



TO: CITY MANAGER 2020 November 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-12**
One-Storey Light Industrial Development
Big Bend Development Plan

ADDRESS: 5151 and 5255 North Fraser Way (see *attached* Sketches #1 and #2)

LEGAL: Lots 1 and 2, DL 163 and 165, Group 1, NWD Plan EPP49841

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, M5 Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled “5151 & 5255 North Fraser Way, Burnaby BC” prepared by Taylor Kurtz Architecture and Design Inc.)

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.

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. 5/20, Bylaw 14133 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 the site and the completion of a servicing

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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 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a one-storey, high-volume light industrial building, with two mezzanine levels.

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:

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 in the Glenlyon Business Park, within the Big Bend Development Plan area. It is comprised of two properties at 5151 and 5255 North Fraser Way. The properties are vacant and irregular in shape, and identified for future light-industrial and office development in line with the Glenlyon Concept Plan.
- 3.2 On 2020 April 06, Council granted Second Reading for Rezoning Reference #19-12, in order to permit the development of two 2-storey light industrial and office buildings with an accessory restaurant/cafe at 5255 North Fraser Way.
- 3.3 On 2020 August 24, Council received a report of the Planning and Building Department indicating that the applicant intends to expand the site to include the property to the north at 5151 North Fraser Way, which is also identified for future light industrial and office development in line with the Big Bend Development Plan, and the Glenlyon Concept Plan. This would create a larger site with a total area of 11.2 ha (27 acres) as compared with the original development site area of 6.03 ha (14.9 acres) for the development of a one-storey light industrial building. The applicant has now submitted a revised plan of development suitable for presentation at a Public Hearing.
- 3.4 Also appearing on tonight's agenda is Rezoning Reference #20-21, which is connected to the proposed user of the subject site. The owner and applicant, Beedie Development Group, has informed staff that they have entered into an agreement to lease the site of the subject rezoning, along with two sites to the west and southeast (Rezoning References #19-12 and #20-21), to a prominent online retailer for office, storage, product distribution, and parking of delivery vehicles.

4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, the Big Bend Development

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Plan, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of one-storey, with two mezzanine levels, light industrial building. The total area of the proposed building would be approximately 51,456 m² (553,857 sq. ft.). The concept includes approximately 1,996.7 m² (21,492 sq. ft.) of office and 49,459.3 m² (532,365 sq. ft.) of manufacturing/warehouse space.

- 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 has been constructed to its final standard with separated sidewalk, street trees and street lighting;
 - confirmation that Glenlyon Place has been constructed to its final standard with separated sidewalk, street trees and street lighting;
 - the design and construction of a trail within the 10.0 m Metro Vancouver right-of-way straddling the property line of the western portion of the site and 5085 North Fraser Way, from North Fraser Way to the north side of the site; and,
 - the design and construction of a trail along the northern portion of the 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 developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Director Engineering for Subdivision Reference #97-39. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance are in accordance with the accepted stormwater management plan.
- 4.6 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #92-44) and master subdivision (Subdivision Reference #97-39) applications. As significant time has lapsed since the original environmental assessment, the submission of a Site Profile and resolution of any arising requirements is required.
- 4.7 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 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.
- 4.9 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant respecting floodproofing requirements;
 - Section 219 Covenant respecting the submitted geotechnical report;
 - Section 219 Covenant and easement to provide for reciprocal vehicle access to the

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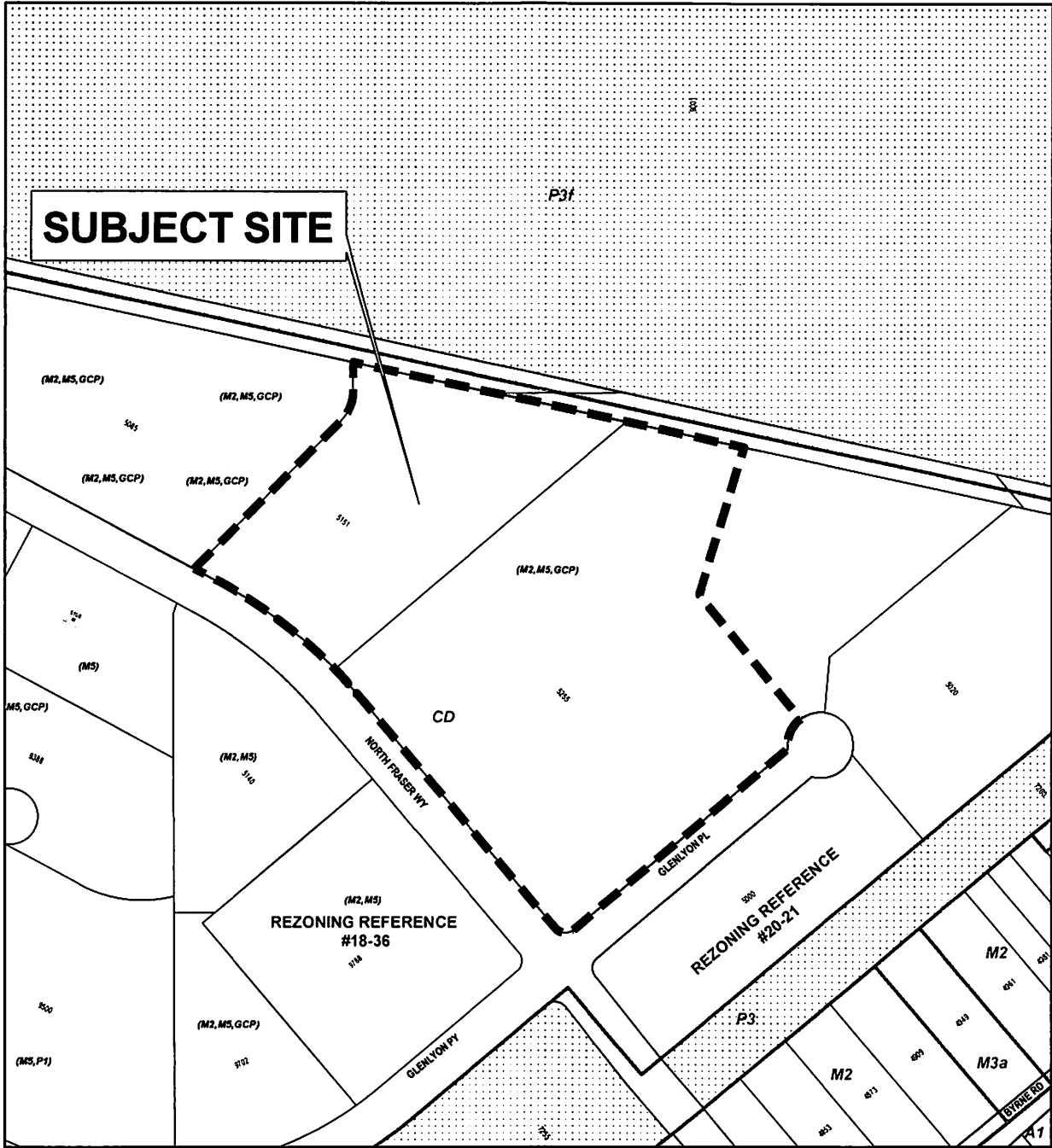
- adjacent property to the northeast;
- Section 219 Covenant and bonding are required to assure the provision and continuing maintenance of stormwater management system; and,
- Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities.

5.0 DEVELOPMENT PROPOSAL

5.1	Site Area:	-	11.2 ha (27 acres)
5.2	Site Coverage:	-	40%
5.3	Proposed Gross Floor Area:		
	Office	-	1,996.7 m ² (21,492 sq. ft.)
	Manufacturing / Warehouse	-	49,459.3 m ² (532,365 sq. ft.)
	Total Proposed Floor Area	-	51,456.0 m ² (553,857 sq. ft.)
5.4	Vehicle Parking:		
	Office	-	1,996.7 m ² @ 1/46 m ² = 43 spaces
	Manufacturing / Warehouse	-	49,459.3 m ² @ 1/93 m ² = 531 spaces
	Required	-	574 spaces
	Provided	-	708 spaces
5.5	Bicycle Parking:		
	Required	-	55 spaces
	Provided	-	60 spaces
5.6	Loading:		
	Required	-	10 spaces
	Provided	-	45 spaces


