



**TO:** CITY MANAGER 2010 September 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #09-13**  
**Pump Station**  
**Big Bend Development Plan**

**ADDRESS:** 7215 Mountbatten Street (see *attached* Sketches #1 & #2)

**LEGAL:** Lot 188, D.L. 165, Group 1, NWD Plan 47786

**FROM:** P3 Park and Public Use District

**TO:** CD Comprehensive Development District (based on P2 Administration and Assembly District and Big Bend Development Plan and in accordance with the Plan entitled "Marshend Sewage Pump Station" prepared by Sandwell and DMG Landscape Architects)

**APPLICANT:** G.V.S. & D.D.  
4330 Kingsway  
Burnaby, BC  
Attention: Robin Miller

**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 review of a detailed Sediment Control System by the Director Engineering.
- d) 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 including:
  - Statutory right of way for access and egress to the site.
  - Temporary easement for a construction lay down area.
- h) The submission of a Site Profile and resolution of any arising requirements.
- i) The pursuance of Storm Water Management Best Practices in line with established guidelines.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is to allow for the upgrading of the existing Marshend Pump Station.

### 2.0 BACKGROUND

2.1 The subject property is the site of a G.V.S. & D.D. wastewater pump station. It is located within the Fraser Foreshore Park at the terminus of Mountbatten Street (see attached Sketch #1 and Sketch #2). To the south and west are parklands and the Fraser River. To the north is parkland and across Glenlyon Parkway, is the Glenlyon Business Park. To the east are industrial properties.

2.2 On 2009 July 22, Council received a report for information purposes from the Planning and Building Department regarding the rezoning of the subject site. Council authorized the Department to work with the applicant toward 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 now submitted a plan of development suitable for presentation to a Public Hearing.

**3.0 GENERAL COMMENTS**


- 3.1 The development proposal is to upgrade the existing Marshend Pump Station. The proposed changes are to accommodate seismic upgrades to the existing building, the installation of a new generator and the construction of a new building to house the generator and high voltage equipment. The site coverage will increase from 32.7% to 51.6%. Access to the site is from Mountbatten Street.
  
- 3.2 The upgraded facility requires a statutory right-of-way on the adjacent City owned park property at 7255 Mountbatten Street for the purpose of pedestrian access and egress as well as associated landscaping. A temporary construction easement is also required (see attached Sketch #1). On 2010 July 26, Council gave its concurrence to the recommendation of the Parks, Recreation and Culture Commission to agree to grant the right-of-way and easement areas subject to terms and conditions.
  
- 3.3 This application has been subject to an environmental review as the existing facility is located within the 30 metre riparian setback to Byrne Creek. As a condition of the upgrading of the facility, the applicant will be required to meet all the conditions of the Environmental Review Committee's decision of 2008 May 28 including compensating for the area of new development with additional native planting using a 2:1 replacement ratio. The proposal also requires the removal of trees to the southeast side of the site within the approved statutory right-of-way area, in order to facilitate the expansion of the facility and provide for pedestrian access to the site. The Director of Parks, Recreation and Cultural Services has approved a plan for 30 new trees on parklands immediately west of the subject site.  
  
The applicant has submitted a landscaping plan showing the necessary provisions and will be required to submit bonding to ensure the completion of landscaping.
  
- 3.4 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.
  
- 3.5 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan.
  
- 3.6 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.
  
- 3.7 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.
  
- 3.8 A Site Profile and the resolution of any arising issues is required as a condition of the environmental review.

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3.9 A Section 219 Covenant respecting flood proofing requirements will be required.

