

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #19-71
2020 FEBRUARY 05

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie (Tillicum) Holdings Ltd.
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
Attn: Carl Funk
- 1.2 Subject:** Application for the rezoning of:
Lot 1, D.L. 165, Group 1, NWD Plan LMP42789
- From:** CD Comprehensive Development District (based on M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and Big Bend Development Plan guidelines)
- 1.3 Address:** 4560 Tillicum Street
- 1.4 Location:** The subject site is located on the south side of Tillicum Street, between Riverfront Gate and Fraser Park Drive (Sketch #1 *attached*).
- 1.5 Size:** The site is generally rectangular in shape with a total area of 3.68 hectares (9.09 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 additions to the existing 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.

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 Riverfront Business Park on the south side of Tillicum Street, between Riverfront Gate and Fraser Park Drive within the Big Bend Development Plan area, and is currently improved with a two-storey warehouse/distribution facility (see *attached* Sketches #1 and #2). To the north across Tillicum Street, east across Riverfront Gate and immediately south of the site are light industrial/warehouse developments developed in line with the Big Bend Development Plan. To the west, across Fraser Park Drive, is the Burnaby Fraser Foreshore Park.

3.0 BACKGROUND INFORMATION

- 3.1 On 1999 July 26, Council gave Final Adoption to Rezoning Reference #98-35, to permit the development of a 10,549 m² (113,555 sq. ft.) warehouse/distribution facility on the subject site.
- 3.2 On 2001 August 13, Council gave Final Adoption to Rezoning Reference #01-08, to permit an additional 4,853 m² (52,237 sq. ft.) of floor area within the building.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (based on the M5 Light Industrial District and Big Bend Development Plan guidelines), to permit an additional 7,293 m² (78,500 sq. ft.) of floor area. This additional floor area will be accommodated by additions to the north and south of the building. Vehicular access will continue to be from Tillicum Street, Riverfront Gate and Fraser Park Drive.
- 4.2 Primary servicing for the subject site has been provided through Subdivision Reference #98-41, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site.
- 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 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.

- 4.6 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.7 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.8 The granting of a Section 219 Covenant respecting flood proofing requirements is required.
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

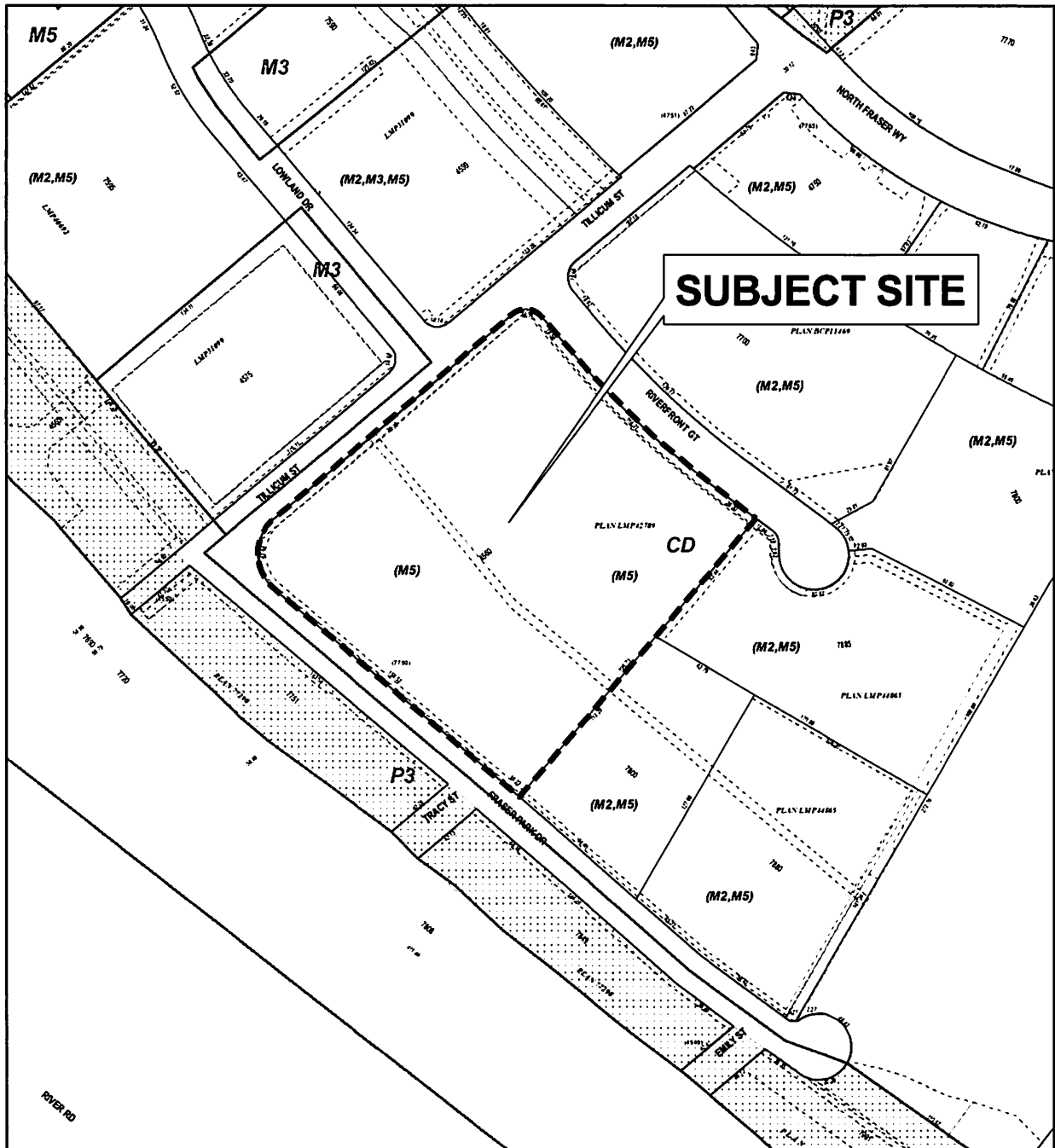
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



