

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-56 2017 JANUARY 25

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
(Attn: Jaret Lang)
- 1.2 Subject:** Application for the rezoning of:
Lot 2, DLs' 162, 163 & 165, Group 1, NWD Plan LMP40993 Except
Plans LMP46623, BCP47255 & EPP30960
- From:** CD Comprehensive Development District (based on M2 General
Industrial District, M5 Light Industrial District, P8 Parking District
and Glenlyon Concept Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on M2
General Industrial District, M5 Light Industrial District and Glenlyon
Concept Plan as guidelines)
- 1.3 Address:** Portion of 5115 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 Parkway (Sketch #1
attached).
- 1.5 Size:** The site is irregular in shape with a total area of 3.21 hectares (7.94
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 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the north side of North Fraser Way within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The

subject site comprises a portion of 5115 North Fraser Way, located on the north side of North Fraser Way. The overall subject property is primarily vacant with an area of approximately 16.6 hectares (41.0 acres). The specific development site is improved with a paved surface parking lot and is irregular in shape with an area of approximately 3.21 hectares (7.94 acres) (subject to legal survey). To the north is a CPR rail line with the Riverview Golf Course beyond. To the south, across North Fraser Way, are light-industrial properties developed in line with the Glenlyon Concept Plan. To the east is the remainder of the subject property which is undeveloped and identified for future office and light-industrial development in the Glenlyon Concept Plan. To the west are light-industrial properties developed in line with the Glenlyon Concept Plan.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was advanced in 1994 by CN Real Estate, under Rezoning Reference #44/92, and was envisioned as a refined, comprehensively planned business centre. The Council-adopted Glenlyon Concept Plan established high quality and unique architecture that complements the natural features of the site in order to attract cleaner and lighter industrial users to the business park. Canada Lands Company Limited subsequently purchased the Glenlyon Business Park in 1995 and began to carry out individual site and park development.
- 3.2 The Glenlyon Concept Plan originally envisioned a range of light-industrial, manufacturing, research and development, and office uses. Since the Master Rezoning (Rezoning Reference # 44/92) for the Glenlyon Business Park was adopted by Council in 1994, a majority of the business park has been developed with single tenant office and 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, CGA-Canada and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan, and represent an evolving pattern of single-tenant character of the Business Park. The road network, including portions of Glenlyon Parkway, North Fraser Crescent and North Fraser Way, has been constructed to City standards. In addition, a large portion of Fraser Foreshore Park has been dedicated and landscaped to City standards.
- 3.3 On 2006 January 09, Council granted Final Adoption for Rezoning Reference #02-18, which permitted the construction of an interim surface parking lot on a portion of the subject development site for the purposes of overflow parking requirements for the Best Buy office headquarters, located to the west at 8800 Glenlyon Parkway. This overflow parking was required at the time due to insufficient public transit service in the area. Given that public transit service in the Big Bend area has improved, the parking demands for Best Buy has reduced and the overflow parking lot is no longer required.

- 3.4 In 2015, Beedie Development Group purchased the remaining undeveloped parcels of the Glenlyon Business Park from Canada Lands Company Ltd., which includes the properties located at 5115 North Fraser Way and 9702 Glenlyon Parkway, with the intent of developing the remaining properties in line with the Council-adopted Plan.
- 3.5 On 2016 September 28, Council received a report from the Planning and Building Department regarding Rezoning Reference #16-34, which sought permission to construct a two-storey, multi-tenant light industrial building on another portion of the subject property to the east of Glenlyon Place (see *attached* Sketch #1). Given the time that has passed since the original adoption of the Glenlyon Concept Plan, and that the Business Park has developed with a specific character and form, it was considered appropriate to review the Glenlyon Concept Plan to accompany the application for Rezoning Reference #16-34. The intent of the Glenlyon Concept Plan review is to ensure that future development on the remaining parcels reflects the uses, development form, landscaping treatment and quality of architecture that has been developed over the past 20 years, which is of a high quality and with an established character and form. In connection with advancing the application for Rezoning Reference #16-34, the applicant agreed, in principle, to undertake the Concept Plan review as part of the rezoning application, forming part of the suitable plan of development, prior to Rezoning Reference #16-34 advancing to a future Public Hearing date.
- 3.6 The preliminary concept for the subject rezoning application reflects the established high quality form and character, landscaping treatment, quality of architecture, and single-user nature of development that has been accepted within the Glenlyon Business Park. Therefore, this Department supports the advancement of the subject rezoning application at this time. Given that the subject rezoning application reflects the established form and character of the business centre that has been developed over the past 20 years, it is noted that the subject rezoning could be completed prior to the completion of the Glenlyon Concept Plan review.

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 Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light-industrial office building with surface parking for Dorigo Systems Ltd., an electronics manufacturer that specializes in the assembly of printed circuit boards for use in various electronic products. Dorigo Systems Ltd. is currently located at 3885 Henning Drive and is seeking to relocate its offices to the subject site in order to accommodate the company's growth. The total area of the proposed building will be approximately 9,987 m² (107,500 sq.ft.). Vehicular access will be provided from North Fraser Way.

- 4.2 The applicant is pursuing development in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping.
- 4.3 Primary servicing for the subject site has been provided for through Subdivision References #39/97 and #02-10, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
- the construction of Glenlyon Place to its final standard with separated sidewalk, street trees and street lighting;
 - the construction of an urban trail adjacent to Byrne Creek, from North Fraser Way to, and subject to design and other considerations, across the CPR rail lines;
 - the installation of a new pedestrian/bicycle crossing and signal at the intersection of Glenlyon Place, Glenlyon Parkway and North Fraser Way;
 - the installation of curbside fences at the existing Byrne Creek Ravine Park trailheads on either side of North Fraser Way, on the west side of the Byrne Creek Bridge, in order to direct trail users to the new pedestrian/bicycle crossing at intersection and discourage existing mid-block crossing;
 - the provision of a new bus shelter and pad on North Fraser Way on the north side of North Fraser Way, west of Glenlyon Place; and,
 - the provision of improved signage and barriers at the trailhead of Burnaby Fraser Foreshore Park (9295 Glenlyon Parkway) in order to direct users to the existing paved urban trail.
- 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 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.
- 4.6 A Site Profile and resolution of any arising requirements will be required.
- 4.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area 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.

