

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #19-37
2019 SEPTEMBER 11

ITEM #10

1.0 GENERAL INFORMATION

- 1.1 Applicant:** ZML Holdings Group Corporation
#534 – 1055 Dunsmuir Street
Vancouver, BC V7X 1L2
Attn: Anka Cornea and Frederick Li
- 1.2 Subject:** Application for the rezoning of:
Lot 1, District Lot 155B and 155C, NWD Plan BCP24486, and
Lot 2, District Lot 155B, Group 1, NWD Plan, BCP24486
- From:** CD Comprehensive Development District (based on C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District (based on C2 Community Commercial District, Byrne Road and Marine Way Development Plan, and Big Bend Development Plan as guidelines)
- 1.3 Address:** 5751 Marine Way
- 1.4 Location:** The subject site is located on the southeast corner of Marine Way and Market Crossing (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of approximately 10.56 hectares (26 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 general commercial uses in the existing specialized retail centre.

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 Byrne Road and Marine Way Development Plan, and the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The site, located on the northeast corner of Marine Way and Market Crossing, is comprised of two properties, and is irregular in shape with an area of approximately 10.56 hectares (26 acres). The western portion of the site fronting Marine Way is occupied by the initial phase of a specialized retail centre, while the northeastern portion fronting Meadow Avenue is currently vacant.

To the west of the site across Market Crossing are light industrial properties, while immediately to the north, and across Meadow Avenue, are agricultural properties. Immediately to the east is Riverside Park, while to the south, across Marine Way, is the Market Crossing retail centre.

4.0 BACKGROUND INFORMATION

- 4.1 The subject site is located within the Byrne Road and Marine Way Development Plan, within the broader Big Bend Development Plan area. The Byrne Road and Marine Way Development Plan was approved by Council in 2002. The Plan designated an area on the north side of Marine Way to the west and east of Byrne Road, which includes the subject site, as a specialized retail area, in order to attract larger-scale specialized retailers that sell a single or specialized category of goods. The Plan also identified an area directly to the south of the subject site across Marine Way, as a general retail centre, which provided for a wider range of permitted commercial uses than those permitted in the specialized retail area.

On 2006 June 26, Council gave Final Adoption to Rezoning Reference #04-10, which provided for a development plan for a specialized retail centre at the subject site. The permitted goods for sale identified included items such as office furniture, equipment and supplies, home improvement and building materials, home furnishings and appliances, sporting goods, and electronic goods. All general commercial uses under the C2 Community Commercial District were excluded under the specific CD Comprehensive Development District zoning of the site.

- 4.2 Since 2007, a number of specialized retailers have located at the retail centre including Winners, PetSmart, Michaels, Staples, and Sport Chek, as anticipated under the Byrne Road and Marine Way Development Plan. However, since that time, due to the changing nature of the retail industry, the retail centre has experienced difficulty in attracting and maintaining additional specialized retailers to the centre. Further, due to the specific CD Comprehensive Development District zoning of the site that excludes general commercial uses, the centre continues to experience a high vacancy rate. Staff have received

numerous enquiries to locate general commercial uses at the retail centre, but have been unable to support the proposed uses given the specialized retail designation of the site. Moreover, it is believed that general retail uses would complement the retail centre to the south and would bring consistency to the overall commercial precinct.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting rezoning to the Amended CD Comprehensive Development District (based on C2 Community Commercial District, Byrne Road and Marine Way Development Plan, and Big Bend Development Plan as guidelines) in order to permit general commercial uses in the existing specialized retail centre.

It is noted that the inclusion of general commercial uses, while not identified in the Plan, is considered desirable and supportable, in order to assist in the ongoing success of the retail centre, and other designated specialized retail areas within the Plan. As such, an amendment to the Byrne Road and Marine Way Development Plan is proposed to provide for the general commercial uses in the existing specialized retail centre, as well as the other properties designated for specialized retail uses within the Plan (to the west – see *attached* Sketch #2).

- 5.2 Primary servicing for the subject site has been provided through Subdivision Reference #05-32, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site.
- 5.3 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 5.4 The proposed prerequisite conditions to the rezoning will be included in a future report.

