

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-11 2019 June 05

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Christopher Bozyk Architects Ltd.
414 – 611 Alexander Street
Vancouver, BC V6A 1E1
Attn: Christopher Bozyk
- 1.2 Subject:** Application for the rezoning of:
Lot 4, DL's 163 and 165, Group 1, NWD Plan EPP49841
- From:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, and Big Bend Development Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines)
- 1.3 Address:** Portion of 5085 North Fraser Way
- 1.4 Location:** The subject site is located on the north side of North Fraser Way, between North Fraser Crescent and Glenlyon Place (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 1.13 hectares (2.8 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 the construction of a light industrial/office building.

2.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

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 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 the western portion of 5085 North Fraser Way, located on the north side of Glenlyon Parkway, between North Fraser Crescent and Glenlyon Place. The subject portion of the site is vacant and is irregular in shape with an area of approximately 1.13 hectares (2.8 acres) (subject to legal survey). The eastern portion of the subject property is currently under construction with a two-storey light industrial/office building for Dorigo Systems (Rezoning Reference #16-56). To the north is a CPR rail line, with the Riverview Golf Course beyond. To the west, and south across North Fraser Way, are light industrial and office properties developed in line with the Glenlyon Concept Plan. To the east is an undeveloped lot identified for future light industrial and office development in line with the Glenlyon Concept Plan.

4.0 BACKGROUND INFORMATION

- 4.1 The subject site is located within Glenlyon Business Park, within the Big Bend Development Plan area. The Glenlyon Concept Plan was approved by Council in 1994, and 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, research and development uses, which collectively, have 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, CPA Canada, and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan. In addition, light-industrial developments for Coanda and Dorigo Systems are currently under construction in the Glenlyon Business Park.
- 4.2 On 2018 October 29, Council gave Final Adoption to Rezoning Reference #16-56, which permitted the construction of a two-storey light industrial/office building for Dorigo Systems, an electronics manufacturer, on the eastern portion of the subject property. As noted above, that building is currently under construction. As part of that rezoning, an open space amenity was proposed on the western portion of the site for the use of the development's employees, pending its future redevelopment, which would require a further rezoning application. The subject rezoning application proposes the development of that vacant portion of the site.

5.0 GENERAL INFORMATION

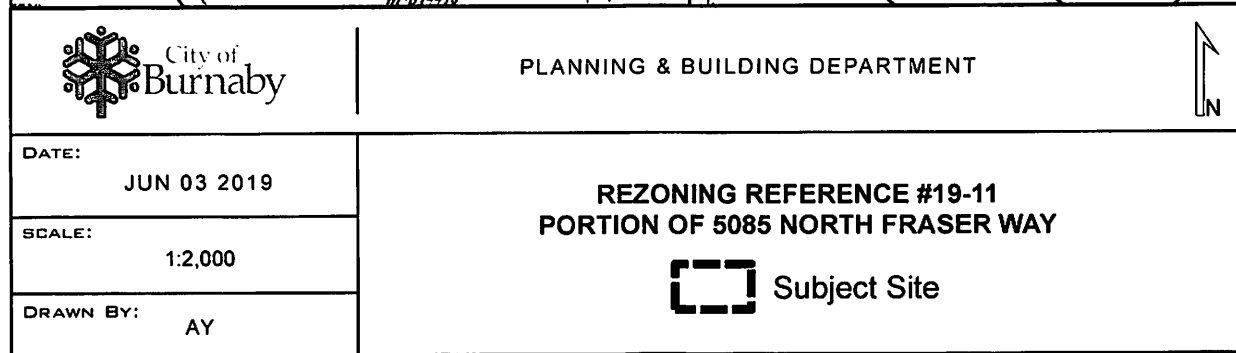
- 5.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, and the Big Bend Development Plan as guidelines) in order to permit the construction of a light industrial/office building with surface parking for Enigma Interconnect, Western Canada's largest manufacturer of printed circuit boards for use in various electronic products. Enigma Interconnect is currently located at 8070 Winston Street and is seeking to relocate its manufacturing and head office to the subject site in order to accommodate the company's growth. Vehicular access will be provided from North Fraser Way.
- 5.2 Primary servicing for the subject site has been provided for through Subdivision References #39/97, #02-10, and #13-35; however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
- the construction of North Fraser Way to its final standard with separated sidewalk, street trees and street lighting.
- 5.3 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 5.4 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.
- 5.5 A Site Profile and resolution of any arising requirements will be required.
- 5.6 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 5.7 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 5.8 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 5.9 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.
- 5.10 The granting of a Section 219 Covenant respecting flood proofing requirements is required.
- 5.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

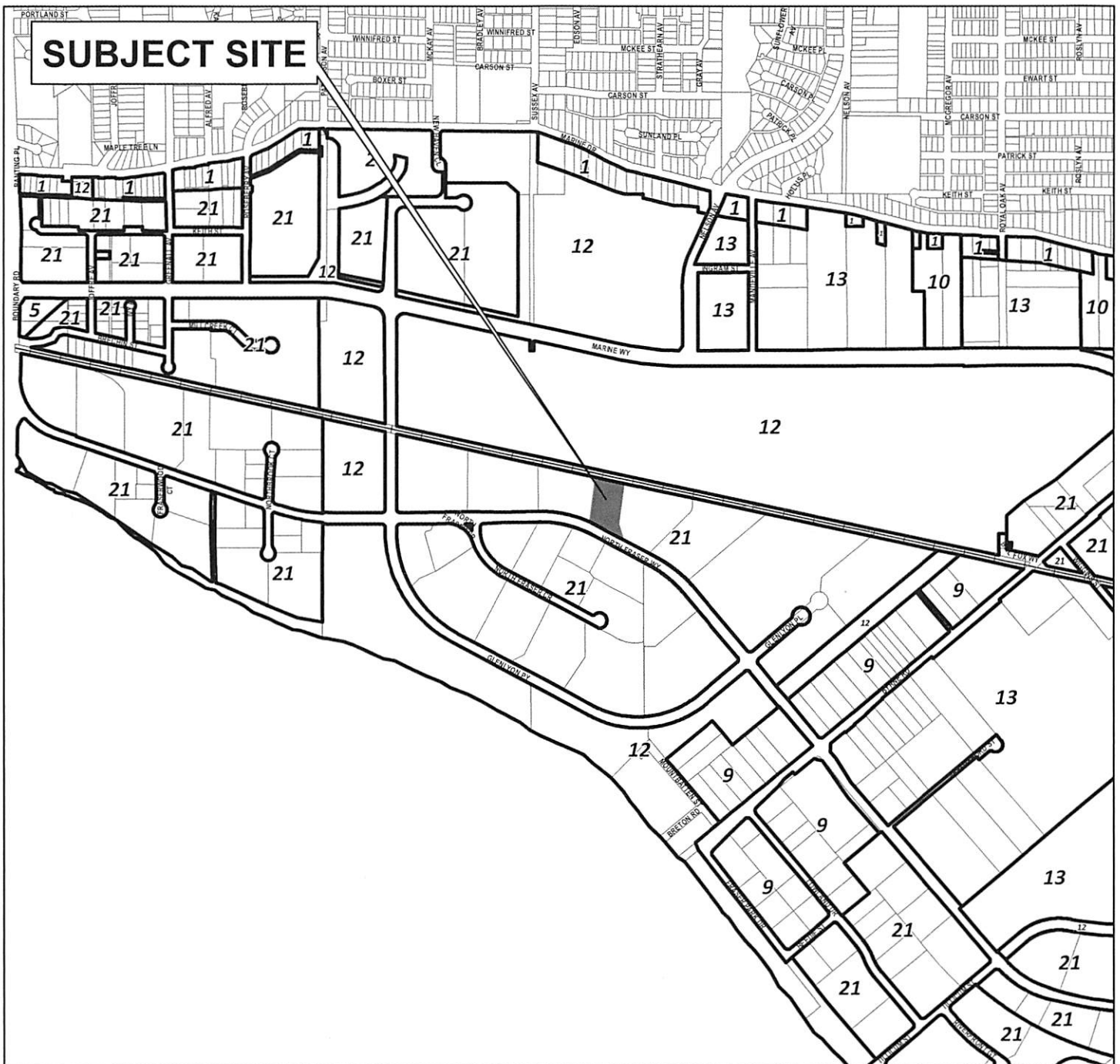
6.0 RECOMMENDATION

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.


SMN:th
Attachments

cc: City Solicitor
City Clerk





- 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

**CHRISTOPHER
BOZYK ARCHITECTS LTD.**

March 28th, 2019

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

**Re: Rezoning Letter of Intent
5085 North Fraser Way**

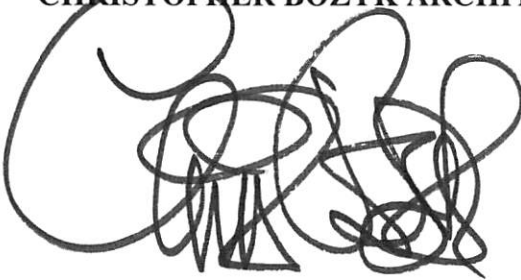
Dear Sir:

Enigma is a high-tech manufacturing business currently in rented premises in Burnaby.

The company is growing and wishes to remain in Burnaby in a new facility, they wish to construct. The present zoning does not allow this use; however, Burnaby Planning has advised that a CD, with M2/M5 guidelines rezoning would be appropriate

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

Sincerely,
CHRISTOPHER BOZYK ARCHITECTS LTD.

A large, stylized handwritten signature in black ink, appearing to be 'C. Bozyk'.

Christopher Bozyk, Architect AIBC, F.R.A.I.C.