



Item .....
Meeting.....2020 October 26

COUNCIL REPORT

**TO:** CITY MANAGER 2020 October 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-71**  
**Two-Storey Light Industrial and Office Development**  
**Big Bend Development Plan**

**ADDRESS:** 4560 Tillicum Street (see *attached* Sketches #1 and #2)

**LEGAL:** 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 the M5 Light Industrial District and the Big Bend Development Plan as guidelines, and in accordance with the development plan entitled "4560 Tillicum Street. Burnaby BC" prepared by Krahn Group of Companies.)

**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 2020 November 24.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. **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 the site 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.

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- 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 Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site 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.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- i) The deposit of the applicable Regional Transportation Development Cost Charge.
- j) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- k) The submission of a detailed Comprehensive Sign Plan.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- n) 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.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit additions to the existing building.

### **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:

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#### **A Connected Community**

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.
- Social connection - Enhance social connections throughout Burnaby.

#### **A Dynamic Community**

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

### **3.0 BACKGROUND**

- 3.1 The subject site is located within the Riverfront Business Park on the south side of Tillicum Street, between Riverfront Gate and Fraser Park Drive, 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.
- 3.2 On 2020 February 10, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development 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 CD Comprehensive Development District (based on the M5 Light Industrial District and the Big Bend Development Plan guidelines), to permit an additional 7,449.25 m<sup>2</sup> (80,183 sq. ft.) of floor area. This additional floor area will be accommodated by additions to the north and south of the building, and would result in a total floor area of 18,019.2 m<sup>2</sup> (193,957 sq. ft.). The applicant also proposes to subdivide the proposed northern addition via a zero-lot line from the remainder of the site under this application. Vehicular access will continue to be from Tillicum Street, Riverfront Gate and Fraser Park Drive.
- 4.2 The Director Engineering will be requested to provide an estimate for any further services necessary to serve this site.
- 4.3 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.4 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.5 The submission of a suitable on-site storm water 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.

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- 4.6 The submission of a Site Profile and resolution of any arising requirements is required.
- 4.7 The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not limited to, an easement to provide for reciprocal access for vehicle access, parking and loading.
- 4.8 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.9 The submission of a detailed industrial loading management plan to the approval of the Director Engineering is required.
- 4.10 The submission of a detailed comprehensive sign plan.
- 4.11 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.12 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

## 5.0 DEVELOPMENT PROPOSAL

### Lot A (North)

- |     |                           |   |  |
|-----|---------------------------|---|--|
| 5.1 | Site Area:                | - | 8,148 m <sup>2</sup> (2 acres)                           |
| 5.2 | Site Coverage:            | - | 43 %   |
| 5.3 | Gross Floor Area:         |   |  |
|     | Office                    | - | 408.6 m <sup>2</sup> (4,398 sq. ft.)                     |
|     | Manufacturing / Warehouse | - | 3,067.6 m <sup>2</sup> (33,019 sq. ft.)                  |
|     | Total Proposed Floor Area | - | 3,476.2 m <sup>2</sup> (37,417 sq. ft.)                  |
| 5.4 | Vehicle Parking:          |   |  |
|     | Office                    | - | 408.6 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 9 spaces    |
|     | Manufacturing / Warehouse | - | 3,067.6 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 33 spaces |
|     | Required                  | - | 42 spaces  |
|     | Provided                  | - | 57 spaces  |
| 5.5 | Bicycle Parking:          |   |  |
|     | Required and Provided     | - | 7 spaces   |
| 5.6 | Loading:                  |   |  |
|     | Required                  | - | 1 spaces   |
|     | Provided                  | - | 5 spaces   |

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**Lot B (South)**

6.1	Site Area:	-	28,375.2 m <sup>2</sup> (7 acres)
6.2	Site Coverage:	-	51 %
6.3	Gross Floor Area:		
	Office	-	3,536.2 m <sup>2</sup> (38,063 sq. ft.)
	Manufacturing / Warehouse	-	11,007 m <sup>2</sup> (118,478 sq. ft.)
	Total Proposed Floor Area	-	14,543 m <sup>2</sup> (156,541 sq. ft.)
6.4	Vehicle Parking:		
	Office	-	3,536.2 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 77 spaces
	Manufacturing / Warehouse	-	11,007 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 118 spaces
	Required	-	195 spaces
	Provided	-	181 spaces
6.5	Bicycle Parking:		
	Required and Provided	-	20 spaces
6.6	Loading:		
	Required	-	5 spaces
	Provided	-	22 spaces

