

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-34 2016 SEPTEMBER 28

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
(Attn: John Parks)
- 1.2 Subject:** Application for the rezoning of:
Lot 2, DLs' 162, 163 & 165, Group 1, NWD Plan LMP40993 Except
Plans LMP46623, BCP47255 & EPP30960
- From:** CD Comprehensive Development District (based on M2 General
Industrial District, M5 Light Industrial District and P8 Parking
District)
- To:** Amended CD Comprehensive Development District (based on M5,
M5r Light Industrial Districts and Glenlyon Concept Plan as
guidelines)
- 1.3 Address:** Portion of 5115 North Fraser Way
- 1.4 Location:** The subject site is located on the north side of North Fraser Way, east
of Glenlyon Place (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a total area of 1.92 hectares
(4.74 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 two-storey light industrial building, and to establish
a revised Glenlyon Concept Plan for the balance of the lands owned
by the applicant.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the north side of North Fraser Way within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The

proposed site comprises a portion of 5115 North Fraser Way, located on the east side of Glenlyon Place. The site is currently vacant and is rectangular in shape with an area of approximately 1.92 hectares (4.74 acres) (subject to legal survey). To the north is the BC Hydro electrical substation site which is currently under construction, with the Riverview Golf Course beyond. To the west, across Glenlyon Place, is the remainder of the subject property which is undeveloped and identified for future office and light-industrial development in the Glenlyon Concept Plan. To the east is the Byrne Creek Ravine Park with older industrial properties beyond fronting onto Byrne Road. To the south, across North Fraser Way, is the Byrne Creek Ravine Park.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was advanced in 1994 by CN Real Estate, under Rezoning Reference #44/92, and was envisioned as a refined, comprehensively planned business centre. The Council-adopted Glenlyon Concept Plan established a high quality and unique infrastructure that complements the natural features of the site in order to attract cleaner and lighter industrial users to the business park. Canada Lands Company Limited subsequently purchased the Glenlyon Business Park in 1995 and began to carry out individual site and park development.
- 3.2 The Glenlyon Concept Plan originally envisioned a range of light-industrial, manufacturing, research and development, and office uses. Since the Master Rezoning (Rezoning Reference # 44/92) for the Glenlyon Business Park was adopted by Council in 1994, a majority of the business park has been developed with single tenant office and research and development uses. A number of high-quality office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Brothers, the Hospital Employees Union, CGA-Canada and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan, and represent an evolving pattern of single-tenant character of the Business Park. The road network, including portions of Glenlyon Parkway, North Fraser Crescent and North Fraser Way, has been constructed to City standards as development has advanced. In addition, a large portion of Fraser Foreshore Park has been dedicated and landscaped to City standards.
- 3.3 In 2015, Beedie Development Group purchased the remaining undeveloped parcels of the Glenlyon Business Park from Canada Lands Company Ltd., which includes the properties located at 5115 North Fraser Way and 9702 Glenlyon Parkway, with the intent of developing the remaining properties in line with the Council-adopted Plan. Given the time that has passed since the original adoption of the Glenlyon Concept Plan, and that the Business Park has developed with a specific character and form, it is considered appropriate to require the submission of a Glenlyon Concept Plan review to accompany this rezoning application. The intent of the Glenlyon Concept Plan review is to ensure that future development on the remaining parcels reflects the uses, development form,

