

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-18 2021 JUNE 09

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie Development Group
Attn: Carl Funk
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
- 1.2 Subject:** Application for the rezoning of:
Lot A, District Lot 165, Group 1, NWD Plan EPP91534
Lot 2, District Lot 165, Group 1, NWD Plan BCP47254 Except Plan EPP79251 and EPP91534
- 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 Glenlyon Concept Plan as guidelines)
- 1.3 Address:** 9702 and 9788 Glenlyon Parkway (Sketches #1 and #2 *attached*)
- 1.4 Size:** The site is irregular in shape with a site area of approximately 3.93 ha (9.71 acres).
- 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 additional vehicle parking on the subject site.

2.0 CITY POLICIES

The subject rezoning proposal aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Big Bend Development Plan (1999).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the north side of Glenlyon Parkway (see *attached* Sketches #1 and #2), and is designated in the Big Bend Development Plan for business centre use based on the CD Comprehensive Development District (utilizing the M2 General Industrial and M5 Light Industrial Districts as guidelines). Immediately to the west is a three-storey office building with a child care facility, while immediately to the northwest is a two-storey light-industrial/office building. To the northeast across North Fraser Way 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 east across Glenlyon Place and North Fraser Way is a vacant property which is the subject of Rezoning Reference #20-21 for the purpose of utilizing the site for vehicle parking and a publicly accessible open space. To the south across Glenlyon Parkway are Byrne Creek Ravine Park and Fraser Foreshore.

The subject site includes two properties. 9788 Glenlyon Parkway is currently under construction with a new two-storey light industrial/office building. 9702 Glenlyon Parkway is currently being rezoned to permit a two-storey light industrial/office building and has received Second Reading (Rezoning Reference #19-13).

4.0 GENERAL INFORMATION

4.1 The purpose of this rezoning is to permit development of parking facilities at 9702 Glenlyon Parkway to support the proposed use at 9788 Glenlyon Parkway. A requirement of this rezoning is to ensure the proposed parking facility functions in conjunction with the building it serves, rather than acting as an independent parking lot. Should the subject rezoning application advance to Second Reading, the proposal for a building on 9702 Glenlyon Parkway will be withdrawn and the rezoning bylaw for Rezoning Reference #19-13 abandoned.

