



**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 February 23

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE #19-11  
Two-Storey Light Industrial Development  
Big Bend Development Plan**

**ADDRESS:** 5025 North Fraser Way (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 1 District Lot 163 and 165 Group 1 New Westminster District Plan EPP99626

**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 “Sunco Glenlyon Business Park” prepared by Christopher Bozyk Architects Ltd.)

**APPLICANT:** Christopher Bozyk Architects Ltd.  
Suite 414-611 Alexander Street  
Vancouver, BC V6A 1E1  
Attn: Ali Peymani

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 March 29.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 March 07 and to a Public Hearing on 2022 March 29 at 5:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 01/21, Bylaw 14296, 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 granting of a Section 219 Covenant respecting flood proofing requirements.
- e) 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.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- h) The deposit of the applicable Regional Transportation Development Cost Charge.
- i) The submission of a detailed Comprehensive Sign Plan.
- j) The submission of a Site Disclosure Statement and resolution of any arising requirements.
- k) The submission of a suitable Solid Waste and Recycling Plan to the approval of the General Manager Engineering.
- l) The submission of a suitable on-site stormwater management system, 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 two-storey light industrial building.

## **2.0 POLICY FRAMEWORK**

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Big Bend Development Plan (1972), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Transportation Plan (2021).

## **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 vacant and irregular in shape, and identified for future light-industrial and office development in line with the Glenlyon Concept Plan.
- 3.2 On 2019 June 10, Council received the report of the Planning and Development 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.
- 3.3 On 2021 February 22 Council authorized staff to forward this application to a Public Hearing on 2021 March 30, in order to permit the construction of a one-storey light industrial building. Second Reading of the rezoning bylaw amendment was granted on 2021 May 12. Since that time, in order to accommodate the needs of the intended business, the applicant has submitted a revised plan of development for a two-storey light industrial building that is 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, the Big Bend Development Plan, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light industrial building. The total area of the proposed building would be approximately 7,265.1 m<sup>2</sup> (78,201 sq. ft.). The concept includes approximately 1,042.6 m<sup>2</sup> (11,222 sq. ft.) of office and 6,222.5 m<sup>2</sup> (66,979 sq. ft.) of manufacturing / warehouse space.
- 4.2 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. Servicing requirements will include, but not necessarily be limited to:
  - the construction of North Fraser Way to its final standard with separated sidewalk, street trees and street lighting; and,

- the construction of a crushed granite trail within the Metro Vancouver right-of-way on the western portion of the site, from North Fraser Way to the existing trail to the north 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 Climate Action and Energy Division. 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 The submission of a Site Disclosure Statement and resolution of any arising requirements is required.

4.7 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.

4.8 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 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: 1.03 ha (2.55 acres)

5.2 Site Coverage: 41%

5.3 Proposed Gross Floor Area:		
Office	1,042.6 m <sup>2</sup>	(11,222 sq. ft.)
Manufacturing	1,344.3 m <sup>2</sup>	(14,470 sq. ft.)
Warehouse	4,878.2 m <sup>2</sup>	(52,509 sq. ft.)
Total Proposed Floor Area	7,265.1 m <sup>2</sup>	(78,201 sq. ft.)

