

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #20-28 2020 DECEMBER 02

#### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** CBRE Limited  
#2500 - 1021 West Hastings Street  
Vancouver, BC V6E 0C3  
Attn: John Cheung
- 1.2 Subject:** Application for the rezoning of:  
Lot 1, DL 165, Group 1, NWD Plan EPP79251
- From:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)
- 1.3 Address:** 5140 North Fraser Way (Sketch #1 *attached*)
- 1.4 Size:** The site is irregular in shape with a site area of approximately 17,700 m<sup>2</sup> (190,521 sq. ft.).
- 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 an expansion of the floor area within the existing building.

#### 2.0 POLICY FRAMEWORK

The proposed application 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.

##### **An Inclusive Community**

- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

**A Dynamic Community**

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

**3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS**

3.1 The subject site is located on the south side of North Fraser Way within the Glenlyon Business Park component of the Council adopted Big Bend Development Plan area (see *attached* Sketches #1 and #2), and is designated for business centre and industrial uses. To the north, south and west are properties developed with two-storey light industrial and office buildings. To the east and southeast, across North Fraser Way and Glenlyon Place are vacant lots owned by Beedie Development Group, which are the subject of Rezoning References #16-34 #19-12 and #20-21 for office, warehousing, distribution, and parking for a prominent online retailer.

3.2 On 2018 August 27, Council gave Final Adoption to Rezoning Reference #17-10, in order to permit the construction of a two-storey light industrial building with an office component on the subject property for Coanda Research and Development Corporation, an industrial research and software development company. At the time of Final Adoption, the building had a total floor area of 6,991.1 m<sup>2</sup> (75,251 sq.ft.).

On 2019 March 11, Council gave Final Adoption to Rezoning Reference #18-42, in order to permit a minor 110.8 m<sup>2</sup> (1,193 sq.ft.) addition to the floor area within the building, as well as some minor exterior changes.

On 2019 July 29, Council gave Final Adoption to Rezoning Reference #19-18, in order to permit another 288 m<sup>2</sup> (3,100 sq. ft.) addition to the floor area within the building by expanding the mezzanine area. The construction of the building was completed in 2020 March.

**4.0 GENERAL INFORMATION**

4.1 The applicant is requesting rezoning to the Amended CD Comprehensive Development District (utilizing the M2 General Industrial District and M5 Light Industrial District as guidelines) in order to add 93 m<sup>2</sup> (1,000 sq.ft.) to the existing floor area of the building. The additional office floor area, required to accommodate the growing operations of Coanda, will be accommodated by constructing a new mezzanine structure within Suite #104 of the existing building. The subject rezoning application is required in order to approve the requested expansion, revising the total gross floor area permitted in the existing building from 7,390 m<sup>2</sup> (79,545 sq.ft.) to 7,483 m<sup>2</sup> (80,546 sq.ft.). The expanded floor area will increase the required number of parking stalls from 107 to 110 spaces. The additional parking can be accommodated within the existing 128 parking spaces on-site.

