
TO: CITY MANAGER 2008 May 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-39
Light Industrial Office/Warehouse Development
Big Bend Development Plan

ADDRESS: Ptn. 8398 North Fraser Way (see **attached** sketches)

LEGAL: Ptn. of Lot 5, D.L.'s 155C, 166 & 167, Group 1, NWD Plan LMP38019 Except:
Firstly: Part Subdivided by Plan BCP8603, Secondly: Part Subdivided by Plan
BCP15933 and Thirdly: Part Dedicated Road Plan BCP 32333

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
Concept Plan as guidelines and in accordance with the development plan entitled
"NFL II" prepared by WSB Consulting Structural Engineers).

APPLICANT: The Beedie Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
(Attn: Jordan Creamore)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2008 June 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 June 09 and to a Public Hearing on 2008 June 24 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) Completion of Subdivision Reference #07-69 and all requirements arising therefrom.
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not limited to, a Section 219 Covenant to protect rear yard landscaping.
- e) 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 (Rezoning Reference #07-38).
- f) 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.
- g) The granting of a Section 219 Covenant respecting flood proofing requirements.
- h) The submission of a geotechnical review confirming that the site may be used safely (stability) for the intended uses for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- i) The submission of a suitable on-site stormwater management plan for the site to the approval of the Director Engineering that meets or exceeds the guidelines established in the Burnaby Business Park Concept Plan and Subdivision Reference #07-69. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
- j) The deposit of the applicable GVS&DD Sewerage Charge.

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 office/warehouse building.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #07-39
2008 May 21 Page 3

2.0 BACKGROUND

- 2.1 The subject site is situated within 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 2003 April 7, Council gave Final Adoption to Rezoning Reference #67/97 which involved the phased development of Burnaby Business Park for high quality light and general industrial and business park uses based on the “Burnaby Business Park Concept Plan”. A majority of sites on the south side of North Fraser Way within Burnaby Business Park have been rezoned for new development. This application is for development of a parcel on the north side of North Fraser Way (see **attached** Sketch #1).
- 2.3 On 2007 November 26, 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.

The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development includes the construction of a seven-unit multi-tenant office/warehouse building with surface parking. The guideline zoning for the proposed development is the M2 General Industrial District, the M5 Light Industrial District and the Burnaby Business Park Concept Plan.
- 3.2 A majority of the required servicing for the subject site was provided for under Subdivision References #01-64, #02-44 and #04-69 including upgrading North Fraser Way to its final standard with separated sidewalks, street lighting, boulevard grassing and street trees. Completion of the remaining servicing including the design and construction of the linear parkway agricultural buffer and the provision of two public pedestrian pathway linkages between the linear parkway and North Fraser Way will be completed as part of Subdivision Reference #07-69. The provision of a Section 219 Covenant for the provision and continued maintenance of a 9.0m rear yard landscape buffer will also be secured as part of Subdivision Reference #07-69. Notwithstanding, the Director of Engineering will be requested to provide an estimate for any further services necessary to serve the site.
- 3.3 Any necessary easements, covenants and statutory rights-of-way are to be provided.

- 3.4 Vehicular access will be provided from North Fraser Way. The subject property is proposed to share a driveway access and drive aisle with the adjacent lot to the east (Rezoning Reference #07-38). A reciprocal access easement is required for the proposed shared access.
- 3.5 A master Stormwater Management Plan and Section 219 Covenant to ensure its provision, operation and continued maintenance will be required for the lands on the north side of North Fraser Way within of Burnaby Business Park, including the subject site, under Subdivision Reference #07-69. As part of this application, a specific stormwater management plan including an engineered and landscaped bio-swale design within the front 9.0m of the subject site will be required and will be protected by a Section 219 Covenant to ensure its provision, maintenance and continued operation.
- 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.
- 3.7 A consultant submission of a geotechnical report for review by the Chief Building Inspector and the granting of a Section 219 Covenant respecting the submitted report are required as part of the subject application. The report is to include a statement confirming that the land may be used safely for the use intended, if the land is used in accordance with the conditions specified in the report.
- 3.8 A Section 219 covenant will be required to ensure that the Minimum Building Elevation (MBE), with reference to future settlement, meets the City's guidelines for flood proofing.
- 3.9 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.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area: - 2.33 ha (5.75 acres)
(Subject to detailed survey)
- 4.2 Site Coverage: - 50%
- 4.3 Floor Area:
 - Office: - 2,862.99 m² (30,818 sq.ft.)
 - Warehouse: - 10,280.04 m² (110,657 sq.ft.)
 - Total Floor Area: - 13,143.03 m² (141,475 sq.ft.)
- 4.4 Maximum Building Height: - 10.77 m (35.33 feet)

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #07-39
2008 May 21 Page 5

4.5 Building Use Components & Parking:

Office:	2,862.99 m ² @ 1 per 46 m ²	-	63 spaces
Warehouse:	10,280.04 m ² @ 1 per 186 m ²	-	<u>56 spaces</u>
Total Parking Required:		-	119 spaces


Total Parking Provided	-	128 spaces
------------------------	---	------------

4.6 Loading Bays:

Required:	-	5 spaces
Provided:	-	21 spaces *

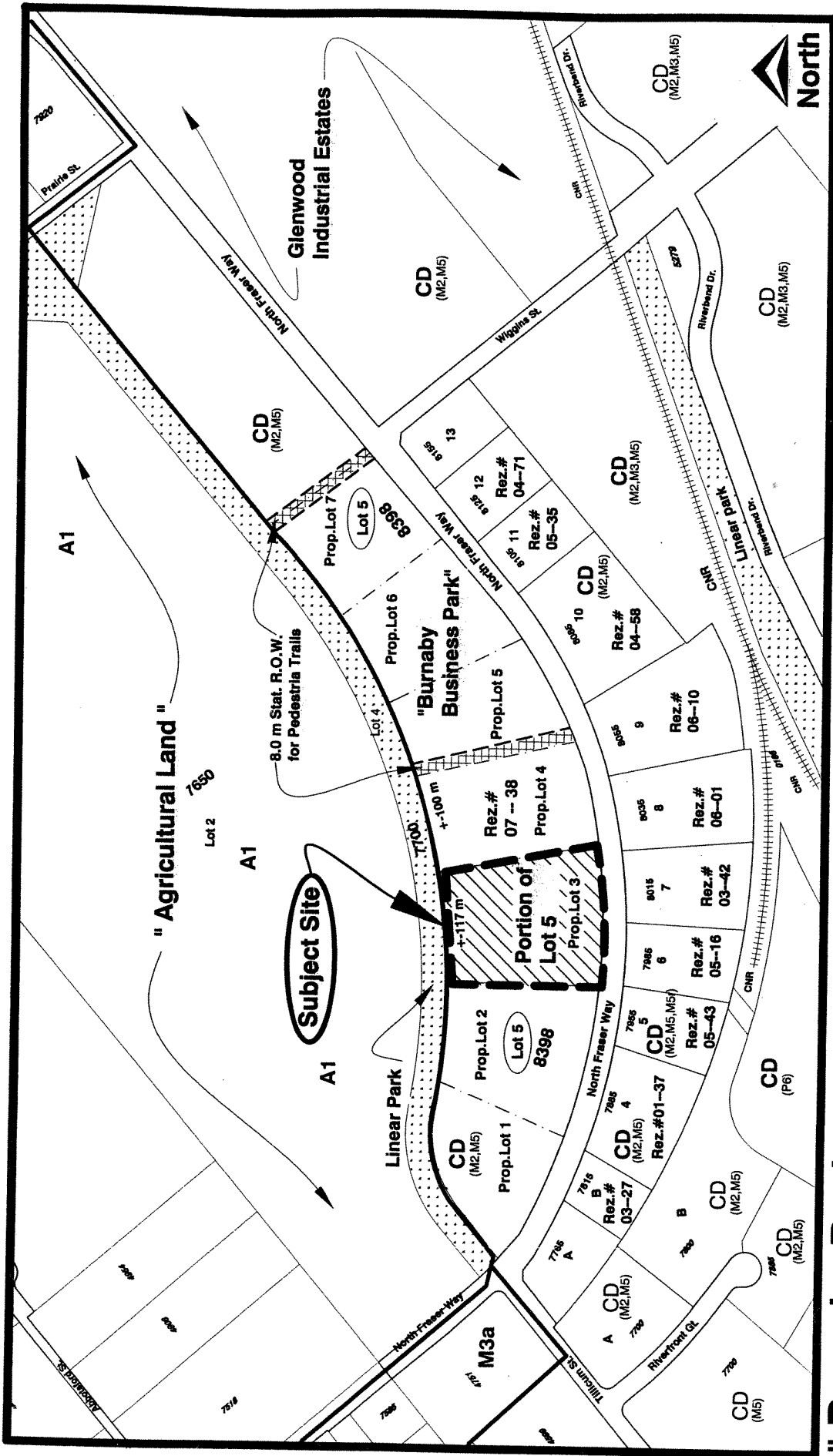
4.7 Bicycle Provisions:

Required:	-	12 spaces
Provided:	-	14 spaces (outdoor racks)


