CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10003 2017 December 06

ITEM #08

1.0 GENERAL INFORMATION

1.1 Applicant: BSBP Developments Ltd.

#202 – 3823 Henning Drive Burnaby, BC V5C 6P3 (Attn: Peter Hall)

1.2 Subject: Application for the rezoning of:

See Schedule 'A'

From: M2 General Industrial District

To: CD Comprehensive Development District (based on M2 General

Industrial District, M5 Light Industrial District and Byrne Road and Marine Way Commercial Precinct Development Plan as guidelines)

1.3 Address: 5317, 5371 Byrne Road and Portion of 9001 Bill Fox Way

1.4 Location: The subject site is located at the northwest side of Byrne Road

between Marine Way and Bill Fox Way (Sketch #1 and #2 attached).

1.5 Size: The site is rectangular in shape with a total area of approximately

1.19 hectares (2.94 acres) (subject to legal survey).

1.6 Services: The Director Engineering will be requested to provide all relevant

servicing information.

1.7 Rezoning The purpose of the proposed rezoning bylaw amendment is to permit

Purpose: construction of a multi-tenant office and light-industrial building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Byrne Road and Marine Way Commercial Precinct component of the Big Bend Development Plan area, on the northwest side of Byrne Road between Marine Way and Bill Fox Way. The subject site comprises the properties at 5317, 5371 Byrne Road and a portion of the City-owned property at 9001 Bill Fox Way. To the northeast, adjacent to the site is an existing light-industrial and office development. Adjacent the site, to the northwest is Byrne Creek and the Riverway Golf Course beyond. To the southwest is an existing light-industrial development, with existing industrial developments beyond Bill Fox Way and the

CPR rail line. To the southeast, across Byrne Road are vacant lands, a pump station and a warehousing development, with the Mayberry Cranberry Farm beyond.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is currently vacant and is situated within the Byrne Road and Marine Way Commercial Precinct and is designated for business centre and light-industrial uses in accordance with the adopted Big Bend Development Plan (see *attached* Sketch #2).
- 3.2 The subject site includes a portion of the City-owned property at 9001 Bill Fox Way, on the southeast side of Byrne Creek. The portion of the City-owned property that forms part of the subject site is currently zoned M2 General Industrial District. This portion of the property was the subject of Rezoning Reference #17/91, which rezoned the portion to the M2 District in order to bring it into conformance with the adopted industrial land use designation of the Big Bend Development Plan. The remainder of the City-owned property is zoned P3f Park and Public Use District and is improved with the Riverway Golf Course, northwest of Byrne Creek. As noted, the subject site is separated from the golf course by Byrne Creek.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Byrne Road and Marine Way Commercial Precinct Plan as guidelines) in order to permit the construction of a multi-tenant light-industrial and office development. Vehicular access will be provided from Byrne Road.
- 4.2 The application involves the sale of a portion of the City-owned property at 9001 Bill Fox Way. The portion of the property to be sold has a gross area of approximately 4,841.59 m² (52,114 sq. ft.) (subject to legal survey). A further report related to the purchase of the City land will be submitted to Council at a later date to seek Council approval of the purchase price.
- 4.3 The Director of Engineering will provide an estimate for all services necessary to serve this site including but not necessarily limited to the construction of a separated sidewalk with boulevard grassing and street trees on Byrne Road fronting the development site.
- 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 The completion of the necessary subdivision and consolidation of the net project site into one legal parcel and resolution of any arising requirements will be required.
- 4.7 A Site Profile and resolution of any arising requirements will be required.
- 4.8 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.9 A tree survey of the site will be required to determine the suitability of preserving any of the existing trees.
- 4.10 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.11 The site will need to achieve flood proofing elevation and the registration of a Section 219 Covenant will be required.
- 4.12 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.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

- 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.
- 2. THAT the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning and subdivision/consolidation proposal to completion.