4.2 The proposed prerequisite conditions of this rezoning will be included in a future report.

5.0 RECOMMENDATION

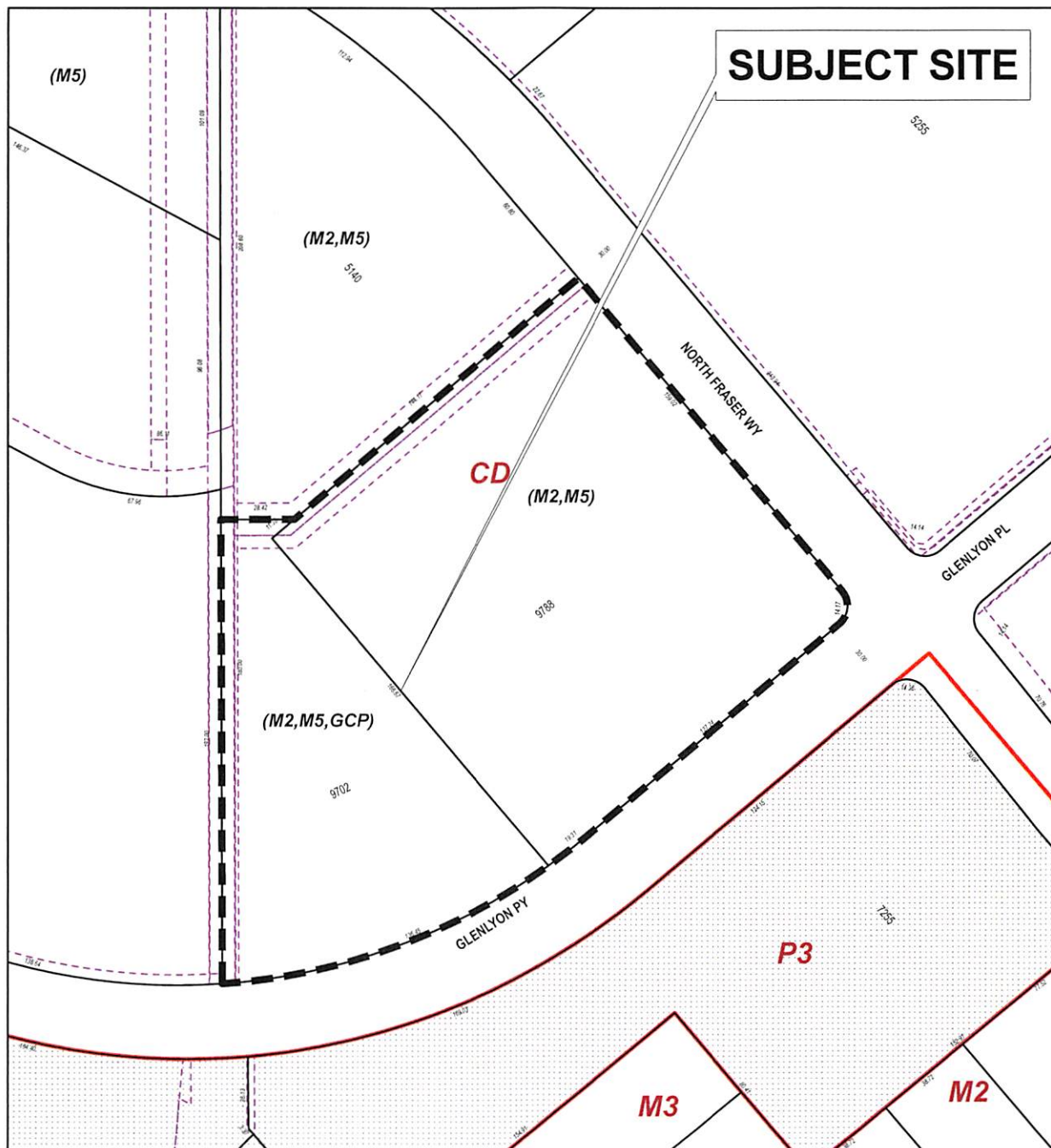
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.





