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**TO:** CITY MANAGER 2013 January 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #12-33**  
**Multi-Tenant Light Industrial Development**  
**Big Bend Development Plan**

**ADDRESS:** 9208 North Fraser Crescent (see attached Sketches #1 & #2)

**LEGAL:** Lot 2, DL 165, Group 1, NWD Plan BCP47738

**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, M5 Light Industrial District and Glenlyon Concept Plan and in accordance with the development plan entitled "Multi-Tenant Building" by Christopher Bozyk Architects)

**APPLICANT:** Spire Construction Inc.  
400 – 8085 North Fraser Way  
Burnaby, BC V5J 5M8  
(Attention: Russell Clark)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2013 February 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 February 04 and to a Public Hearing on 2013 February 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.

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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 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 detailed comprehensive sign plan.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) 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.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

### 2.0 BACKGROUND

2.1 The subject site is located within the Glenlyon Business Park on the north side of North Fraser Crescent within the Big Bend Development Plan Area (see *attached* Sketches #1 and #2). The subject site is currently vacant and is roughly rectangular in shape with an area of approximately 1.01 hectares (2.49 acres). To the south, west, north and east are a number of high-quality office developments for companies such as Ballard Power

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Systems, Telus, Future Shop (Best Buy), Nokia, and Richie Brothers, as well as an office/warehouse/industrial facility for PNP Pharmaceuticals, all of which were developed in line with the Glenlyon Concept Plan. Directly to the northeast is an undeveloped parcel which is identified for future office and light industrial development.

2.2 On 2012 November 19, 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 in 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 multi-tenant light industrial building with an office component. Vehicular access is from North Fraser Crescent. The proposal meets the development guidelines established under the Glenlyon Concept Plan.

3.2 Primary servicing for the subject site has been provided for through Subdivision Reference #02-10. North Fraser Crescent has already been constructed to a 14 metre standard fronting the development site. The Acting Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to: construction of a new separated sidewalk along North Fraser Crescent, including street trees and boulevard grassing, and street lighting.

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 #39/97. 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 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97). As significant time has lapsed since the original environmental assessment, the submission of a site profile and resolution of any arising requirements is required.

3.6 The Environmental Services Division has indicated that the applicant will be required to submit a detailed engineered sediment control plan.

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.

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**4.0 DEVELOPMENT PROPOSAL**

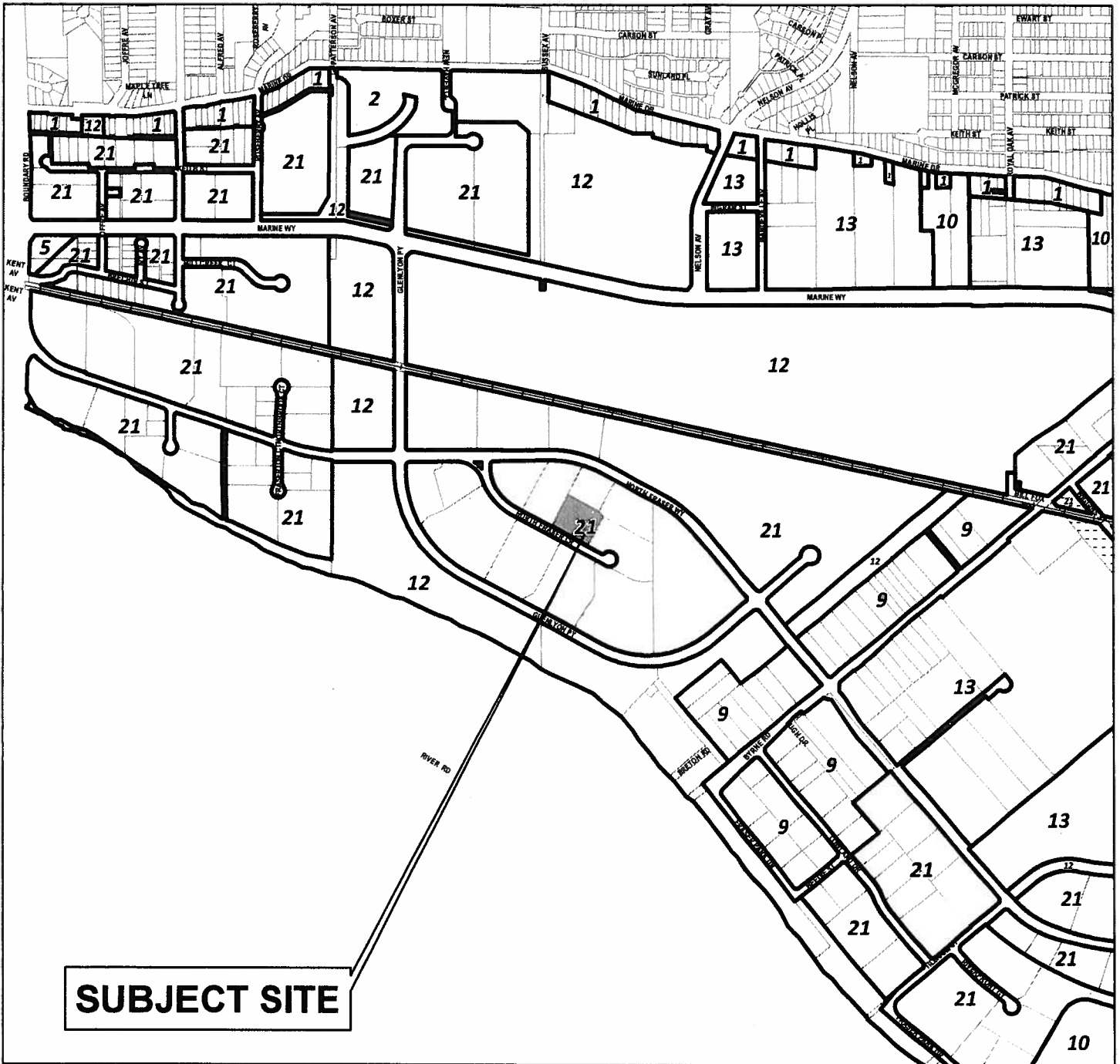
- 4.1 Site Area: - 1.01 hectares (2.49 acres)
- 4.2 Site Coverage: - 39%
- 4.3 Floor Area: - 4,693.0 m<sup>2</sup> (50,515 sq.ft.)
  - Office Space - 789.68 m<sup>2</sup> ( 8,500 sq.ft.)
  - Manufacturing - 780.66 m<sup>2</sup> ( 8,403 sq.ft.)
  - Warehousing - 3,122.66 m<sup>2</sup> (33,612 sq.ft.)
  - Total G.F.A. - 4,693.0 m<sup>2</sup> (50,515 sq.ft.)
- 4.4 Floor Area Ratio: - 0.47 FAR
- 4.5 Building Height: - 2 storeys
- 4.6 Parking Required and Provided:
  - 8,500 sq.ft. office @ 3/1000 sq.ft. - 25.5 spaces
  - 8,403 sq.ft manufacturing @ 1.5/1000 sq.ft. - 12.6 spaces
  - 33,612 sq.ft warehousing @ 1/1000 sq. ft. - 33.6 spaces
  - Total Parking Required and Provided: - 72 spaces
- 4.7 Loading Bays Required - 3 spaces  
 Loading Bays Provided: - 5 spaces
- 4.8 Bicycle Provisions Required and Provided: - 7 spaces (bike rack)

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

DR:spf  
*Attachments*

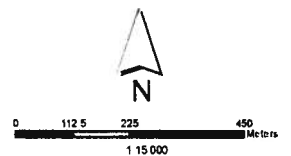
cc: Acting Director Engineering  
 City Solicitor  
 Acting City Clerk





**SUBJECT SITE**

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



City of Burnaby  
PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan