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**TO:** CITY MANAGER 2010 September 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #10-20  
Multi-Tenant Industrial Building  
Big Bend Development Plan**

**ADDRESS:** 7575 North Fraser Way (see attached Sketches #1 & #2)

**LEGAL:** Lot 2, D.L. 166A, Group 1, NWD Plan BCP29939

**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 and M5 Light Industrial District and in accordance with the development plan entitled "Site Development Plan" prepared by Sanford Design Group)

**APPLICANT:** Sanford Design Group  
205 – 3751 Jacombs Road  
Richmond, BC V6V 2R4  
Attention: Harve Fuller

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2010 October 26.

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### RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 October 04 and to a Public Hearing on 2010 October 26 at 7:00 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 review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- j) The submission of a Site Profile and resolution of any arising requirements
- k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-tenant industrial building for warehousing, manufacturing, office and permitted accessory uses.

### **2.0 BACKGROUND**

2.1 The subject property is located on North Fraser Way between Tillicum Street and Byrne Road. To the south-east is a newer industrial/business centre development, to the north-west are vacant industrial sites and an older industrial building, and to the south-west is existing industrial development. To the north-east, across North Fraser Way are agricultural lands.

- 2.2 On 2010 May 14, Council gave Final Adoption to Rezoning Reference #05-51 which established development guidelines for the subject lot and the adjacent lots at 7635, 7481 and 7447 North Fraser Way. The associated Subdivision #05-55 created the subject parcels and provided for their servicing.
- 2.3 On 2010 July 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 towards 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 development proposal is for a multiple-tenant industrial building for manufacturing, warehousing, office and permitted accessory uses. Vehicular access is from North Fraser Way.
- 3.2 Primary servicing for the subject site has been provided for through Subdivision Reference #05-55 and Rezoning Reference #05-51, including the construction of North Fraser Way fronting the development site to its finished 14 metre standard with separated sidewalks. The Director Engineering will be requested to provide an estimate for any further services necessary to serve this site including: boulevard grassing and street trees.
- 3.3 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m<sup>2</sup> (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.4 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Director Engineering for Subdivision Reference #05-55. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance in accordance with the accepted stormwater management plan.
- 3.5 The submission of a Site Profile and resolution of any arising requirements is required.
- 3.6 The submission of a Section 219 Covenant respecting flood proofing requirements is required.
- 3.7 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.
- 3.8 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.

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference # 10-20  
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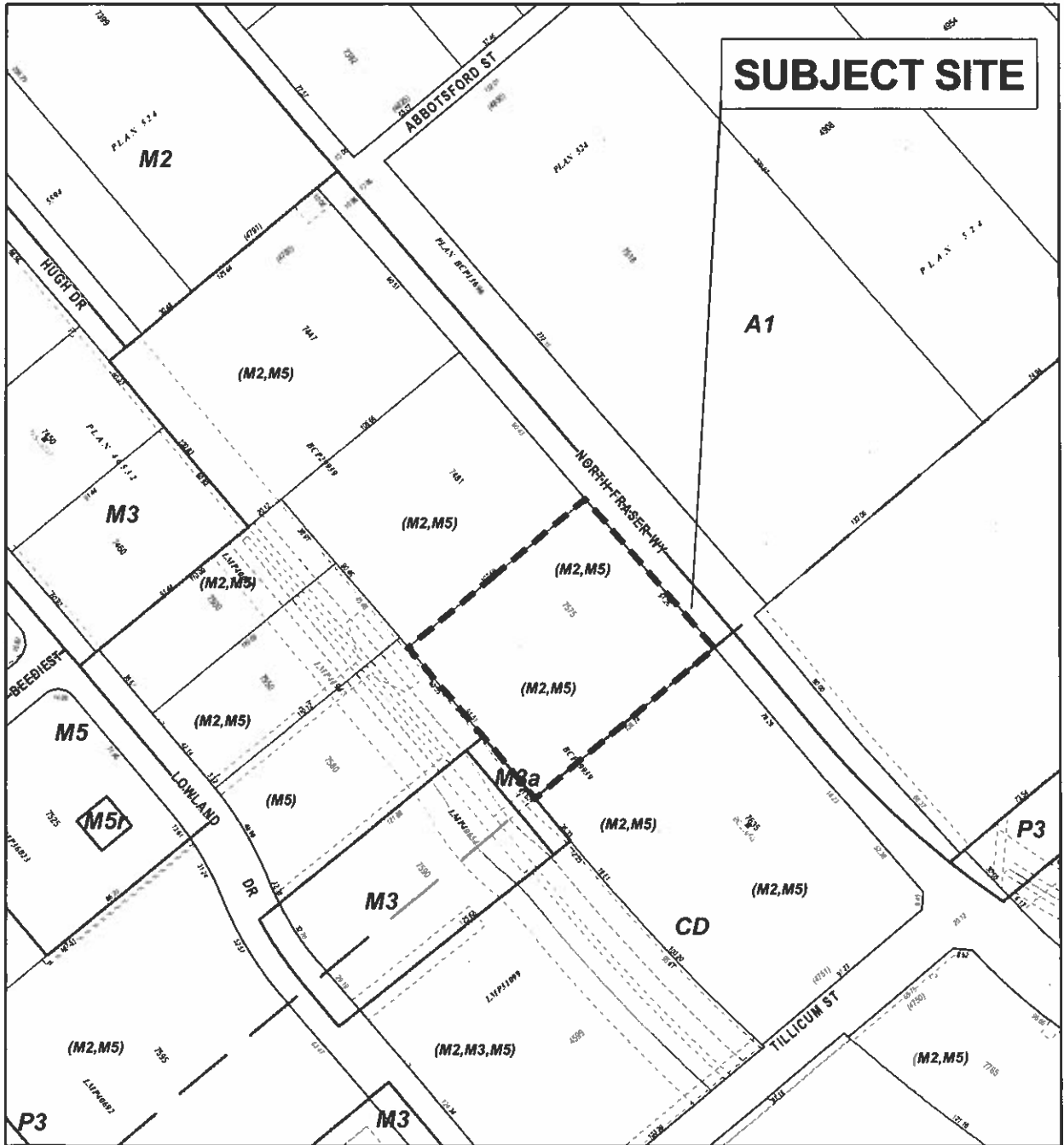
**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Site Area: - 9,889.3 m<sup>2</sup> (106,451 sq.ft)
- 4.2 Site Coverage: - 48%
- 4.3 Floor Area: -
  - Manufacturing - 2,006.7 m<sup>2</sup> (21,601 sq.ft)
  - Warehousing - 2,787.0 m<sup>2</sup> (30,000 sq. ft)
  - Office/Accessory - 434.4 m<sup>2</sup> (4,676 sq.ft.)
  - Total G.F.A. - 5,228.1 m<sup>2</sup> (56,277 sq.ft.)
- 4.4 Floor Area Ratio - 0.53 FAR
- 4.5 Building Height: - 2 storeys
- 4.6 Parking Required and Provided:
  - 21,601 sq.ft manufacturing @ 1/1,001.08 sq.ft. 22 spaces
  - 30,000 sq. ft.sq.ft warehousing @ 1/2002.15 sq. ft. 15 spaces
  - 4,676 sq.ft. office/display @ 1/495.16 sq.ft. 10 spaces
  - Total Parking Required: - 47 spaces
  - Total Parking Provided - 48 spaces
- 4.7 Loading Bays Required: - 4 spaces  
 Loading Bays Provided - 12 spaces
- 4.8 Bicycle Provisions Required: - 5 spaces  
 Bicycle Provisions Provided: - 5 spaces (3 visitor spaces in a bike rack and 2 secured spaces)

  
 B. Luksun, Director  
 PLANNING AND BUILDING

DR:spf  
**Attachments**

cc: Director Engineering  
 City Clerk  
 City Solicitor



PLANNING & BUILDING DEPARTMENT



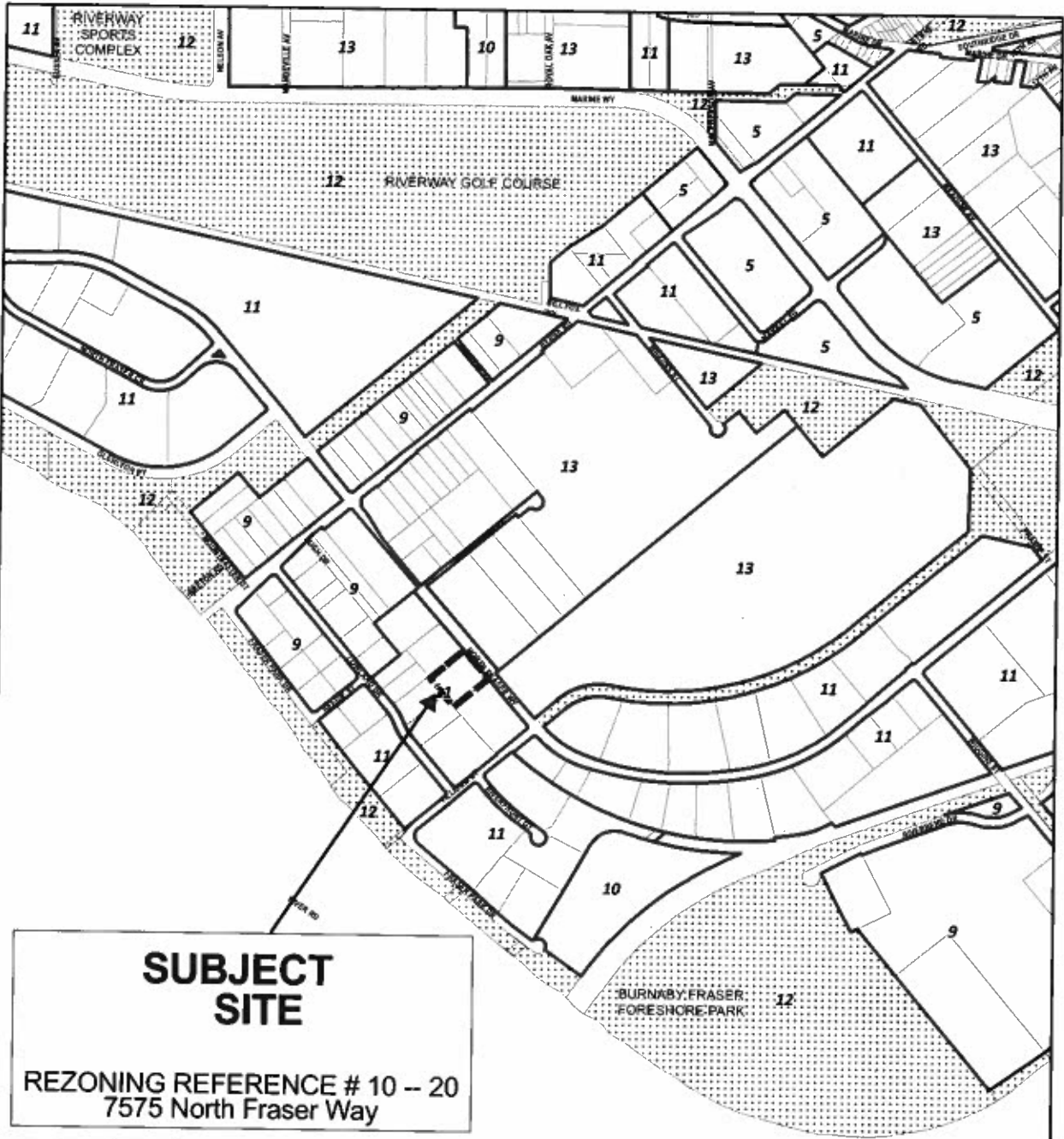
DATE:  
JUNE 29 2010

SCALE:  
1:3,000

DRAWN BY:  
DJ

 Subject Site

REZONING REFERENCE #10 -- 20  
755 NORTH FRASER WAY



**SUBJECT SITE**  
 REZONING REFERENCE # 10 -- 20  
 7575 North Fraser Way

*Big Bend Development Plan*



PLANNING & BUILDING DEPARTMENT

- 5 > COMMERCIAL
- 9 > INDUSTRIAL
- 10 > INSTITUTIONAL
- 11 > BUSINESS CENTRE DISTRICTS
- 12 > PARK AND PUBLIC USE
- 13 > AGRICULTURAL