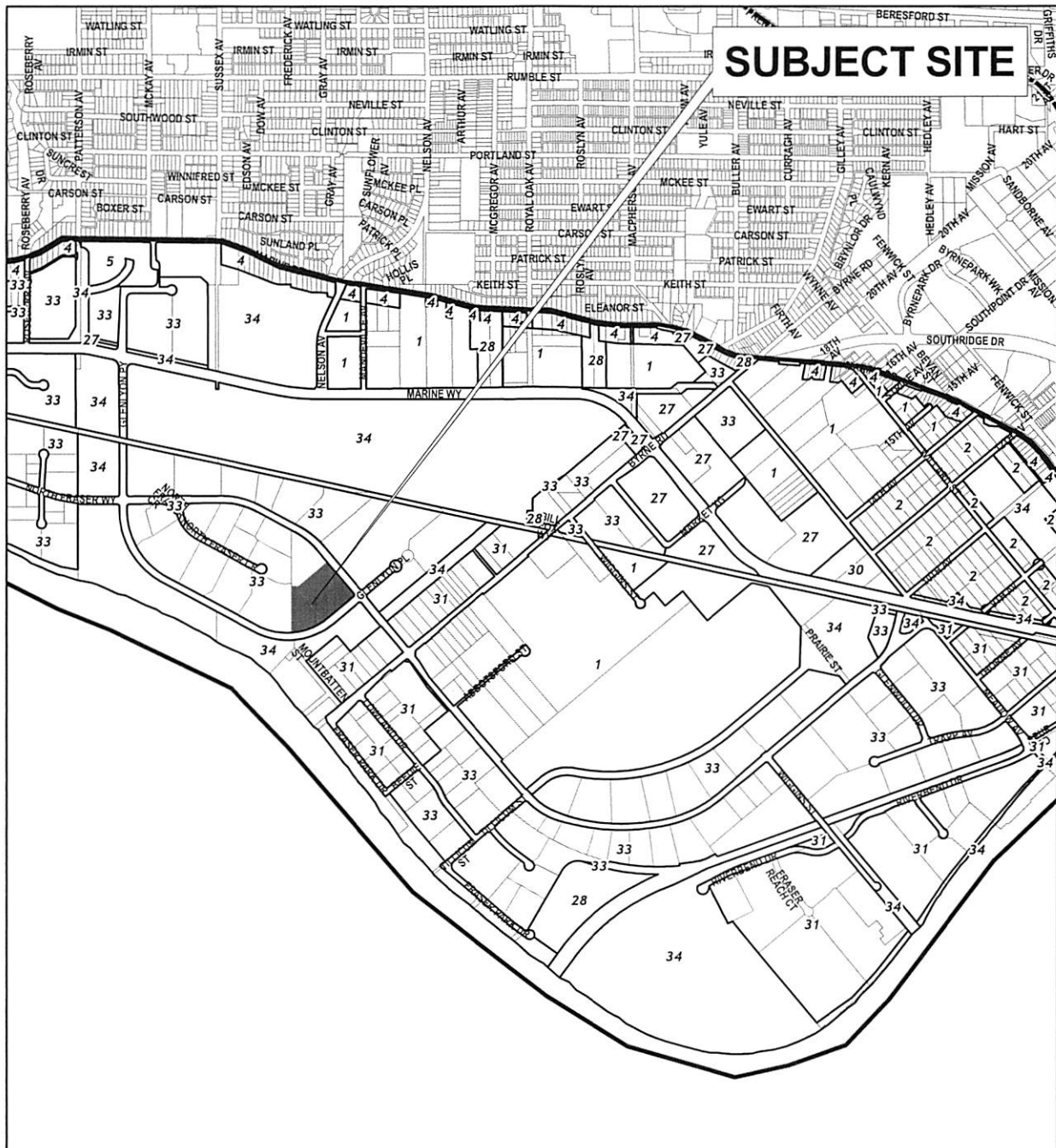
LS:ll

Attachments

cc: City Solicitor
City Clerk



	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>Date:</p> <p>MAY 21 2021</p>	<p>REZONING REFERENCE #21-18</p> <p>9702 AND 9788 GLENLYON PARKWAY</p>
<p>scale:</p> <p>1:2,500</p>	<p> Subject Site</p>
<p>Drawn By:</p> <p>JS</p>	



1 Agricultural (A1)

2 Small Holdings

4 Single and Two Family Residential

5 Low Density Multiple Family Residential

27 Commercial

28 Institutional

30 Public School (P3)

31 Industrial

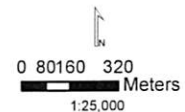
33 Industrial and Business Centre Mixed Use

34 Park and Public Use (P3)



Planning and Building Dept.

Big Bend Community Plan



Printed on April 22, 2021

Sketch #2



April 20, 2021

Ed Kozak, Director of Planning and Building
Planning and Building Department
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Letter of Intent - Rezoning Application for 9788 and 9702 Glenlyon Parkway

Dear Mr. Kozak,

Enclosed please find our application to consolidate and rezone 9788 and 9702 Glenlyon Parkway from Comprehensive District based on M2, M5 to CD Comprehensive District based on M2, M5 to allow for additional parking facilities for the existing building located at 9788 Glenlyon Parkway.

9788 Glenlyon Parkway is a developed site, improved with a light industrial building. The adjacent 9702 Glenlyon Parkway remains undeveloped with a total area of approximately 26,100 m². The proposed use for 9702 is to serve as an ancillary parking lot for the existing building. The proposed layout will feature landscaping abutting Glenlyon Parkway. This will not only provide screening from parking but will also serve to enhance the public realm and pedestrian paths within the Glenlyon neighbourhood.

We appreciate your consideration of this rezoning application and look forward to working with the City on achieving a suitable plan of development in the coming months.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl Funk".

Carl Funk
Senior Development Manager