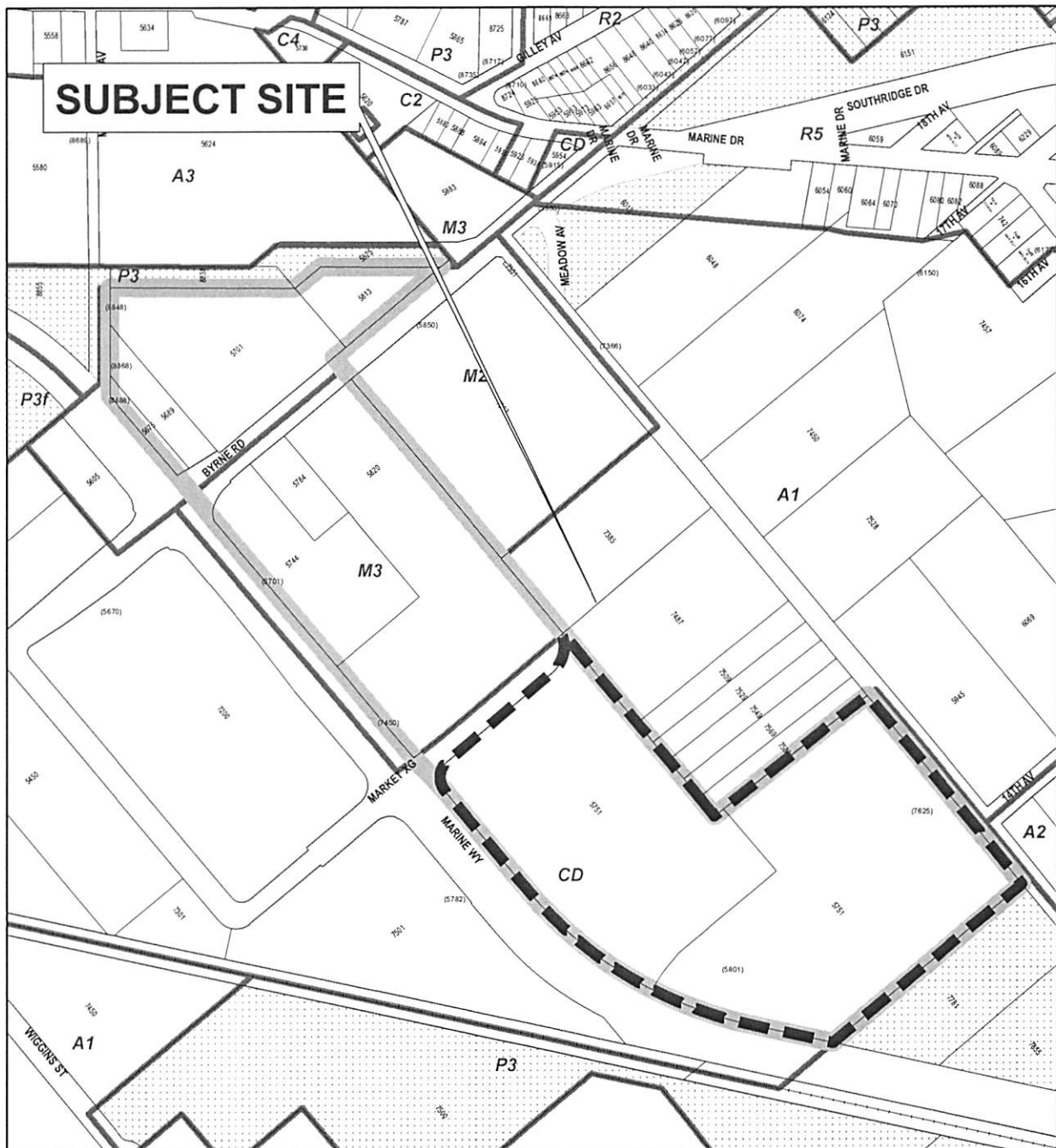
6.0 RECOMMENDATIONS

1. **THAT** the amendment to the Byrne Road and Marine Way Development Plan to permit general commercial uses, as outlined in Section 5.1 of this report, be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site).
2. **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:rh

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 05 2019

SCALE:

1:6,000

DRAWN BY:

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REZONING REFERENCE #19-37
5751 MARINE WAY

