



Item
Meeting 2017 February 27

COUNCIL REPORT

TO: CITY MANAGER 2017 February 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-02
Multi-Tenant Light Industrial Development
Big Bend Development Plan

ADDRESS: 7770 North Fraser Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 66, Group 1, NWD Plan BCP36851

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 Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled "New Multi-Tenant Facility 7770 North Fraser Way, Burnaby, BC" prepared by CTA Design Group)

APPLICANT: CTA Design Group
101 – 925 West 8th Avenue
Vancouver, BC V5Z 1E4
(Attention: John E. Kristianson)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 March 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 March 06 and to a Public Hearing on 2017 March 28 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 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 provision of an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- k) The submission of a detailed comprehensive sign plan.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) The review of on-site commercial loading facilities by the Director Engineering.
- n) 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 industrial development in accordance with the Burnaby Business Park Concept Plan.

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2.0 BACKGROUND

- 2.1 The subject property is located on the northeast corner of North Fraser Way and Tillicum Street within the Burnaby Business Park Concept Plan component of the Council-adopted Big Bend Development Plan area. Directly to the north and west is a City owned lot that provides for a linear parkway and an agricultural buffer, beyond which is the Mayberry Cranberry Farm. Directly to the east are new office/light industrial developments constructed in-line with the Burnaby Business Park Concept Plan. To the south, across North Fraser Way, are office/industrial buildings developed in line with the Burnaby Business Park Concept Plan and a vacant lot that is the subject of Rezoning Reference #14-48 for the development of an office and light-industrial development in line with the Burnaby Business Park Concept Plan.
- 2.2 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Concept Plan as guidelines) in order to permit the construction of a light-industrial and office development. Vehicular access will be provided from North Fraser Way.
- 2.3 On 2016 April 04, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department to continue 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 for the subject lot considered suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Plan as guidelines) in order to permit the construction of a two-storey light-industrial and office development. Vehicular access will be provided from North Fraser Way.
- 3.2 Primary servicing for the subject site has been provided through Subdivision References #01-64, #02-44, #04-69 and #07-69, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site.
- 3.3 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.4 An appropriately screened garbage handling and recycling holding area will be provided on site.

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- 3.5 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 is required.
- 3.6 A Site Profile and resolution of any arising requirements will be required.
- 3.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 3.8 The approval of a detailed commercial loading plan by the Director Engineering is required.
- 3.9 There are no trees on the site, therefore a tree survey will not be required.
- 3.10 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.
- 3.11 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: | - | 1.81 hectares (4.47 acres) |
| 4.2 | Site Coverage: | - | 38% |
| 4.3 | Floor Area: | - | 9,053.0 m ² (97,446 sq.ft.) |
| | Office Space | - | 2,263.25 m ² (24,361.5 sq.ft.) |
| | Manufacturing | - | 2,263.25 m ² (24,361.5 sq.ft.) |
| | Warehousing | - | 4,526.5 m ² (48,723 sq.ft.) |
| | Total G.F.A. | - | 9,053.0 m ² (97,446 sq.ft.) |
| 4.4 | Floor Area Ratio: | - | 0.50 FAR |
| 4.5 | Building Height: | - | 2 storeys |
| 4.6 | Parking: | | |
| | 2,263.25 m ² Office @ 1/46 m ² | - | 50 spaces |
| | 2,263.25 m ² Manufacturing @ 1/93 m ² | - | 25 spaces |
| | 4,526.5 m ² Warehousing @ 1/186 m ² | - | 25 spaces |
| | Total Parking Required and Provided: | - | 100 spaces |

