



Item .....  
Meeting .....2019 January 28

COUNCIL REPORT

**TO:** CITY MANAGER 2019 January 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-36**  
**Two-Storey Light Industrial and Office Development**  
**Big Bend Development Plan**

**ADDRESS:** Portion of 9702 Glenlyon Parkway (see *attached* Sketches #1 and #2)

**LEGAL:** 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 and in accordance with the development plan entitled “Stylus Made to Order Sofas” prepared by Taylor Kurtz Architecture and Design Inc.)

**APPLICANT:** Beedie Development Group  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4  
Attn: Jaret Lang

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 February 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 February 11 and to a Public Hearing on 2019 February 26 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Sections 4.5 of the rezoning report.
- j) The submission of a detailed comprehensive sign plan.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) 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.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a two-storey light industrial and office building.

### **2.0 POLICY FRAMEWORK**

The proposed development is in line with the Business Centre designation of Council-adopted Glenlyon Concept Plan and Big Bend Development Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

#### **A Safe Community**

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

**A Connected Community**

- Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments.

**An Inclusive Community**

- Enhance City workforce diversity – Support a diversified City workforce by identifying barriers and implementing proactive strategies.

**A Dynamic Community**

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

**3.0 BACKGROUND**

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, which was approved by Council in 1994, established a 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, the majority of the business park has been developed primarily 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 have 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, for industrial and office development in line with the Glenlyon Concept Plan and Big Bend Development Plan. The proposal for the subject rezoning application reflects the established high quality form and character, landscaping treatment, quality of architecture, and 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 COMMENTS**

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 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, design studio, and manufacturing plant to the subject site in order to accommodate the company's growth.

The total area of the proposed building will be approximately 13,094 m<sup>2</sup> (140,943 sq.ft.). The concept includes approximately 2,423 m<sup>2</sup> (26,081 sq. ft.) of office and design studio, 7,522 m<sup>2</sup> (80,966 sq. ft.) of manufacturing space, and 3,149 m<sup>2</sup> (33,896 sq. ft.) of warehouse space. 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 the proposed lot.

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 public pedestrian pathway along the northwest property line of the site, from North Fraser Way to the Metro Vancouver pedestrian trail right-of-way;
- the provision of an enhanced pedestrian crossing, complete with curb bulges, for the urban trail across Glenlyon Parkway; and,
- the construction of an entry feature / landscape element at the corner of North Fraser Way and Glenlyon Parkway.

4.3 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$28.74 per m<sup>2</sup> (\$2.67 per sq.ft.) of gross floor area will apply to this rezoning.

4.4 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Director Engineering for Subdivision Reference #39/97. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance are in accordance with the accepted stormwater management plan.

4.5 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97). As significant time has lapsed since the original environmental assessment, the submission of a Site Profile and resolution of any arising requirements is required.

4.6 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

4.7 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.