B. Luksun
Director Planning and Building

JBS:gk
Attach

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

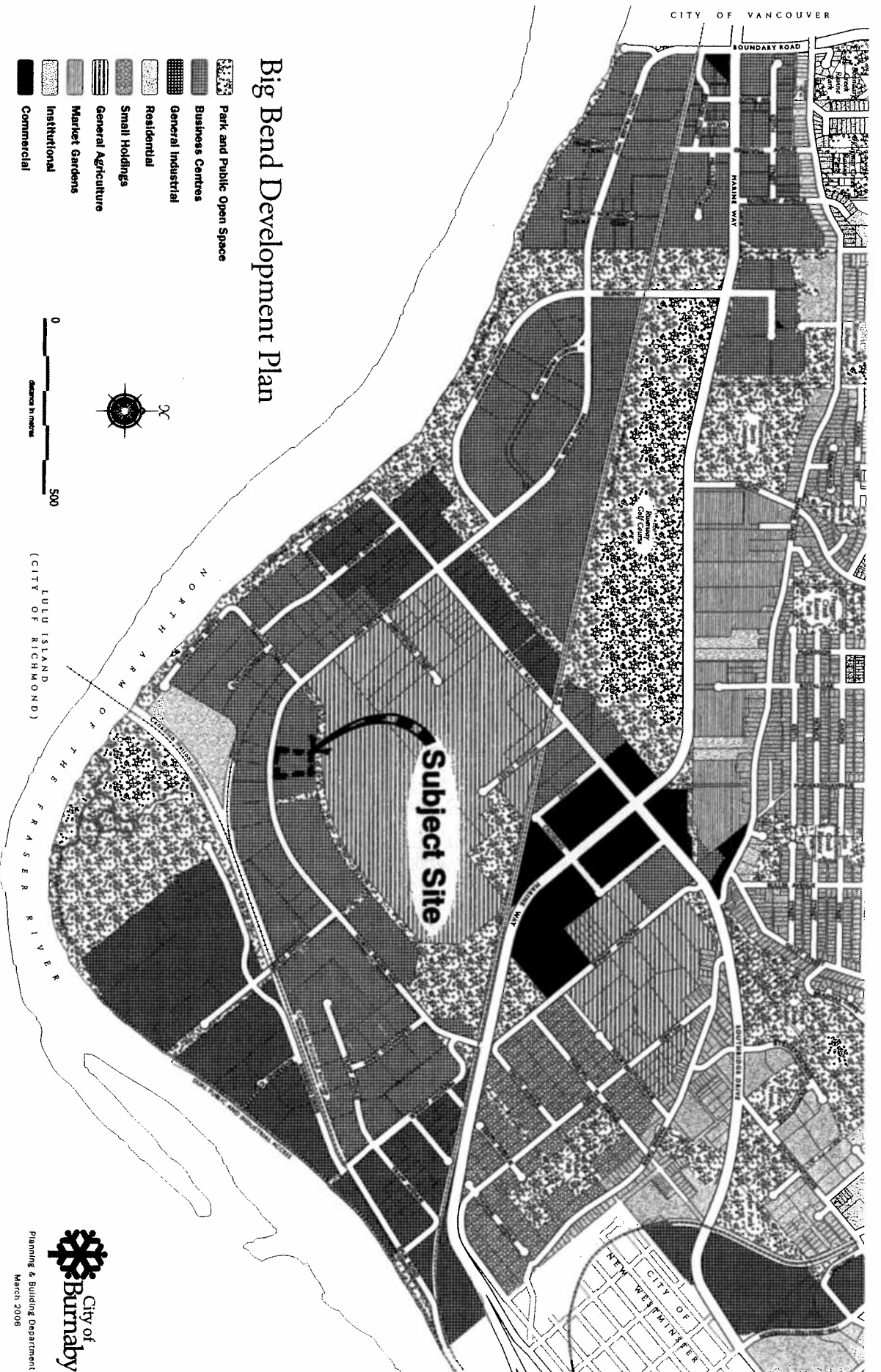


" Burnaby Business Park "

Rezoning Reference # 07--39 (Portion of 8398 N. Fraser Way)

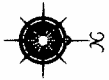
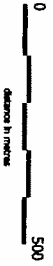
Planning and Building Department April 2008

Sketch # 1



Big Bend Development Plan

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



LULU ISLAND
(CITY OF RICHMOND)

" Burnaby Business Park "

Rezoning Reference # 07--39 (Portion of 8398 N. Fraser Way)

Sketch # 2



City of Burnaby
Planning & Building Department
March 2006