LP GT:eb
Attachments

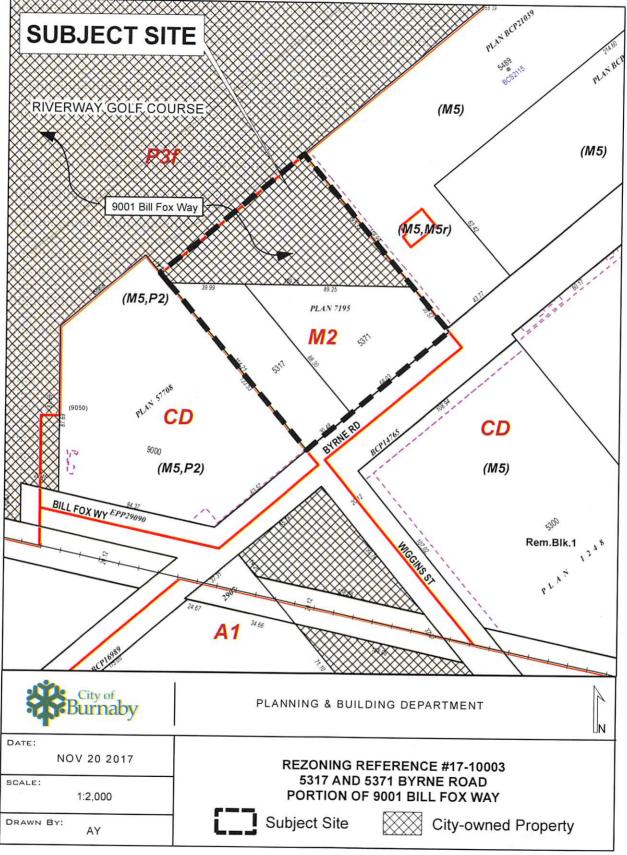
cc: Director Engineering
Director Parks, Recreation and Cultural Services
Director Public Safety and Community Services
City Solicitor
City Clerk

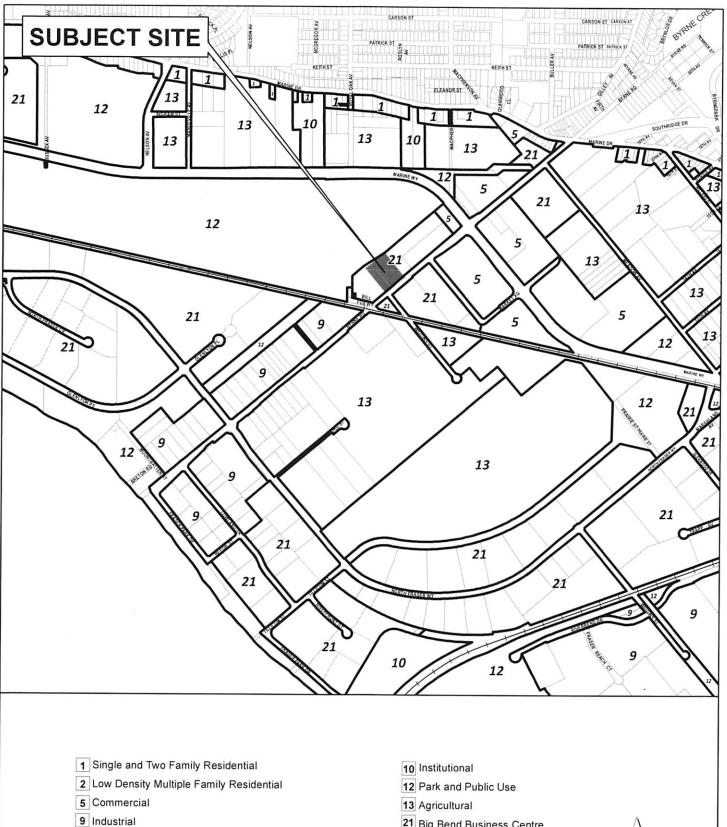
Schedule A

Rezoning Reference #17-10003

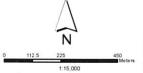
ADDRESS	LEGAL DESCRIPTION	PID
5317 Byrne Road	Lot 5 District Lot 162 Group 1 New	001-683-900
	Westminster District Plan 7195	
5371 Byrne Road	Lot 6 District Lot 162 Group 1 New	001-679-635
	Westminster District Plan 7195	
Ptn. Of 9001 Bill Fox Way	Lot 1 District Lots 162, 163, 164 And	029-107-997
	165 Group 1 New Westminster District	
	Plan Epp30041	

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21 Big Bend Business Centre





PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

Printed on November 6, 2017

BSBP Developments Ltd.

#202 - 3823 Henning Drive, Burnaby, BC V5C

#207 - 4288 Lozells Avenue, Burnaby, BC V5A oC7

October 17, 2017

City of Burnaby 4949 Canada Way Burnaby, BC V5C 1M2

Dear Sirs,

Re: 5317 & 5371 Byrne Road - 1.76 acres and Portion of 9001 Bill Fox Way - 1.24 acres (approx.) For clarification - see attached plan

With respect to the above-mentioned properties currently zoned M2 and improved with a single family home and an accessory building, we intend to rezone the property to CD- M2/ M5 for the purpose of developing a multi tenant, office/light industrial development.

The existing structures would be demolished and the site grades would be raised to current floodplain elevation. The proposed development would be consistent with a Business Centre Development and inline with the Big Bend Development Plan of business/office/light industrial.

We look forward to working with the City in this regard.

Yours Truly,

Peter Hall

BSBP Developments Ltd.