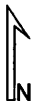
SMN:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
JAN 07 2020

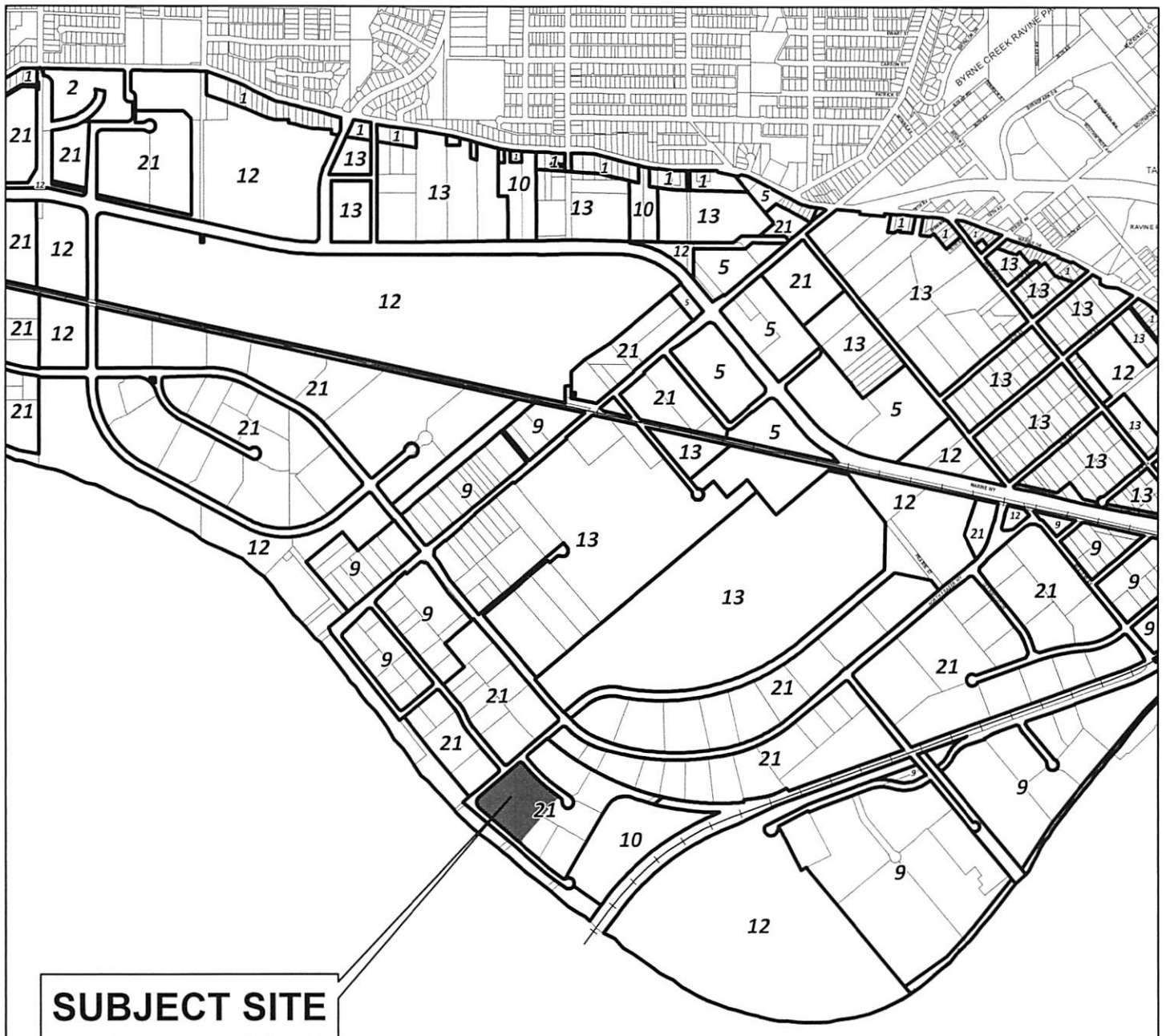
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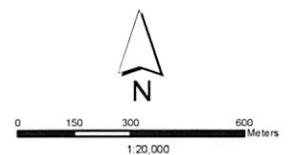
REZONING REFERENCE #19-71
4560 TILlicum STREET

 Subject Site

Sketch #1



- | | |
|---|-----------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan



December 17, 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 4560 Tillicum St (Lot 3 District Lot 166 Group 1
District Plan: LMP42789)

Dear Mr. Kozak,

Enclosed please find our application to rezone 4560 Tillicum Street from Comprehensive District based on M5 zoning to Comprehensive District based on M5 zoning. This rezoning application is to permit the construction of additions on both the North and South sides of the existing development.

The existing building is a high quality industrial building with a total area of approximately 113,675 sf. The building's current layout is oriented northwest, with primary elevations sitting prominently along Tillicum Street and Fraser Park Drive. The loading areas in the proposal will continue to be located on the East side of the site, shielded predominately from street view.

The expansion design will mimic the architectural language of the existing development. The expansion to the north proposes an increase of approximately 44,000 sf, and a southern expansion proposes approximately 34,500 sf of floor area.

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 cursive script, appearing to read "Carl Funk".

Carl Funk
Development Manager