



Item.....
Meeting..... 2020 November 23

COUNCIL REPORT

**TO:** CITY MANAGER 2020 November 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #20-21**  
**Surface Parking Lot and Open Space**  
**Big Bend Development Plan**

**ADDRESS:** 5000 Glenlyon Place (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 3, DL 165, 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, P8 Parking District, and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Riverwalk" prepared by VDZ + A Landscape Architecture / Civil Engineering / Urban Forestry)

**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 December 15.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 23 and to a Public Hearing on 2020 December 15 at 5:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 1/20, Bylaw 14121 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.

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- 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.
- 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 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.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.

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

### **1.0 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 advancement of the rezoning 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.
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#### **A Dynamic Community**

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

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### **3.0 BACKGROUND**

- 3.1 The subject site is located in the Glenlyon Business Park, within the Big Bend Development Plan area. The property is currently vacant, and identified for future light-industrial and office development in line with the Glenlyon Concept Plan.
- 3.2 On 2020 March 09, Council granted Second Reading for Rezoning Reference #16-34, in order to permit the development of a two-storey light industrial and office building with an accessory restaurant/café on the subject site.
- 3.3 The applicant is requesting to withdraw Rezoning Reference #16-34 in order to make the site available for parking purposes to a prominent online retailer that intends to occupy two other sites within the Glenlyon Concept Plan area. The owner and applicant, Beedie Development Group, has informed staff that they have entered into an agreement to lease the subject site, along with two sites to the northwest and west (Rezoning References #19-12 and 18-36), to the same online retailer. Appearing elsewhere on Council's agenda is a rezoning report recommending a Public Hearing be held for Rezoning Reference #19-12, which proposes the distribution and logistics facility for the online retailer, with the subject site providing necessary parking for delivery vehicles. Should the subject rezoning application advance to Second Reading, the rezoning bylaw for Rezoning Reference #16-34 would be abandoned.
- 3.4 On 2020 October 26, 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) in order to permit the use of the site for vehicle parking purposes. The concept includes an amenity park area, available to the general public, on the south portion of the site.
- 4.2 Primary servicing for the subject site has been provided through Subdivision References #97-39 and #02-10, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements may include, but not necessarily be limited to:
- confirmation that North Fraser Way and Glenlyon Place have been constructed to their final standard with separated sidewalk, street trees and street lighting; and,
  - construction of an urban trail adjacent to Byrne Creek, from North Fraser Way to the east across the CPR rail lines

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- 4.3 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.4 Any necessary easements, covenants and statutory rights-of-way for the site 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;
  - Statutory right-of-way for the provision, access, and ongoing maintenance of identified public open space and identified landscape features.

## 5.0 DEVELOPMENT PROPOSAL

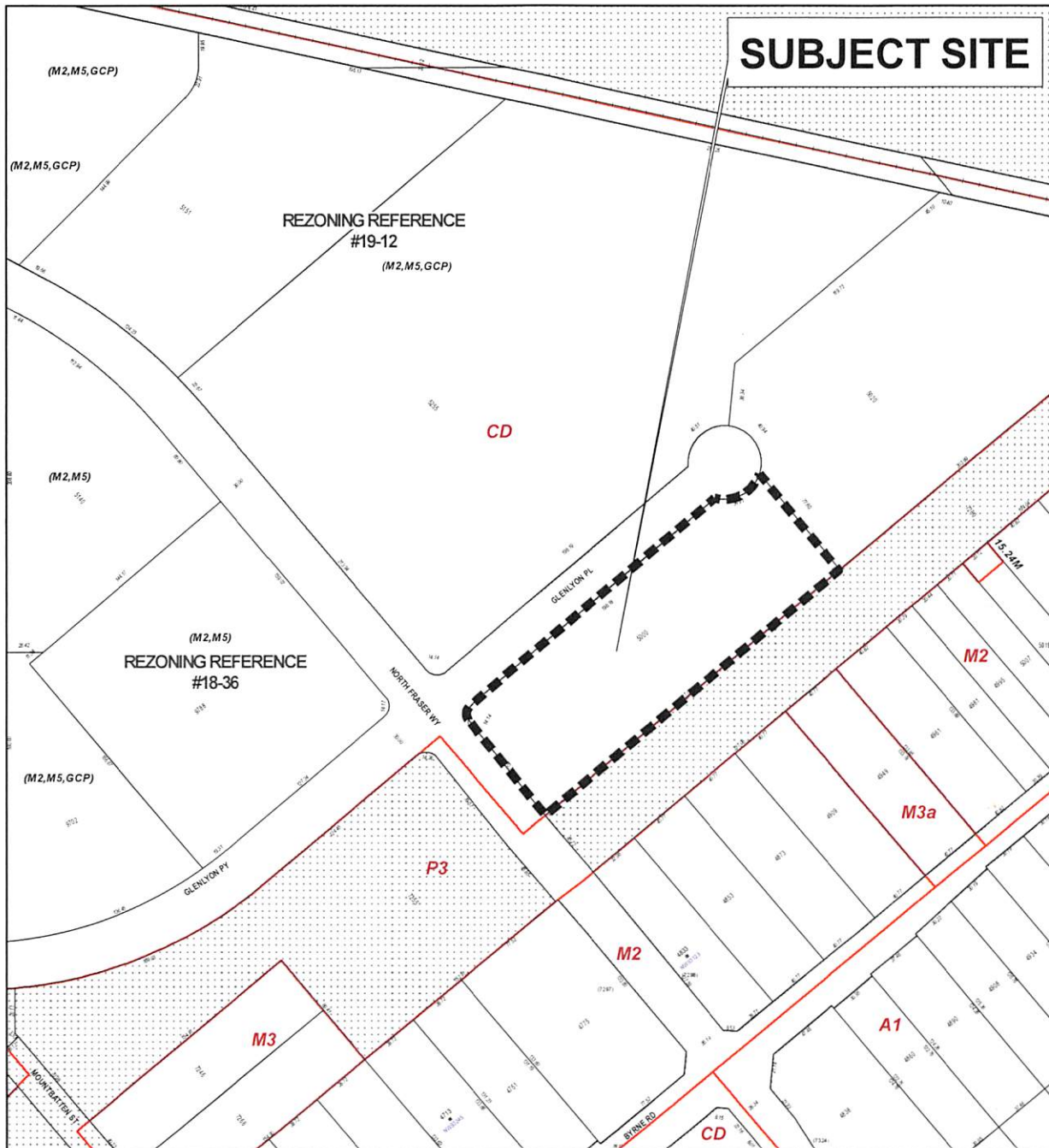
- 5.1 Lot Area - 19,395 m<sup>2</sup> (208,763 ft<sup>2</sup>)
- 5.2 Parking  
Required and Provided - 223 spaces