**Overall Development Site**

7.1	Site Area:	-	36,523.2 m <sup>2</sup> (9 acres).
7.2	Site Coverage:	-	47 %
7.3	Gross Floor Area:		
	Office	-	3,944.8 m <sup>2</sup> (42,462 sq. ft.)
	Manufacturing / Warehouse	-	14,074.4 m <sup>2</sup> (151,495 sq. ft.)
	Total Proposed Floor Area	-	18,019.2 m <sup>2</sup> (193,957sq. ft.)
7.4	Vehicle Parking:		
	Office	-	3,944.8 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 86 spaces
	Manufacturing / Warehouse	-	14,074.4 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 152 spaces
	Required	-	238 spaces
	Provided	-	238 spaces
7.5	Bicycle Parking:		
	Required and Provided	-	27 spaces

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7.6 Loading:  
Required - 6 spaces  
Provided - 27 spaces

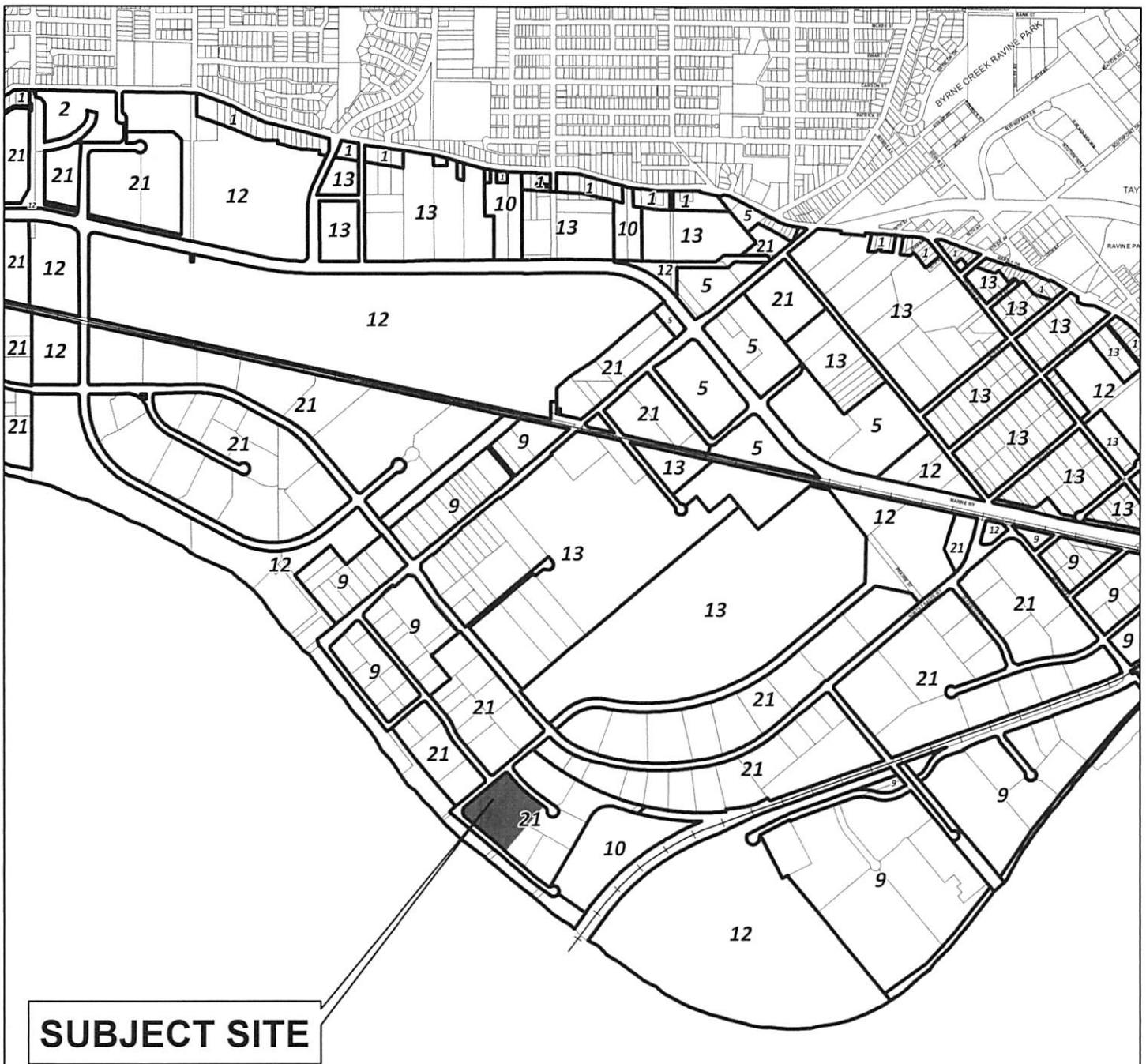
  
E. W. Kozak, Director  
PLANNING AND BUILDING

SMN:ll  
**Attachments**

cc: City Solicitor  
City Clerk

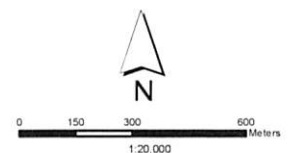
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- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan