

1996 October 31

**TO:** CITY MANAGER

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #40/96  
Office and Research Facility

**ADDRESS:** Portion of 8900 Glenlyon Parkway

**LEGAL:** Ptn. Lot D, 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 "INEX  
PHARMACEUTICALS FACILITY" PREPARED BY  
CHRISTOPHER BOZYK ARCHITECTS)\

**APPLICANT:** Canada Lands Company Ltd.  
2000 - 666 Burrard Street  
Vancouver, B. C. V6C 2X8

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on  
1996 December 10.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 November 25, and to a Public Hearing on 1996 December 10 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 and covenants.
- e) Completion of the subdivision creating the subject development site as a legal parcel.
- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) The submission of a suitable engineered plan for an approved on-site sediment control program.

**REPORT**

**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to provide for the establishment of an office and research facility for a pharmaceuticals company.

**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 the 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 on 1996 September 23 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.

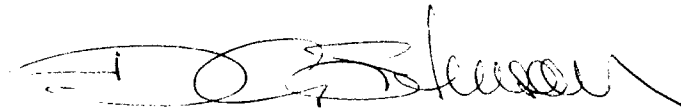
**3.0 GENERAL COMMENTS:**

- 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 District in accordance with the Concept Plan. The proposed development includes the construction of a 50,000 sq. ft. office and research facility for which the principal tenant will be a pharmaceuticals company. The proposed development is consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M5 Light Industrial District.
- 3.2 The subject development plan proposes to utilize a portion of the adjacent site to the immediate east for shared parking (surplus to the subject development) and a driveway access out to North Fraser Way. This will provide some development efficiencies for the two sites which is supportable. As a result, the applicant will be required to improve those portions of the adjacent site to final standards for such purposes and register an appropriate reciprocal access easement over the two proposed properties.
- 3.3 Approval of the Ministry of Transportation and Highways to the rezoning will be required.
- 3.4 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.

3.5 A temporary sanitary sewer connection and accompanying easement through the adjacent site to the east will be required to serve the subject site until the sewer facilities are installed in the Glenlyon Parkway Road allowance as part of the Phase 2 servicing.

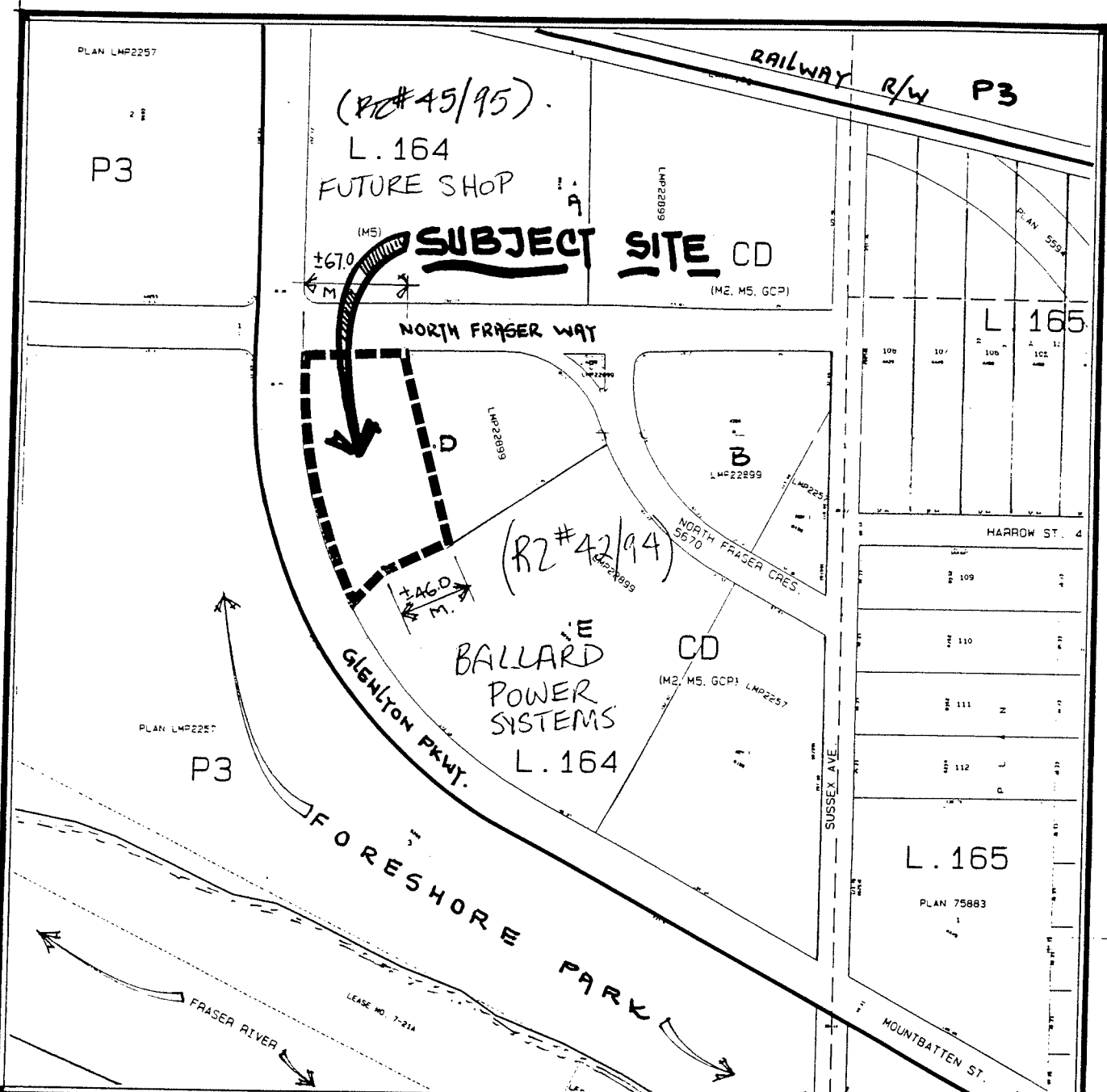
**4.0 DEVELOPMENT STATISTICS:**

- |     |                                       |               |   |
|-----|---------------------------------------|---------------|---|
| 4.1 | <u>Net Site Area:</u>                 |               | 1.09 hectares (2.7 acres)   |
| 4.2 | <u>Site Coverage:</u>                 |               | 20%   |
| 4.3 | <u>Floor Area:</u>                    | Office        | 1,722 m <sup>2</sup> (18,532 sq. ft.)                             |
|     |                                       | Research      | 2,956 m <sup>2</sup> (31,823 sq. ft.)                             |
|     |                                       | <b>Total:</b> | 4,678 m <sup>2</sup> (50,355 sq. ft.)                             |
| 4.4 | <u>Floor Area Ratio:</u>              |               | 0.43  |
| 4.5 | <u>Building Height:</u>               |               | 2 Storeys   |
| 4.6 | <u>Parking Required:</u>              |               | 68 spaces   |
| 4.7 | <u>Parking Provided:</u>              |               | 153 spaces (on surface)   |
| 4.8 | <u>Loading Required and Provided:</u> |               | 3 spaces  |
| 4.9 | <u>Exterior Materials:</u>            |               | Precast concrete panels, steel frames,<br>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 1996

Scale:  
 1:4000

Drawn By:  
 J.P.C.



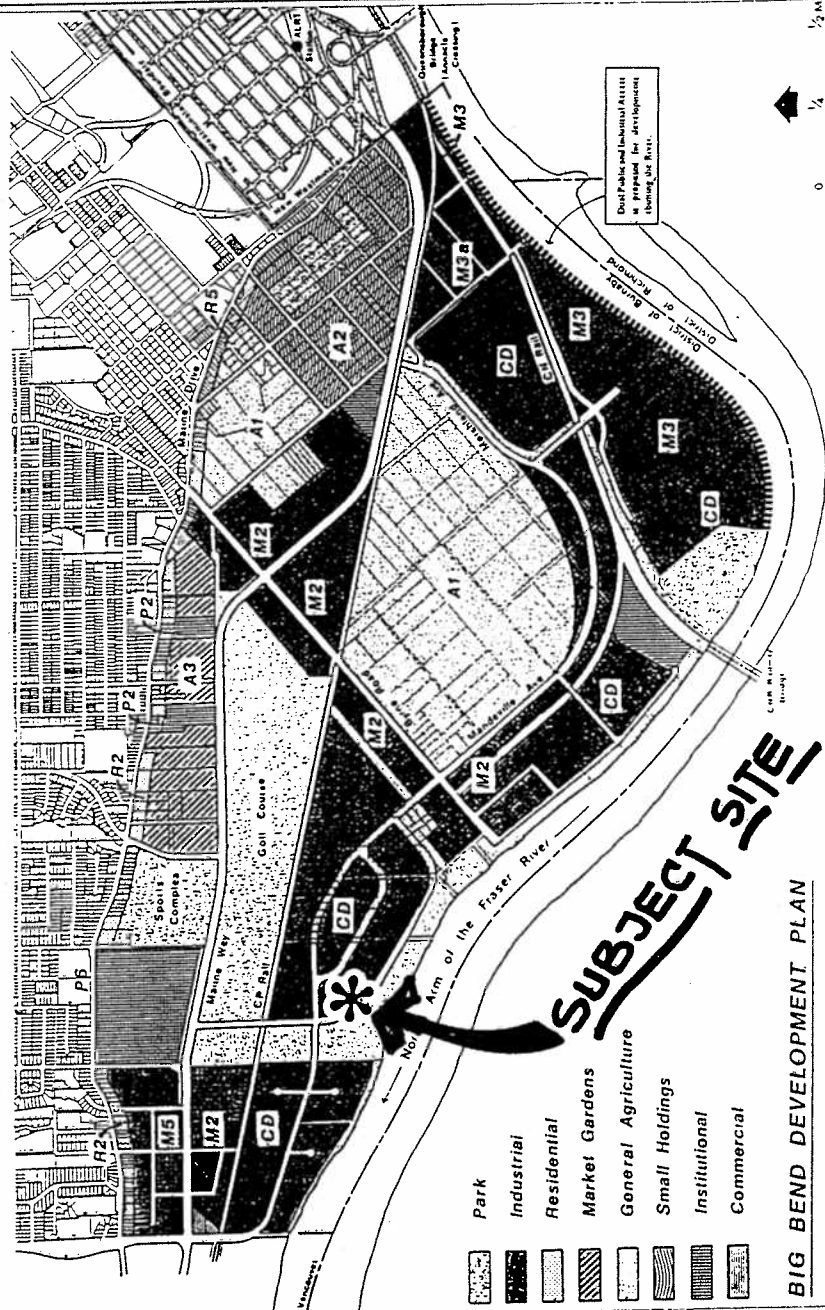
City of  
**Burnaby**  
 Planning & Building Dept.

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**REZONING REFERENCE #40/96**

**SKETCH #1**



- Park
- Industrial
- Residential
- Market Gardens
- General Agriculture
- Small Holdings
- Institutional
- Commercial


**BIG BEND DEVELOPMENT PLAN**

Revised to 1994 July

Date:  
**NOVEMBER 1996**

Scale:  
**N.T.S. 142**

Drawn By:  
**J.P.C.**

 **City of Burnaby**  
 Planning & Building Dept.

**REZONING REFERENCE #40/96**  
**SKETCH #2**