  
E. W. Kozak, Director  
PLANNING AND BUILDING

LS:tn

**Attachments**

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:  
NOV 05 2020

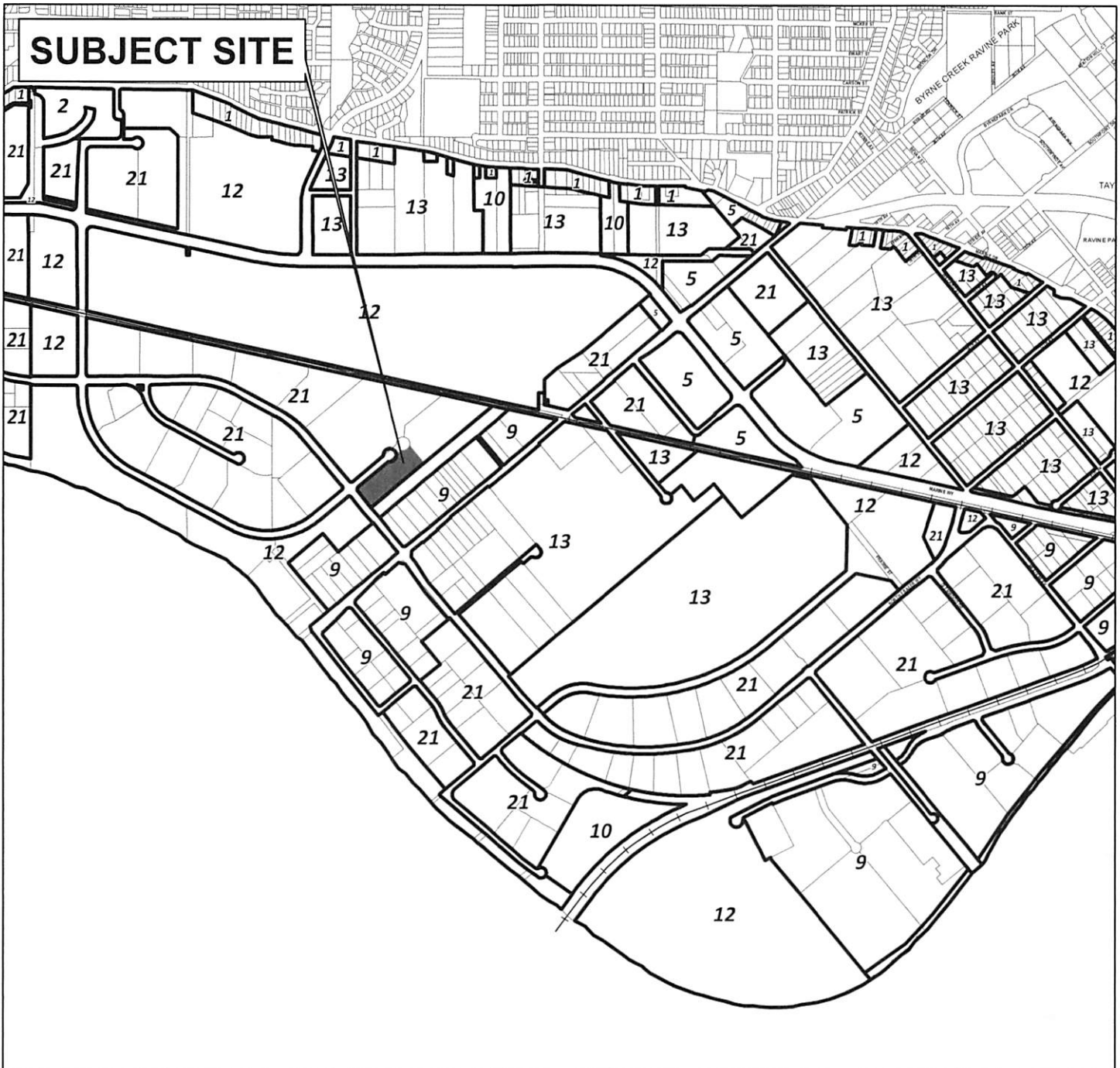
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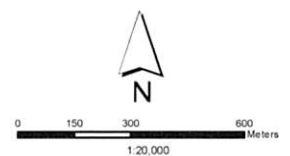
REZONING REFERENCE #20-21  
5000 GLENLYON PLACE

 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