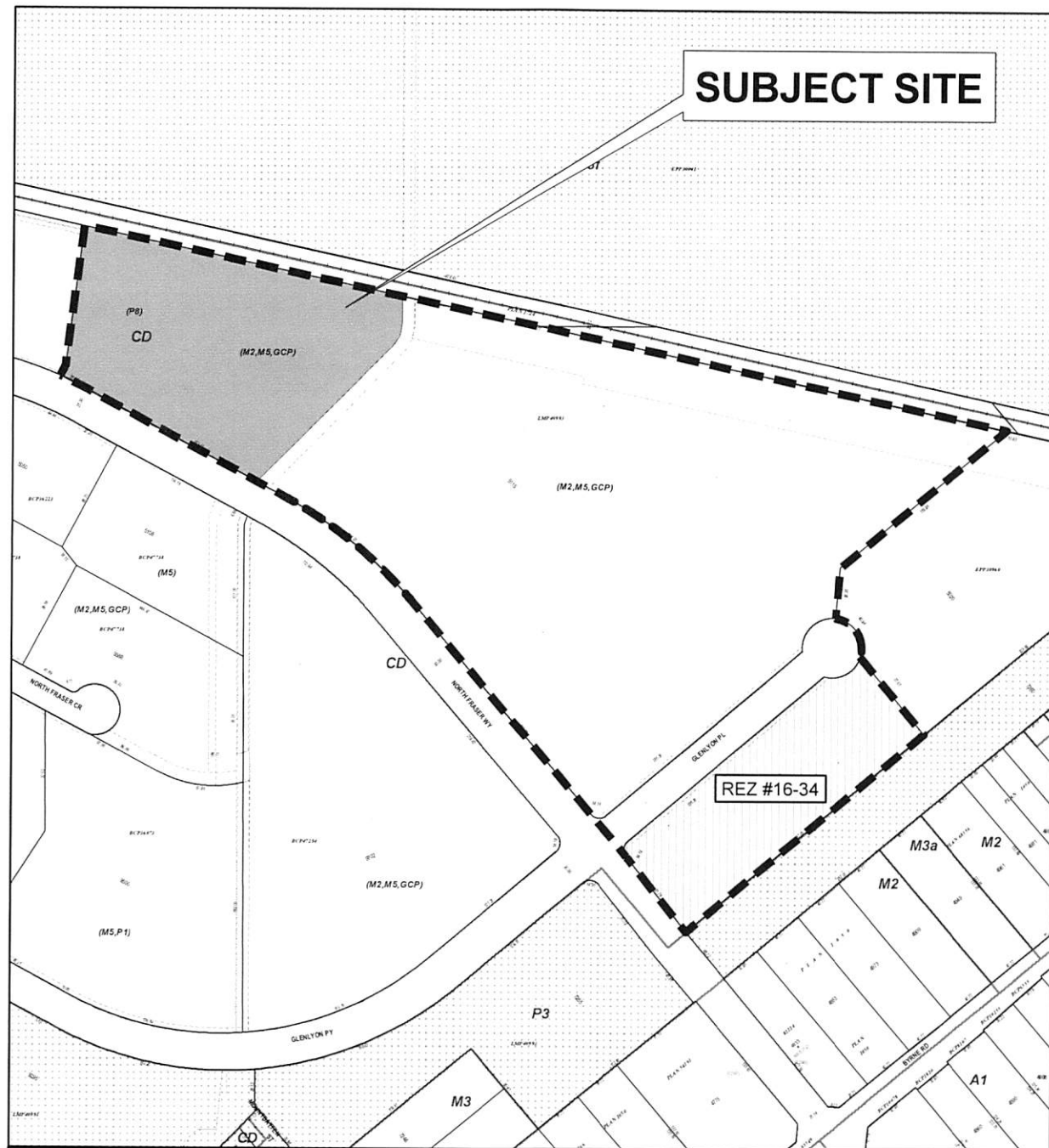
4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

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.

