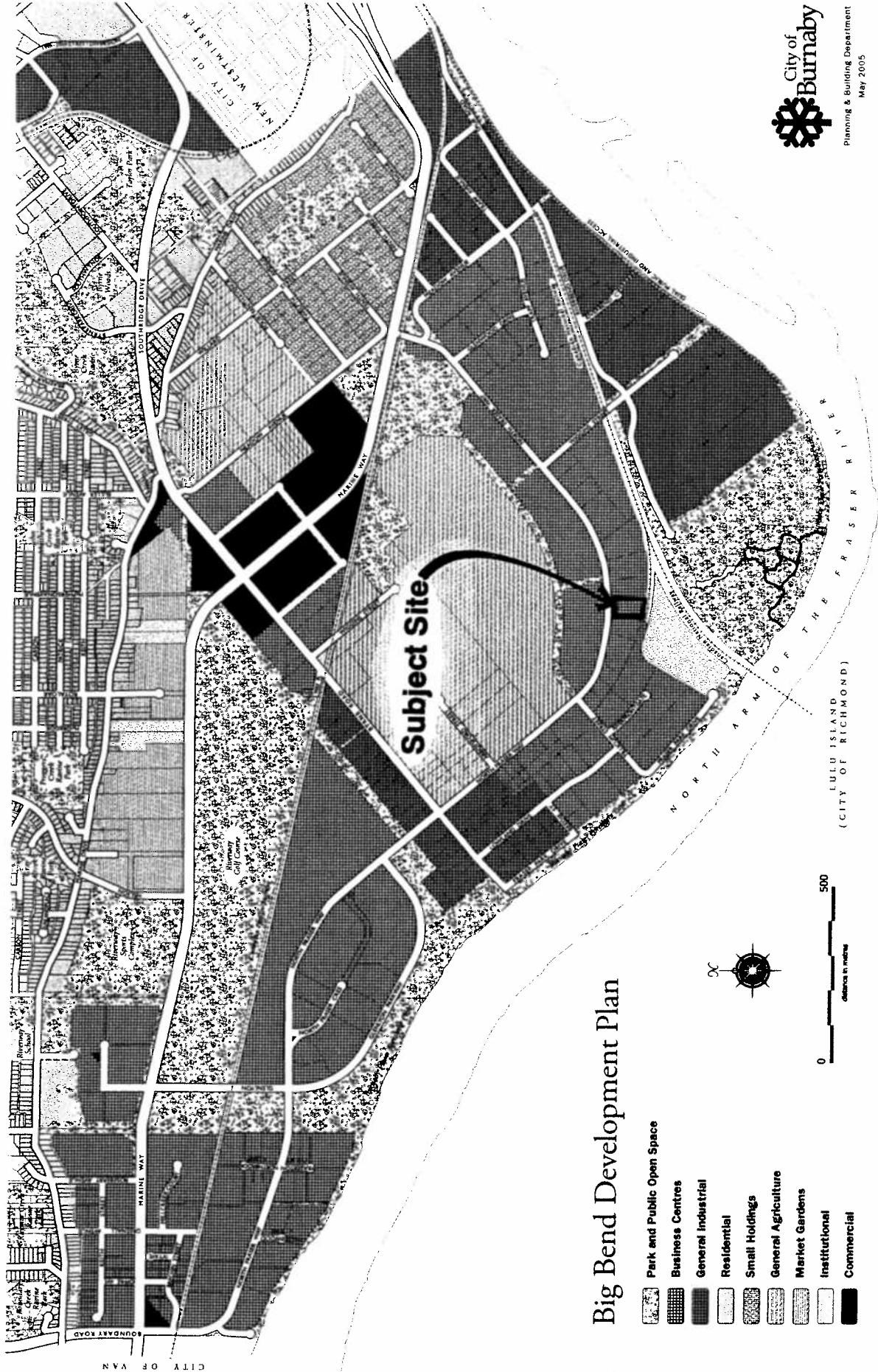
Rezoning Reference # 06 -- 01 8035 North Fraser Way












Planning and Building Department

March 2006

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 # 06 -- 01 8035 North Fraser Way

Sketch # 2

