

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-36 2018 SEPTEMBER 26

ITEM #03

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:
Rem 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 the Glenlyon Concept Plan guidelines)
- 1.3 Address:** Portion of 9702 Glenlyon Parkway
- 1.4 Location:** The subject site is located on the northwest corner of North Fraser Way and Glenlyon Parkway (Sketch #1 *attached*)
- 1.5 Size:** The site is square in shape with a total area of approximately 2.6 hectares (6.44 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 and office building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park 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 northwest corner of North Fraser Way and Glenlyon Parkway. The overall subject property is vacant with an area of approximately 4.2 hectares (10.42 acres). The specific development site is vacant and is square in shape with an area of approximately 2.6 hectares (6.44 acres) (subject to legal survey). To the north is a vacant property which is the subject of Rezoning Reference #17-10 which was granted Final Adoption by Council on 2018

August 27 for the purpose of constructing a two-storey light industrial and office building. To the west is the remainder of the subject property which is undeveloped and identified for future office and light-industrial development, and beyond are office and light industrial properties developed in line with the Glenlyon Concept Plan. To the east across North Fraser Way is a vacant property identified for future office and light industrial development in the Glenlyon Concept Plan. To the south across Glenlyon Parkway is Byrne Creek Ravine Park.

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.
- 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 subject property at 9702 Glenlyon Parkway, industrial and office development in line with the Glenlyon Concept Plan and Big Bend Development Plan. 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 pursued within the Glenlyon Business Park. This Department supports the advancement of the subject rezoning application.

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, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey furniture light industrial and head office building with surface parking for Stylus. Stylus is a made to order sofa manufacturer that has grown to be one of Canada's largest furniture manufacturers. Stylus is currently located at 7885 Riverfront Gate and is seeking to relocate its offices and design studio and manufacturing to the subject site in order to accommodate the company's growth. The total area of the proposed building will be approximately 12,781.6 m² (137,580 sq.ft.). Vehicular access is proposed from both North Fraser Way from a future shared access between the subject site and the development parcel to the north, and Glenlyon Parkway at the western most point of current proposed subdivision.

- 4.2 Primary servicing for the subject site has been provided through Subdivision References #97-39, #02-10, #07-13, and #17-22, 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:
- confirmation that Glenlyon Parkway has been constructed to its final standard with separated sidewalk, street trees and street lighting;
 - the construction of a pedestrian trail along the western portion of the site, from North Fraser Way to the Metro Vancouver pedestrian trail right-of-way; and,
 - the provision of an enhanced pedestrian crossing, complete with curb bulges, for the urban trail across Glenlyon Parkway.
- 4.3 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.4 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.
- 4.5 A Site Profile and resolution of any arising requirements will be required.
- 4.6 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.7 The GVS&DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.8 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.
- 4.9 The granting of a Section 219 Covenant respecting flood proofing requirements is 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.

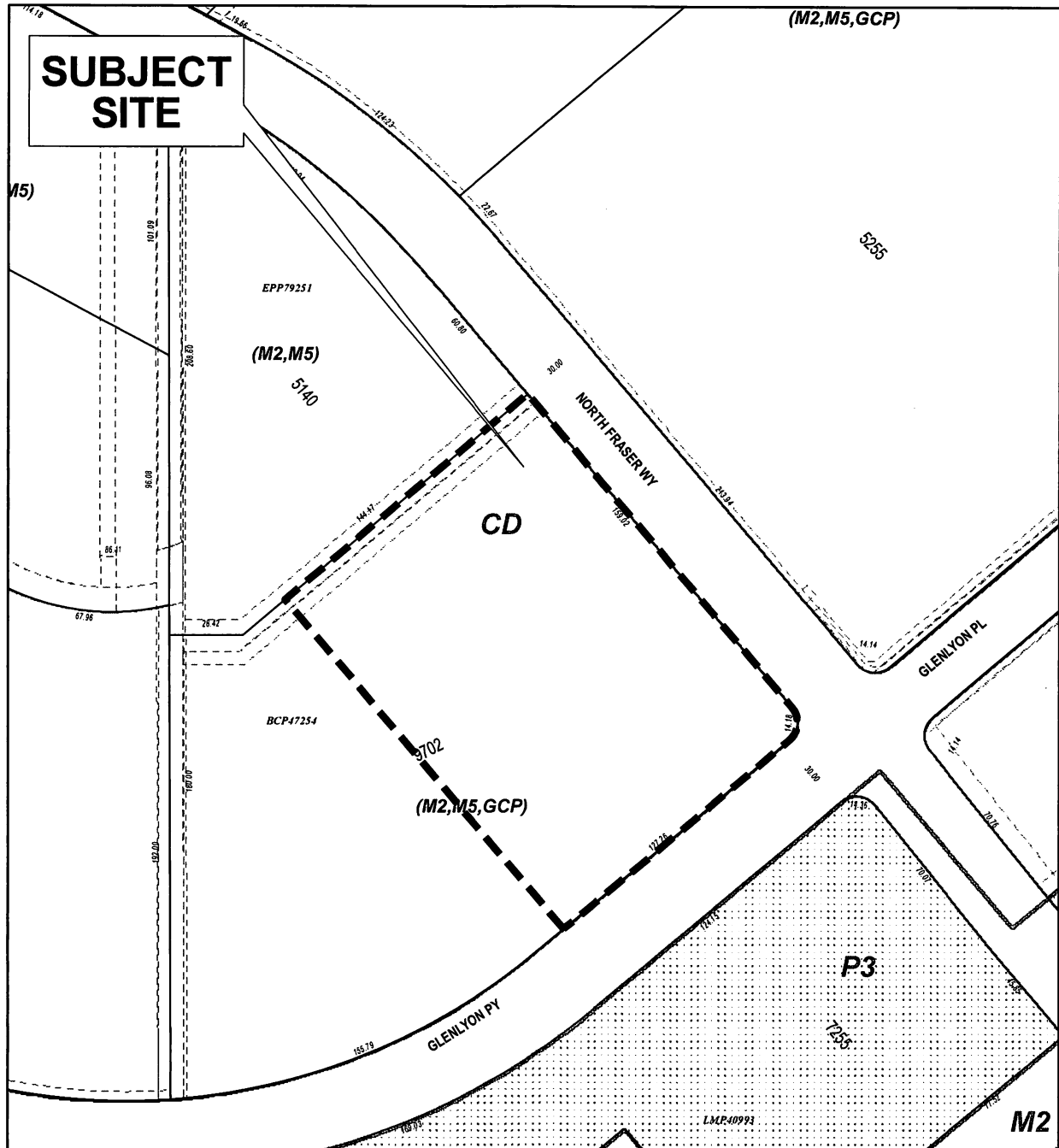
LP. SMN:tn

Attachments

cc: City Solicitor

City Clerk

P:\49500 Rezoning\20 Applications\2018\18-36 Ptn 9702 Glenlyon Pkwy\Council Reports\Rezoning Reference 18-36 Initial Report.doc



PLANNING & BUILDING DEPARTMENT




DATE:
SEP 18 2018

SCALE:
1:2,500

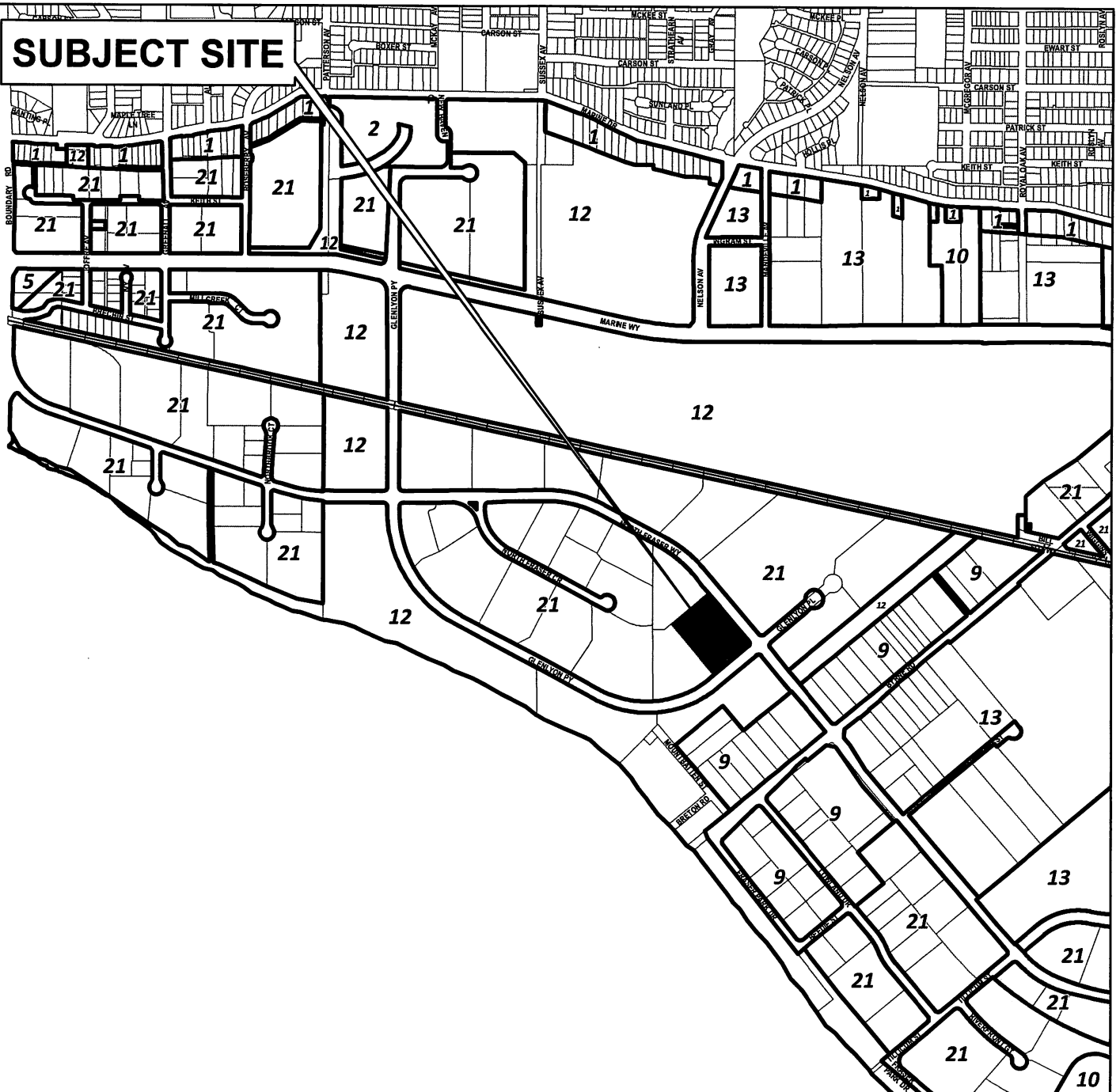
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REZONING REFERENCE #18-36
PORTION OF 9702 GLENLYON PARKWAY

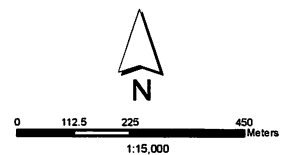
 Subject Site

Sketch #1

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



July 18th, 2018

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

Re: Letter of Intent - Rezoning Application for Stylus – Portion of 9702 Glenlyon Parkway (Lot 2 District Lot 165 Group 1 New Westminster District Plan: BCP47254)

Dear Mr. Pelletier,

Beedie is submitting an application to rezone the remainder portion of 9702 Glenlyon Parkway from the current CD Industrial zone to a CD (M2, M5, ~~M5A~~) zone. This rezoning application seeks the City's approval to permit the development of a new headquarter office and manufacturing facility for Stylus.

Established in 1959, Stylus' made to order sofas business has grown to become one of Canada's largest furniture manufacturers. Stylus is currently located at 7885 Riverfront Gate in Burnaby's Riverfront Business Park and requires a larger facility to meet its growing business needs. As a Burnaby-based company, Stylus would like to maintain its presence in Burnaby by developing its new headquarters in Glenlyon Business Park. Stylus' international client list also make Glenlyon their ideal location given its proximity to the Vancouver International Airport.

Beedie is proposing a two (2) storey light industrial building that will accommodate office, design centre and manufacturing uses on the approximately 2.6 hectare site. The proposed building will be designed in accordance with the Glenlyon Concept Plan and reflects the high quality of development that currently exists within the Glenlyon Business Park. A context plan has been attached for your reference.

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

Sincerely,

Jaret Lang,
Director, Planning