

**TO:** MAYOR & COUNCILLORS  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **REZ #19-11 - 5025 NORTH FRASER WAY - PROPOSED ALTERATIONS TO LIGHT INDUSTRIAL DEVELOPMENT**  
**PURPOSE:** To seek Council authorization to forward REZ #19-11 to First and Second Reading at a future Council meeting.

## REFERENCES

**Address:** 5025 North Fraser Way  
**Legal:** PID: 031-227-139  
Lot 1 District Lots 163 and 165 Group 1 New Westminster District Plan EPP99626  
**Applicant:** Christopher Bozyk Architects Ltd.  
Suite 414-611 Alexander Street  
Vancouver, BC V6A 1E1  
Attention: Ali Peymani  
**Current Zoning:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)  
**Proposed Zoning:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled “Warehouse Development – Glenlyon Business Park” prepared by Christopher Bozyk Architects Ltd.)

## RECOMMENDATION

**THAT** a Rezoning Bylaw for REZ #19-11 be prepared and advanced to First and Second Reading at a future Council meeting;

**THAT** the predecessor Rezoning Bylaw, Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2022 (Bylaw No. 14429), be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw;

**THAT** a Public Hearing not be held for the Rezoning Bylaw for REZ #19-11, as it is consistent with the Burnaby Official Community Plan; and

**THAT** the items listed in **Attachment 3** – REZ #19-11: Rezoning Prerequisites to the report titled “REZ 19-11 – 5025 North Fraser Way – Proposed Alterations to Light Industrial Development” dated October 21, 2024, be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #19-11.

**EXECUTIVE SUMMARY**

A rezoning application has been received to allow for the construction of a one-storey light industrial building. The purpose of this report is to provide Council with information on the proposal and to recommend that the Rezoning Bylaw be brought forward for First and Second Reading at a future date of Council.

**1.0 POLICY SECTION**

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Regional Context Statement (2013),
- Official Community Plan (1998),
- Big Bend Development Plan (1972),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011), and
- Environmental Sustainability Strategy (2016).

**2.0 BACKGROUND**

- 2.1 The subject site, located at 5025 North Fraser Way in the Glenlyon Business Park, is designated as Business Centre in the Big Bend Community Plan and zoned CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District) (see **Attachment 1**).
- 2.2 On June 10, 2019, Council received an initial report on the rezoning application and authorized the Planning and Development 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.
- 2.3 On February 22, 2021, Council authorized staff to forward this application to a Public Hearing on March 30, 2021, to permit the construction of a one-storey light industrial building. Second Reading of the rezoning bylaw was granted on April 12, 2021.
- 2.4 Subsequently, the applicant submitted a revised plan of development for a two-storey light industrial building, which was forwarded to a Public Hearing on March 29, 2022, and to Third Reading on February 6, 2023.
- 2.5 Since that time, the applicant has indicated a desire to advance the original plan of development for a one-storey light industrial building.

**3.0 GENERAL INFORMATION**

- 3.1 The proposed development is a one-storey light industrial building, which includes approximately 595.5 m<sup>2</sup> of office space and 3,598.8 m<sup>2</sup> of manufacturing and warehouse space, for a total area of approximately 4,194.3 m<sup>2</sup>. No substantive changes have been made to the building design or building footprint other than a reduction in storeys.
- 3.2 As this rezoning application is based on an advanced design that was previously at Third Reading, with changes to height to meet market demands, more contemporary city policies and regulations including, but not necessarily limited to end-of-trip facilities and non-residential EV charging infrastructure requirements will not be a requirement of this rezoning application.
- 3.3 Primary servicing for the subject site has been provided for through Subdivision References #39/97, #02-10, and #13-35; however, the General Manager Engineering will be requested to provide an estimate for any further services necessary to serve this site.
- 3.4 The required prerequisites to the adoption of the rezoning are listed in **Attachment 3 – REZ #19-11: Rezoning Prerequisites**. In part, the prerequisites include the necessary fees, financial securities, professional reports, legal and servicing agreements, easements, covenants, and statutory rights-of-way to facilitate the servicing and development of the proposed site.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

On December 11, 2023, Council directed staff to include a recommendation to not hold a Public Hearing for rezoning applications that have less than 50% residential uses and that are consistent with the Burnaby Official Community Plan (OCP). This is authorized by section 464(2) of the *Local Government Act*. As this application is consistent with the OCP, it is recommended that a Public Hearing not be held.

Public notice of the Rezoning Bylaw for REZ #19-11 will be completed prior to bringing forward the Rezoning Bylaw for First Reading, in accordance with section 467 of the *Local Government Act*, the City’s Public Notice Bylaw and Council policy. City staff will mail a notice to those properties that are within a 30 m radius of the subject site. A public notice will also be published on the City’s website, distributed as part of the City’s online newsletter, and a sign regarding the proposal will be posted on the site.

**5.0 FINANCIAL CONSIDERATIONS**

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

**ATTACHMENTS**

Attachment 1 – REZ #19-11: Sketch #1 and Sketch #2

Attachment 2 – REZ #19-11: Development Statistics

Attachment 3 – REZ #19-11: Rezoning Prerequisites

**REPORT CONTRIBUTORS**

This report was prepared by Shawn Natrasony, Development Planner, and reviewed by Ian Wasson, Senior Development Planner, Jesse Dill, Director Development, and Jennifer Wong, Assistant City Solicitor.