



TO: CITY MANAGER 2020 February 19

FROM: DIRECTOR PLANNING AND BUILDING

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

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

LEGAL: Lot 2, D.L. 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, M5r Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "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 March 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 March 09 and to a Public Hearing on 2020 March 24 at 6:00 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 the construction of two 2-storey light industrial and office buildings with an accessory restaurant/cafe.

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 in the Glenlyon Business Park, within the Big Bend Development Plan area. It is comprised of the western portion of the site, which is vacant and is irregular in shape, with an area of approximately 6.03 ha (14.9 acres) (subject to legal survey). The eastern portion of the site is also vacant, and identified for future light-industrial and office development in line with the Glenlyon Concept Plan.

3.2 The Glenlyon Concept Plan, which was approved by Council in 1994, established high quality and unique architecture that complements the natural features of the area in order to attract cleaner and lighter industrial users to the business park. Since 2002, the majority of the business park has been developed primarily with single tenant office and research and development uses, which collectively, has established a distinct character for the business centre. A number of high-quality office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Bros. Auctioneers, the Hospital Employees Union, CGA-Canada, and PNP Pharmaceuticals have developed in line with the Glenlyon Concept Plan.

3.3 On 2019 June 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 (utilizing the M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of two 2-storey light industrial and office buildings. The total area of the proposed buildings would be approximately 31,046 m² (334,175 sq. ft.). The concept includes approximately 9,408 m² (101,267 sq. ft.) of office and 21,638 m² (232,908 sq. ft.) of manufacturing/warehouse space.

In addition, the applicant intends to provide the opportunity for a restaurant/cafe to be located within one unit of the proposed buildings. The inclusion of the M5r District zoning is necessary in order to provide for the restaurant use, however, the underlying M2/M5 Districts would provide for alternate uses should the restaurant/cafe use cease to operate. The restaurant/cafe

is intended to be small-scale, and would serve the nearby office/light manufacturing developments, and as such, no additional vehicle parking for the proposed restaurant/cafe is required. Vehicular access is proposed from North Fraser Way and Glenlyon Place.

- 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; and,
 - confirmation that Glenlyon Place has been constructed to its final standard with separated sidewalk, street trees and street lighting.
- 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 adjacent property to the east;
 - 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.

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5.0 DEVELOPMENT PROPOSAL

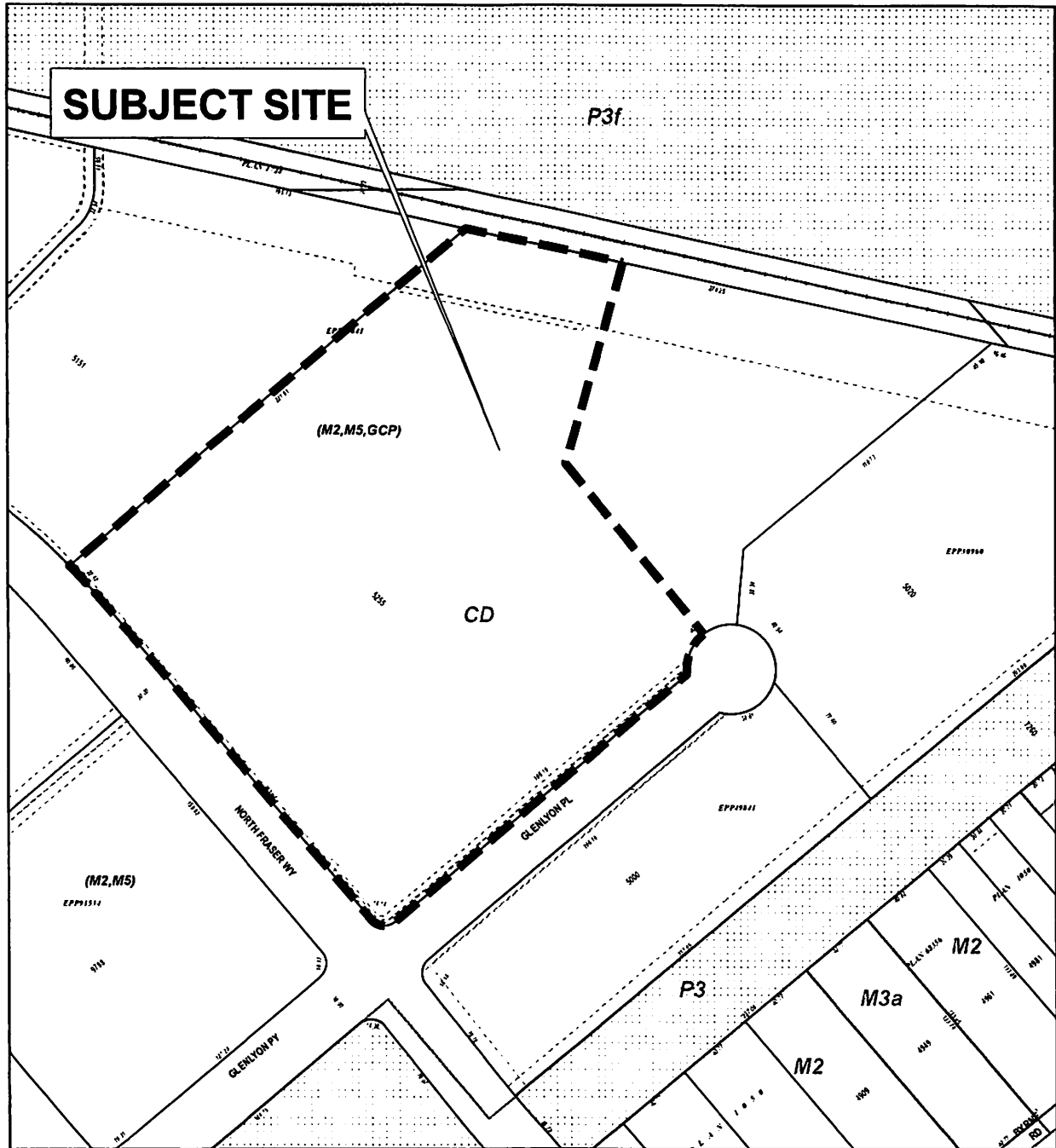
5.1	Site Area:	-	6.03 ha (14.9 acres)
5.2	Site Coverage:	-	43%
5.3	Proposed Gross Floor Area:		
	Office	-	9,408 m ² (101,267 sq. ft.)
	Manufacturing / Warehouse	-	21,638 m ² (232,908 sq. ft.)
	Total Proposed Floor Area	-	31,046 m ² (334,175 sq. ft.)
5.4	Vehicle Parking:		
	Office	-	9,408 m ² @ 1/46 m ² = 204 spaces
	Manufacturing / Warehouse	-	21,638 m ² @ 1/93 m ² = 233 spaces
	Required	-	437 spaces
	Provided	-	438 spaces
5.5	Bicycle Parking:		
	Required and Provided	-	51 spaces
5.6	Loading:		
	Required	-	16 spaces
	Provided	-	24 spaces



E. W. Kozak, Director
PLANNING AND BUILDING

SMN:
Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



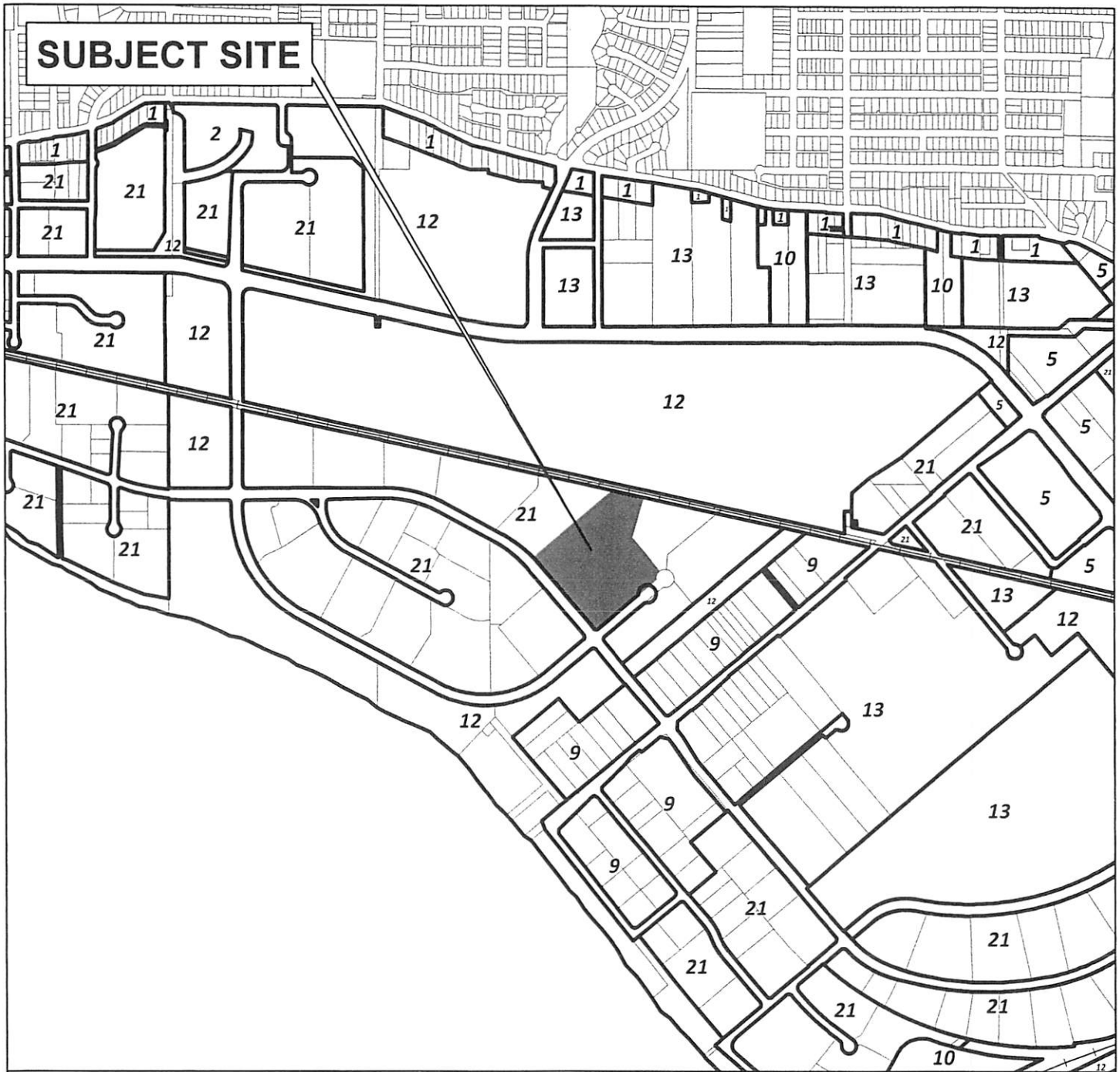
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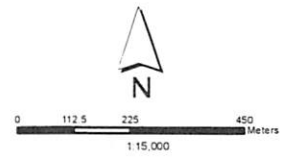
Drawn By:
JS

**REZONING REFERENCE #19-12
PORTION OF 5255 NORTH FRASER WAY**

 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