

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-10
2017 MARCH 29

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
Attn: Jaret Lang
- 1.2 **Subject:** Application for the rezoning of:
Lot 2, DL 165, Group 1, NWD Plan BCP47254
- 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 Big Bend Development Plan guidelines)
- 1.3 **Address:** Portion of 9702 Glenlyon Parkway
- 1.4 **Location:** The subject site is located on the west side of North Fraser Way, between North Fraser Crescent and Glenlyon Parkway (Sketch #1 *attached*)
- 1.5 **Size:** The site is irregular in shape with a total area of 1.66 hectares (4.11 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 office building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the southwest side of North Fraser Way within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The subject site comprises a portion of 9702 Glenlyon Parkway, located on the southwest side of North Fraser Way. The overall subject property is vacant with an area of approximately 5.70 hectares (14.09 acres). The specific development site is vacant and is irregular in shape with an

area of approximately 1.66 hectares (4.11 acres) (subject to legal survey). To the north, across North Fraser Way, is a vacant property which is the subject of Rezoning Reference #16-56 for the purpose of constructing a two-storey light industrial and office building in line with the Glenlyon Concept Plan guidelines. To the south 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 west are office and light industrial properties developed in line with the Glenlyon Concept Plan. To the east is a vacant property identified for future office and light industrial development in the Glenlyon Concept Plan.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was approved by Council in 1994. The Council-adopted Glenlyon Concept Plan established high quality and unique architecture that complements the natural features of the area in order to attract cleaner and lighter industrial users to the business park. Since 2002, a majority of the business park has been developed with single tenant office and research and development uses, which collectively, has established a distinct character for the business centre. A number of high-quality office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Bros. Auctioneers, 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.
- 3.2 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 the subject property at 9702 Glenlyon Parkway, with the intent of developing the remaining properties with a higher component of warehousing.
- 3.3 On 2016 September 28, Council received a report from the Planning and Building Department regarding Rezoning Reference #16-34, which sought permission to construct a two-storey, multi-tenant light industrial building on a portion of 5115 North Fraser Way, to the east of Glenlyon Place (see *attached* Sketch #1). 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 was considered appropriate to review the Glenlyon Concept Plan prior to advancing the application for Rezoning Reference #16-34. However, the preliminary concept for the subject rezoning application reflects the established high quality form and character, landscaping treatment, quality of architecture, and single-user nature of development that has been accepted within the Glenlyon Business Park. Therefore, this Department supports the advancement of the subject rezoning application at this time. Given that the subject rezoning application reflects the established form and character of the business centre that has been developed

over the past 20 years, it is noted that the subject rezoning could be completed prior to the completion of the Glenlyon Concept Plan review.

4.1 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, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light industrial office and research building with surface parking for Coanda Research and Development Corporation, an industrial research and software development company that specializes in the analysis and solution of industrial fluid dynamics, which includes the use of scale models to test the movement of liquid and gases for various industrial sectors. Coanda is currently located at 6741 Cariboo Road and is seeking to relocate its offices to the subject site in order to accommodate the company's growth and remain in Burnaby. The total area of the proposed building will be approximately 7,300.9 m² (78,586 sq.ft.). The preliminary concept includes approximately 1,873.6 m² (20,167 sq. ft.) of office, 2,025.8 m² (21,805 sq. ft.) of laboratory, and 7,300.8 m² (78,585 sq. ft.) of warehouse space. Vehicular access will be provided from North Fraser Way at the southern most point of current proposed subdivision and will be designed in order to provide future shared access between the subject site and the remaining development parcel(s) to the south.
- 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.
- 4.3 Primary servicing for the subject site has been provided through Subdivision References #39-97, #02-10, and #07-13, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements may include, but not necessarily be limited to:
- the construction of Glenlyon Parkway to its final standard with separated sidewalk, street trees and street lighting;
 - the construction of a paved urban trail adjacent to the site to the west, from North Fraser Way to Glenlyon Parkway;
 - the installation of a new pedestrian/bicycle crossing and signal at the intersection of Glenlyon Place, Glenlyon Parkway and North Fraser Way;
 - 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;
 - the relocation of a special pedestrian crossing on North Fraser Way, complete with curb bulges, to the west in order to align with trail crossing. Enhance crossing with curb bulges; and,
 - the provision of an enhanced pedestrian crossing, complete with curb bulges, for the urban trail across Glenlyon Parkway.

- 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, 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.

