

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #19-34 2019 SEPTEMBER 11

#### ITEM #08

#### 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:  
Portion of Lot 4 District Lots 163 and 165 Group 1 New Westminster  
District Plan EPP49841
- 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 and M5 Light Industrial District)
- 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 subject site is irregular in shape with a total area of 2.15 hectares  
(5.31 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  
exterior changes to the building's west elevation.

#### 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 and the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The subject site comprises the eastern 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 irregular in shape with an area of 2.15 hectares (5.31 acres) and is currently under construction with a single-tenant, two-storey light industrial/office building for a Dorigo Systems Ltd (Rezoning Reference #16-56). The remaining western portion of the subject property is the subject of Rezoning Reference #19-11, which proposes the construction of a light industrial/office development in line with the Glenlyon Concept Plan. 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/office development in line with the Glenlyon Concept Plan.

## **4.0 BACKGROUND INFORMATION**

- 4.1 On 2018 October 29, Council gave Final Adoption to Rezoning Reference #16-56, in order to permit the construction of a two-storey light industrial/office building for Dorigo Systems Ltd., with a total floor area of 9,862.7 m<sup>2</sup> (106,161 sq.ft.). The building is currently under construction.
- 4.2 The applicant is proposing to make exterior changes to the building's west elevation. Vehicular access will continue to be from North Fraser Way.

## **5.0 GENERAL INFORMATION**

- 5.1 The subject site is situated within the Big Bend Development Plan and is designated for business centre and light industrial uses (see Sketches #1 and #2 *attached*).
- 5.2 The applicant is pursuing facade changes that remain in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping. The façade changes are triggered by the reallocation of existing manufacturing and warehouse space on the west side of the building that was approved as part of Rezoning Reference #16-56 in order to create tenant units for office and light-industrial uses. No other changes are being proposed in connection with this rezoning.

Staff support the requested amendment as it improves the relationship of the subject building with future development on the balance of the subject property to the west, currently undergoing rezoning as part of Rezoning Reference #19-11.

5.3 The required servicing for the subject site has been provided for under Rezoning Reference #16-56. No further off-site services are required as a part of this subject rezoning application.

5.4 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.