**4.0 DEVELOPMENT PROPOSAL**

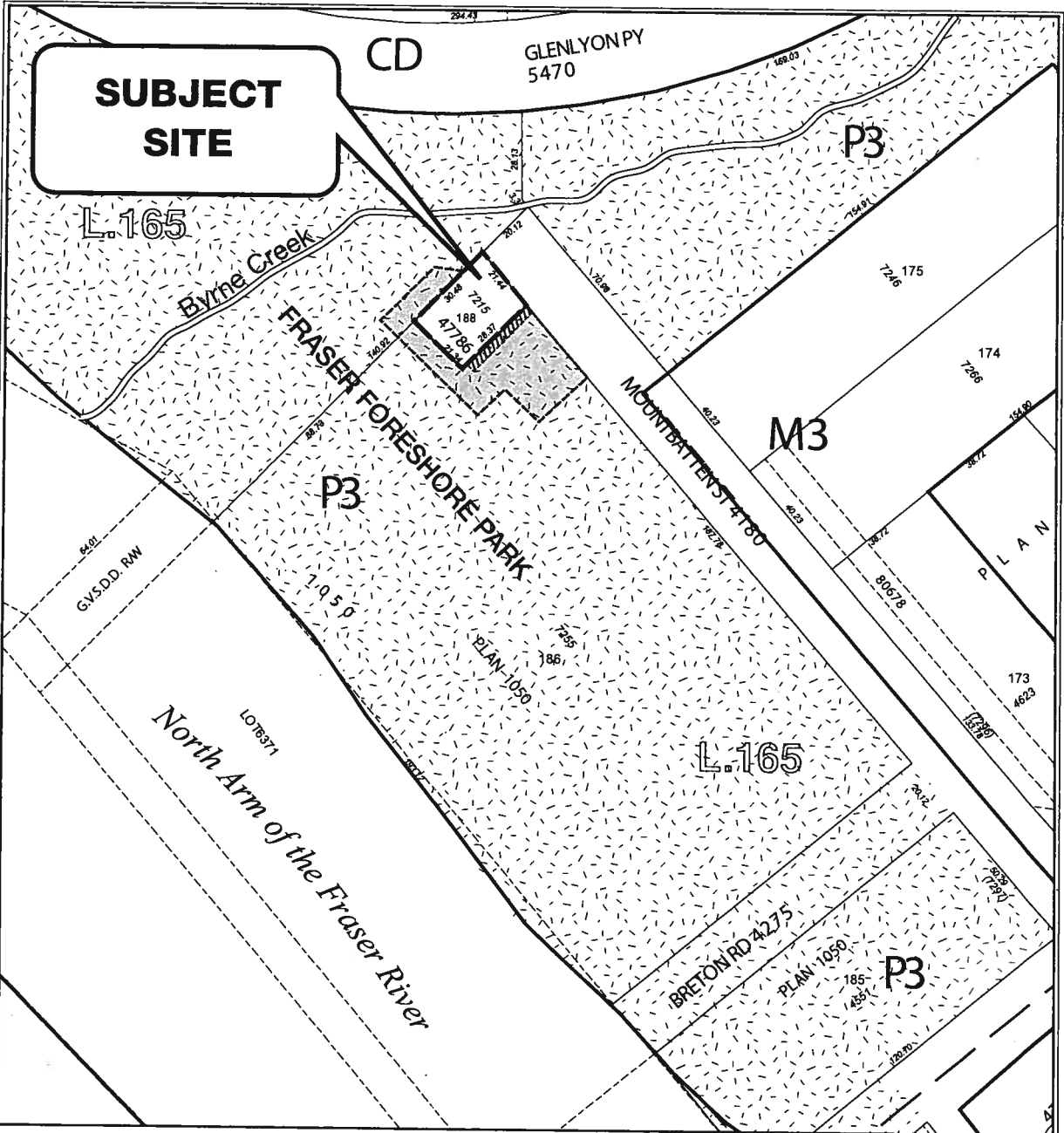
- 4.1 Site Area: - 626.8 m<sup>2</sup> (6746.9 sq.ft)
- 4.2 Existing Site Coverage - 32.7 %  
Proposed Site Coverage: - 51.6%
- 4.3 Existing Floor Area - 191.0 m<sup>2</sup> (2055.9 sq. ft)  
Proposed Finished Floor Area: - 323.2 m<sup>2</sup> (3485.4 sq.ft)
- 4.4 Floor Area Ratio - 0.52 FAR
- 4.5 Building Height: - 1 storey
- 4.6 Parking Required and Provided: - 1 space  
No loading required

  
B. Luksun, Director  
PLANNING AND BUILDING

DR:spf  
**Attachments**

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

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PLANNING & BUILDING DEPARTMENT






