



TO: CITY MANAGER 2019 September 11

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #19-09
Five Storey Industrial/Office Development**

ADDRESS: 3133 Sumner Avenue (see *attached* Sketch #1)

LEGAL: Application for the rezoning of:
Parcel "One" (Reference Plan 21794)
Lot "E" District, Lot 70, Group 1, NWP 14996

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and C1 Neighbourhood Commercial District in accordance with the development plan entitled "3133 Sumner Avenue" prepared by Taylor Kurtz Architecture and Design Inc.)

APPLICANT: Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
Attn: Carl Funk

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 October 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 October 07 and to a Public Hearing on 2019 October 29 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f) The submission of a Green Building Strategy.
- g) The deposit of the applicable GVS & DD Sewerage Charge.
- h) The deposit of the applicable Regional Transportation Charge.
- i) The provision of facilities for cyclists in accordance with Sections 5.5 of the rezoning report.
- j) The submission of a detailed comprehensive sign plan.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) 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.
- m) The approval of the Ministry of Transportation to the rezoning application.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a five-storey light industrial and office building with a small commercial component.

2.0 POLICY FRAMEWORK

The proposed development is in line with the Business Centre designation of the Official Community Plan (OCP). The advancement of the proposed zoning bylaw amendment also 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 BACKGROUND

- 3.1 The subject site is occupied by a two-storey industrial development with underground and surface parking. To the north and west are industrial developments; to the south is an office development; and, to the east, across Sumner Avenue, is the Grand Villa Casino/Delta Burnaby Hotel complex. Vehicular access to the site is from Sumner Avenue.

The subject property is not located within a Community Plan Area but is designated in the OCP for Business Centre Development. The proposed office/industrial development with a small commercial component is considered in accordance with the adopted Business Centre designation within the OCP.

- 3.2 The subject rezoning application is consistent with municipal plans and policies. Council, on 2018 June 11, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing

4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, and C1 Neighbourhood Commercial) in order to permit the construction of an industrial/office

building with a mixture of surface and underground parking with a small commercial component.

- 4.2 The development concept is for a five storey building with extensive glazing and architectural character. The first two floors provide a number of flexible, high-volume, industrial spaces with some common amenities on the ground floor. A ground floor commercial/restaurant space is also proposed, which would provide a commercial amenity to the area. The top three floors provide for office spaces. Overall, the building is considered to embody exceptional architectural design for a building of its type and is considered suitable for presentation to public hearing.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include but not necessarily be limited to:
 - the construction of Sumner Avenue to its final standard with separated sidewalks, street trees, street and pedestrian lighting and grassed boulevards, fronting the development site.
- 4.4 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.5 The submission of a Green Building Strategy is required. The applicant has indicated that the development will meet Step 3 of the BC Energy Step Code.
- 4.6 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.
- 4.7 The submission of a detailed comprehensive sign plan will be required.
- 4.8 A Site Profile and resolution of any arising requirements will be required.
- 4.9 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.10 The Ministry of Transportation's approval to the rezoning is required.
- 4.11 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.12 The Regional Transportation Development Cost Charge will apply to this rezoning.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #19-09
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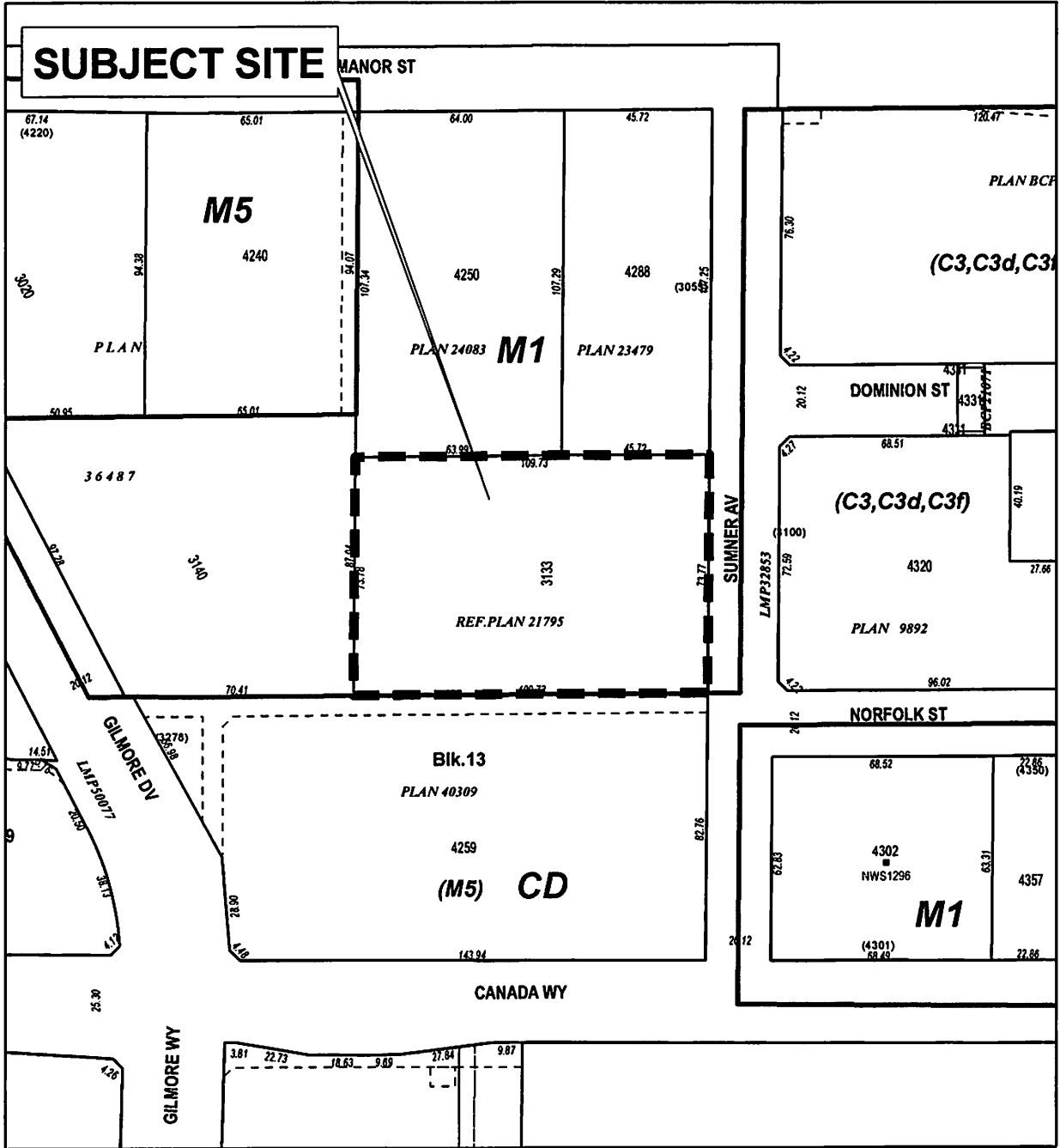
5.0 DEVELOPMENT PROPOSAL

5.1	Site Area:	-	8,090 m ² (87,080 sq.ft.)
5.2	Site Coverage:	-	38%
5.3	Proposed Gross Floor Area:		
	Office	-	10,384.6 m ² (111,779 sq. ft.)
	Manufacturing/Industrial	-	5,433.7m ² (58,488 sq. ft.)
	Commercial	-	239.4 m ² (2,577 sq. ft.)
	Total Proposed Floor Area	-	16,057.7 m ² (172,844 sq. ft.)
5.4	Vehicle Parking:		
	Office	-	10,384.6 m ² @ 1/46 m ² - 226 spaces
	Manufacturing/Industrial	-	5,433.7m ² @ 1/93 m ² - 58 spaces
	Commercial	-	239.4 m ² @ 1/46 m ² - 5 spaces
	Total Required	-	289 spaces
	Total Provided	-	495 spaces
5.5	Bicycle Parking:		
	Required	-	29 spaces
	Provided	-	40 spaces (and end of trip facilities)
5.6	Loading:		
	Required	-	5 spaces
	Provided	-	7 spaces


 E.W. Kozak, Director
 PLANNING AND BUILDING

DR:rh
Attachments

cc: City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: APR 30 2019

SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #19-09
3133 SUMNER AVENUE

 Subject Site

Sketch #1