**5.0 DEVELOPMENT PROPOSAL**

5.1 Site Area: 2.6 ha (6.44 acres)

5.2 Site Coverage: 45%

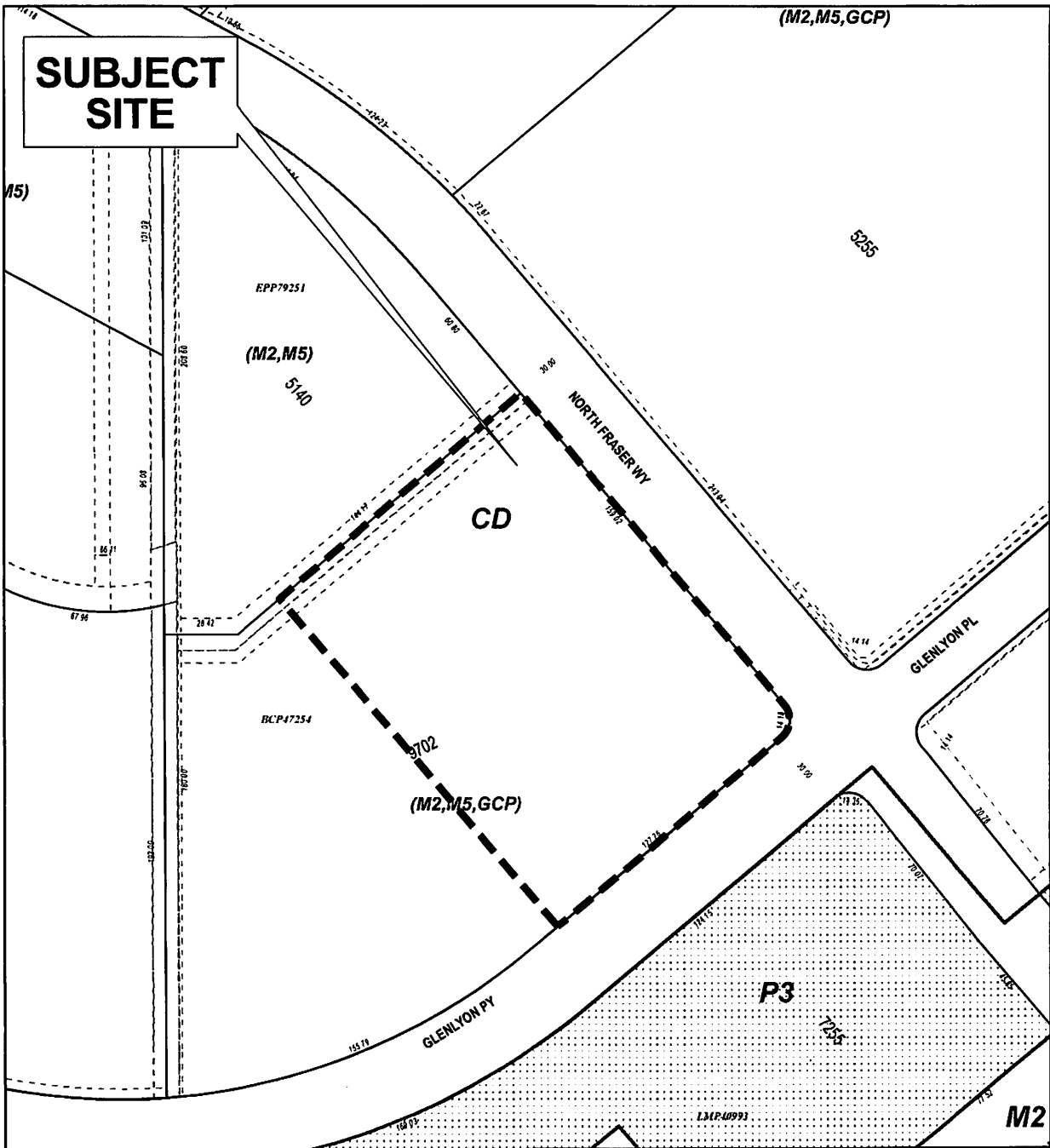
To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #18-36  
 2019 January 23..... Page 5

5.3	Proposed Gross Floor Area:		
	Office	-	2,423 m <sup>2</sup> (26,081 sq. ft.)
	Manufacturing	-	7,522 m <sup>2</sup> (80,966 sq. ft.)
	Warehouse	-	<u>3,149 m<sup>2</sup> (33,896 sq. ft.)</u>
	Total Proposed Floor Area	-	13,094 m <sup>2</sup> (140,943 sq. ft.)
5.4	Vehicle Parking:		
	Office	-	2,423 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 53 spaces
	Manufacturing	-	7,522 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 81 spaces
	Warehouse	-	3,149 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 34 spaces
	Total Required	-	168 spaces
	Total Provided	-	177 spaces
5.5	Bicycle Parking:		
	Required and Provided	-	18 spaces
5.6	Loading:		
	Required	-	5 spaces
	Provided	-	15 spaces

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

SMN:rh  
**Attachments**

cc: City Solicitor  
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
JAN 08 2019

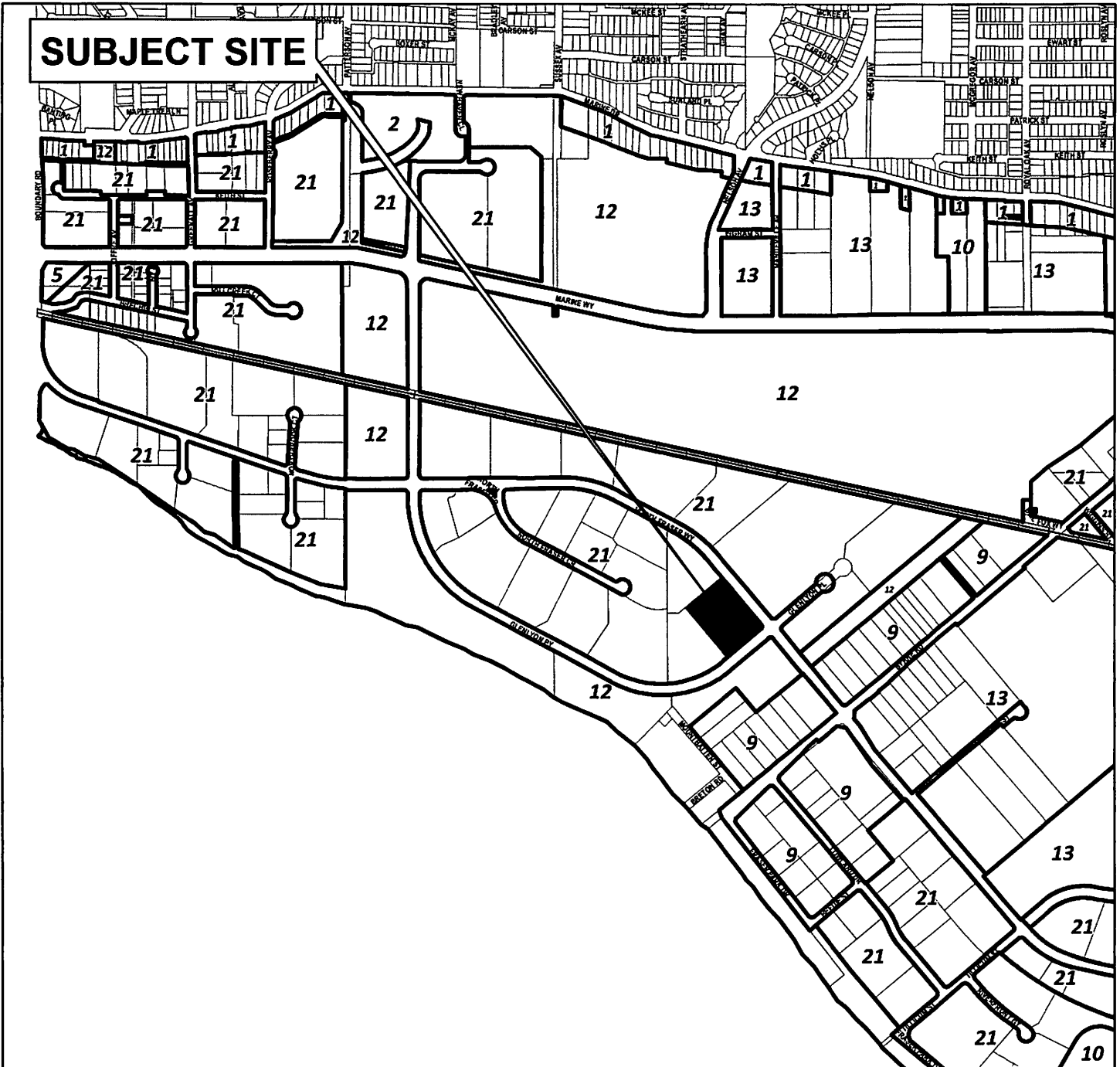
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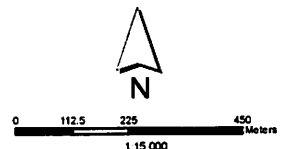
REZONING REFERENCE #18-36  
PORTION OF 9702 GLENLYON PARKWAY

 Subject Site

# 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