



Item.....
Meeting..... 2021 July 26

COUNCIL REPORT

TO: ACTING CITY MANAGER 2021 July 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #21-18**
New Surface Parking Lot for Existing Building
Big Bend Development Plan

ADDRESS: 9702 and 9788 Glenlyon Parkway (see *attached* Sketches #1 and #2)

LEGAL: Lot A, District Lot 165, Group 1, New Westminster District Plan EPP91534; and Lot 2, District Lot 165, Group 1, New Westminster District 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: 9702 Glenlyon Parkway: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District, and Glenlyon Concept Plan guidelines, and in accordance with the development plan entitled "9702 and 9788 Glenlyon Parkway" prepared by AECOM)

9788 Glenlyon Parkway: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, and Glenlyon Concept Plan as guidelines, and in accordance with the development plan entitled "9702 and 9788 Glenlyon Parkway" prepared by AECOM)

APPLICANT: Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
Attn: Carl Funk

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 August 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 July 26 and to a Public Hearing on 2021 August 31 at 5:00 p.m.

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2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 32/19 Bylaw 14078 be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve 9702 Glenlyon Parkway and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
 - e) The granting of a Section 219 Covenant respecting flood proofing requirements.
 - f) The submission of a suitable on-site stormwater management system for 9702 Glenlyon Parkway 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.
 - g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - h) The submission of a geotechnical review regarding confirming that 9702 Glenlyon Parkway may be used safely for the intended use for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
 - i) The submission of a Site Disclosure Statement for 9702 Glenlyon Parkway and resolution of any arising requirements.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of parking facilities at 9702 Glenlyon Parkway to support the proposed use at 9788 Glenlyon Parkway.

2.0 POLICY FRAMEWORK

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

- 3.1 The subject two properties at 9702 and 9788 Glenlyon Parkway are located in the Glenlyon Business Park, within the Big Bend Development Plan area. 9702 Glenlyon Parkway is currently vacant and is identified for future light-industrial/office development in line with the Glenlyon Concept Plan, while 9788 Glenlyon Parkway is improved with a new two-storey light industrial/office building, which was approved under Rezoning Reference #18-36.
- 3.2 On 2019 December 02, Council granted Second Reading for Rezoning Reference #19-13, in order to permit the development of a two-storey light industrial/office building on 9702 Glenlyon Parkway.
- 3.3 The applicant is requesting to withdraw Rezoning Reference #19-13 in order to develop 9702 Glenlyon Parkway for parking purposes to support the proposed use of 9788 Glenlyon Parkway by an online retailer that intends to occupy two other sites within the Glenlyon Concept Plan area. The applicant has indicated that 9702 and 9788 Glenlyon Parkway, along with two sites to the northeast and east at 5151 and 5255 North Fraser Way (Rezoning Reference #19-12) and 5000 Glenlyon Parkway (Rezoning Reference #20-21), are to be leased to the same online retailer, with 9702 Glenlyon Parkway providing additional necessary parking for delivery vehicles. Should the subject rezoning application advance to Second Reading, the rezoning bylaw for Rezoning Reference #19-13 would be abandoned.
- 3.4 On 2021 June 14, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting rezoning to the amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District, and Glenlyon Concept Plan guidelines for 9702 Glenlyon Parkway, and based on M2 General Industrial District, M5 Light Industrial District, and Glenlyon Concept Plan

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guidelines for 9788 Glenlyon Parkway) in order to permit the development of parking facilities at 9702 Glenlyon Parkway to support the proposed use at 9788 Glenlyon Parkway. It is noted that due to separate ownership of 9702 and 9788 Glenlyon Parkway, consolidation of the two properties is not feasible. Therefore, a Section 219 Covenant will be required to ensure that the properties cannot be sold independently without prior consent by the City, and that the proposed parking facility on 9702 Glenlyon Parkway functions in conjunction with the development at 9788 Glenlyon Parkway, instead of 9702 Glenlyon Parkway functioning as an independent parking lot. Other than the loss of surplus parking spaces at 9788 Glenlyon Parkway for a new driveway between the two properties, there are no changes to the existing building or parking and loading facilities at 9788 Glenlyon Parkway.

4.2 Primary servicing for 9702 Glenlyon Parkway has been provided through Subdivision References #97-39, #02-10, #07-13, and #17-22, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve 9702 Glenlyon Parkway. Servicing requirements may include, but not necessarily be limited to:

- confirmation that Glenlyon Parkway has been constructed to its final standard with separated sidewalk, street trees and street lighting;
- the construction of a portion of the pedestrian trail along the northern portion of the site, from North Fraser Way to the pedestrian trail within the Metro Vancouver right-of-way;
- the provision of an enhanced pedestrian crossing, complete with curb bulges, for the urban trail across Glenlyon Parkway;
- new bus stop location to be implemented, westbound/far side of Glenlyon Parkway, complete with new pad/shelter; and,
- install communication conduits along the frontage of the site.

4.3 The Climate Action and Energy Division will need to review a submission of a detailed plan of an engineered Sediment Control System.

4.4 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97) for 9702 Glenlyon Parkway. As significant time has lapsed since the original environmental assessment, the submission of a Site Disclosure Statement to the Climate Action and Energy Division and resolution of any arising requirements is required.

4.5 Any necessary easements, covenants and statutory rights-of-way for 9702 Glenlyon Parkway are to be provided, including, but not limited to:

- Section 219 Covenant respecting floodproofing requirements;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities; and,

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- Section 219 Covenant to restrict the separate sale of 9702 and 9788 Glenlyon Parkway, and to ensure that 9702 and 9788 Glenlyon Parkway continue to function as a single site.

4.6 A geotechnical review of the 9702 Glenlyon Parkway's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

5.0 DEVELOPMENT PROPOSAL

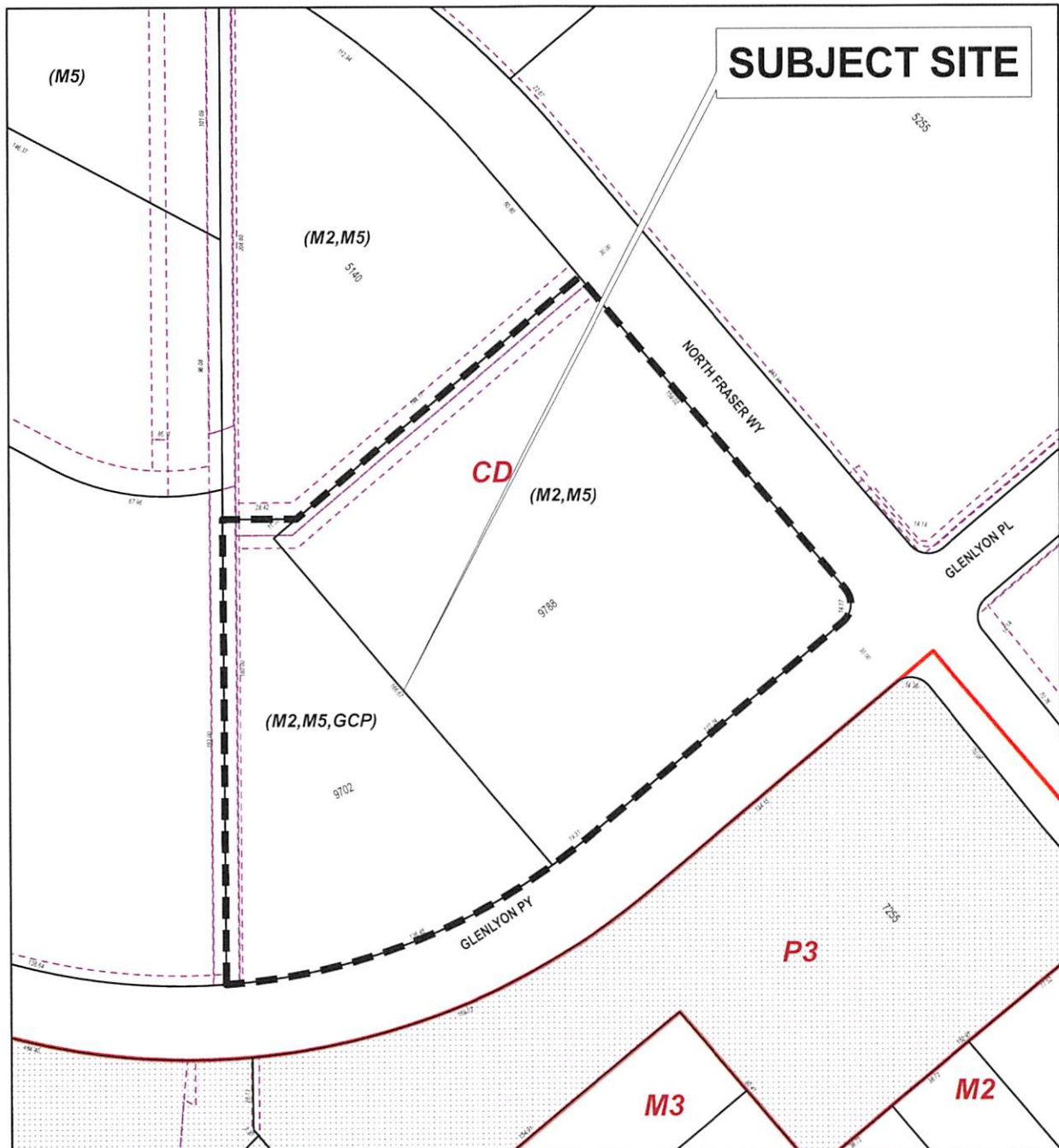
- 5.1 Lot Area
- 9702 Glenlyon Parkway:
13,236 m² (142,471 ft²)
 - 9788 Glenlyon Parkway:
26,071 m² (280,626 ft²)
- 5.2 Parking
Required and Provided
- 9702 Glenlyon Parkway – 129 spaces
 - 9788 Glenlyon Parkway – 161 spaces