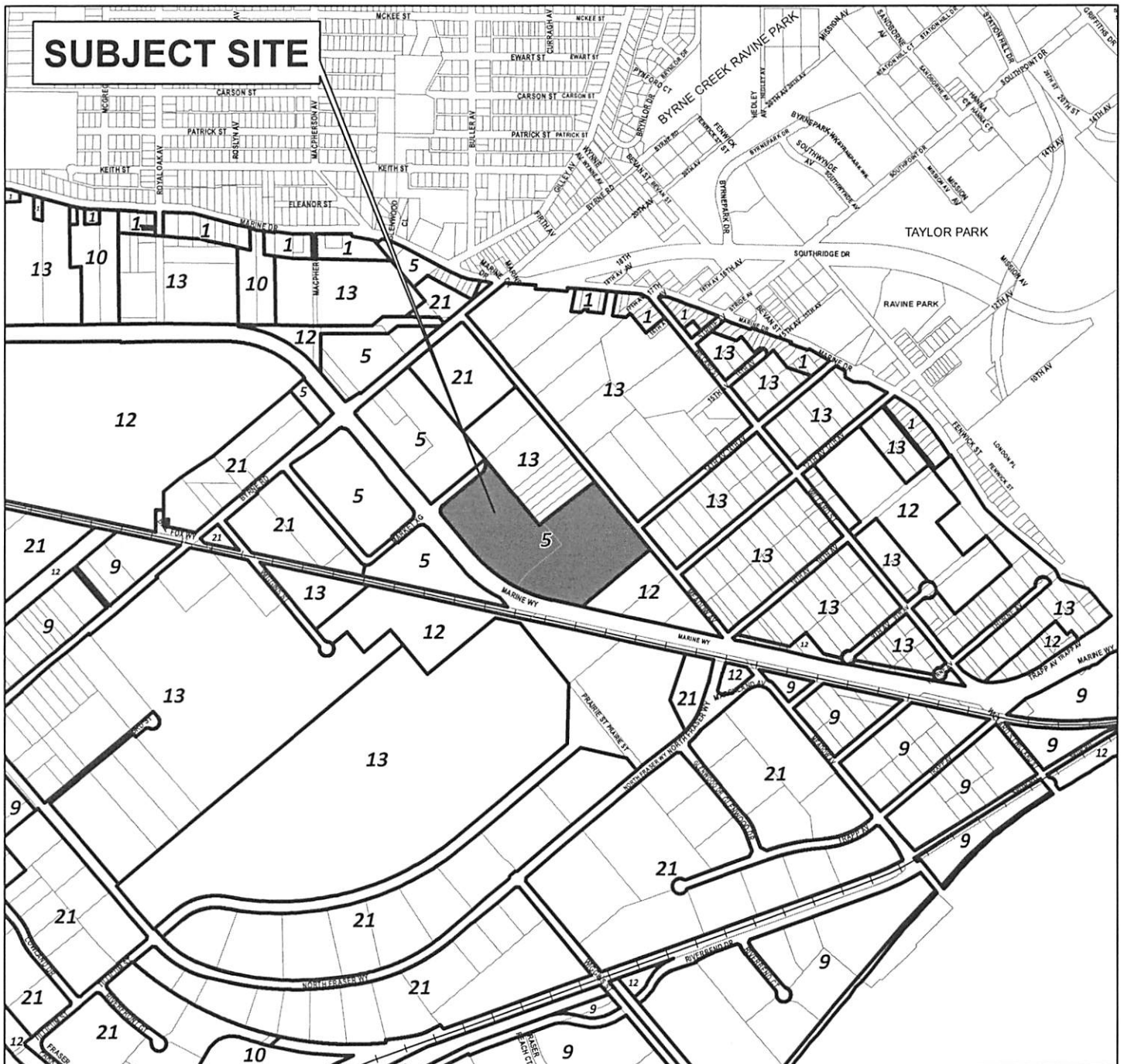


Subject Site



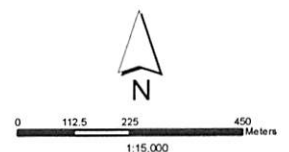
Proposed Plan
Amendment Boundary

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



BIG BEND CROSSING SHOPPING CENTRE NO. 1 & BIG BEND CROSSING SHOPPING CENTRE NO. 2

Address: Four Bentall Centre
#534-1055 Dunsmuir Street, Vancouver, BC V7X 1L2
Phone: (778) 737-6999

Applicant : Anka Cornea & Frederick Li

On behalf of

Big Bend Crossing Shopping Centre No. 1 and Big Bend Crossing Shopping Centre No. 2

534, 1055 Dunsmuir Street

Vancouver, BC V7X 1L2

Phone : 778.737.6999

July 31, 2019

Mr. Edward Kozak

City of Burnaby – Planning Department

4949 Canada Way

Burnaby, BC V5G 1M2

RE: Rezoning Letter of Intent for Big Bend Crossing , 5751-5851 Marine Way, Burnaby, BC

We, Anka Cornea and Frederick Li, on behalf of Big Bend Crossing Shopping Centre No. 1, Big Bend Crossing Shopping Centre No. 2, and Mr. Run Ze Zhou, Director, have submitted this application to rezone 5751-5851 Marine Way, Burnaby, BC from the current CD(C2) to Amended CD(C2), utilizing the Big Bend Community Plan's guidelines as reference.

The intent of the rezoning is to permit the full range of C2 Community Commercial District uses and to remove the restricted range of permitted uses currently existing on the two properties.

We thank you for your consideration of this rezoning request and we look forward to working with the City of Burnaby towards the approval of this rezoning application.

Yours truly,

A handwritten signature in black ink, appearing to read 'Anka Cornea'.

Anka Cornea

Sr. Real Estate Manager

ZML Holdings Group Corporation

Frederick Li
Vice President

A handwritten signature in black ink, appearing to read 'Frederick Li'.

ZML Holdings Group Corporation