

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #20-21 2020 October 21

#### ITEM #02

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie Development Group  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4  
Attn: Carl Funk
- 1.2 Subject:** Application for the rezoning of:  
Lot 3, DL165, Group 1, NWD Plan EPP49841
- From:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, and Glenlyon Concept Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District and Glenlyon Concept Plan as guidelines)
- 1.3 Address:** 5000 Glenlyon Place (Sketch #1 *attached*).
- 1.4 Size:** The site is irregular in shape with a site area of approximately 19,395 m<sup>2</sup> (208,766 ft<sup>2</sup>).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the use of the site for vehicle parking purposes.

#### 2.0 POLICY FRAMEWORK

The proposed application aligns with the 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.

### 3.0 BACKGROUND AND 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 proposed site is currently vacant. To the north is a BC Hydro electrical substation, with the Riverway Golf Course beyond. To the northwest, across Glenlyon Place, is a vacant property which is the subject of Rezoning Reference #19-12 for the purpose of constructing a two-storey light industrial/warehouse development. To the west across Glenlyon Place and North Fraser Way is a property under development for a two-storey light industrial/office building, approved through Rezoning Reference #18-36. To the east is the Byrne Creek Ravine Park, with older industrial properties beyond fronting onto Byrne Road. To the south, across North Fraser Way, is Byrne Creek Ravine Park.

A rezoning amendment bylaw (Rezoning Reference #16-34) for a two-storey light industrial/office building with an accessory restaurant/café for the subject site has received Second Reading. The owner and applicant, Beedie Development Group, has informed staff that they have entered into an agreement to lease the subject site, along with the sites to the west and southwest (Rezoning References #19-12 and 16-34), to a prominent online retailer for office, storage and product distribution purposes. To support the proposed use, the subject site is required for the parking of delivery vehicles. Should the subject rezoning application advance to Second Reading, the rezoning bylaw for Rezoning Reference #16-34 would be abandoned.

### 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, P8 Parking District and the Glenlyon Concept Plan as guidelines) in order to permit the utilization of the site for vehicle parking purposes. A publicly accessible amenity open space area on site, across from the existing park and open space area at Glenlyon Parkway and North Fraser Way, would be achieved through this application.

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

### 5.0 RECOMMENDATION

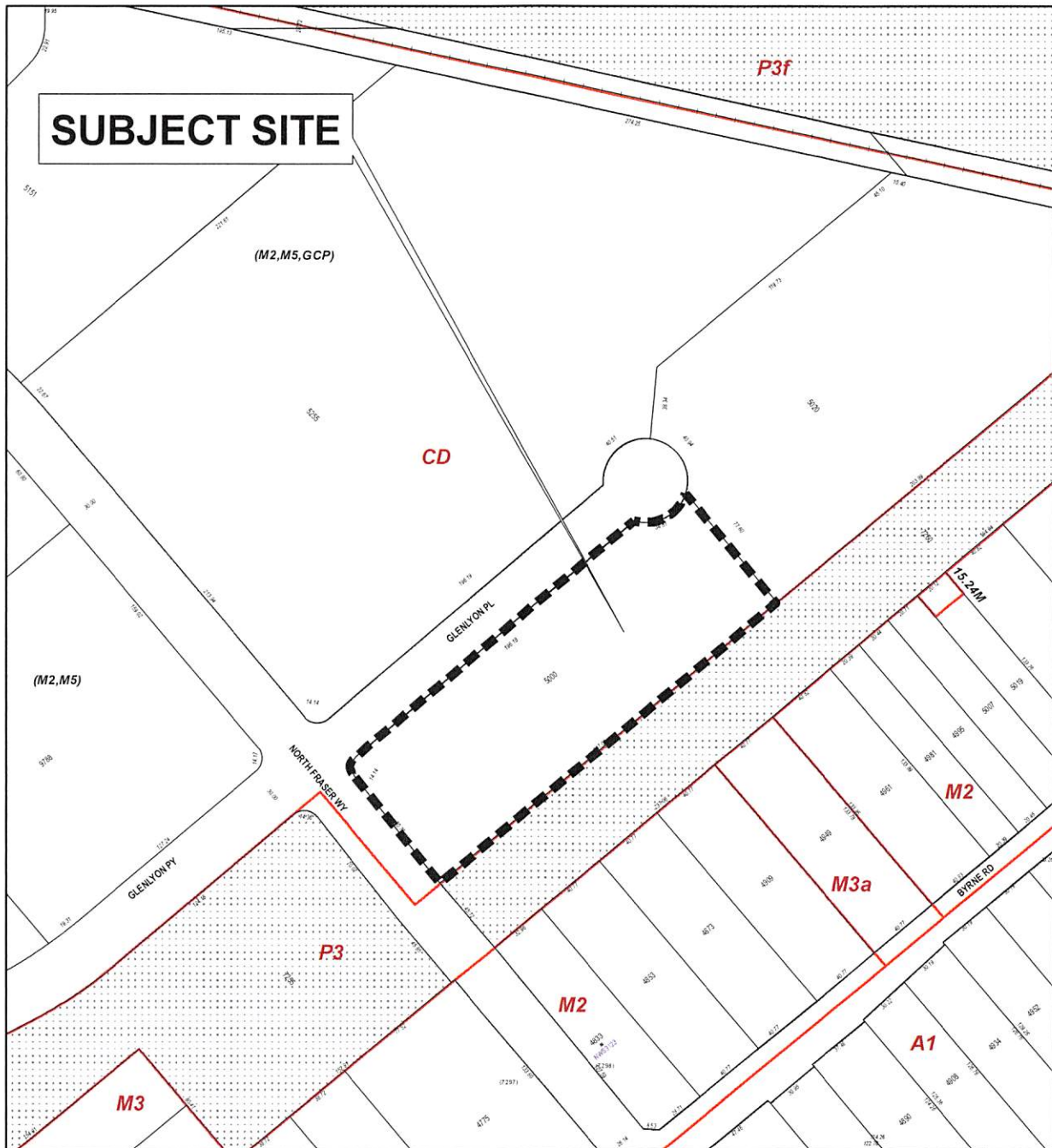
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



