

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #15-12
2015 MAY 25

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
(Attn: Ryan Jenkins)
- 1.2 Subject:** Application for the rezoning of:
Lot 5, DLs 155C, 166 and 167, Group 1, NWD Plan LMP39018
Except Plan BCP8603, BCP15933, BCP32333 and 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)
- 1.3 Address:** Portion of 8398 North Fraser Way
- 1.4 Location:** The subject site is located at the northwest corner of North Fraser Way and the Prairie Street right-of-way (Sketch #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of approximately 2.69 hectares (6.65 acres).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a multi-tenant industrial building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the northwest corner of North Fraser Way and the unopened Prairie Street right-of-way within the Burnaby Business Park Concept Plan component of the Council-adopted Big Bend Development Plan area. Directly to the west are new office/light industrial buildings developed in line with the Burnaby Business Park Concept Plan. Directly to the east are City-owned park lands. To the north is a City owned lot that provides for a linear

parkway and an agricultural buffer, beyond which is the Mayberry Cranberry Farm. To the south, across North Fraser Way, are new office/light industrial developments constructed in-line with the Glenwood Industrial Estates Concept Plan.

3.0 BACKGROUND INFORMATION

- 3.1 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 an office/warehouse development. Vehicular access will be provided from North Fraser Way.

The applicant originally intended to develop the entire property under Rezoning Reference #14-36, with the intent to subdivide the property into two lots in order to develop separate multi-tenant office/light industrial buildings. However, the applicant pursued the development of only the proposed western lot which measures approximately 2.59 hectares (6.4 acres) under Rezoning Reference #14-36, which advanced to Public Hearing on 2015 February 24. The subject rezoning application, which is for an area that measures approximately 2.69 hectares (6.65 acres), represents the advancement of the remaining eastern lot for a separate multi-tenant office/light industrial building.

- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #07-69. However, the 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:

- the provision of a new bus shelter and pad on North Fraser Way adjacent to the development site; and,
- the installation of a new pedestrian crossing and signal at the intersection of North Fraser Way and Glenwood Drive.

- 3.3 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.

- 3.4 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.

- 3.5 A Site Profile and resolution of any arising requirements will be required.

- 3.6 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.

- 3.7 There are no trees on the site, therefore a tree survey will not be required.

- 3.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 3.9 The site will need to achieve flood proofing elevation and the registration of a Section 219 Covenant will be required.
- 3.10 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 3.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

4.0 RECOMMENDATION

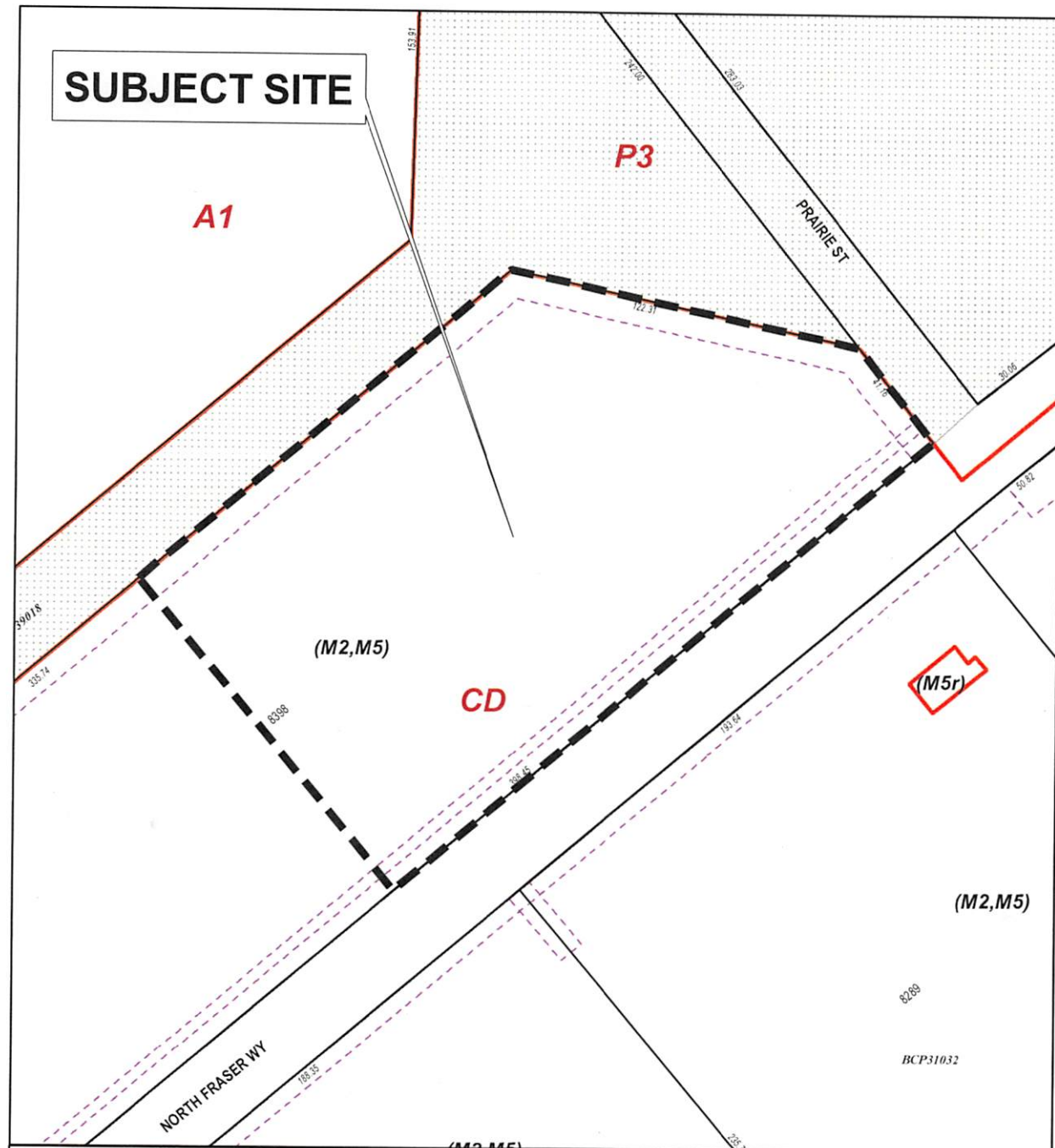
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

