

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #19-06
2019 APRIL 24

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Weiping Guo
4760 Camlann Court
Richmond, BC V7C 4S1
- 1.2 Subject:** Application for the rezoning of:
Lot 1, District Lot 164, Group 1
New Westminster District Plan LMP31818
- From:** CD Comprehensive Development District (based on M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and P1 Neighbourhood Institutional District)
- 1.3 Address:** Portion of 8900 Glenlyon Pkwy
- 1.4 Location:** The subject site is located on the southeast corner of Glenlyon Parkway and North Fraser Way (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with an area of approximately 1.14 hectares (2.8 acres). The subject office and research floor space is approximately 1,687.12 m² (18,160 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 permit a child care facility within an approximately 1,687.12 m² (18,160 sq.ft.) tenant space within the existing building.

2.0 POLICY FRAMEWORK

The proposed development is in line with the Neighbourhood Institutional use permitted within the Council-adopted Big Bend Development Plan area to support and enhance the business park community. The advancement of the proposed zoning bylaw amendment also aligns with the following four goals and six sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social Connection – Enhance social connections throughout Burnaby.
- Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments Enhance social connections throughout Burnaby.

An Inclusive Community

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community.
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

A Healthy Community

- Lifelong learning – Improve upon and develop programs and services that enable ongoing learning.

A Dynamic Community

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

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located within the Glenlyon Business Park on the southeast corner of Glenlyon Parkway and North Fraser Way, within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The property has an area of approximately 1.14 hectares (2.8 acres), and is currently improved with a two-storey office and research building.

To the north, across North Fraser Way, and immediately to the east and south of the subject site are light industrial/office buildings. To the west, across Glenlyon Parkway, is the Fraser Foreshore Park. Vehicular access is provided from both Glenlyon Parkway and North Fraser Way.

4.0 BACKGROUND INFORMATION

- 4.1 On 1994 January 19, Council gave Final Adoption to a Bylaw (Rezoning Reference #92/42), rezoning the entire Glenlyon Business Park to CD Comprehensive Development District based on M2 General Industrial and M5 Light Industrial Districts as guidelines, together with the Glenlyon Concept Plan prepared by InterPlan Architecture and Planning Inc. The Concept Plan provides for the development of a high amenity, comprehensively planned industrial park. It establishes a high quality and unique infrastructure that complements the natural features of the site in order to attract cleaner, lighter industrial users to Glenlyon. As noted in the Glenlyon Concept Plan, ancillary

services, such as a child care facility, to support and enhance the business park community are encouraged.

- 4.2 On 1997 February 17, Council granted Final Adoption to Rezoning Reference #96/40 to permit construction of a 4,678 m² (50,355 sq. ft.), two-storey office and research building on the subject property, utilizing Amended CD (M5 Light Industrial) District zoning. The building on the subject site was constructed in 1997.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting to rezone a 1,687.12 m² (18,160 sq.ft.) tenant space located in the southern portion of the building to the CD District (based on M5 Light Industrial District and P1 Neighbourhood Institutional District) in order to permit a licensed child care facility with up to 152 spaces for infants, toddlers, and preschool aged children. Outdoor play space is also proposed for the child care facility, in accordance with Fraser Health Authority requirements.
- 5.2 The inclusion of the P1 District as an underlying zone is required in order to permit child care use. Other P1 District uses, such as places of worship, would not be permitted within the underlying P1 District zoning. The subject space also would retain its underlying M5 District zoning, in order to allow reversion of the space for light industrial/office uses without further rezoning, should the proposed child care facility cease operations in the future.
- 5.3 The P1 District requires a minimum lot area and width of 890 m² (9,580.19 sq. ft.) and 24.5 m (80.38 ft.) respectively, except that the lot area shall be increased by 19 m² (204.52 sq. ft.) for each child over 20 in number accommodated by a child care facility. The subject site has an area of 11,390 m² (122,600.9 sq. ft.), which exceeds the minimum lot area of 3,398 m² (36,575.8 sq. ft.) required for 152 children. The property has a surplus of 85 parking spaces and therefore sufficient off-street parking is available to accommodate the proposed child care use, including a new outdoor play space.
- 5.4 The Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation of the Community Care and Assisted Living Act. Review and approval of the application will be required through the Fraser Health Authority.
- 5.5 The proposed child care facility would contribute to an increase in the supply of licensed child care spaces in Burnaby. It is noted that there are very few child care facilities within the Big Bend Community Plan area; there is one child care facility located nearby with 59 licensed spaces located approximately 500 m (1,640.4 ft.) from the subject property at 9500 Glenlyon Parkway, and one child care facility with 8 licensed spaces located more than 3.0 km (1.9 miles) from the subject property at 6269 14th Avenue.

5.6 The Director of Engineering will be requested to provide an estimate for any additional services necessary to serve the site.

5.7 The prerequisite conditions to the proposed rezoning will be included in a future report.

6.0 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.



KL:rh

Attachments

cc: City Solicitor
City Clerk

SUBJECT SITE

LMP28168

NORTH FRASER WY

NORTH FRASER CR

GLENLYON PK

CD

(M5, GCP)

LMP31818

(M5)

LMP31818

P3

(M2, M5, GCP)

LMP22895

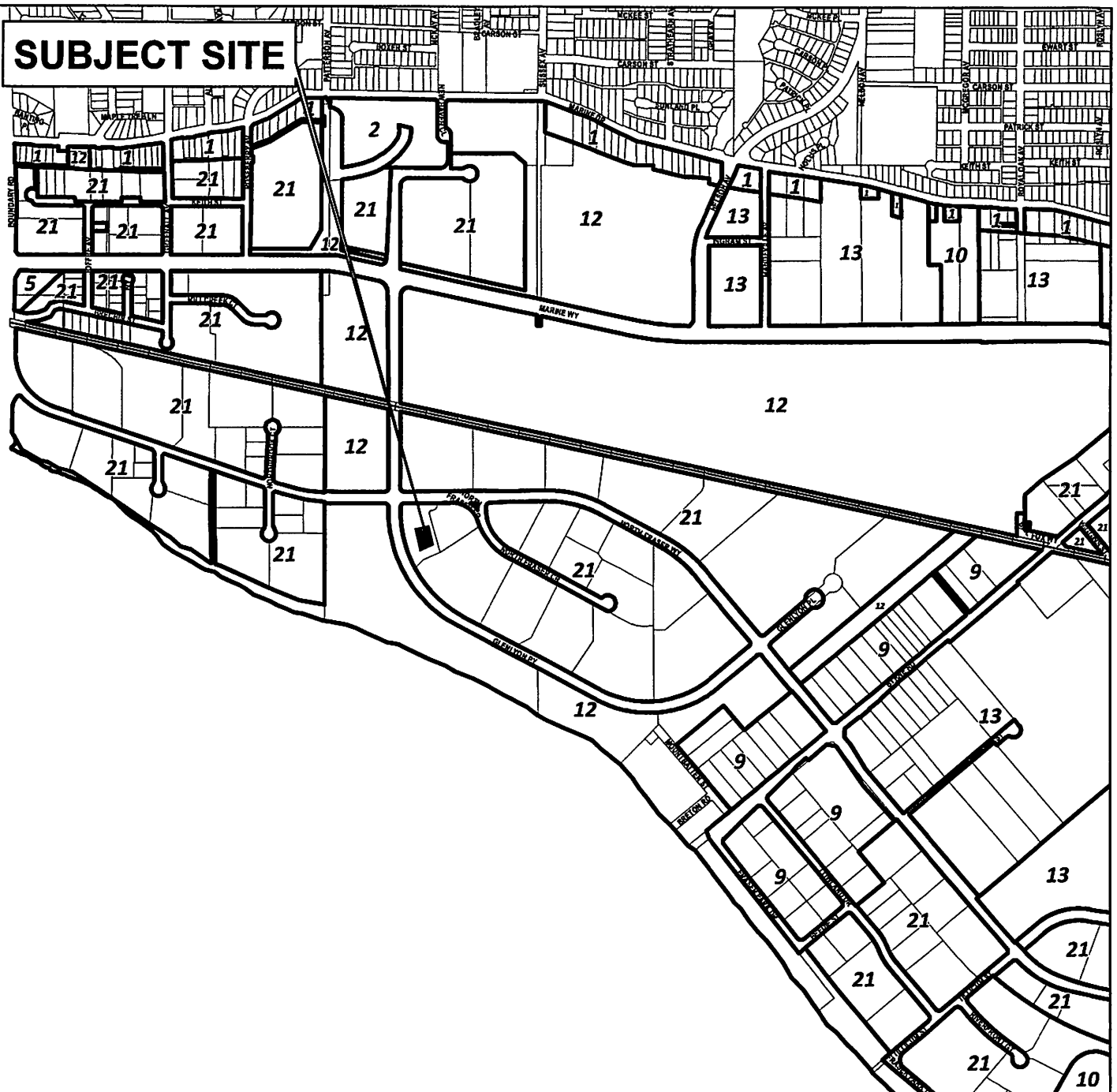
PLAN LMP2257



Subject Site

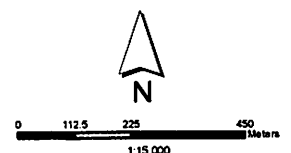
Sketch #1

SUBJECT SITE



- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

WEI PING GUO
WEI Concept Investment & Consulting Ltd.
4760 Camlann Crt.
Richmond BC V7C 4S1
Phone: 778-891-9347

March 26, 19

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

Re: Rezoning Letter of Intent
8900 Glenlyon Parkway, Burnaby

I, *WEI PING GUO*, on behalf of *Wei Concept Investment & Consulting Ltd.*, have submitted this application to rezone 8900 Glenlyon Parkway, Burnaby from the current CD M5 to the CD M5 P1 to allow use of licensed group child care center. This allows total 152 child care space creation with 6 infant/toddler classrooms and 5 classes for age 3-5. With success of this rezoning process, we will also be creating 30 full-time jobs in the next coming year.

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

WEI PING GUO
WEI CONCEPT INVESTMENT & CONSULTING LTD.

