



Item
Meeting 2011 October 24

COUNCIL REPORT

TO: CITY MANAGER 2011 October 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #11-04**
Multi-Tenant Industrial/Office Building
Big Bend Development Plan
Marine Way Commercial Precinct Development Plan

ADDRESS: 5289 Byrne Road (see *attached* Sketches #1 & #2)

LEGAL: Lot 60, District Lot 162, Group 1, NWD Plan 57708

FROM: M2 General Industrial District and P2 Administration and Assembly District

TO: CD Comprehensive Development District (based on M5 Light Industrial District, P2 Administration and Assembly District and Byrne Road and Marine Way Commercial Precinct Development Plan guidelines and in accordance with the Development Plan entitled "Proposed Multi-Tenant Complex for Capo Construction" prepared by Brock Croome Architect Ltd.)

APPLICANT: Krahn Engineering
400 – 34077 Gladys Avenue
Abbotsford, BC V2S 2E8
(Attention: Dave Krahn)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2011 November 29.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2011 November 7 and to a Public Hearing on 2011 November 29 at 7:00 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- 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 confirming that the site may be used safely (stability) for the intended purpose, 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 completion of the Highway Closure Bylaw.
- l) The granting of any necessary statutory rights-of-way, easements and/or covenants including a statutory right-of-way for a gateway feature to the Riverway Golf Course.
- m) 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 office/industrial building for office, warehousing and manufacturing uses.

2.0 BACKGROUND

- 2.1 The subject property is located on the northwest side of Byrne Road between Marine Way and Bill Fox Way and is designated in the adopted Byrne Road and Marine Way Commercial Precinct Development Plan for suburban office and compatible light industrial development. To the northeast, adjacent to the site is a vacant property with a residential dwelling beyond, also designated for future suburban office and light industrial development. Adjacent the site, to the northwest is the Riverway Public Golf Course and an associated maintenance and storage area. To the southwest, across Bill Fox Way and the railway tracks are existing industrial developments and agricultural land further to the southeast. Directly to the southeast, across Byrne Road are vacant lands, a pump station and a warehousing development zoned CD (M5 Light Industrial District).
- 2.2 On 2011 March 21, 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.
- 2.3 The potential acquisition of the property was explored with the owner of the property. However, he has indicated that it is his intention to pursue the development and has no desire to sell the property as bare land.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a multiple-tenant industrial building for office, manufacturing, warehousing and permitted accessory uses. The proposal also provides for the retention of an existing antennae installation under the P2 District. Vehicular access on the site is from Bill Fox Way, which also provides access to the Riverway Public Golf Course.
- 3.2 An extension to Bill Fox Way currently serves as a secondary driveway to the subject site and to a maintenance and storage area associated with the Riverway Public Golf Course (see attached Sketch #1). The subject development proposal will remove this secondary driveway and maintain a single access point from Bill Fox Way to the development site. As such, the extension of Bill Fox Way will now only serve to access the Golf Course and the associated maintenance and storage area. Hence, in conjunction with the subject application, it is proposed that this redundant portion of Bill Fox Way road right-of-way be closed and consolidated into the Riverway Public Golf Course for its future use and operation. This will allow the golf operations to utilize this area solely for the purposes of the Golf Course and to accommodate its future re-configuration to meet related needs.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including but not necessarily be limited to:

- the construction of Bill Fox Way to an 11 metre pavement with concrete curbs, boulevard grassing and street trees, as well as a separated sidewalk;
- the installation of a separated sidewalk, boulevard grassing and street trees on Byrne Road.

- 3.4 The Riverway Public Golf Course is not visible from its access point from Byrne Road. To address this issue, it is proposed to secure a statutory right-of-way on the property at Byrne Road and Bill Fox Way to allow the City to install a new entry feature and sign to the Riverway Golf Course on the subject property (see *attached* Sketch #1). The design of this gateway feature will be determined at a later date and will be constructed by the City in the secured statutory right-of-way area. In addition, the proposed development will enhance this entry point and draw public attention to the access point through the office glazing treatment of the building fronting Byrne Road and Bill Fox Way, and through improvements related to landscape treatments, bioswales and finishing of the abutting road rights-of-way to be provided by the subject development. In terms of overall quality and amenity, the proposed development will represent a significant improvement to the visual appeal of this primary entry to the Golf Course over the current wholesale lumber operation with related outdoor storage elements.
- 3.5 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.6 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities. 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.
- 3.7 The submission of a Site Profile and resolution of any arising requirements is required.
- 3.8 The submission of a Section 219 Covenant respecting flood proofing requirements is required.
- 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.
- 3.10 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.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: - 1.176 Hectares (2.906 Acres)
- 4.2 Site Coverage: - 37.3%

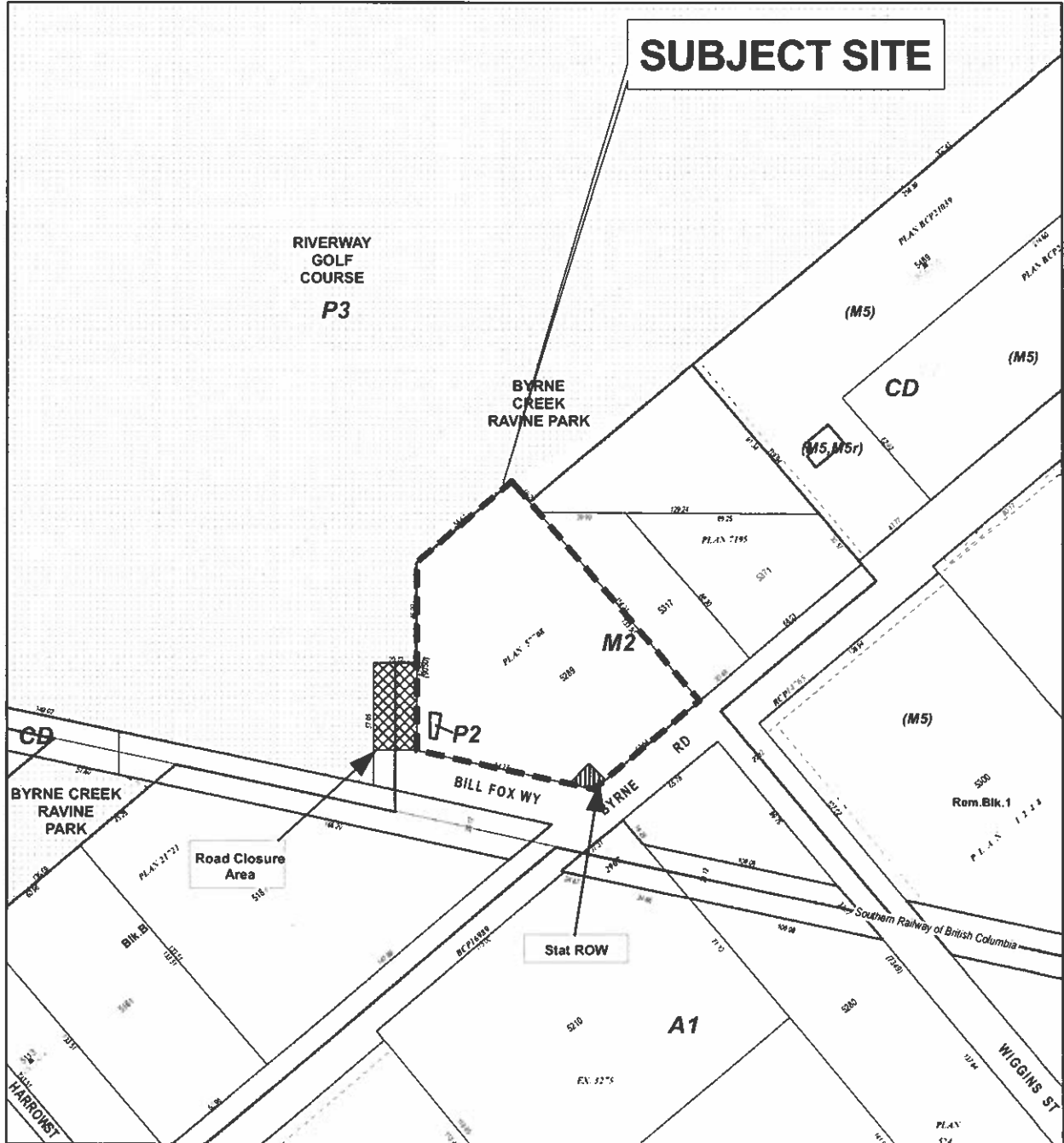
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4.3	Floor Area:		
	Office	-	3000.8 m ² (32,301 sq.ft.)
	Manufacturing	-	720.7 m ² (7,758 sq.ft.)
	Warehousing	-	2162.2 m ² (23,274 sq. ft.)
	Total G.F.A.	-	5,883.8 m ² (63,333 sq.ft.)
4.4	Floor Area Ratio	-	0.50 FAR
4.5	Building Height:	-	2 storeys
4.6	Parking Required and Provided:		
	32,301 sq.ft. office @ 1/495.16 sq.ft.	-	65 spaces
	7,758 sq.ft manufacturing @ 1/1,001.08 sq.ft.	-	8 spaces
	23,274 sq. ft.sq.ft warehousing @ 1/2002.15 sq. ft.	-	12 spaces
	Total Parking Required:	-	85 spaces
	Total Parking Provided	-	88 spaces
4.7	Loading Bays Required:	-	4 spaces
	Loading Bays Provided	-	20 spaces
4.8	Bicycle Provisions Required:	-	10 spaces
	Bicycle Provisions Provided:	-	10 spaces (5 visitor spaces in a bike rack and 5 secured spaces)


 B. Luksun, Director
 PLANNING AND BUILDING

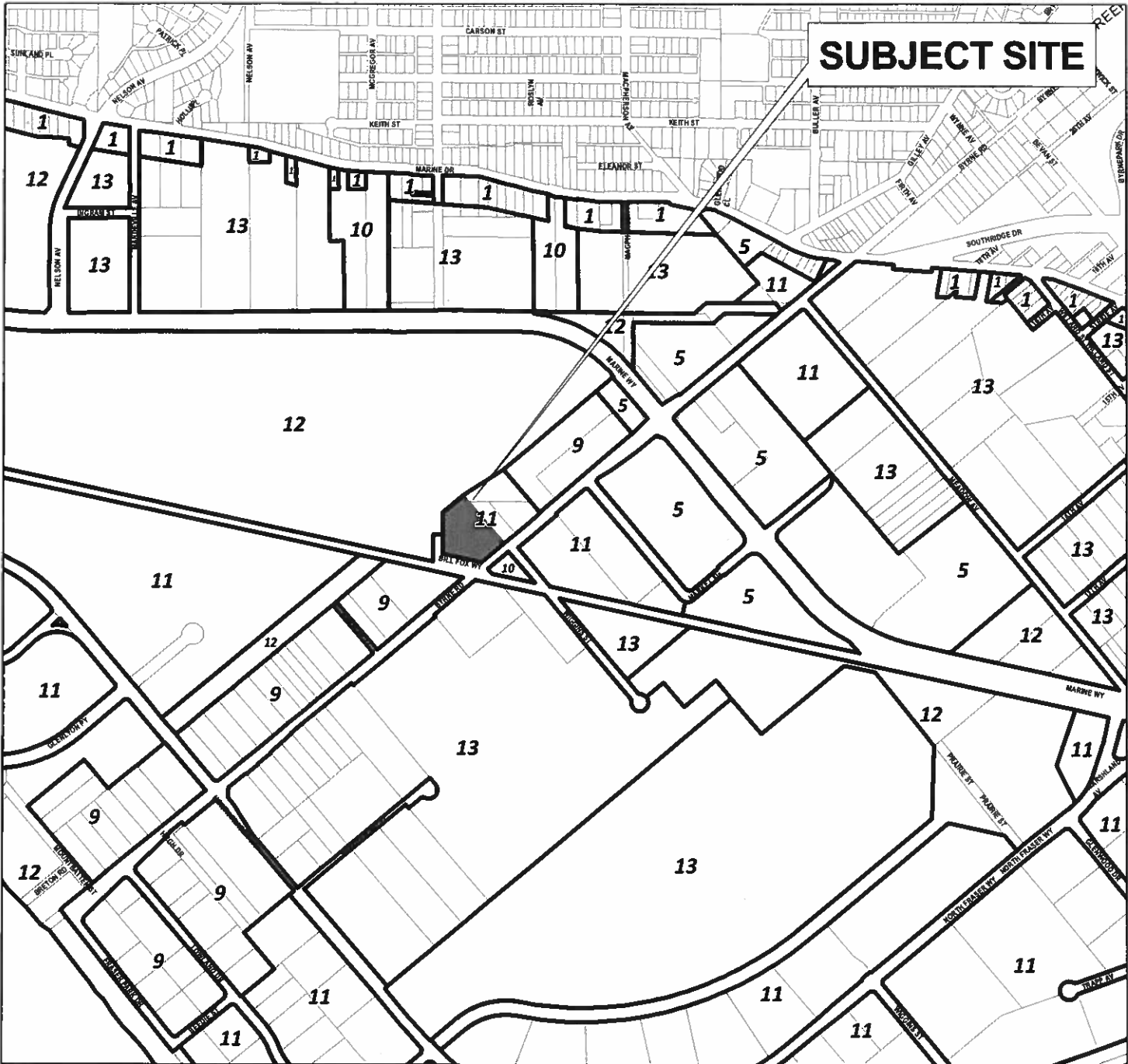
DR:spf/tn
 Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>DATE: SEPT 09 2011</p>	<p>REZONING REFERENCE #11 -- 04 5289 BYRNE RD</p>
<p>SCALE: 1:3,000</p>	<p> Subject Site</p>
<p>DRAWN BY: DJ</p>	

Sketch #1



- 1 Single and Two Family Residential (R2/R5)
- 2 Low Density Multiple Family Residential (RM1)
- 5 Commercial (C1/C2/C3)
- 9 Industrial (M1/M2/M3/M5)

- 10 Institutional (P2/P6/P8)
- 11 Big Bend Business Centre (M1,M2,M3,M5,B1/B2)
- 12 Park and Public Use (P3)
- 13 Agricultural (A1/A2/A3)



Big Bend Community Plan

PLANNING & BUILDING DEPARTMENT

Updated to: Feb 2010

Sketch #2