

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-13 2019 June 05

ITEM #05

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 BCP47254, Except 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 as guidelines)
- 1.3 Address:** Portion of 9702 Glenlyon Parkway
- 1.4 Location:** The subject site is located on the north side of North Fraser Way to the west of Glenlyon Parkway (Sketch #1 *attached*)
- 1.5 Size:** The site is irregular in shape with a total area of approximately 1.21 hectares (3 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 two-storey light industrial and 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.

2.0 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 9702 Glenlyon Parkway, located on the north side of Glenlyon Parkway, to the west of North Fraser Way. The subject portion of the site is vacant and is irregular in shape with an area of approximately 1.21 hectares (3 acres) (subject to legal survey). The eastern portion of 9702 Glenlyon Parkway, at the northwest corner of North Fraser Way and Glenlyon Parkway, is the subject of Rezoning Reference #18-36 for the purpose of constructing a two-storey light industrial/office building for Stylus Furniture, which was granted Second Reading by Council on 2019 March 11.

To the north of the subject property is a two-storey light industrial/office building currently under construction for Coanda (Rezoning Reference #17-10). To the west is a pedestrian trail within the Metro Vancouver right-of-way, beyond which are office and light industrial properties developed in line with the Glenlyon Concept Plan. To the east, across North Fraser Way, is a vacant property identified for future office and light industrial development in line with the Glenlyon Concept Plan (Rezoning Reference #19-12). To the south, across Glenlyon Parkway, is Byrne Creek Ravine Park.

3.0 BACKGROUND INFORMATION

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 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, 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, 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.

4.0 GENERAL INFORMATION

- 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 Big Bend Development Plan as guidelines) in order to permit the construction of a two-storey light industrial/office building. Vehicular access is proposed via North Fraser Way from a future shared access between the subject site and the development parcel to the north, as well as Glenlyon Parkway.
- 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 portion of the pedestrian trail along the northern portion of the site, from North Fraser Way to the pedestrian trail within the Metro Vancouver right-of-way; and,
 - the provision of an enhanced pedestrian crossing, complete with curb bulges, for the urban trail across Glenlyon Parkway.
- 4.3 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.4 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.
- 4.5 A Site Profile and resolution of any arising requirements will be required.
- 4.6 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.7 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.8 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.9 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.
- 4.10 The granting of a Section 219 Covenant respecting flood proofing requirements is required.

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

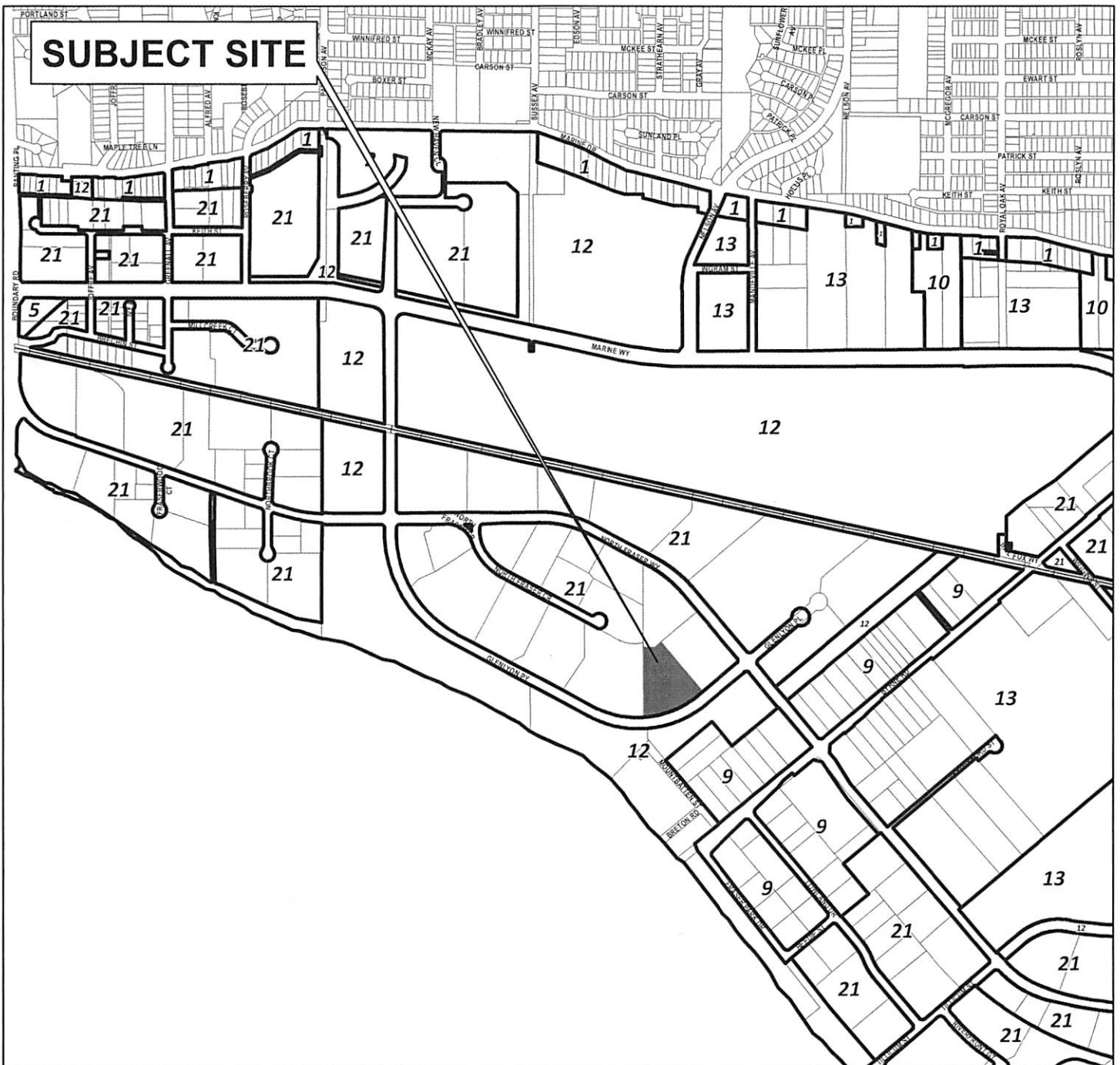
5.0 RECOMMENDATION

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.

 SMN:rl

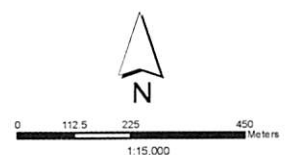
Attachments

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 Remaining Portion of 9702 Glenlyon Parkway (Lot 2 District Lot 165 Group 1 New Westminster District Plan: BCP47254)

Dear Mr. Kozak,

Enclosed please find our application to rezone the remaining portion of 9702 Glenlyon Parkway 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 a two-storey light industrial and office building with surface parking.

The proposed building will be designed in accordance with the Glenlyon Concept Plan and reflects 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 proposed building is approximately 70,000 square feet sitting on a 3 Acre site. The proposal includes approximately 32,000 square feet of warehouse/manufacturing space and 34,000 square feet of office space.

The design incorporates end of trip facilities and bike parking for cyclists. The design will achieve a contemporary industrial aesthetic with high quality materials. The building is oriented to the street in a manner that accentuates the glazed elements and provides a more aesthetically balance of light and shadow. Loading areas will be positioned in the rear of the building. The site plan also integrates a pedestrian connection from the neighbouring northern sites to the pedestrian path along the Metro Vancouver Statutory Right of Way immediately east of the site.

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