

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-12 2019 June 05

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
Attn: Carl Funk
- 1.2 Subject:** Application for the rezoning of:
Lot 2, DL 165, Group 1, NWD Plan EEP49841
- From:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, and Big Bend Development as guidelines)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development as guidelines)
- 1.3 Address:** Portion of 5255 North Fraser Way
- 1.4 Location:** The subject site is located on the northeast 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 5.6 hectares (13.9 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 two 2-storey light industrial/office buildings.

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), and is located on the north side of North Fraser Way. The western portion of the subject site is vacant and is irregular in shape, with an area of approximately 5.6 hectares (13.9 acres) (subject to legal survey). The eastern portion of the site is also vacant, and identified for future light-industrial/office development in the Glenlyon Concept Plan.

To the north is a vacant property identified for future light industrial/office development, with the CPR rail line and the Riverview Golf Course beyond. To the east is the BC Hydro Big Bend Substation. To the south, across Glenlyon Place, is a vacant property which is the subject of Rezoning Reference #16-34 for the purpose of constructing a two-storey light industrial/office building. To the west, across North Fraser Way, is a two-storey light industrial/office building currently under construction for Coanda (Rezoning Reference #17-10), as well a vacant lot which is the subject of Rezoning Reference #18-36 and Rezoning Reference #19-13, for the purpose of constructing light industrial/office buildings.

4.0 BACKGROUND INFORMATION

The subject site is located in Glenlyon Business Park within the Big Bend Development Plan area. The Glenlyon Concept Plan was approved by Council in 1994, and 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, a majority of the business park has been developed with single tenant office and 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.

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 Glenlyon Concept Plan as guidelines) in order to permit the construction of two 2-storey light industrial/office buildings. Vehicular access is proposed from both North Fraser Way and Glenlyon Place.

5.2 Primary servicing for the subject site has been provided through Subdivision References #97-39, #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 may include, but not necessarily be limited to:

- confirmation that North Fraser Way has been constructed to its final standard with separated sidewalk, street trees and street lighting; and,
- confirmation that Glenlyon Place has been constructed to its final standard with separated sidewalk, street trees and street lighting.

5.3 The submission of 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.

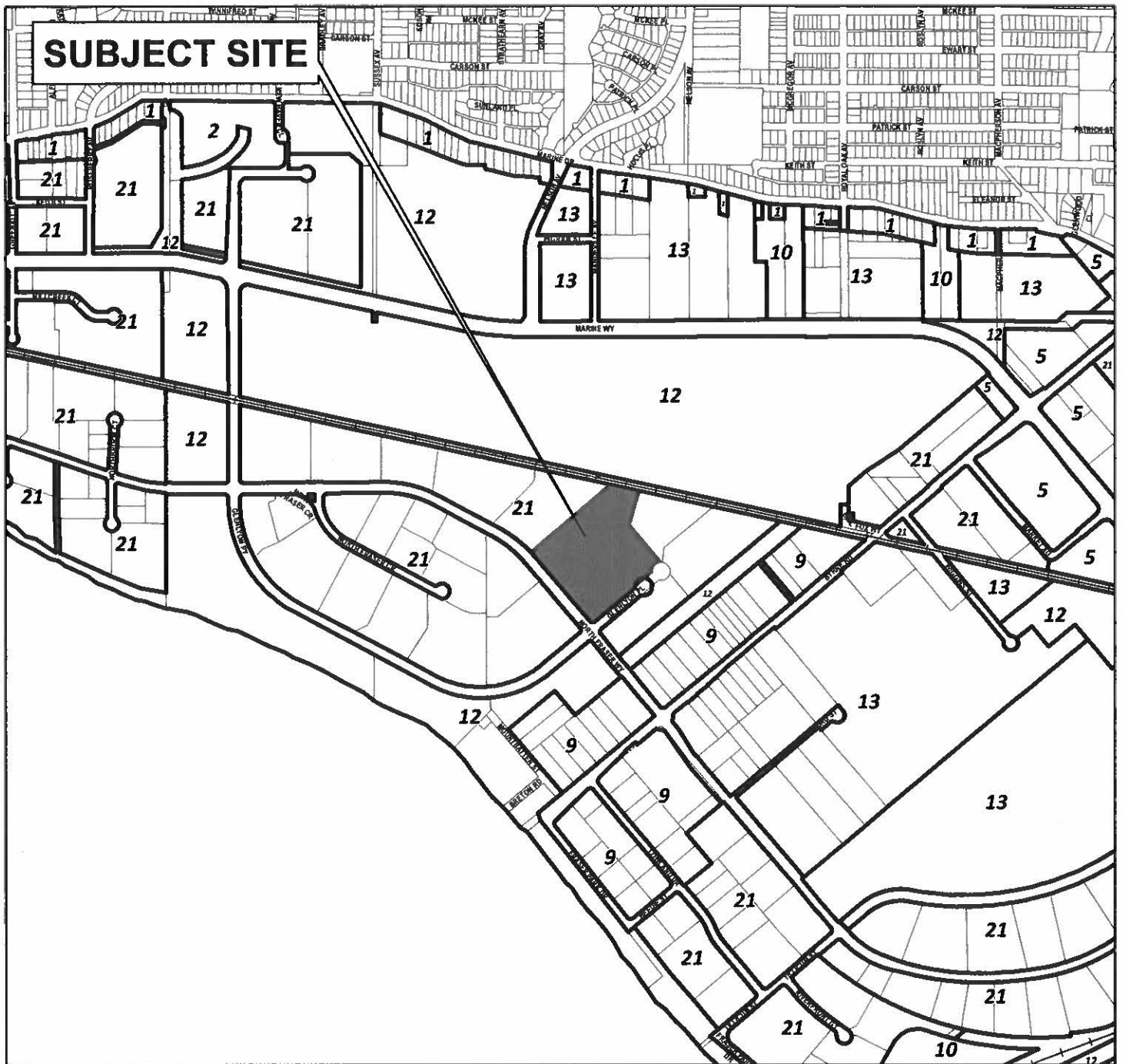
6.0 RECOMMENDATION

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.



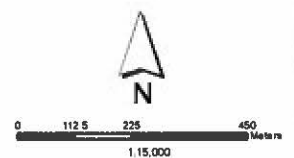
Attachments

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



April 11, 2019

Ed Kozak, 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 5255 North Fraser Way (Lot 2 District Lot 165
Group 1 New Westminster District Plan EPP49841)**

Dear Mr. Kozak,

Enclosed please find our application to rezone 5255 North Fraser Way to Comprehensive 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 two separate two-storey light industrial and office buildings with surface parking.

The proposed buildings will be designed in accordance with the Glenlyon Concept Plan and reflect the high quality of development that currently exists within the Glenlyon Business Park. A context plan has been attached for your reference. The total area of the two proposed buildings is approximately 310,000 square feet (slightly more than 150,000 square feet each) sitting on a 13.9 Acre site.

The design incorporates end of trip facilities and bike parking for cyclists. The design will achieve a contemporary industrial aesthetic with high quality materials.

Thank you for your consideration of this rezoning application. We look forward to working with the City on achieving a suitable plan of development in the coming months.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carl Funk".

Carl Funk
Development Manager