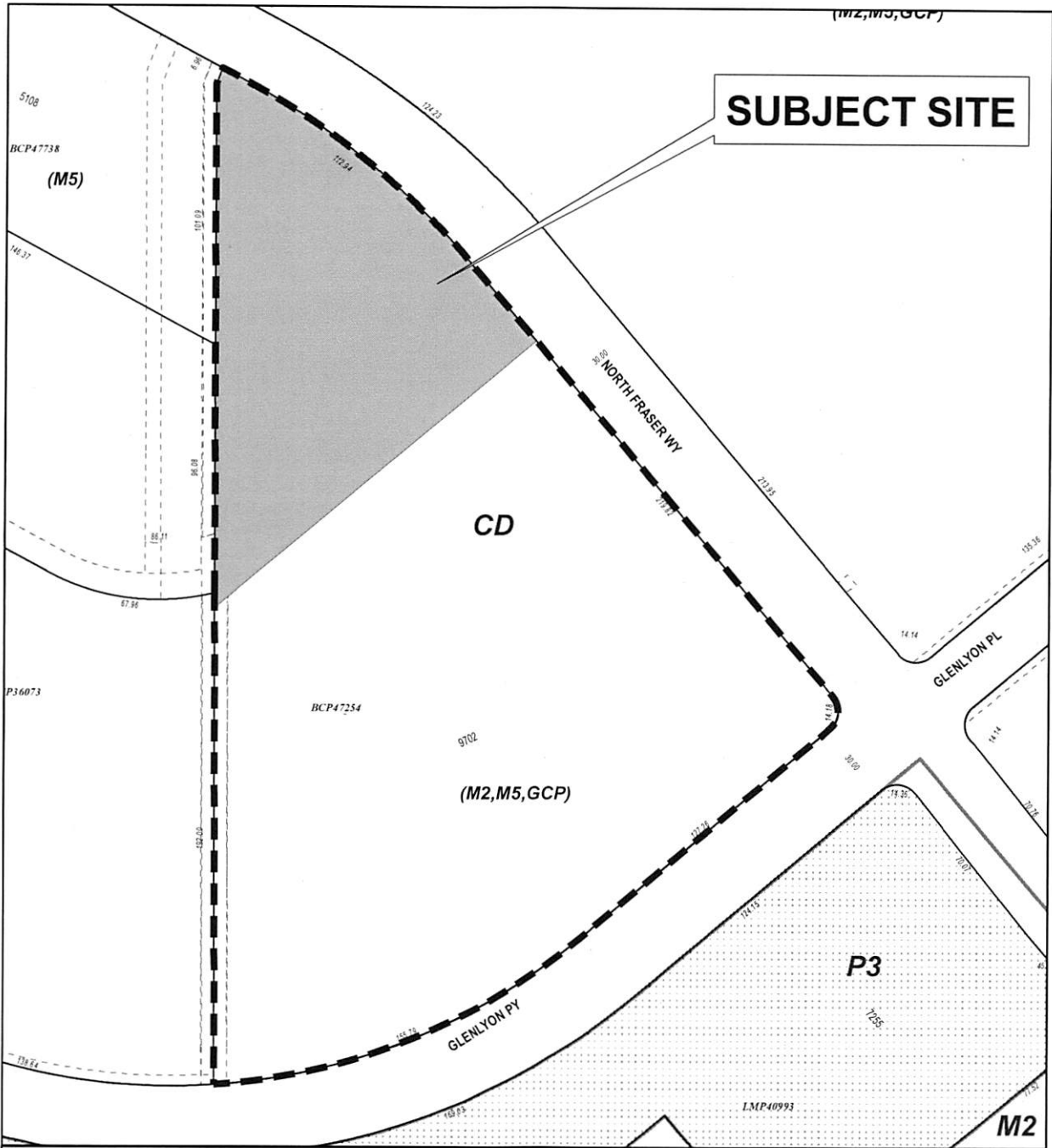
5.0 RECOMMENDATION

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
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 07 2017