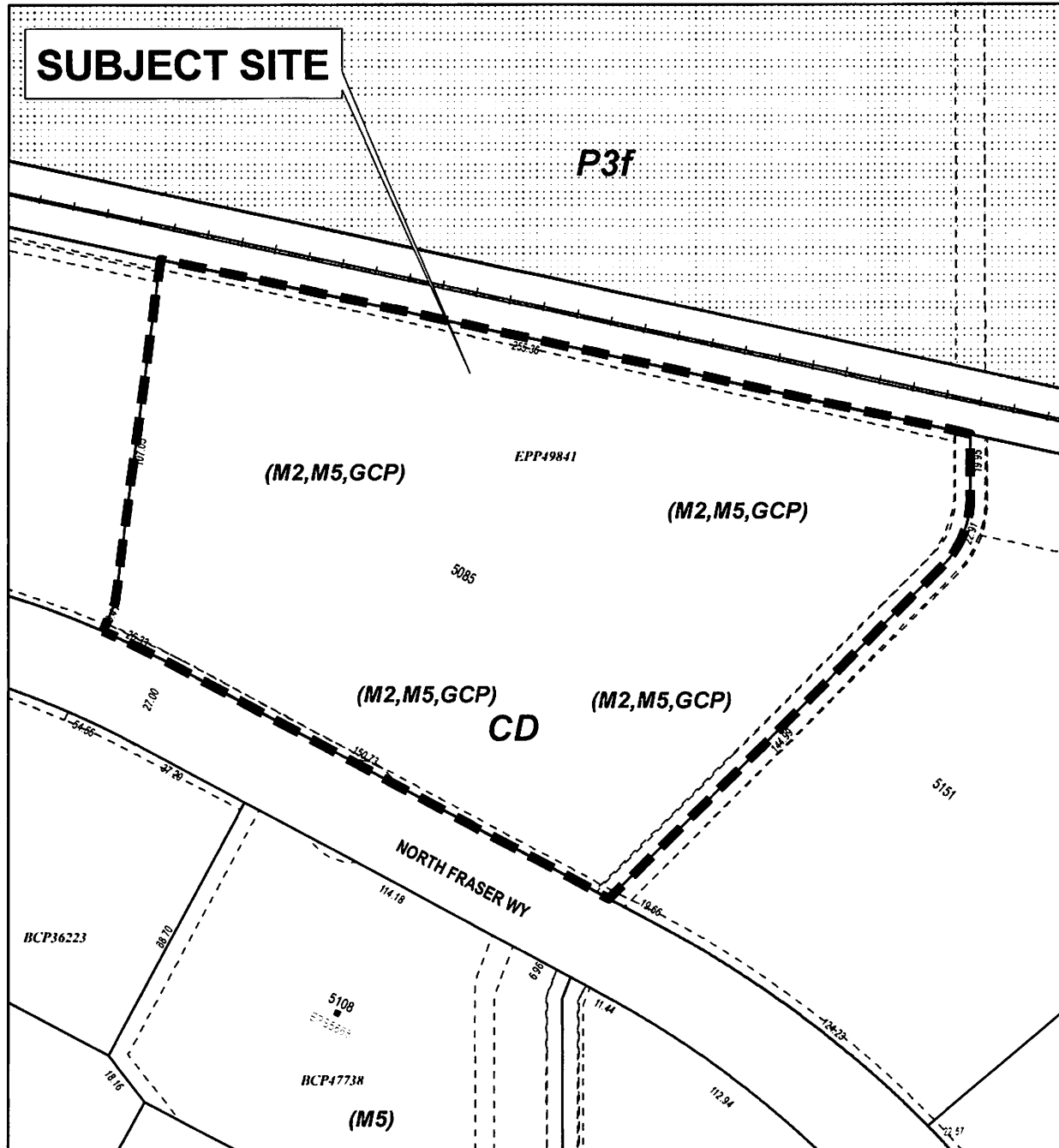


GT:tn

**Attachments**

cc: City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:  
JUL 02 2019

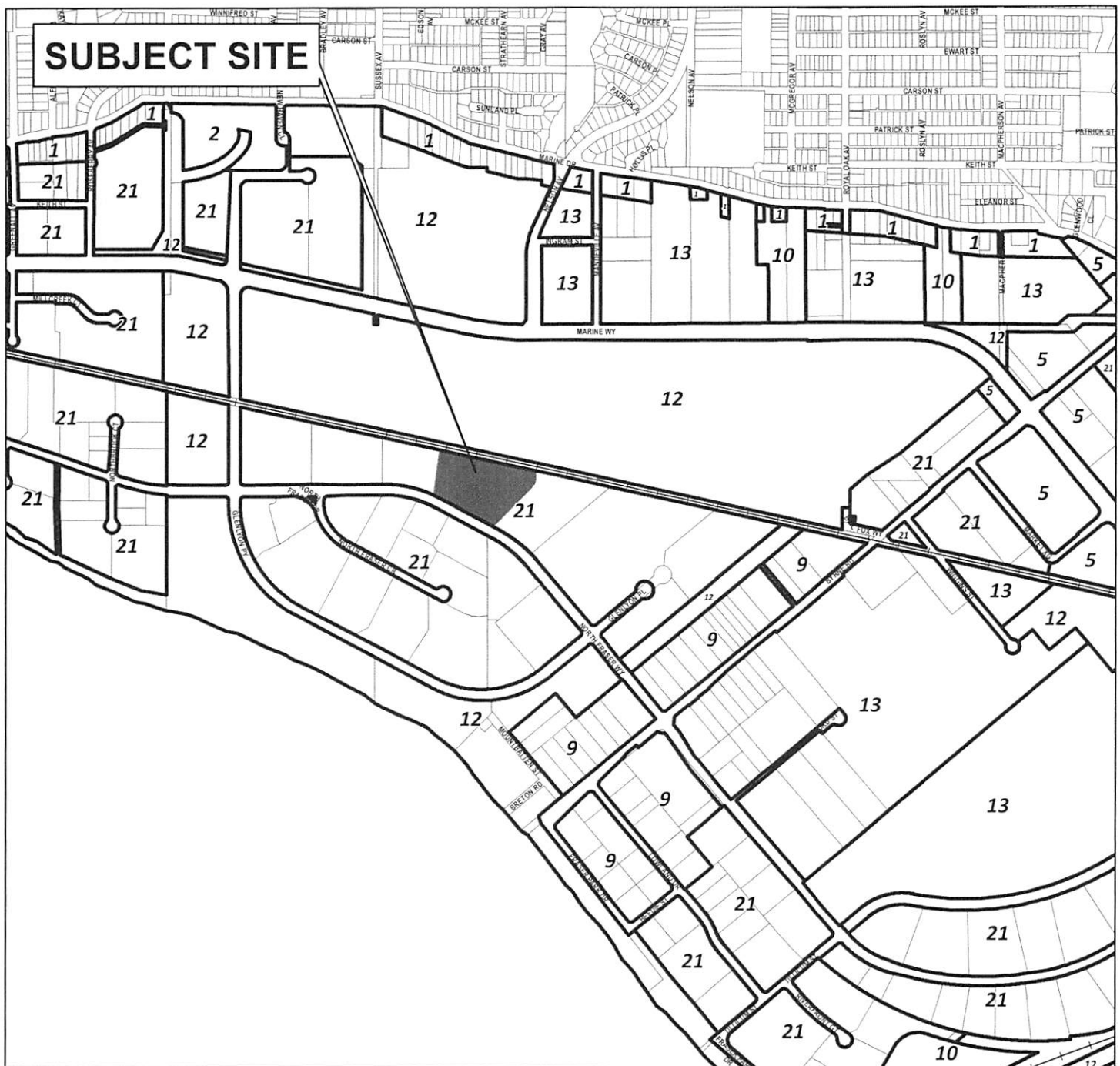
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REZONING REFERENCE #19-34  
5085 NORTH FRASER WAY

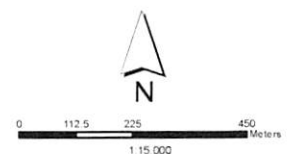
 Subject Site

Sketch #1



- 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



June 20, 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 – 5085 North Fraser Way – Lot 4 District Lots 163 and 165 Group 1 New Westminster District Plan EPP49841

Dear Mr. Kozak,

Please find our formal application to rezone 5085 North Fraser Way attached to this Letter of Intent. This application seeks the City's approval to revise the design of a building currently under construction to allow for multi-tenancy. The changes include revisions to the building's west elevation as well as additional demising walls within the building. The elevation changes include more glazing and we believe improve the building's overall form and character.

We thank you in advance for your review of this rezoning amendment application and we look forward to working with the City on a successful outcome.

Sincerely,

A handwritten signature in black ink, appearing to be "CF" or "Carl Funk".

Carl Funk,  
Development Manager