 E. W. Kozak, Director
 PLANNING AND BUILDING

SMN:tn
Attachments
 cc: City Solicitor
 City Clerk



SUBJECT SITE



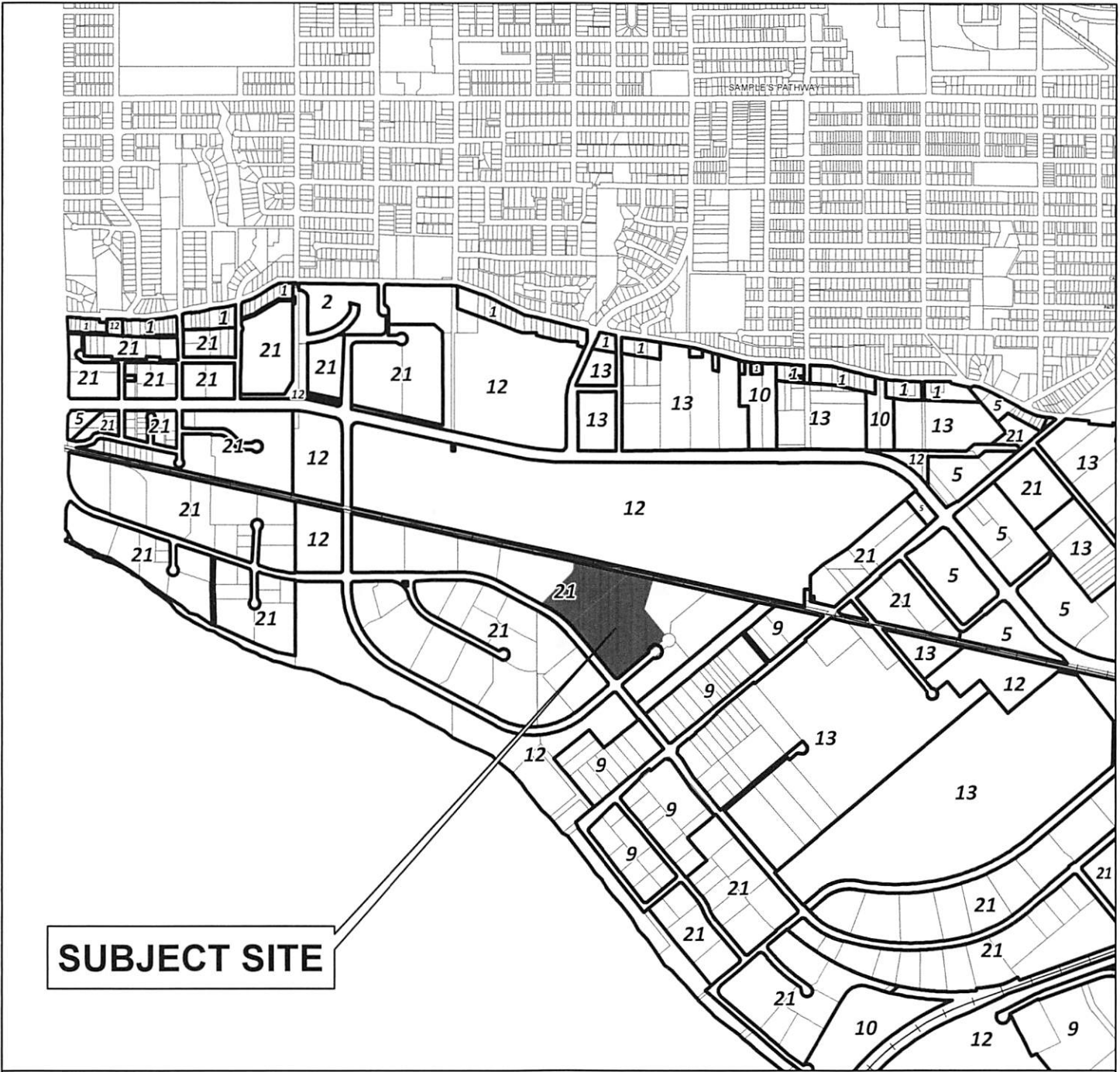
PLANNING & BUILDING DEPARTMENT



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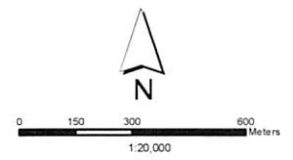
REZONING REFERENCE #19-12
5151 AND 5255 NORTH FRASER WAY

 Subject Site



SUBJECT SITE

- | | |
|--|------------------------------------|
| 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