DATE:  
2010 09 14

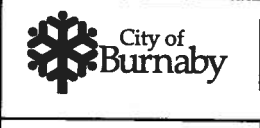
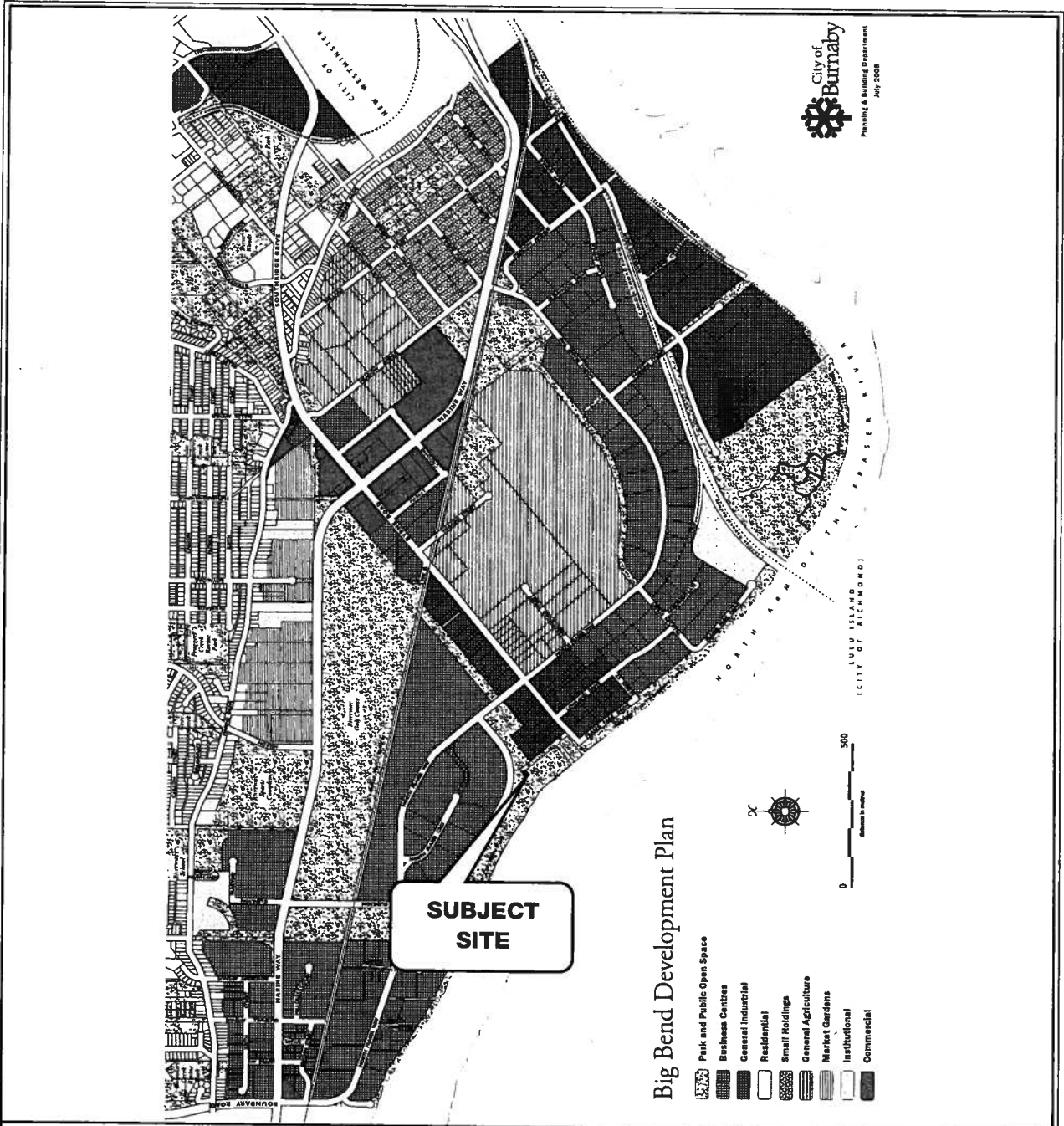
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**REZONING REFERENCE #09-13**

-  7215 Mountbatten Street
-  3.0m right-of-way
-  proposed easement for temporary working space

**Sketch #1**



PLANNING & BUILDING DEPARTMENT

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2009 06 25

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**REZONING REFERENCE #09-13**  
7215 Mountbatten Street

**Sketch #2**