E. W. Kozak, Director
PLANNING AND BUILDING

LS:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
JUL 9 2021

scale:
1:2,500

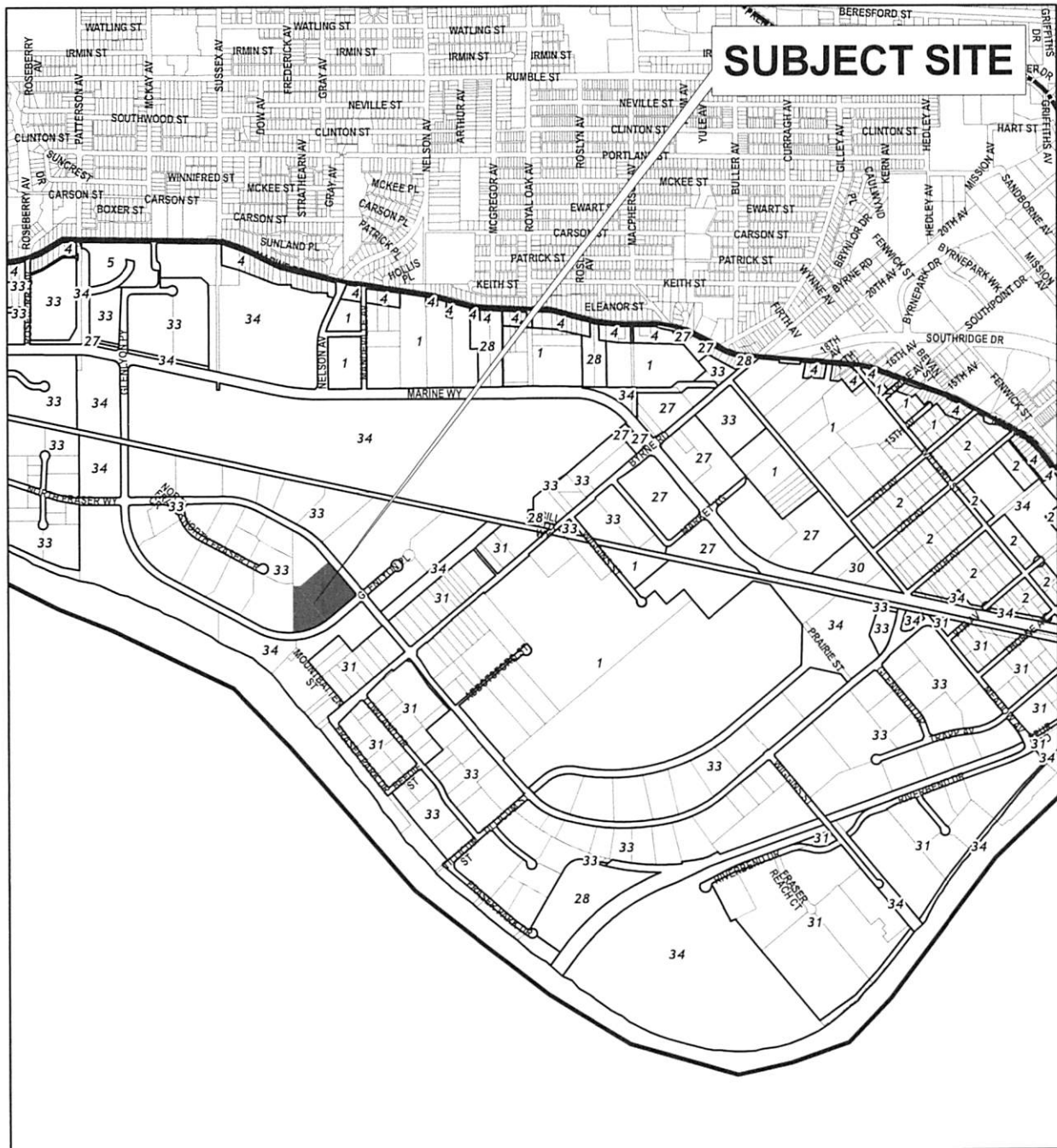
Drawn By: RW

REZONING REFERENCE #21-18
9702 AND 9788 GLENLYON PARKWAY



Subject Site

Sketch #1



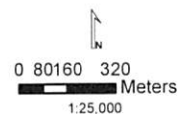
- 1 Agricultural (A1)
- 2 Small Holdings
- 4 Single and Two Family Residential
- 5 Low Density Multiple Family Residential
- 27 Commercial

- 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 July 9, 2021

Sketch #2