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**TO:** CITY MANAGER 2012 September 12

**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 2012 October 23.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 October 01 and to a Public Hearing on 2012 October 23 at 7:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No 32/10, Bylaw 12863 be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **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

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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 two-storey 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 an existing industrial development. To the north-east, across North Fraser Way are agricultural lands (see attached Sketches #1 & #2).

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2.2 On 2007 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 Revision #05-55 created the subject parcels and provided for their servicing.

2.3 On 2010 October 04, Council gave First Reading to a rezoning bylaw for development of the subject site. A Public Hearing was held on 2010 October 26 and Second Reading was given on 2010 November 01. The subject site has since been sold to a new owner who wishes to revise the development concept. The new owner has submitted a plan of development suitable for presentation to a new 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 addressed through Subdivision Reference #05-55 and Rezoning Reference #05-51, which provided for 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 The Environmental Services Division has indicated that the applicant will be required to submit a detailed engineered sediment control plan.

3.8 A geotechnical review and report is required for this site with regard to foundation conditions. 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 is required. 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 condition specified in the report."

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**4.0 DEVELOPMENT PROPOSAL**

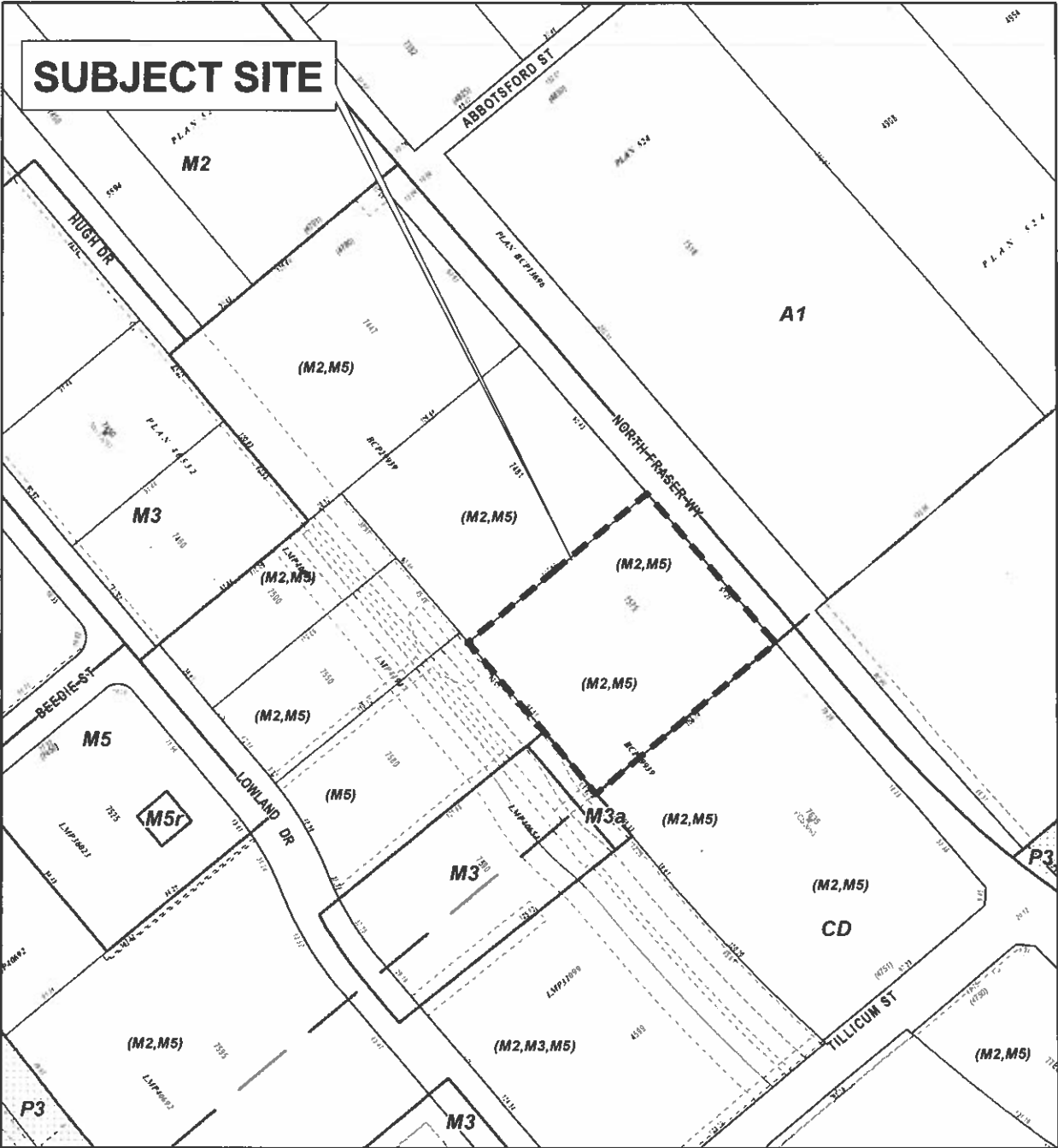
- 4.1 Site Area: - 9,889.3 m<sup>2</sup> (106,451 sq.ft.)
- 4.2 Site Coverage: - 39.5%
- 4.3 Floor Area:
  - Manufacturing - 836.1 m<sup>2</sup> (9,000 sq.ft.)
  - Warehousing - 2,481.1 m<sup>2</sup> (26,706 sq.ft.)
  - Office/Accessory - 1,187.7 m<sup>2</sup> (12,784 sq.ft.)
  - Total G.F.A. - 4,504.9 m<sup>2</sup> (48,490 sq.ft.)
- 4.4 Floor Area Ratio: - 0.46 FAR
- 4.5 Building Height: - 2 storeys
- 4.6 Parking Required and Provided:
  - 9,000 sq.ft. manufacturing @ 1/1,001.08 sq.ft. - 9 spaces
  - 26,706 sq.ft. warehousing @ 1/2002.15 sq.ft. - 13 spaces
  - 12,784 sq.ft. office @ 1/495.16 sq.ft. - 26 spaces
  - Total Parking Required and Provided: - 48 spaces
- 4.7 Loading Bays Required: - 4 spaces  
 Loading Bays Provided: - 11 spaces
- 4.8 Bicycle Provisions Required: - 3 spaces  
 Bicycle Provisions Provided: - 5 spaces (outdoor bike rack)

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

DR:spf  
**Attachments**

cc: Acting Director Engineering  
 Acting City Clerk  
 City Solicitor

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



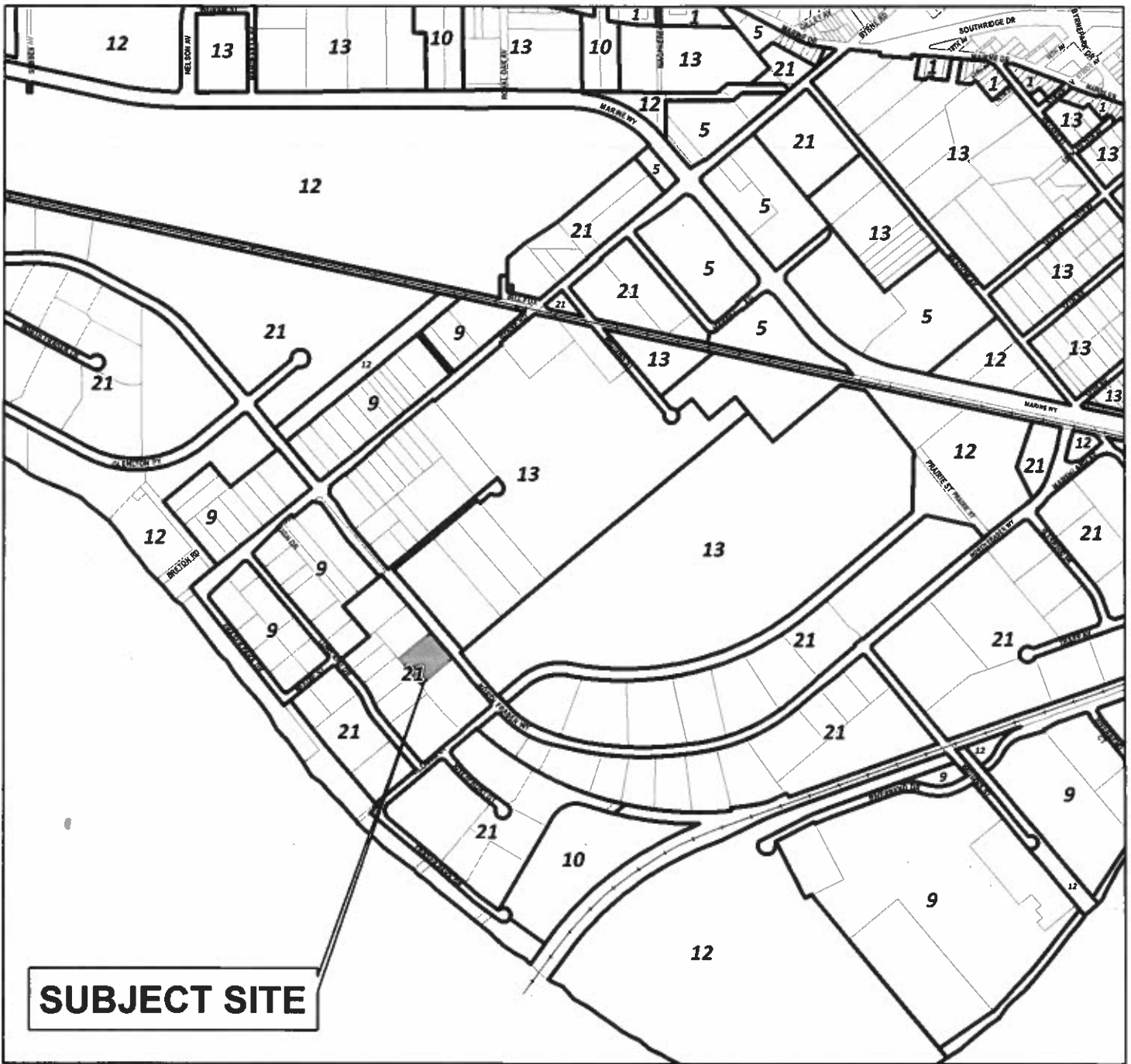
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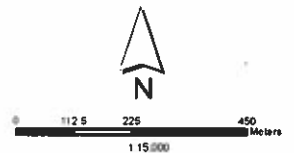
 Subject Site

**REZONING REFERENCE #10 -- 20**  
**7575 NORTH FRASER WAY**



## Big Bend Community Plan

- |   |                             |
|---|-----------------------------|
| 1 Single and Two Family Residential       | 10 Institutional            |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use      |
| 5 Commercial                              | 13 Agricultural             |
| 9 Industrial                              | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

## B.C. HYDRO - PROPOSED SUBSTATION LOCATIONS