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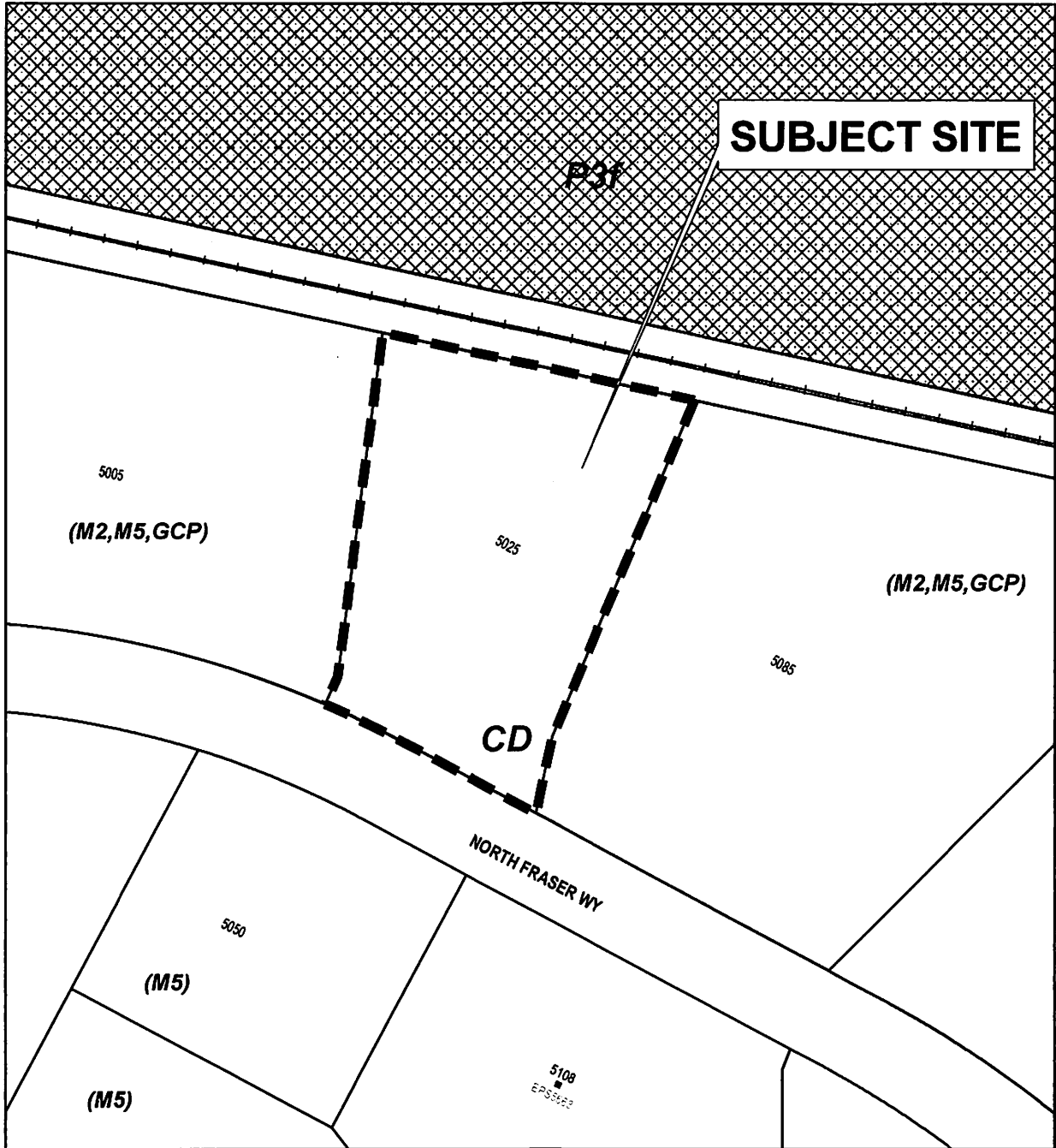
5.4	Vehicle Parking:	
	Office	1,042.6 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 23 spaces
	Manufacturing	1,344.3 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 14 spaces
	Warehouse	4,878.2 m <sup>2</sup> @ 1/186 m <sup>2</sup> = 26 spaces
	Required	63 spaces
	Provided	63 spaces
5.5	Bicycle Parking:	
	Required	6 spaces
	Provided	7 spaces
5.6	Loading:	
	Required	4 spaces
	Provided	7 spaces



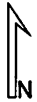
E. W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

SMN:spf  
**Attachments**

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT




Date: FEB 03 2021

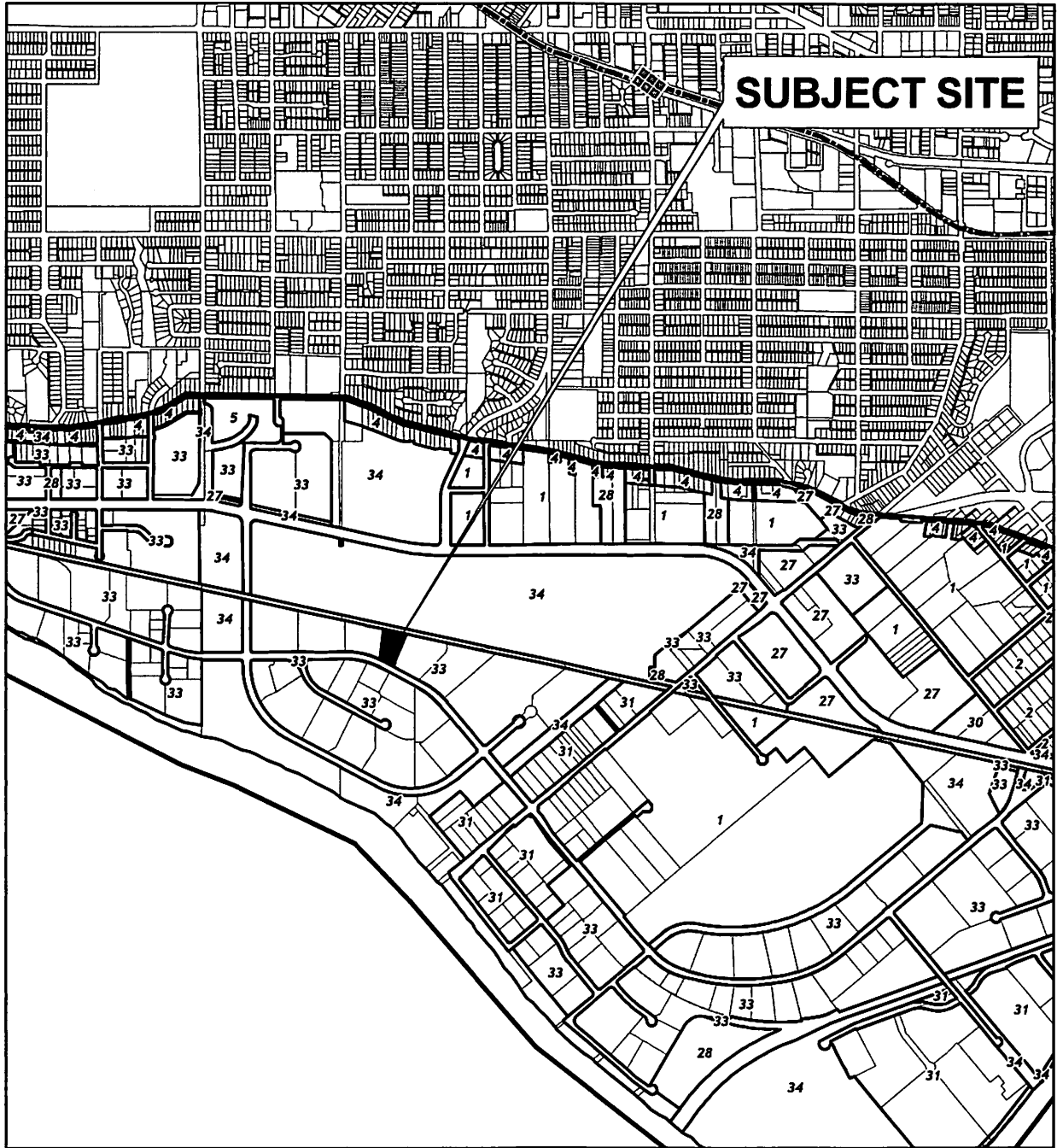
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Drawn By: RW

REZONING REFERENCE #19-11  
5025 NORTH FRASER WAY

 Subject Site

Sketch #1



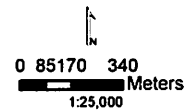
**SUBJECT SITE**

- |                                                  |                                                    |
|--------------------------------------------------|----------------------------------------------------|
| <b>1</b> Agricultural (A1)                       | <b>28</b> Institutional                            |
| <b>2</b> Small Holdings                          | <b>30</b> Public School (P3)                       |
| <b>4</b> Single and Two Family Residential       | <b>31</b> Industrial                               |
| <b>5</b> Low Density Multiple Family Residential | <b>33</b> Industrial and Business Centre Mixed Use |
| <b>27</b> Commercial                             | <b>34</b> Park and Public Use (P3)                 |



City of Burnaby  
 Planning and Building Dept  
 Printed on February 3, 2021

**Big Bend**



Sketch #2