SCALE:
1:2,500

DRAWN BY:
AY

REZONING REFERENCE #17-10
9702 GLENLYON PARKWAY

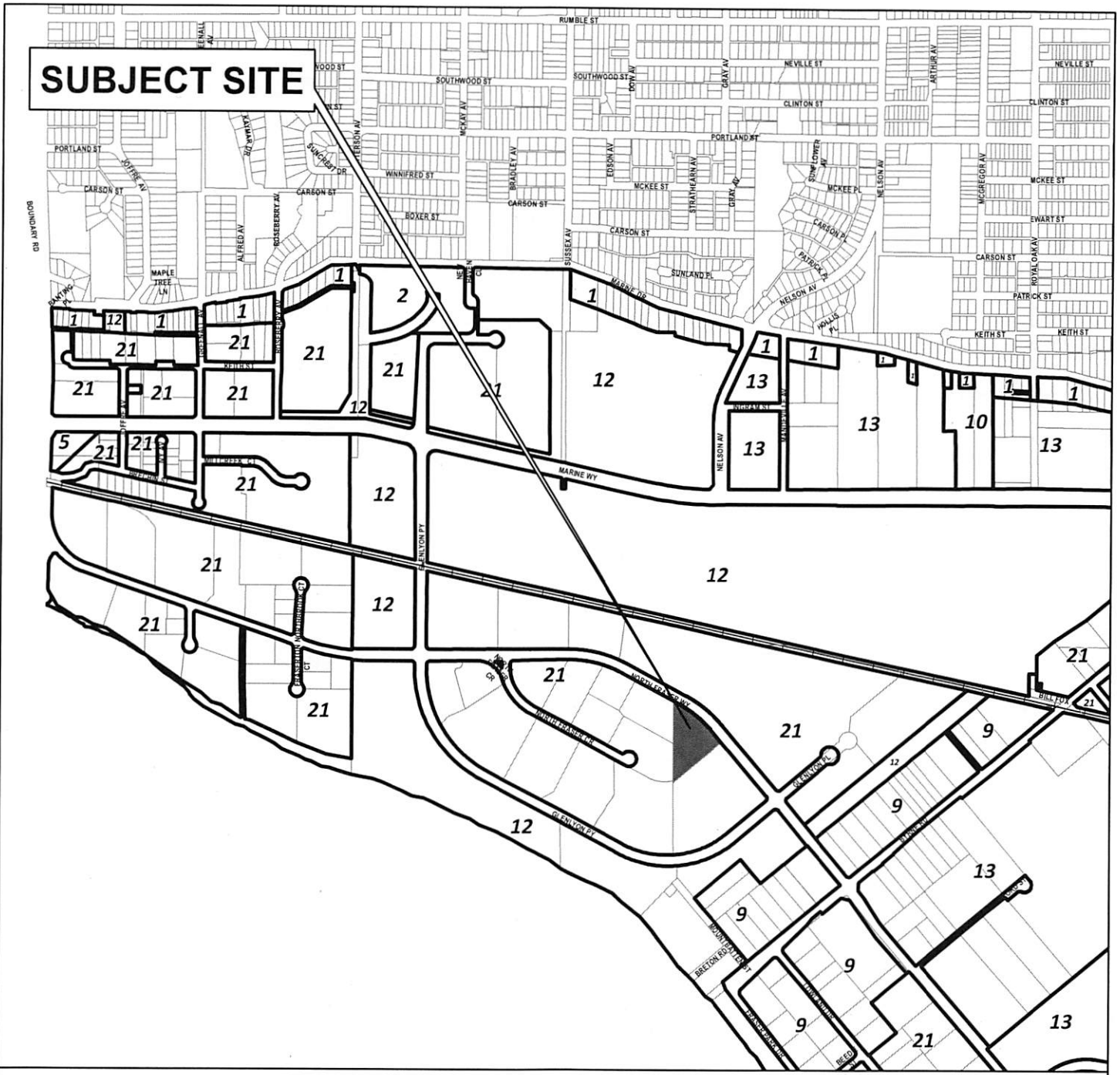


Subject Property

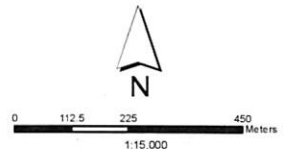


Subject Site

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 |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

Beedie | Development Group

February 14, 2017

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

**RE: Rezoning Application for Coanda Research & Development Corporation
9702 Glenlyon Parkway (LOT 2 DISTRICT LOT 165 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN BCP47254)**

Dear Mr. Pelletier,

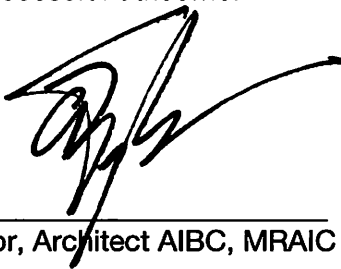
Established in 1995, Coanda Research & Development (Coanda) specializes in the analysis and solution of industrial fluid dynamics problems using physical, computational and analytical modelling techniques. As Coanda has grown, they have built a reputation of excellence in the design and fabrication of experimental equipment and the use of that equipment in the pursuit of knowledge for their clients.

The company's head office is currently located at 6741 Cariboo Road (Unit 401) and their secondary location is in Edmonton, Alberta. Coanda requires development of a new facility to meet its growing business needs. As a Burnaby-based company, Coanda would like to maintain its presence in Burnaby and has agreed to work with Beedie Development Group to develop their new headquarters in the Glenlyon Business Park.

We are requesting the site be zoned from the current CD Industrial zone to the CD (M2, M5, M5r) zone for the subject property. The intent of this rezoning application is to permit development of the new headquarters for Coanda in the form of a 2 storey light industrial building on the 1.66ha site. The building will be designed in accordance with the Glenlyon Concept Plan and reflect the high quality of development that currently exists within the Glenlyon Business Park. A preliminary design package is attached to this letter for your reference and information.

Thank you for your consideration of this rezoning request, we look forward to working with the City on a successful outcome.

Sincerely,



Craig Taylor, Architect AIBC, MRAIC
Principal
Taylor Kurtz Architecture & Design Inc.



Jaret Lang
Director, Planning
Beedie Development Group