landscaping treatment and quality of architecture that has been developed over the past 20 years, which is of a high quality and with an established character and form. The applicant has agreed, in principle, to undertake the Concept Plan review as part of this rezoning application, forming part of the suitable plan of development, prior to the subject rezoning application advancing to a future Public Hearing date.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light-industrial office building, with a restaurant component fronting North Fraser Way to serve the day-to-day needs of the Business Park, with surface parking. The total area of the proposed building will be approximately 8,083 m² (87,000 sq.ft.). Vehicular access will be provided from North Fraser Way and Glenlyon Place.
- 4.2 The applicant is pursuing development in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping. As noted, in conjunction with the development of the site-specific office/industrial suitable plan of development for the subject site, the applicant will undertake a review of the Glenlyon Concept Plan. The Glenlyon Concept Plan review will incorporate the guidelines of the Glenlyon Concept Plan, the evolved character and established form of development of the business park that has developed in Glenlyon since its inception, and outline a conceptual framework for future development of the remaining undeveloped parcels that appropriately reflects the existing character and development form of Glenlyon.
- 4.3 Primary servicing for the subject site has been provided for through Subdivision References #39/97 and #02-10, 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 construction of Glenlyon Place to its final standard with separated sidewalk, street trees and street lighting;
 - the construction of an urban trail adjacent to Byrne Creek, from North Fraser Way to, and subject to design and other considerations, across the CPR rail lines;
 - the installation of a new pedestrian/bicycle crossing and signal at the intersection of Glenlyon Place, Glenlyon Parkway and North Fraser Way;
 - the installation of curbside fences at the existing Byrne Creek Ravine Park trailheads on either side of North Fraser Way, on the west side of the Byrne Creek Bridge, in order to direct trail users to the new pedestrian/bicycle crossing at intersection and discourage existing mid-block crossing;

- the provision of a new bus shelter and pad on North Fraser Way on the north side of North Fraser Way, west of Glenlyon Place; and,
 - the provision of improved signage and barriers at the trailhead of Burnaby Fraser Foreshore Park (9295 Glenlyon Parkway) in order to direct users to the existing paved urban trail.
- 4.4 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.5 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.
- 4.6 A Site Profile and resolution of any arising requirements will be required.
- 4.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.9 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.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 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.

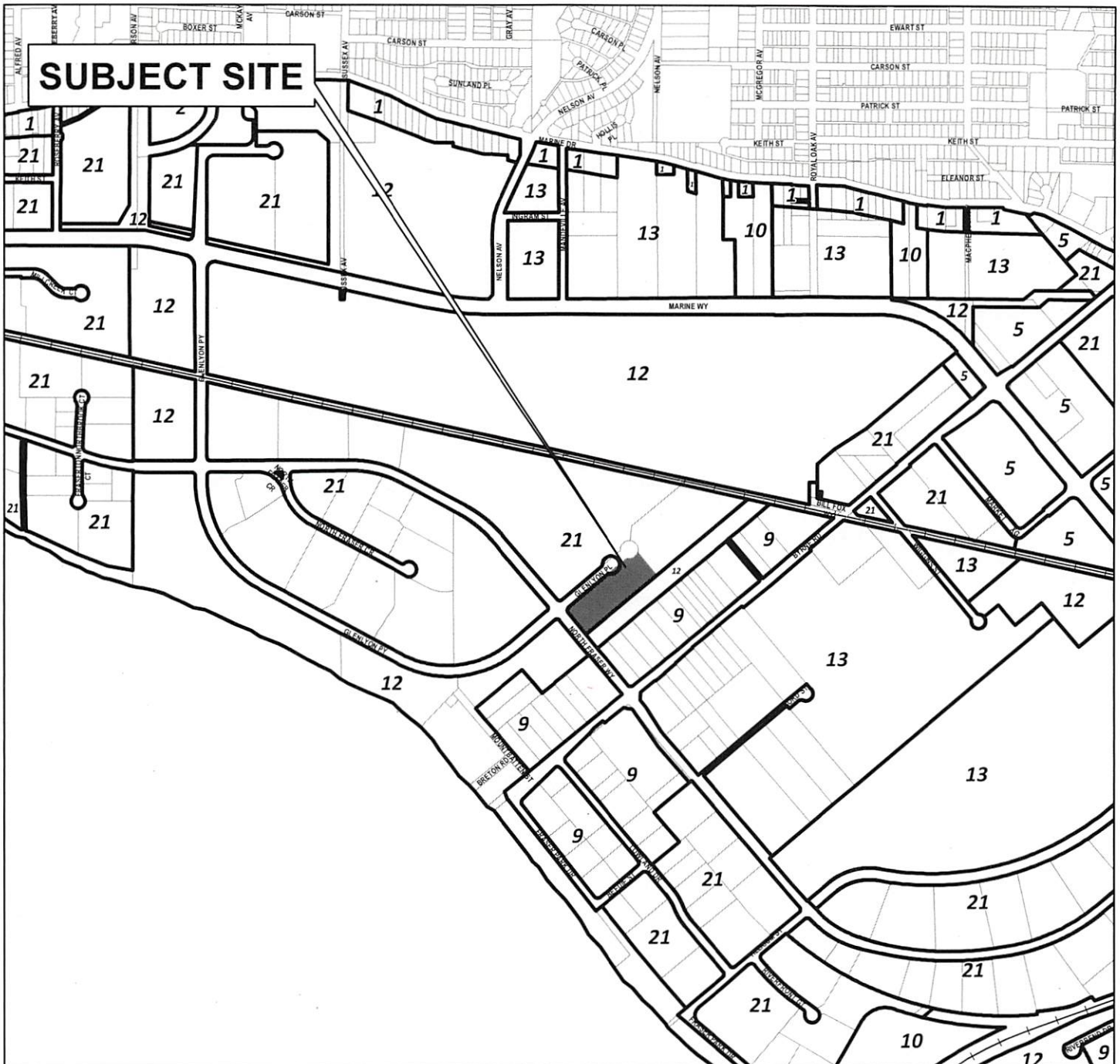
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Attachments