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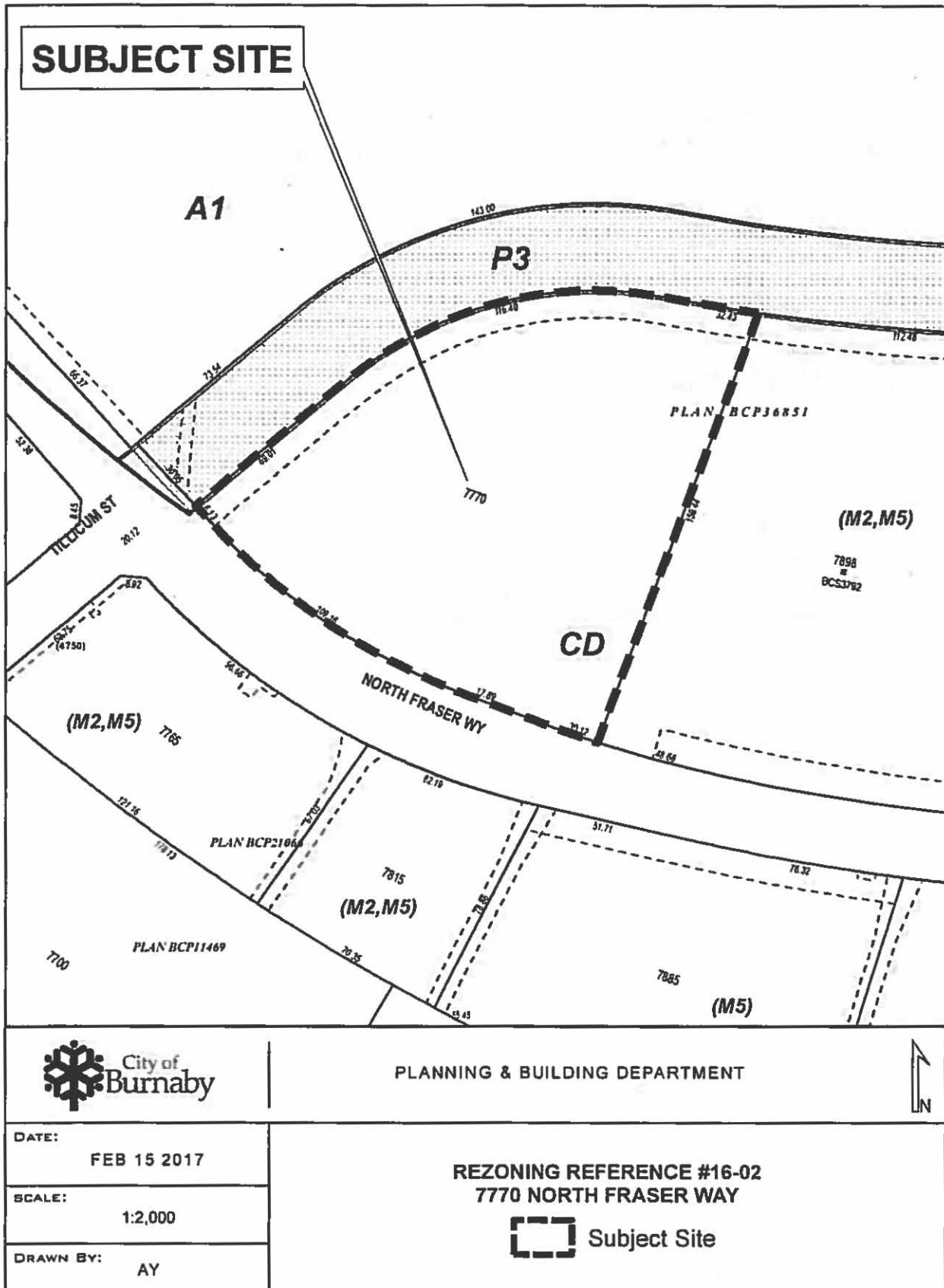
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| 4.7 | Loading Bays Required | - | 05 spaces |
| | Loading Bays Provided: | - | 13 spaces |
| 4.8 | Bicycle Provisions Required and Provided: | - | 11 spaces |
| | (including end of trip facilities) | | |

