
TO: CITY MANAGER 2012 November 14

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #12-02
Light-Industrial Development
Big Bend Development Plan

ADDRESS: 8540 Greenall Avenue (see attached Sketches #1 & #2)

LEGAL: Lot 236, DL 175, Group 1, NWD Plan 67220

FROM: M5 Light Industrial District

TO: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled “Proposed Industrial Development for Mogil Modular Structures” prepared by Brock Croome Architect)

APPLICANT: Mogil Modular Structures Corp.
4648 Piccadilly South Road
West Vancouver, BC V7W 1J7
(Attn: Phil Wang)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2012 December 11.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 November 26 and to a Public Hearing on 2012 December 11 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.

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- 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 Acting Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing and sound abatement 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 Acting 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new light-industrial development in accordance with the Big Bend Development Plan.

2.0 BACKGROUND

2.1 The subject property is located in the Big Bend Development Plan area and is designated for industrial and office development in accordance with the M2 and M5 Zoning Districts (see Sketch #2 attached). The subject site is currently occupied by a smaller building (though much of the site is vacant).

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2.2 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial and M5 Light Industrial Districts and the Big Bend Development Plan as guidelines) in order to permit the construction of a new office/industrial development for the fabrication of communications equipment components. All fabrication and storage are proposed to occur within a fully enclosed building.

Given the proximate residential development, the applicant will be required to demonstrate that sound levels on site related to the proposed manufacturing activity will be maintained at levels below that consistent with the Burnaby Noise and Sound Abatement Bylaw, and to enter into a Section 219 Covenant with respect to this matter.

3.0 GENERAL COMMENTS

3.1 As noted, the applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial and M5 Light Industrial Districts and the Big Bend Development Plan as guidelines) in order to permit the construction of a new office/industrial development.

3.2 The Acting Director Engineering will be required to provide an estimate for any further services necessary to serve this site. Servicing requirements will include but not necessarily be limited to:

- the design of Greenall Avenue from Keith Street to Marine Drive, and;
- cash-in-lieu for the future construction of Greenall Avenue to a 10.5 m pavement with curb and gutter, separated sidewalk, grass boulevards and street trees, fronting the development site.

3.3 The undergrounding of overhead wires on Greenall Avenue fronting the development site is required.

3.4 A suitable engineered design to the approval of the Acting Director Engineering will be required for the on-site stormwater management system, as well as registration of a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater management system and landscape features will be required.

3.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.

3.6 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.

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3.7 The GVS&DD Sewerage Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.

3.8 A Section 219 Covenant for flood proofing is required.

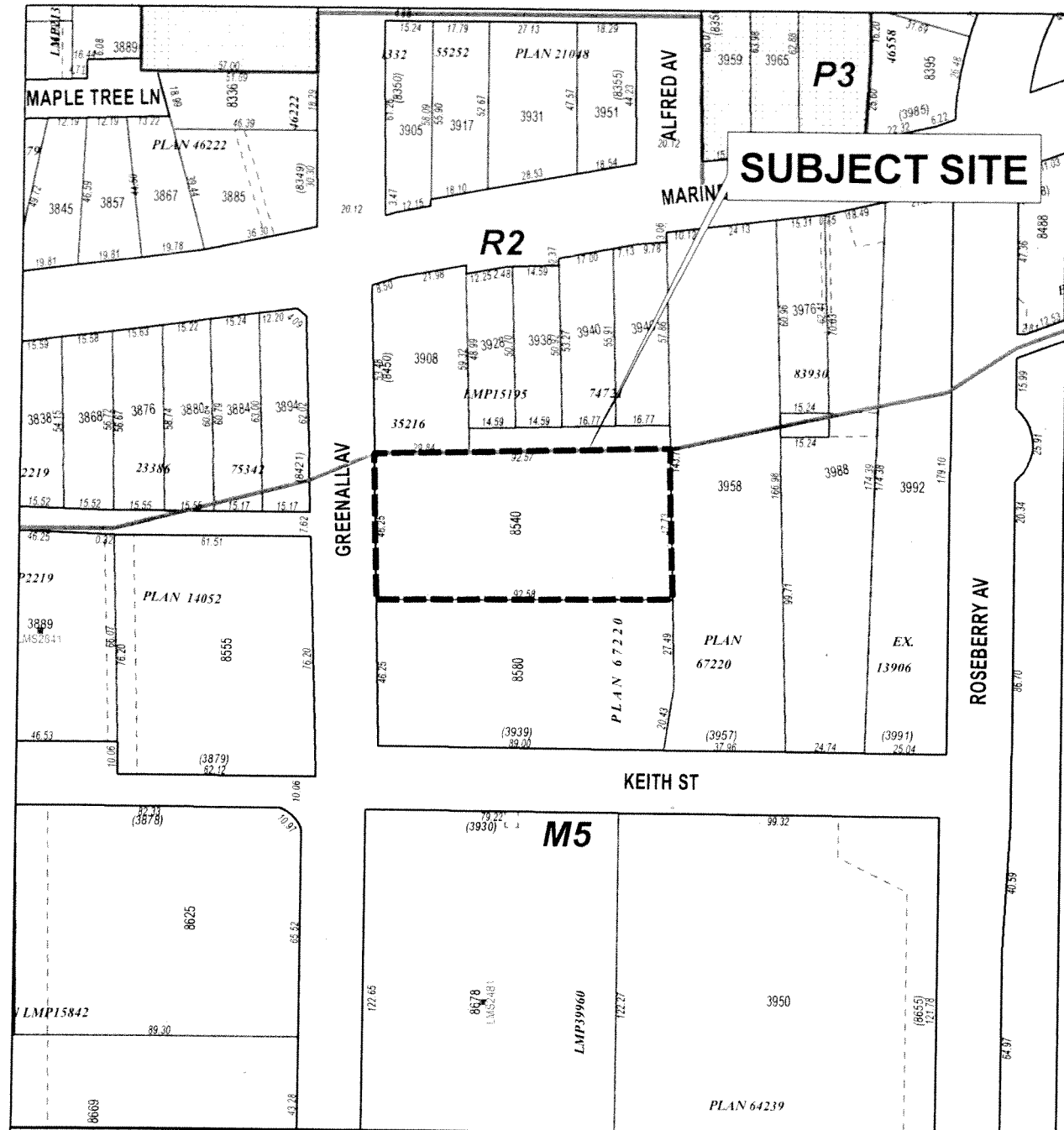
4.0 DEVELOPMENT PROPOSAL



- 4.1 Site Area: - 0.435 hectares (1.07 acres)
- 4.2 Site Coverage: - 17.2%
- 4.3 Floor Area: -
 - Office Space - 167.2 m² (1,800 sq.ft.)
 - Manufacturing - 572.5 m² (6,162.5 sq.ft.)
 - Total G.F.A. - 739.7 m² (7,962.5 sq.ft.)
- 4.4 Floor Area Ratio: - 0.17 FAR
- 4.5 Building Height: - 2 storeys
- 4.6 Parking Required and Provided:
 - 1,800 sq.ft. office @ 1/495. 16 sq.ft. - 4 spaces
 - 6,162.5 sq.ft. manufacturing @ 1/1001.08 sq.ft. - 6 spaces
 - Total Parking Required and Provided: - 10 spaces
- 4.7 Loading Bays Required and Provided: - 2 spaces
- 4.8 Bicycle Provisions Required and Provided: - Outdoor bike rack


Lou Pelletier, Director
PLANNING AND BUILDING

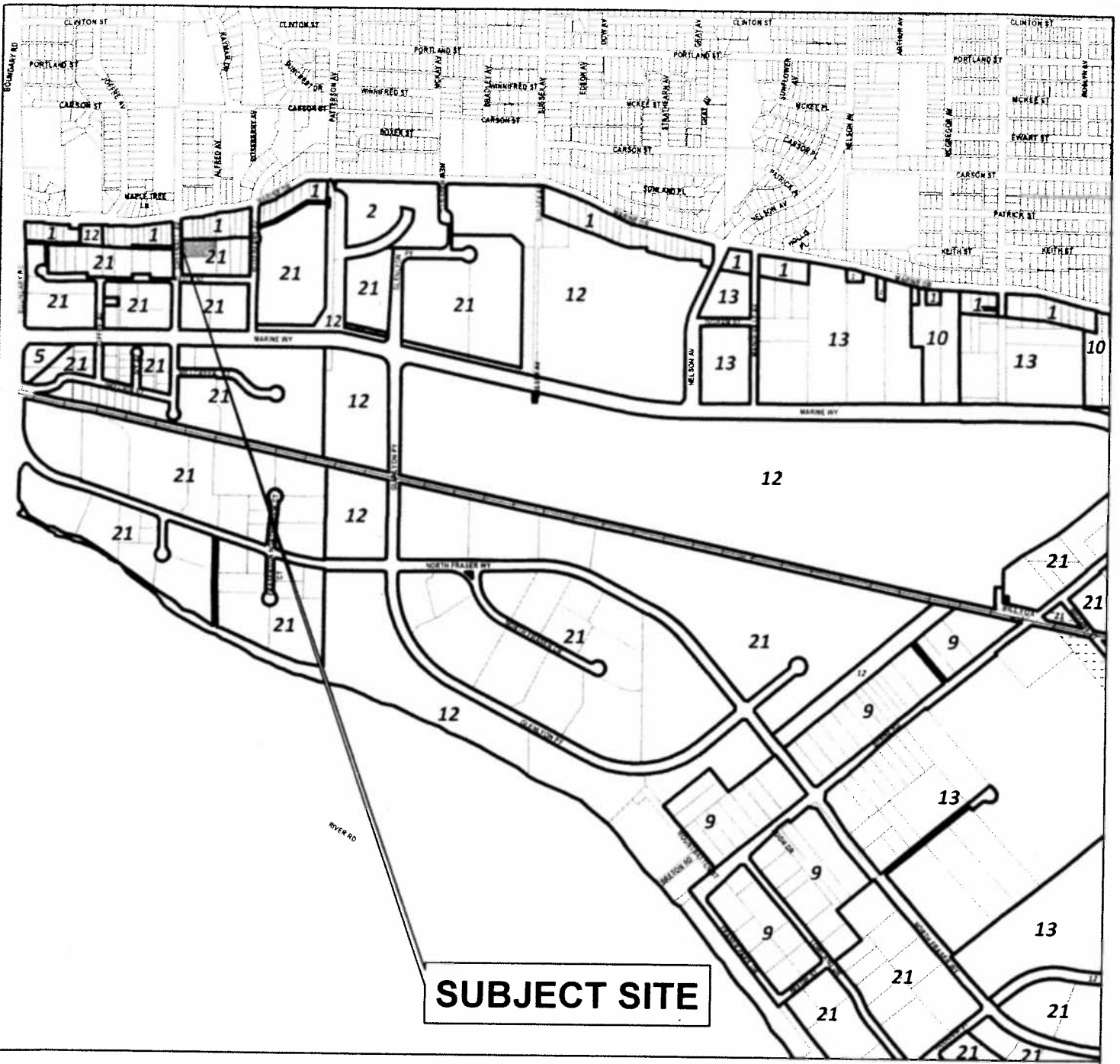
DR:spf
Attachments

cc: Acting Director Engineering
City Solicitor
Acting City Clerk

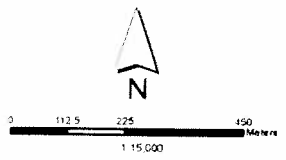


	<p>PLANNING & BUILDING DEPARTMENT</p> <p style="text-align: right;">N</p>
<p>DATE: NOV 06 2012</p>	<p> Subject Site</p>
<p>SCALE: 1:2,000</p>	<p>REZONING REFERENCE #12 -- 02</p>
<p>DRAWN BY: AY</p>	<p>8540 GREENALL AVE</p>

Sketch #1



- | | |
|---|-----------------------------|
| 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

Big Bend Community Plan