cc: Director Engineering
City Solicitor
City Clerk

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 Subject Site

Sketch #1



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

September 22, 2016

Mr. Lou Pelletier, Director Planning and Building
Planning Department, City of Burnaby
4949 Canada Way,
Burnaby, BC V5G 1M2

**Re: Glenlyon Development Rezoning Application Letter of Intent
Part of 5115 North Fraser Way; (Subject to new address)**

Dear Mr. Pelletier,

On behalf of Beedie Development Group, we have prepared architectural design drawings in support of their rezoning application from the current CD Industrial zone to the CD (M2, M5 M5r) zone for the subject property at Glenlyon Business Park.

The intent of this rezoning application is to permit the development of a 2 storey, light industrial building on the 1.9ha site. The property is located on the southeast corner of North Fraser Way and the Glenlyon Parkway Cul-de-sac and is bound on the east by Byrne Creek and a vacant development lot to the west. The development will provide a transitional element in the existing industrial landscape, extending the current smaller scale fabric from the south on Byrne Road into the larger scale uses to the north and west along North Fraser Way. The site will be fronted on the north and accessed by the public from Glenlyon Place.

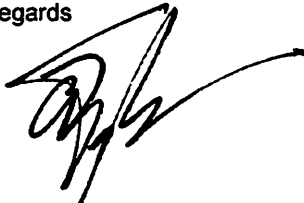
Uses will be consistent with the M2, M5 and M5r district schedule including retail/wholesale commercial and service opportunities, office, light industrial, manufacturing and warehousing, as well as a potential restaurant/café located on the North Fraser Way frontage to serve the day to day needs of local industrial developments.

In conjunction with the development of the site specific office/industrial suitable plan of development for the subject site, Beedie will undertake a review of the Glenlyon Concept Plan. The Glenlyon Concept Plan review will incorporate the guidelines of the adopted plan, the evolved character and established form of development of the business park that has developed in Glenlyon since its inception, and outline for future development of the remaining undeveloped parcels.

The project will be owned and managed by Beedie Development Group. The design will incorporate a contemporary commercial/industrial aesthetic, with high quality durable materials, and building mass, floor area, height and wide landscaped setbacks using the CD zoning district schedule and the Glenlyon Concept Plan as guiding principles.

Thank you for your consideration of this rezoning request. We look forward to working with the city towards approval of this application.

Kindest Regards



Craig Taylor Architect, M.A. B.C.
Taylor Kurtz Architecture + Design Inc.



John Parks
Beedie Development Group (Applicant)