
TO: CITY MANAGER **DATE:** 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rezoning #19-12

SUBJECT: EXPANDED SITE
5151 AND 5255 NORTH FRASER WAY
REZONING REFERENCE #19-12
BIG BEND AREA PLAN

PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #19-12.

RECOMMENDATION:

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

REPORT**1.0 BACKGROUND**

At the 2020 April 06 Council meeting, Council granted Second Reading for Rezoning Reference #19-12, in order to permit the development of two two-storey light industrial and office buildings with an accessory restaurant/cafe on the western portion of 5255 North Fraser Way, which is located in the Glenlyon Business Park, within the Big Bend Development Plan area.

The application seeks rezoning to the CD Comprehensive Development District utilizing the M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan as guidelines.

2.0 POLICY FRAMEWORK

The proposed development is in line with the Business Centre designation of the Council-adopted Glenlyon Concept Plan and Big Bend Development Plan. 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.

To: City Manager
From: Director Planning and Building
Re: Expanded Site – Rezoning Reference #19-12
2020 August 19.....Page 2

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 DISCUSSION OF REVISED SITE

The applicant intends to revise the original proposal to include the eastern portion of 5255 North Fraser Way, as well as the property to the north at 5151 North Fraser Way, which is also identified for future light industrial and office development in line with the Big Bend Development Plan, and the Glenlyon Concept Plan. This will create a larger site with a total area of 11.2 ha (27 acres) as compared with the original development site area of 6.03 ha (14.9 acres) (see *attached* Sketch #1). The revised development site is intended to accommodate a one-storey light industrial/warehouse development, and as such, a new suitable plan of development is required.

4.0 CONCLUSION

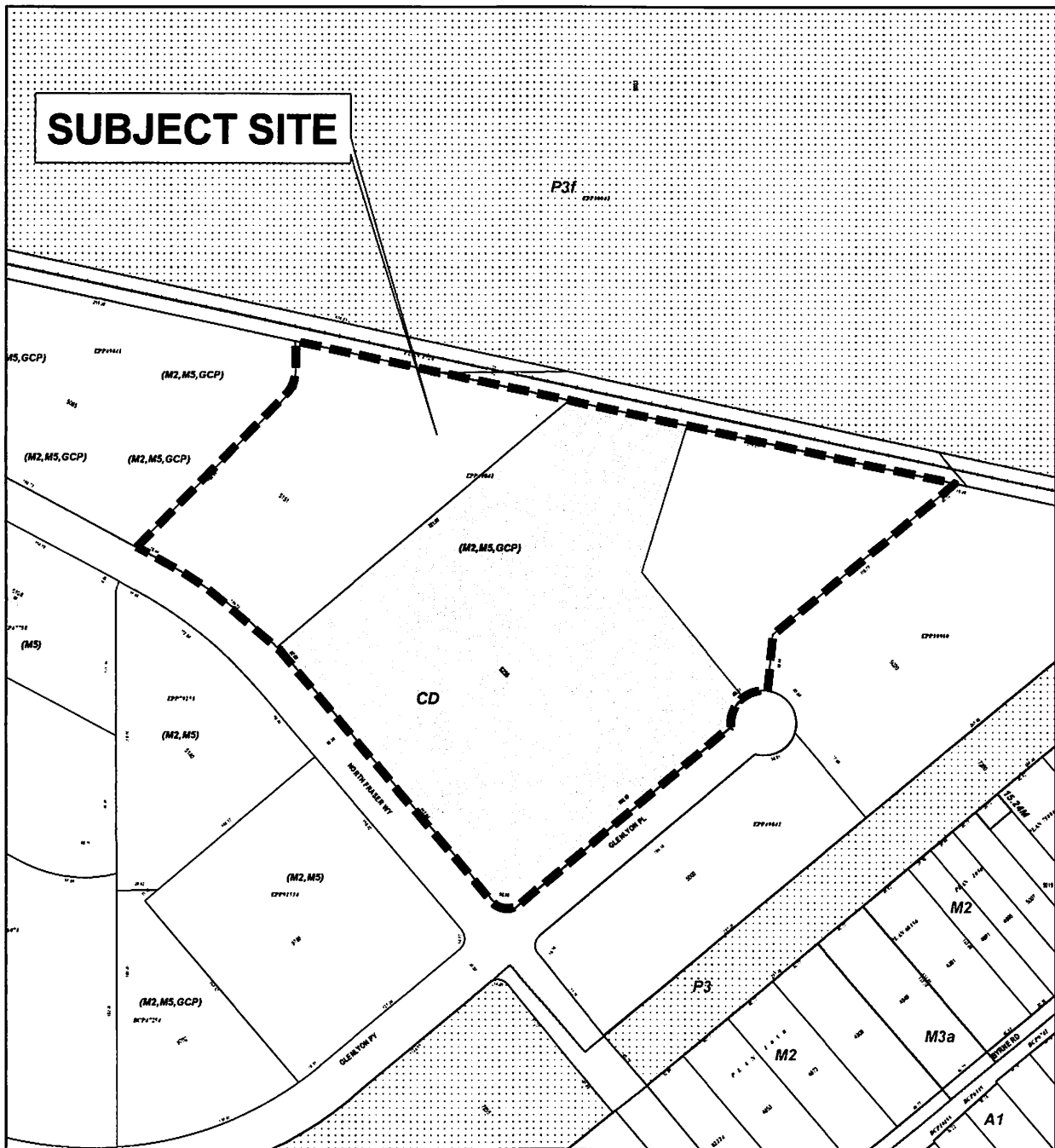
Given this opportunity for a larger, more efficient development site assembly for light industrial and office development in line with the Big Bend Development Plan, and the Glenlyon Concept Plan, this Department supports the proposed expanded redevelopment site and requests authority to continue to work with the applicant towards a suitable plan of development on this basis.



E. W. Kozak, Director
PLANNING AND BUILDING

SMN:tn
Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
AUG 07 2020

scale:
1:4,500

Drawn By:
RW

**REZONING REFERENCE #19-12
5151 AND 5255 NORTH FRASER WAY**



Original Site



Revised Site

Sketch #1