HP.
GT:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 23 2017

SCALE:
1:4,920

DRAWN BY:
AY

REZONING REFERENCE #16-56
PORTION OF 5115 NORTH FRASER WAY

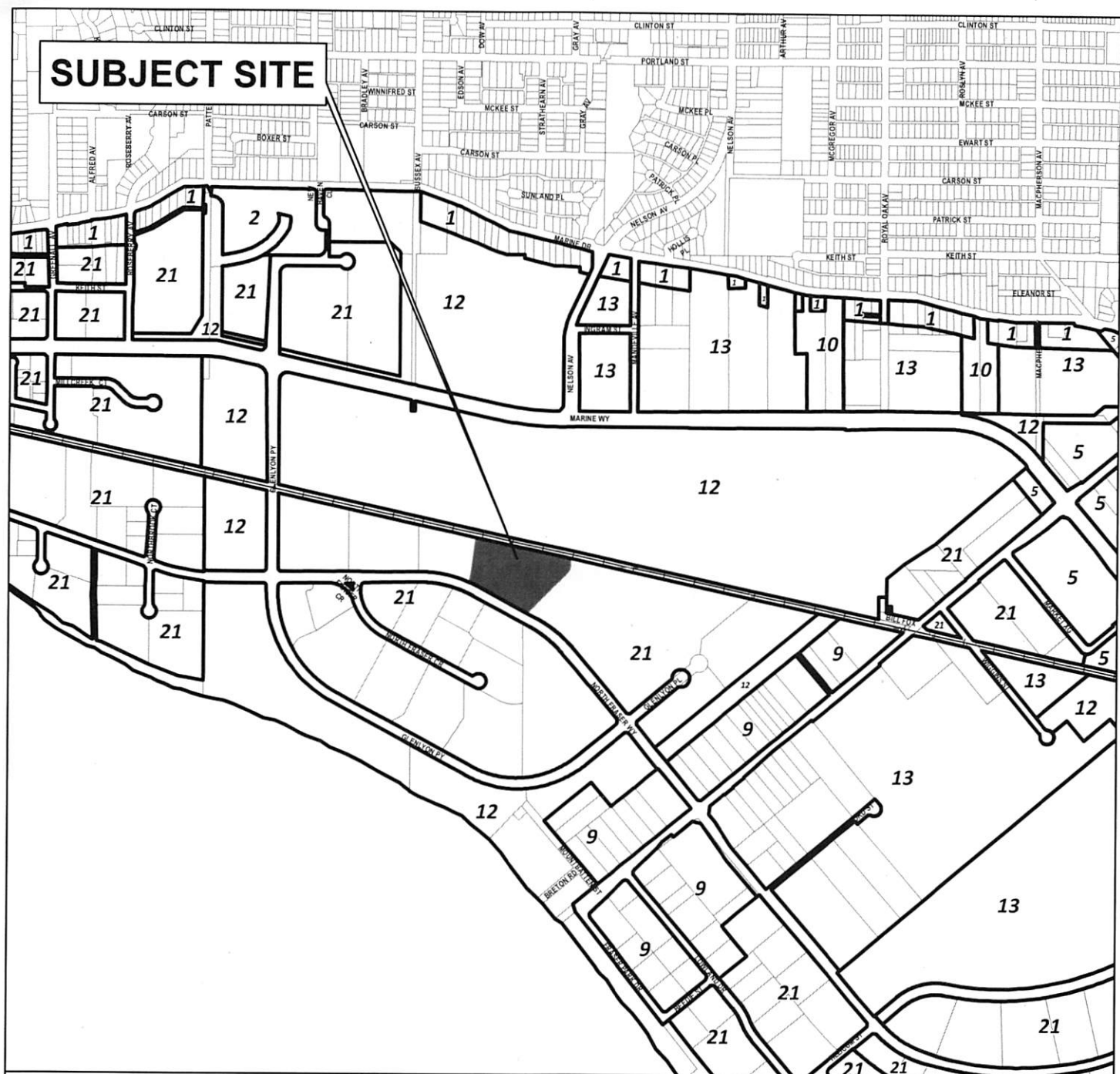


Subject Property



Subject Site

Sketch #1



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

**CHRISTOPHER
BOZYK ARCHITECTS LTD.**

December 16, 2016

Lou Pelletier, 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 Dorigo Systems (Lot 4, 5115 North Fraser Way, DL 165 PLAN LMP40993 EXCEPT PLANS LMP46623, BCP47255 AND EPP30960)

Dear Mr Pelletier,

Established in 1988, Dorigo Systems is an Electronics Manufacturing Services provider and one of the Pacific Northwest's leading contract manufacturers of Printed Circuit Board Assemblies, serving some of the most respected Original Equipment Manufacturers in the industry.

The company is currently located at 3885 Henning Drive in Burnaby's Bridge Business Park and requires development of a new facility to meet its growing business needs. As a Burnaby-based company, Dorigo Systems would like to maintain its presence in Burnaby and has agreed to work with Beedie Development Group to develop their new headquarters in the Glenlyon Business Park.

We are requesting the site be zoned from the current CD Industrial zone to the CD (M2, M5, M5r) zone for the subject property. The intent of this rezoning application is to permit development of the new headquarters for Dorigo Systems' in the form of a 2 storey light industrial building on the 3.21ha site. The building 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 preliminary design package is attached to this letter your reference and information.

Thank you for your consideration of this rezoning request, we look forward to working with the City on a successful outcome.

Sincerely,



Chris Bozyk, Architect AIBC, FRAIC
Principal,
Christopher Bozyk Architects Ltd



Jaret Lang
Director, Planning
Beedie Development Group