GT:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 06 2015

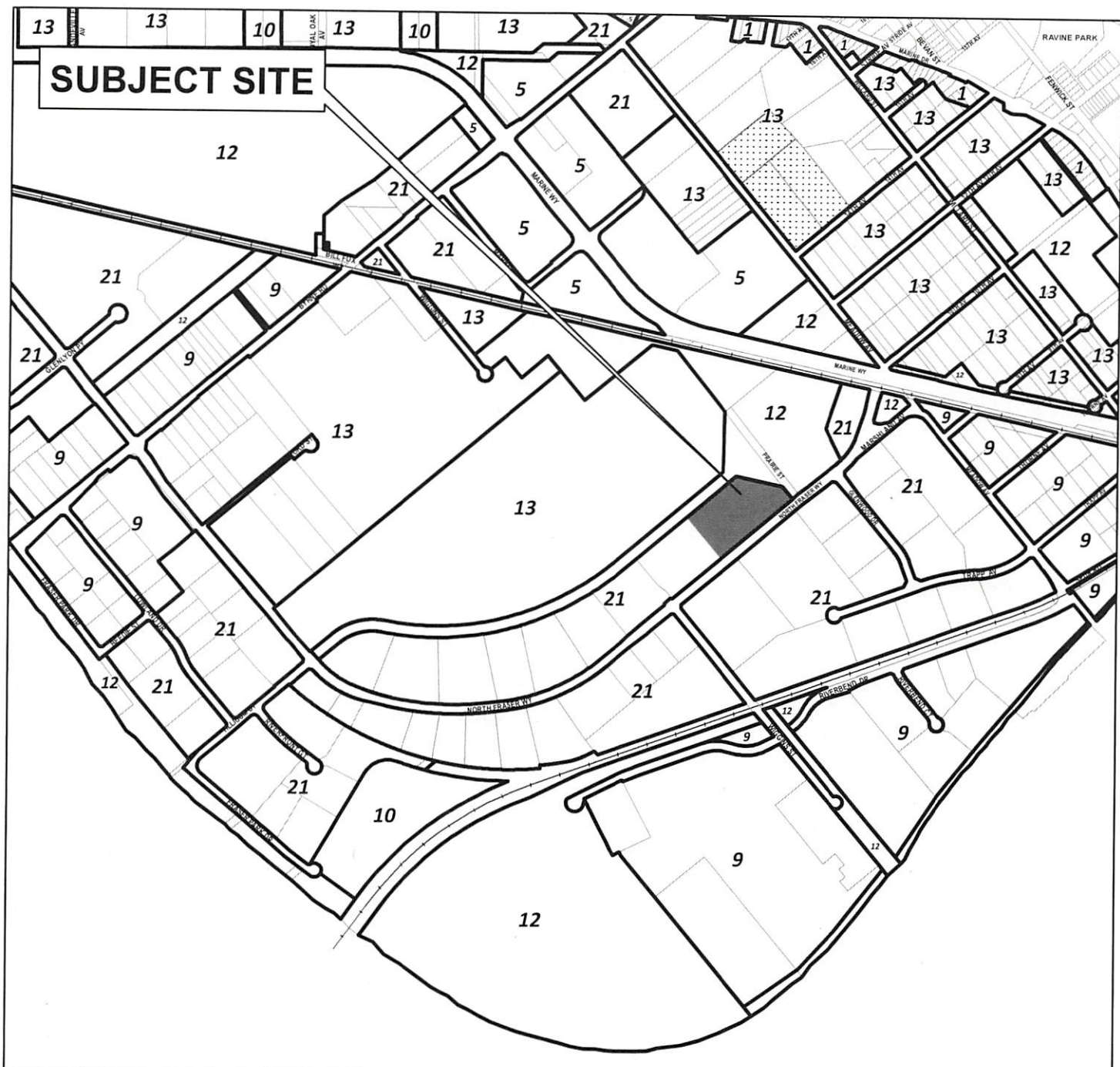
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REZONING REFERENCE #15-12
PORTION OF 8398 NORTH FRASER WAY

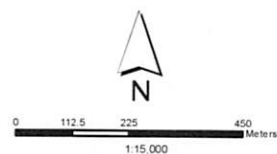
 Subject Site

Sketch #1



- 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

The City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2
T: 604-294-7944

March 20, 2015

RE: Crescent Business Centre 2
8398 North Fraser Way, Burnaby, BC – Lot 2
Rezoning Application - Letter of Intent

Dear Sir or Madam:

Please be advised that Beedie Development Group (on behalf of the Owners, Crescent Business Centre Ltd.) intends to pursue the re-zoning of Lot 2 at 8398 North Fraser Way, Burnaby, BC from M2/M5 to amended CD based on M2/M5 guidelines to allow the construction of a multi-tenant industrial building with uses as allowed under M2/M5 bylaw. There are no existing buildings on the site.

Regards,
Beedie Development Group



Per: Ryan Jenkins, ASCT
Pre-Construction Manager