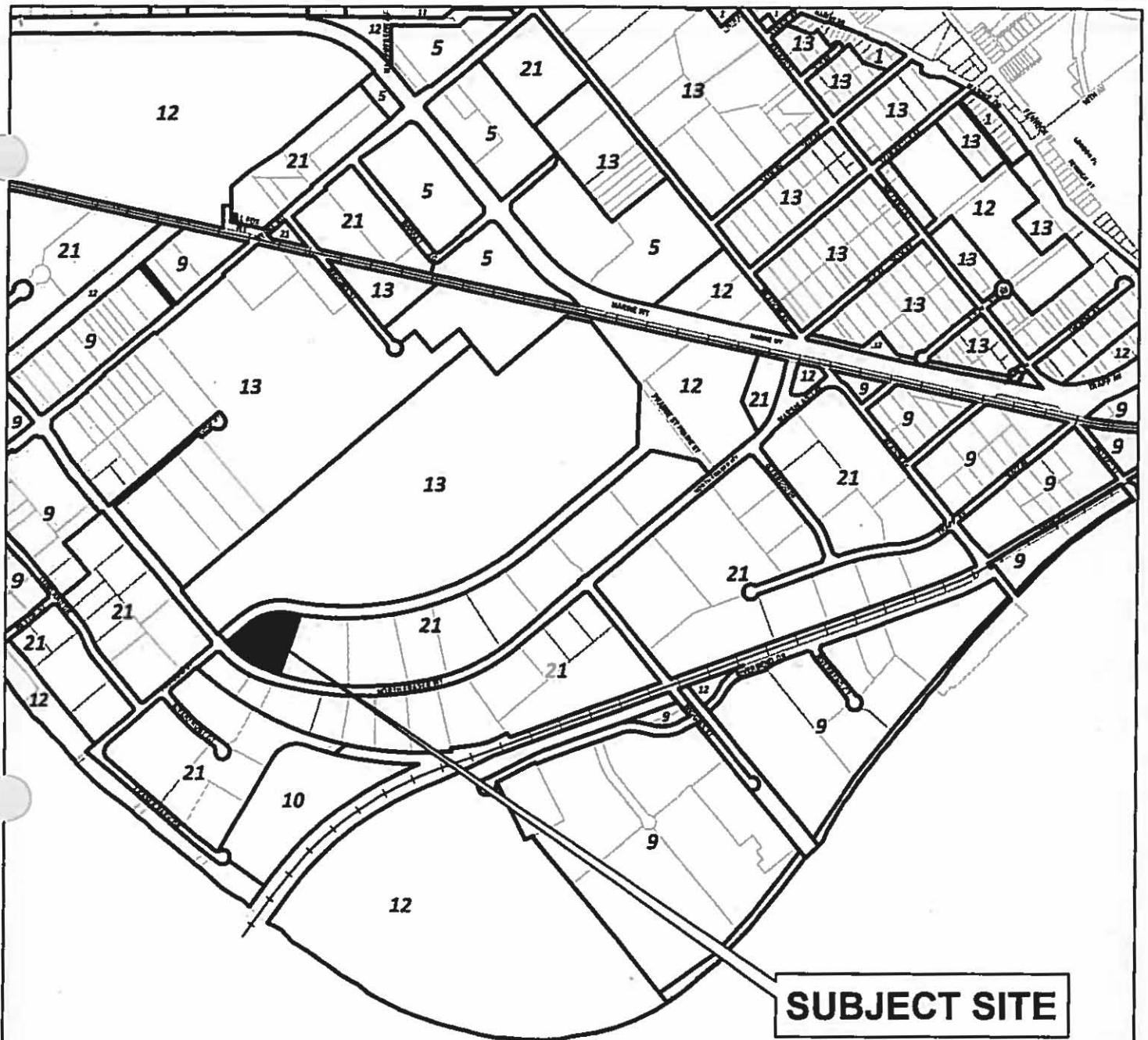

 Lou Pelletier, Director
 PLANNING AND BUILDING

GT:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

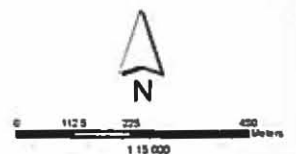
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- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan