

TO: CITY MANAGER **1995 December 11**
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #45/95

APPLICANT: Canada Lands Company Ltd. (CN Real Estate)
2000 - 666 Burrard Street
Vancouver, B. C. V6C 2X8

ADDRESS: Portion of 8700 Glenlyon Parkway

LEGAL: Ptn. Lot A, D.L. 164, Group 1, NWD Plan LMP22899

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE M2 GENERAL INDUSTRIAL AND M5 LIGHT INDUSTRIAL DISTRICTS)

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE M5 LIGHT INDUSTRIAL DISTRICT USE AND DENSITY AND GLENLYON CONCEPT PLAN GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "FUTURE SHOP HEAD OFFICE FACILITY" PREPARED BY CHRISTOPHER BOZYK ARCHITECTS)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1996 January 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning bylaw be prepared and advanced to First Reading on 1996 January 08 and to a Public Hearing on 1996 January 23 at 7:30 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 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 any necessary easements.
- e) The provision of a public pedestrian trail and easement from Glenlyon Parkway through to Sussex Avenue adjacent to the north property line and installation of an appropriate trail facility.
- f) Completion of the subdivision creating the subject development site as a legal parcel.
- g) The approval of the Ministry of Transportation and Highways to the rezoning application.
- h) The submission of a suitable engineered plan for an approved on-site sediment control program.

R E P O R T

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning amendment is to provide for the establishment of a head office and staff training facility.

2.0 BACKGROUND:

- 2.1 The subject site is situated within the first phase of CN Real Estate's Glenlyon Business Park which is situated within the industrially designated area of the adopted Big Bend Development Plan (see attached Sketch #2).
- 2.2 On 1994 January 19, Council gave Final Adoption to a Bylaw (Rezoning Reference #44/92), rezoning the entire Glenlyon Business Park to CD Comprehensive Development based on the M2 General Industrial and M5 Light Industrial Districts as guidelines, together with the Glenlyon Concept Plan prepared by InterPlan Architecture and Planning Inc. The Concept Plan provides for the development of a refined, comprehensively planned industrial park. It establishes a high quality and unique infrastructure that complements the natural features of the site in order to attract cleaner, lighter industrial users to Glenlyon.
- 2.3 Council in 1994 July 25 received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of 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 to a Public Hearing.

3.0 GENERAL COMMENTS:

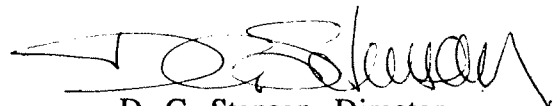
- 3.1 The subject application involves a zoning amendment to one of the specific sites within the development of the Glenlyon Business Park which has already been zoned to the CD Comprehensive Development category. The proposed development includes the construction of a 120,000 sq.ft. head office facility for Future Shop, a well established retailer of consumer electronics, computers and appliances. The facility is intended to employ approximately 500 people at this location and will provide head office and staff training facilities. Retailing activities are not intended to be included within this development. The proposed development is consistent with the land use objective of this area. The guideline zoning for the proposed development is considered the M5 Light Industrial District.

- 3.2 The registration of a 6 meter public access easement adjacent to the north property line of the subject site will be required as a condition of rezoning in order to accommodate the development of a pedestrian trail to be developed from Glenlyon Parkway east to the Sussex Creek trail system. Provision for development of the trail has been secured through the previous subdivision application which created the site.
- 3.3 Services to the site have been provided to the full urban industrial standard as a condition of approval for the Phase I subdivision for the Glenlyon Business Park (Subdivision Reference #135/92). The site has also been filled to achieve full flood-proofing elevations.
- 3.4 Approval of the Ministry of Transportation and Highways to the rezoning will be required.
- 3.5 Environmental Health Services has indicated that the applicant will be required to submit a detailed engineering plan to Environmental Health Services to outline the manner in which sediment control will be provided during construction of the project.

4.0 DEVELOPMENT STATISTICS:

4.1	<u>Net Site Area:</u>	3.3 hectares (8.165 acres) to be confirmed by survey.
4.2	<u>Site Coverage:</u>	27%
4.3	<u>Floor Area:</u> (Office and Training Uses)	
	Main Floor:	8,362 m ² (90,015 sq. ft.)
	Mezzanine:	2,800 m ² (30,135 sq. ft.)
	<u>Total:</u>	11,162 m ² (120,150 sq. ft.)
4.4	<u>Floor Area Ratio:</u>	0.34
4.5	<u>Building Height:</u>	12.2 m (40 ft.)

