

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-23
2017 OCTOBER 02

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Joe Carreira
JNT Developments (Production Way) Ltd.
#250 - 1311 Kootenay Street
Vancouver, BC, V5K 4Y3
- 1.2 Subject:** Application for the rezoning of:
Lot 313 DL 56 Group 1, NWD Plan 66423
- From:** M3 Heavy Industrial District
- To:** CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines).
- 1.3 Address:** 2751 Production Way
- 1.4 Location:** The subject site is located at the southwest corner of Production Way and Broadway (Sketch #1 *attached*).
- 1.5 Size:** The site has an area of approximately 20,763.35 m² (223,495 sq.ft.).
- 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 construct a four-storey multi-tenant light manufacturing / warehouse / office development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site, which is located at the southwest corner of Production Way and Broadway, is currently improved with a vacant industrial building constructed in 1983 (see *attached* Sketch #1). The Metro Vancouver Operations Centre is located immediately to the west of the site. To the north is a closed portion of the Broadway road right-of-way which functions as a greenway with public trails, and beyond is a park conservation area. Light industrial uses are located to the south and east across Production Way. A tributary of Stoney Creek traverses a north-eastern portion of the site within a culvert. Access to the site is from Production Way.

3.0 BACKGROUND INFORMATION

The subject site is located within the Council-adopted Lake City Business Centre Plan area (see *attached* Sketch #2). The Plan anticipates the transition of the area from predominantly heavy industrial uses to more employment intensive office, research and development, and light industrial uses, given the area's strategic location between the developing Loughheed and Brentwood Town Centres and adjacent Millennium SkyTrain line along Loughheed Highway. The subject site is designated B1 Suburban Office District, which permits a maximum development density of 1.0 FAR.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to permit the construction of a multi-tenant light manufacturing / warehouse / office development. The proposed rezoning to the CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre Plan as guidelines) is intended to continue transitioning the Lake City Area from heavy industrial uses to uses that generate higher employment.
- 4.2 The requested CD(M5/B1) zoning includes the zoning that is specified for the site in the Council-adopted Lake City Business Centre Plan. As noted, the Lake City Business Centre is an area in transition that has provided for a flexible zoning approach to continue accommodating manufacturing tenants while attracting new, employment-intensive office and more specialized light industrial tenants. For instance, approved CD rezoning applications for 2820 Production Way, 8081 Loughheed Highway, and 8501/8600 Commerce Court (Rezoning References #00-30, #06-29, and #11-06) included an underlying M5 component to improve the viability of the existing buildings on the sites through a flexible office space approach. The East Lake Campus development at 8327 Eastlake Drive (Rezoning Reference #08-21) was also zoned to the CD(M5/B1) District to permit flexible use of space for manufacturing, warehouse or office space. Given the requested CD(M5/B1) zoning for the subject site is consistent with the general objectives of the Lake City Business Centre Plan, this rezoning application is supportable.
- 4.3 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including but not necessarily limited to:
- construction of separated sidewalk, street trees, front boulevard, and transit stop facilities (bus pad and shelter) on the west side of Production Way; and,
 - removal of the existing on-site storm sewer, and construction of a new storm sewer within the closed portion of the Broadway road right-of-way to Production Way.
- 4.4 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required. The provision of a 0.5 m (1.6 ft.) road dedication along the Production Way

frontage will be required. The dedication is to be confirmed by a detailed geometric provided by the applicant.

- 4.5 Vehicular access to the site will continue to be from Production Way.
- 4.6 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant will be required, where warranted.
- 4.7 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.8 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.
- 4.9 Submission of a site profile in compliance with the Ministry of Environment and Climate Change Strategy regulations will be required.
- 4.10 The GVS & DD Sewerage Development Cost Charge of \$0.811 per sq. ft. (\$8.73 per m²) of gross floor area will apply to this rezoning.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 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.

SMN:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE

P3

BROADWAY

FOREST GROVE DR

LMP38012
33.11

30m

18m
P2

10m

192.28
(8490)

2751

M3

6 6 4 2 3

PRODUCTION WY

26.33
(2760)

PLAN LMP1598

(M3, M5)

8525

CD

BAXTER PL

84.14

89.21

20.12

84.35

70.76



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 14 2017

SCALE:

1:2,000

DRAWN BY:

AY

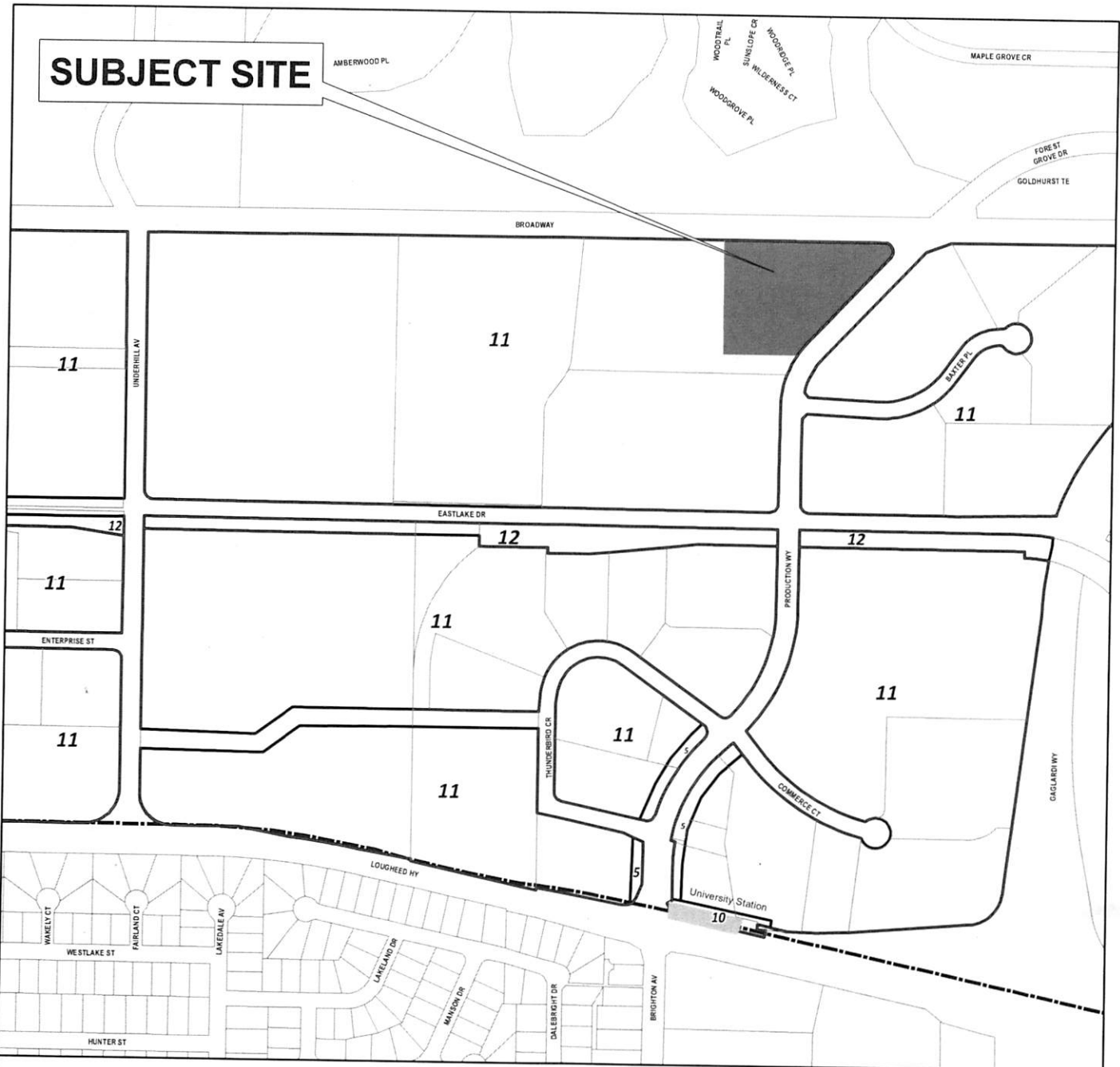
**REZONING REFERENCE #17-23
2751 PRODUCTION WAY**



Subject Site

Sketch #1

SUBJECT SITE



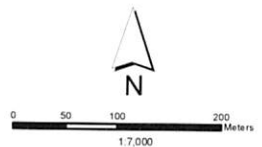
Land Use Designations

5 Commercial

10 Institutional

11 Business Centre District

12 Park and Public Use



PLANNING & BUILDING DEPARTMENT

Lake City Business Centre

CONWEST

Joe Carreira, VP Development
JNT Developments (Production Way) Ltd.
#250-1311 Kootenay Street
Vancouver, BC, V5K 4Y3
604-293-2466

Resubmitted
September 15, 2017

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

Re: Rezoning Letter of Intent
2751 Production Way
Lake City Business Center

I, Joe Carreira, VP, Development - on behalf of JNT Developments (Production Way) Ltd., have submitted this application to rezone 2751 Production Way from the current M3 Heavy Industrial District to the CD Comprehensive Development District based on the B1 Suburban Business Center District and M5 light Industrial Zone. The purpose of the proposed rezoning bylaw amendment is to permit a multi-strata flex- space office/warehouse/manufacturing development as per the B-1 and M-5 zones.

The rezoning of the subject site will permit the construction of a multi-strata flex- space office/warehouse/manufacturing development to a maximum density of 1.0 FAR and maximum height of four storeys. The proposed parking and loading will be located on the surface and below ground.

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

Sincerely,



Joe Carreira, VP Development

JNT Developments (Production Way) Ltd.