4.2 The proposed prerequisite conditions of 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.

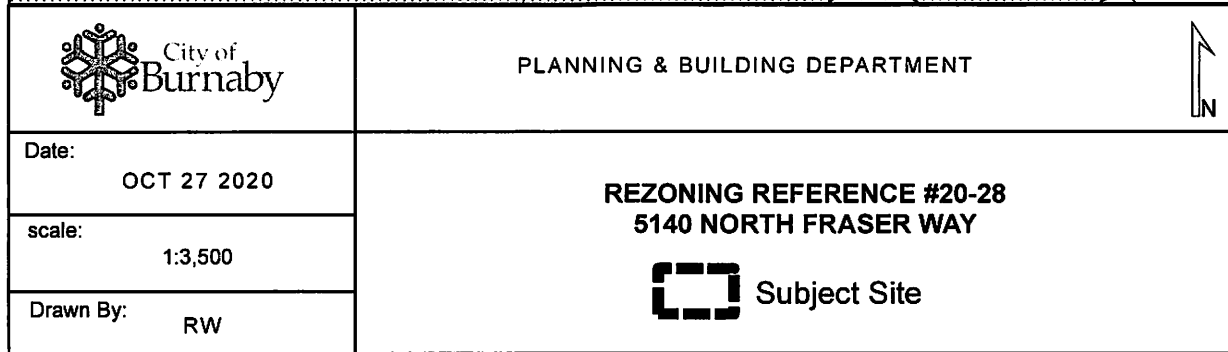


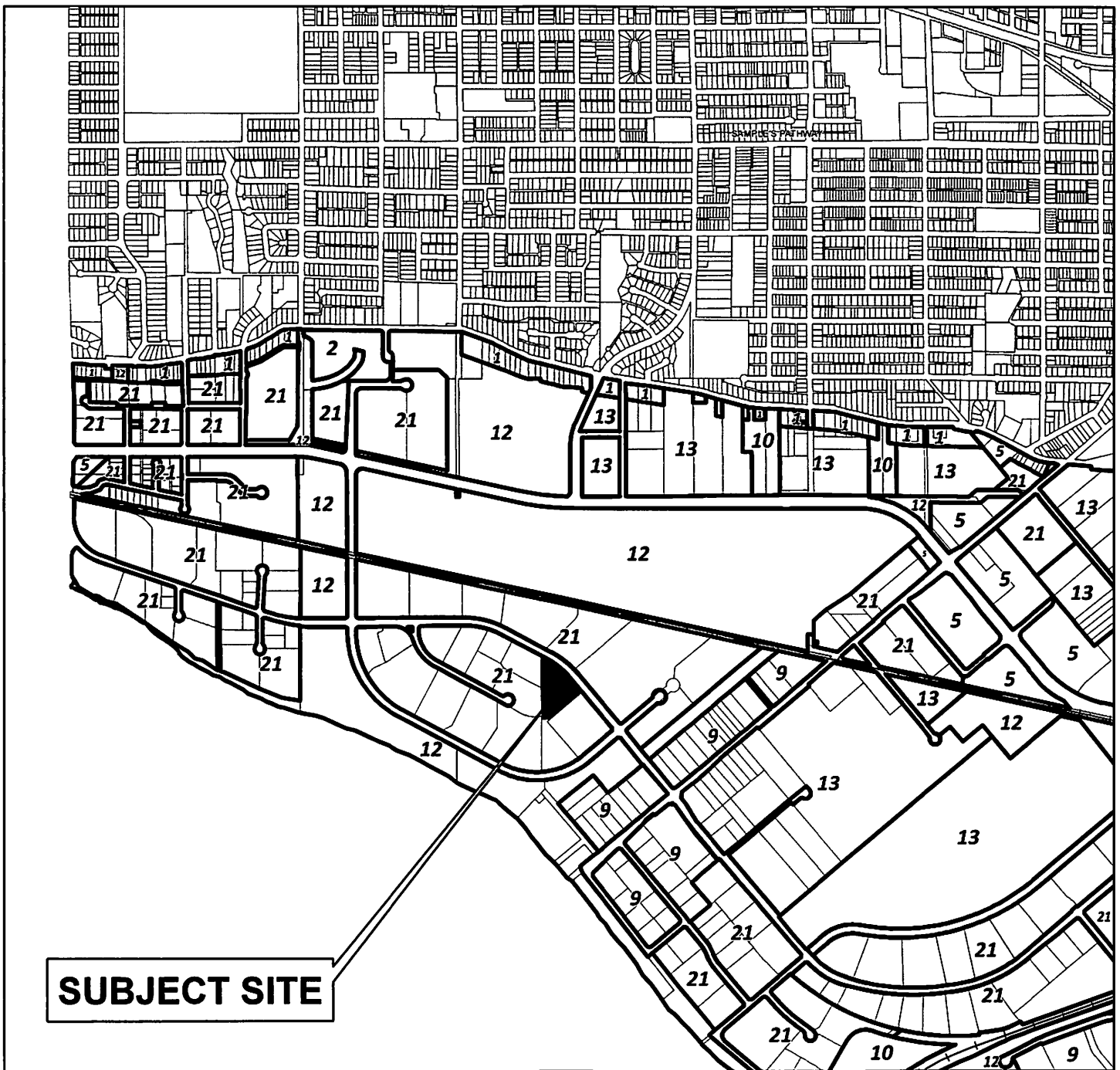
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***Attachments***

cc: City Solicitor  
City Clerk

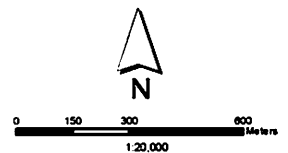
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**SUBJECT SITE**

- |  |                                    |
|--|------------------------------------|
| <b>1</b> Single and Two Family Residential       | <b>10</b> Institutional            |
| <b>2</b> Low Density Multiple Family Residential | <b>12</b> Park and Public Use      |
| <b>5</b> Commercial                              | <b>13</b> Agricultural             |
| <b>9</b> Industrial                              | <b>21</b> Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan



Mr. John Cheung, Senior Project Manager  
CBRE Limited  
Suite 2500, 1021 West Hastings Street  
Vancouver, BC., V6E 0C3  
Phone: 778-870-9790

October 26<sup>th</sup>, 2020

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

**Re: Rezoning Letter of Intent**

*Suite 104, 5140 North Fraser Way, Burnaby, BC V5J 0J4*  
Big Bend Community Plan

I, *John Cheung*, on behalf of *Valens Holdings Inc.*, have submitted this application to rezone *Suite 104, 5140 North Fraser Way, Burnaby, BC* from the CD Comprehensive Development District (utilizing the M2 General Industrial and M5 Light Industrial Districts) to the Amended CD Comprehensive Development District (utilizing the M2 General Industrial and M5 Light Industrial Districts and Glenlyon Concept Plan as guidelines).

The intent of this rezoning application is to add 1,000 square feet of Ancillary Office Area in Unit 104, 5140 North Fraser Way, Burnaby, BC. The office area will be constructed on a mezzanine structure.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely

A handwritten signature in blue ink that reads "John Cheung".

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*John Cheung, Senior Project Manager*  
*CBRE Limited*