- 4.6 Parking Required: 243 spaces
- 4.7 Parking Provided: 480 spaces (on surface)
- 4.8 Loading Required and Provided: 3 spaces
- 4.9 Exterior Materials: Precast concrete panels, steel frames, clear and tinted glass.

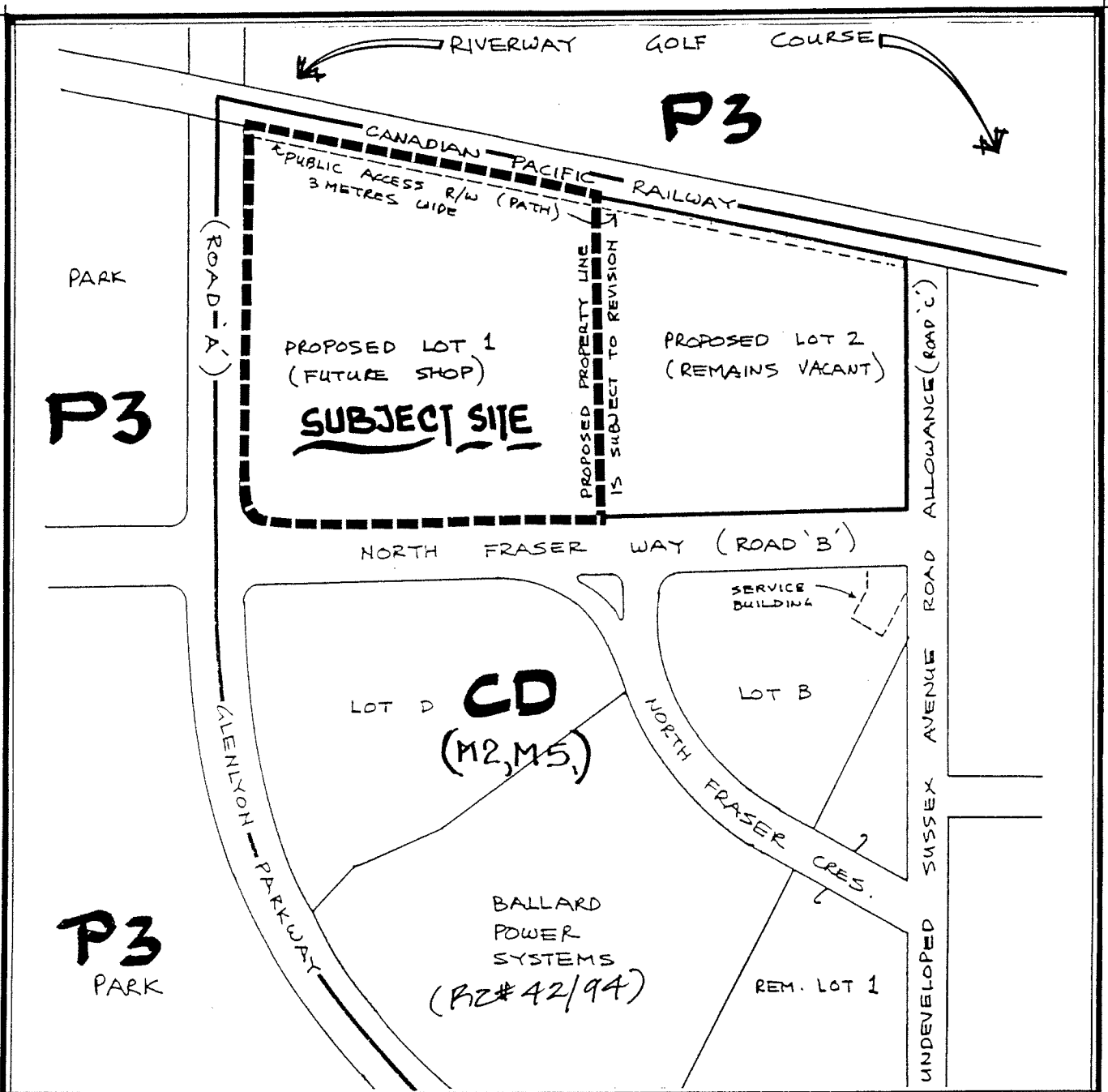


D. G. Stenson, Director
Planning and Building

PS/ds

Attach.

cc: City Solicitor
Director Engineering
City Clerk
Director Recreation & Cultural Services



Date:
NOVEMBER 1995

Scale:
N.T.S.

Drawn By:



City of
Burnaby
 Planning & Building Dept.

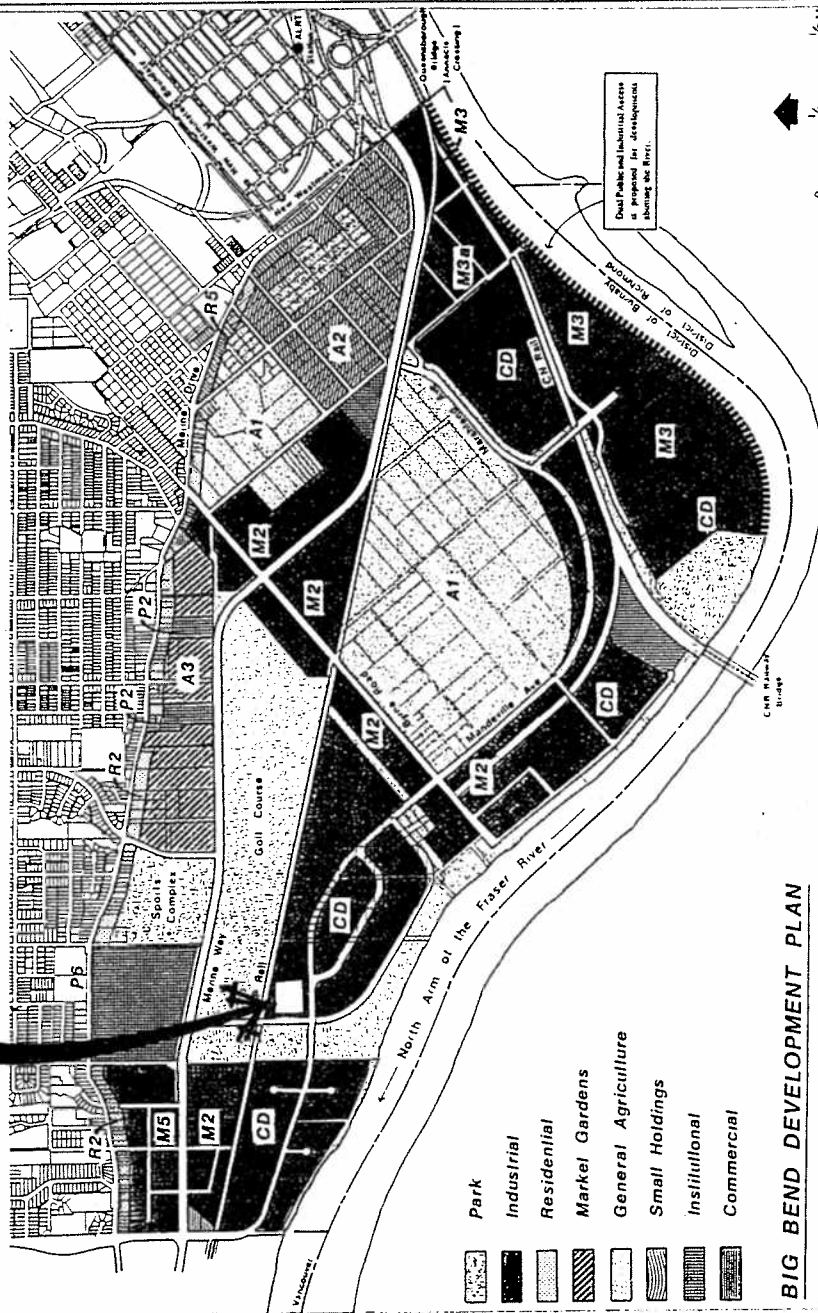


North

REZONING REFERENCE # 45/95

SKETCH # 1

SUBJECT SITE



BIG BEND DEVELOPMENT PLAN

Revised to 1994 July

Date:
NOVEMBER 1995

Scale:
N.T.S.

Drawn By:



City of
Burnaby

Planning & Building Dept.

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SKETCH # 2

