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| Item .....                 |
| Meeting..... 2009 March 23 |

COUNCIL REPORT

**TO:** CITY MANAGER 2009 March 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #08-31**  
**Light Industrial Office/Warehouse Development**  
**Big Bend Development Plan**

**ADDRESS:** 5895 Trapp Avenue (see attached sketches)

**LEGAL:** Lot 11, D.L. 155, Group 1, NWD Plan BCP17915

**FROM:** CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "Trapp Avenue Multi-Tenant Building" prepared by WSB Consulting Structural Engineers).

**APPLICANT:** Contura Building Corporation.  
2021 – 134 Street  
White Rock, B.C. V4A 9N8  
(Attention: Ron Johnston)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2009 April 28.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2009 April 06 and to a Public Hearing on 2009 April 28 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 Manager  
From: Director Planning and Building  
Re: Rezoning Reference #08-31  
2009 March 18 ..... Page 2

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 granting of a Section 219 Covenant respecting flood proofing requirements.
- e) The provision of any necessary easements, covenants or statutory rights-of-way.
- f) The submission of a suitable on-site stormwater management plan to the approval of the Director Engineering that meets or exceeds the guidelines established in the Glenwood Concept Plan, Rezoning Reference #99-51 and Subdivision Reference #00-73. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
- g) The submission of a Site Profile and resolution of any arising requirements.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- 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.

### 2.0 BACKGROUND

2.1 The subject site is situated in Glenwood Industrial Estates, 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). Glenwood Industrial Estates originally comprised 38.4 hectares of vacant lands owned by Canadian National

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #08-31  
2009 March 18 ..... Page 3

Railway Properties Inc. (CNRP). These lands are designated for business centre uses, including industrial and office development, in the Council Adopted Big Bend Development Plan (see **attached** Sketch #2).

- 2.2 On 2003 April 7, Council gave Final Adoption to Rezoning Reference #99-09 which involved the phased development of Canadian National Railway Properties Inc. (CNRP) 38.4 hectare holding for high quality light and general industrial and business park uses based on the “Glenwood Industrial Estates Concept Plan”. The subject rezoning represents the final site specific rezoning of Glenwood Industrial Estates.
- 2.3 On 2008 September 29, 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 proposed development includes the construction of a multi-tenant light industrial building, including ground floor and mezzanine office space fronting Trapp Avenue. 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, the M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines.
- 3.2 All required servicing for the subject site was provided for under Rezoning Reference #99-09 and Subdivision Reference #00-73, including upgrading Trapp Avenue and Meadow Avenue to their final standard with separated sidewalks, street lighting, boulevard grassing and street trees. At that time, provisions were also made for the required stormwater management facilities (biopond) for Glenwood Industrial Estates and the protection of the adjacent Jerry Rogers Creek.
- 3.3 The proposed building on the subject property is intended as a multi-tenant building based on the M2 and M5 Districts. In line with the guidelines established in the Glenwood Industrial Estates Concept Plan, 25% of the gross floor area of the proposed building is allocated for office use (divided between the main floor and mezzanine), with the remainder being allocated for warehousing and distribution uses. The proposed development meets the minimum parking requirements as outlined by the Burnaby Zoning Bylaw.
- 3.4 Any necessary statutory rights-of-way, easements and 219 Covenants for the site are to be provided, including, but not necessarily limited to:

- An access easement to accommodate the necessary maintenance access to the constructed stormwater management facilities and to the adjacent Jerry Rogers Creek.
- A Section 219 Covenant to ensure compliance with City flood proofing requirements

3.5 A Stormwater Management Plan and Section 219 Covenant to ensure its provision, operation and continued maintenance has been approved for the subject site under Rezoning Reference #99-09 and Subdivision Reference #00-73. As part of this application, an engineer's stamped letter, to the approval of the Director Engineering, is required to ensure the proposed development's compliance with the previously approved stormwater management plan. The granting of a further Section 219 Covenant guaranteeing the continued maintenance and operation of the constructed stormwater management facilities on the subject site, in accordance with the accepted stormwater management plan, is also required.

3.6 A detailed engineered Sediment Control System (SCS) is required to be submitted for review by the Director Engineering prior to Final Adoption. After Final Adoption, the proposed SCS will form the basis of the SCS requirements for issuance of Preliminary Plan Approval and Building Permit.

3.7 A geotechnical review of the subject site's soil stability to support the proposed development and registration of a Section 219 Covenant regarding the findings of the approved report will be required.


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.

**4.0 DEVELOPMENT PROPOSAL**

- |     |   |   |  |
|-----|---|---|--|
| 4.1 | Gross Site Area:                                    | - | 1.86 ha (4.6 acres)                    |
|     | Net Developable Site Area:                          | - | 1.01 ha (2.5 acres)                    |
|     | (Not including covenanted biopond / riparian areas) |   |  |
| 4.2 | Site Coverage of Gross:                             | - | 21.5%                                  |
|     | Site Coverage of Net:                               | - | 38.9%                                  |
| 4.3 | Gross Floor Area:                                   | - | 4,659.1 m <sup>2</sup> (50,152 sq.ft.) |
|     | Office:   | - | 1,341.3 m <sup>2</sup> (14,438 sq.ft.) |
|     | Warehouse:  | - | 3,317.8 m <sup>2</sup> (35,714 sq.ft.) |
| 4.4 | Maximum Building Height:                            | - | 10.36 m (34.0 feet)                    |

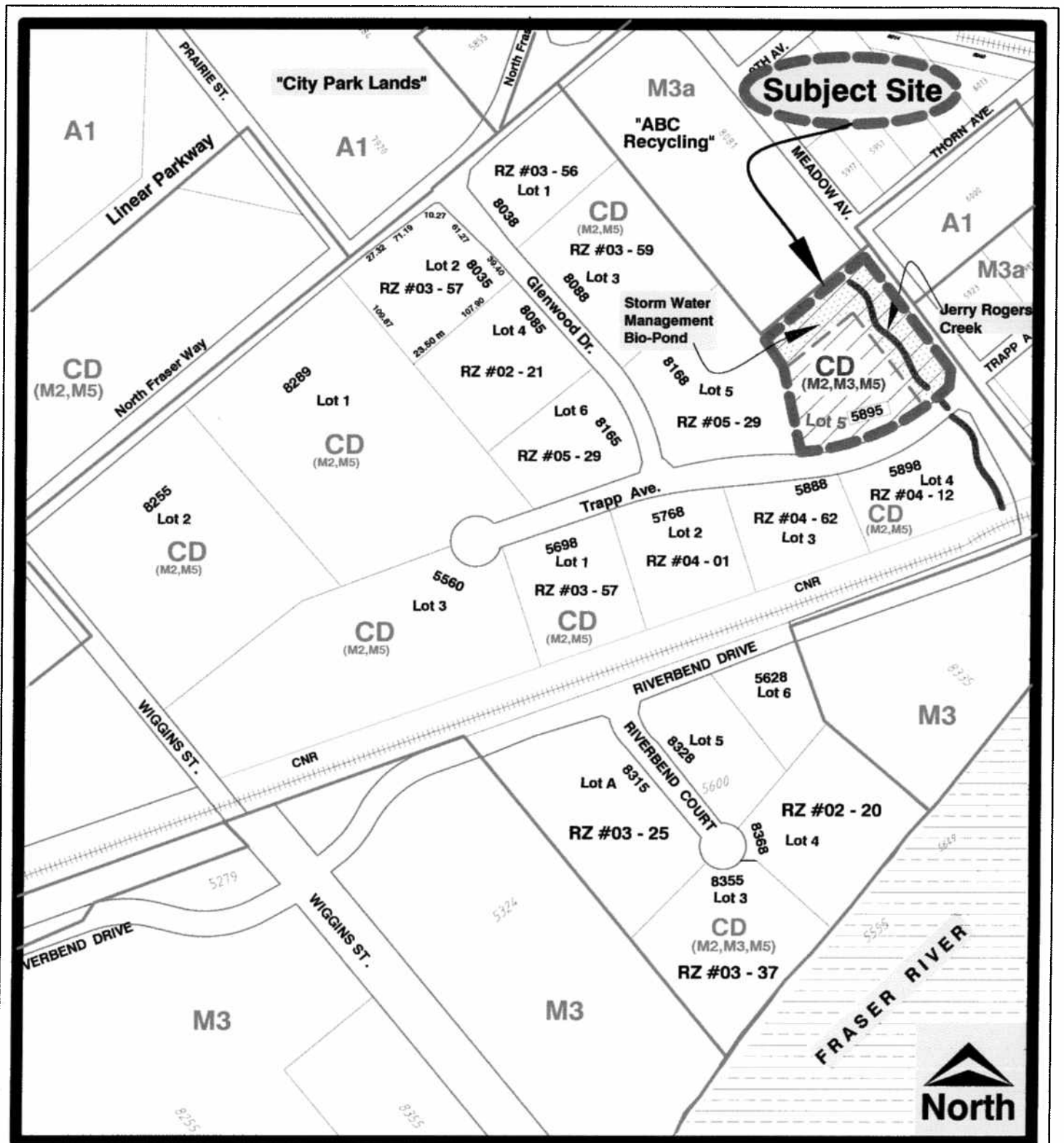
To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #08-31  
2009 March 18 ..... Page 5


- 4.5 Parking Required & Provided: - 47 spaces
  - 1,341.3 m<sup>2</sup> office @ 1 per 46 m<sup>2</sup> - 29 spaces
  - 3,317.8 m<sup>2</sup> warehouse @ 1 per 186 m<sup>2</sup> - 18 spaces
  