LS:tn

#### **Attachments**

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:  
AUG 28 2020

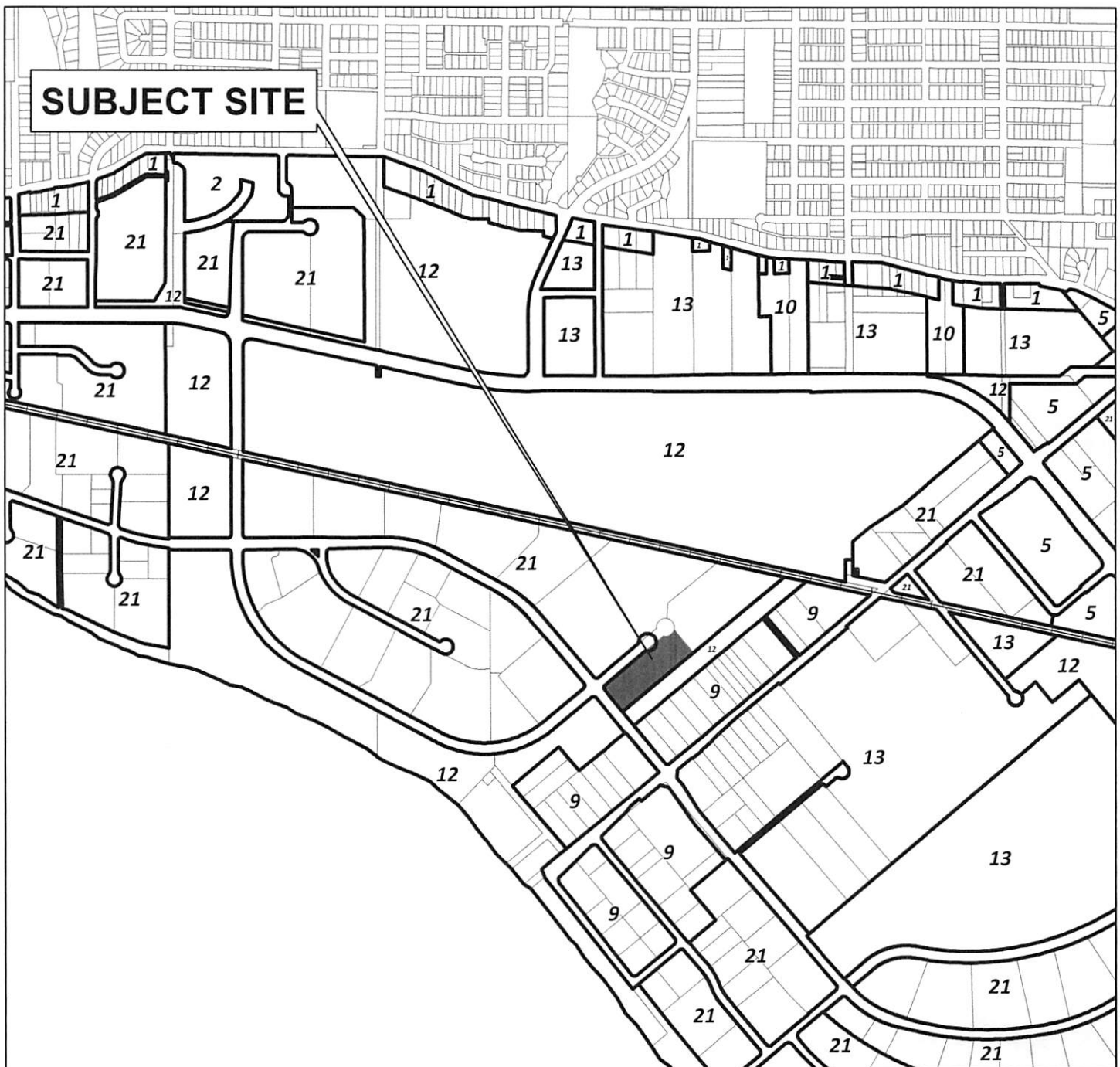
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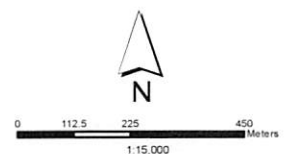
REZONING REFERENCE #20-21  
5000 GLENLYON PLACE

 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