

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #18-42 2018 SEPTEMBER 26

#### ITEM #09

#### 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 1, DL 165, Group 1, NWD Plan EPP79251
- 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:** 5140 North Fraser Way
- 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 1.77 hectares (4.37 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 an expansion of the floor area of the proposed building.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the west side of North Fraser Way between North Fraser Crescent and Glenlyon Parkway within the Big Bend Development Plan area, and is currently vacant (see *attached* Sketches #1 and #2). 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. To the south is a vacant

property which is the subject of Rezoning Reference #18-36 for the purpose of constructing a two-storey light industrial and office building. To the west are office and light industrial properties developed in line with the Glenlyon Concept Plan. To the east, across North Fraser Way are vacant properties identified for future office and light industrial development in the Glenlyon Concept Plan.

### 3.0 BACKGROUND INFORMATION

The subject site was rezoned under Rezoning Reference #17-10 to permit the construction a two-storey light industrial office building with a total floor area of 6,991.1 m<sup>2</sup> (75,251 sq.ft.). The rezoning received Final Adoption on 2018 August 27.

The property owners are now proposing minor addition to the floor area of 111.5 m<sup>2</sup> (1,200 sq. ft.) within the building as well as some minor exterior changes to the building in the form of a ventilation louvre and additional exit door. The subject rezoning application is intended to provide for the requested exterior changes and the minor expansion to accommodate two mezzanines, revising the total gross floor area to be accommodated in the subject building.

### 4.0 GENERAL INFORMATION

- 4.1 The subject site is situated within the Big Bend Development Plan and is designated for business centre and industrial uses in accordance with the Plan (see Sketches #1 and #2 *attached*).
- 4.2 The required servicing for the subject site has been provided for under Rezoning Reference #17-10. No further off-site services are required as a part of the subject rezoning application.
- 4.3 The GVS & DD Sewerage Development is required for the proposed additional floor area.

### 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

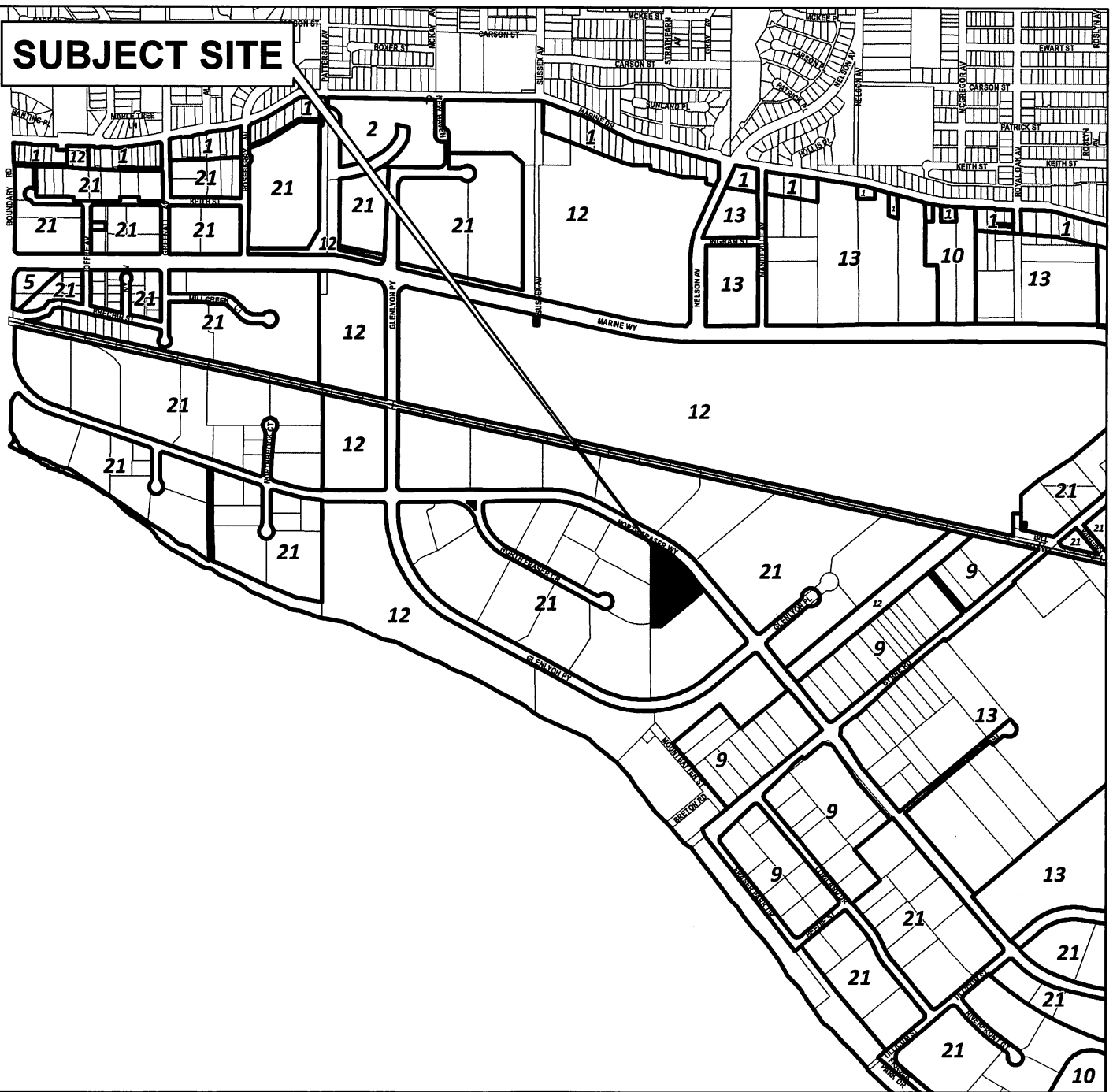
SMN:tn

*Attachments*

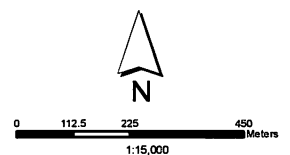
cc: City Solicitor  
City Clerk



# SUBJECT SITE



- |  |                                    |
|--|------------------------------------|
| <b>1</b> Single and Two Family Residential       | <b>10</b> Institutional            |
| <b>2</b> Low Density Multiple Family Residential | <b>12</b> Park and Public Use      |
| <b>5</b> Commercial                              | <b>13</b> Agricultural             |
| <b>9</b> Industrial                              | <b>21</b> Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan



September 20, 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 Amendment for Coanda (Ref: RZ#17-10) – 5140 North Fraser Way  
Lot 1 District Lot 165 Group 1 New Westminster District Plan EPP79251**

Dear Mr. Pelletier,

Please find our formal application to amend Rezoning Ref: RZ#17-10 (Coanda) attached to this Letter of Intent. This rezoning amendment seeks the City's approval to permit the construction of an additional 1,200 square feet of new mezzanine area that is required for Coanda's operations.

There are two proposed mezzanine areas, the first is located on top of the utility rooms and will accommodate owner supplied equipment required for Coanda's experiments. This will be an enclosed area to mitigate noise and will be accessed from a fire-rated staircase. The second proposed mezzanine area is located on top of the bike room and will accommodate the servers and other IT equipment required for the office and will be accessed from the second floor office area.

The mezzanine area is included within the building's footprint and there are no proposed changes to the architecture of Coanda's building. A ventilation louvre and additional exit door for the staircase are required for the mezzanine space, but these exterior changes have all be designed within the form and character of the building.

We thank you in advance for your review of this rezoning amendment application and we look forward to working with the City on a successful outcome.

Sincerely,

A handwritten signature in black ink, appearing to read "Jaret Lang", followed by a period.

Jaret Lang,  
Director, Planning