- 4.6 Loading Bays:
  - Required: - 2 spaces
  - Provided: - 12 spaces
  
- 4.7 Bicycle Provisions: - 8 spaces (outdoor racks)

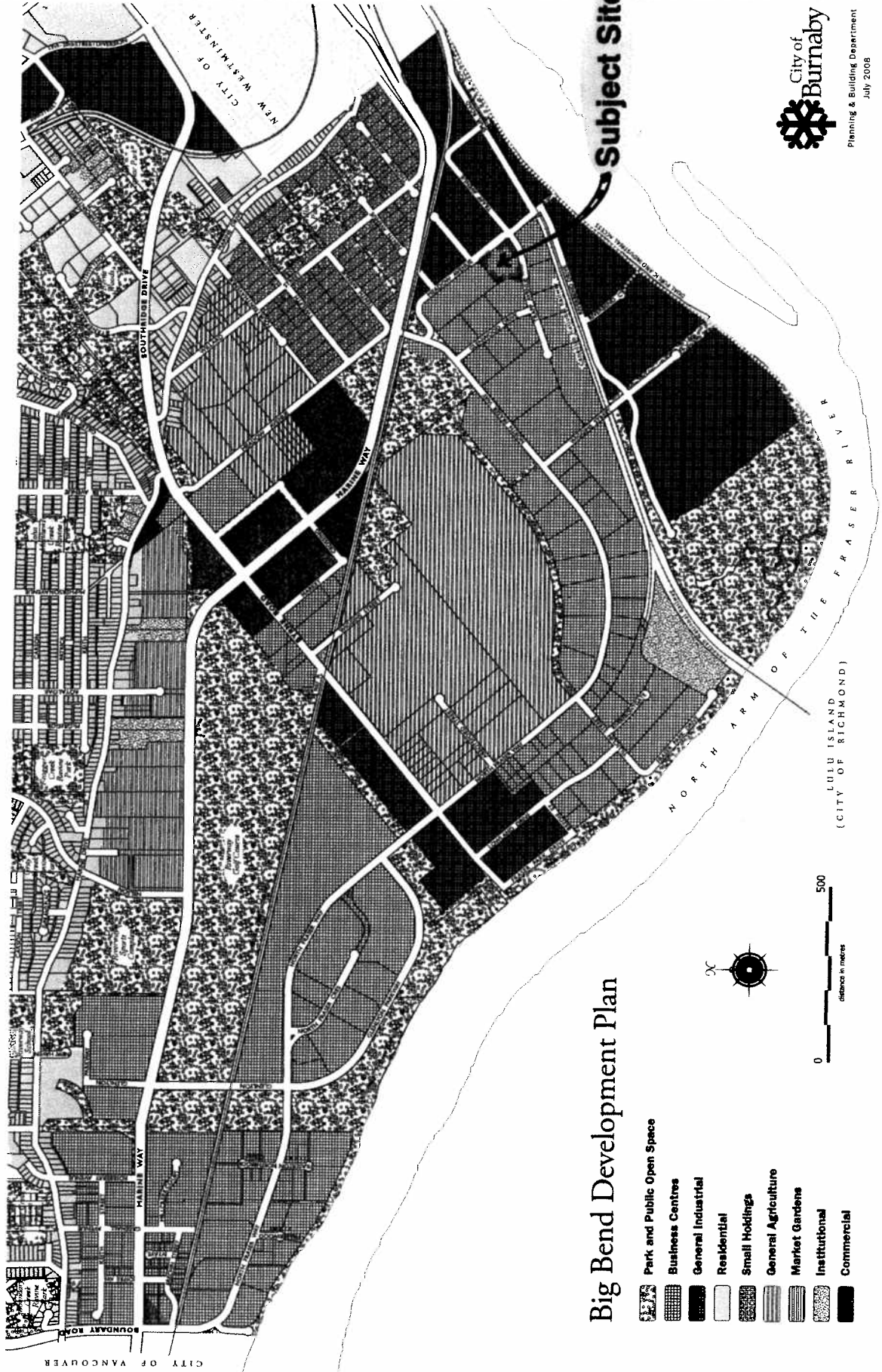
  
B. Luksun  
Director Planning and Building

JBS:gk  
Attachments

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

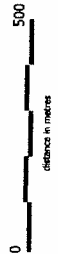


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|---|---|--|
|  | <b>Planning and Building Department</b> |  |
| <b>Scale:</b> N.T.S.  | <b>REZONING REFERENCE # 08 -- 31</b>    |  |
| <b>Drawn By:</b> J.P.C.   | <b>5895 Trapp Ave.</b>                  |  |
| <b>Date:</b> March 2009   | <b>Sketch # 1</b>                       |  |



# Big Bend Development Plan

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



**Subject Site**

**REZONING REFERENCE # 08 -- 31**  
**5895 Trapp Ave.**

**Sketch # 2**