

**TO:** CITY MANAGER 2000 April 7  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** **REZONING REFERENCE #99-60**  
**Multi-Tenant Office Facility**

**ADDRESS:** Ptn. of 5001 North Fraser Way

**LEGAL:** Ptn. of Lot 2, D.L. 162, 163 & 165, Group 1, NWD Plan  
LMP40993

**FROM:** CD Comprehensive Development District (based on M2 General  
Industrial and M5 Light Industrial Districts)

**TO:** Amended CD Comprehensive Development District (based on M2  
General Industrial District and M5 Light Industrial District Use and  
Density and Glenlyon Concept Plan Guidelines and in accordance  
with the Development Plan entitled "Glendale Centre" by Christopher  
Bozyk Architects)

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

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on  
2000 May 30.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2000 May 15 and  
to a Public Hearing on 2000 May 30 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. The provision of a public pedestrian trail and easement from Glenlyon Parkway adjacent to the north property line to the approval of the Director Engineering.
- f. The deposit of GVS & DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area.
- g. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- h. The submission of a Site Profile and resolution of any arising requirements.
- i. The satisfaction of all necessary flood proofing requirement.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two-storey multi-tenant office building.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is presently vacant, filled and graded in anticipation of future development. The realigned Sussex Creek watercourse lies within the westerly portion of the site and is in the process of being enhanced as a natural corridor with native planting and a pedestrian trail. Further to the west lies a recently constructed light industrial facility occupied by Ballard Generation Systems and to the north lies a Canadian Pacific rail line and the Riverway Golf Course. Vacant lands lie to the east of the site and to the south across North Fraser Way which are intended for further light industrial office and high tech uses as part of the

Glenlyon Business Park. Vehicular access to the site is from North Fraser Way which is currently under construction to a full City standard.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is situated within the northeasterly portion of the first phase of Canada Lands Company Ltd.'s Glenlyon Business Park which is situated within the industrially designated area of the adopted Big Bend Development Plan (see **attached** Sketch #2).
- 3.2 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 District based on M2 General Industrial District and M5 Light Industrial District 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 and establishes a high quality and unique infrastructure that complements the natural features of the site in order to attract cleaner, lighter, industrial users.
- 3.3 To date, Ballard Power Systems Ltd. (Rezoning Reference #42/94), Future Shop (Rezoning Reference #45/95), Inex Pharmaceuticals Ltd. (Rezoning Reference #40/96), Telus (Rezoning Reference #23/97) and Ballard Generation Systems (Rezoning Reference #41/96) have completed their new facilities within Glenlyon Estates.
- 3.4 On 2000 January 24, Council 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 submitted a plan of development suitable for presentation to a Public Hearing.

### **4.0 GENERAL COMMENTS**

- 4.1 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 two storey, 4,658 m<sup>2</sup> (50,140 sq.ft.) office facility with surface parking which is consistent with the land use objectives of this area. The guideline zoning for the proposed development is the M2 General Industrial District and M5 Light Industrial District.

- 4.2 Vehicular access will be provided from North Fraser Way which is required to be extended to a full City standard across the frontage of the site.
- 4.3 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning request.
- 4.4 Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project as a requirement of PPA.
- 4.5 Facilities for cyclists to include bike racks, storage areas, and end of trip facilities will be provided.
- 4.6 The registration of a 3 m 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 on the edge of the site which will extend to Glenlyon Parkway to the west. Provision for development of the trail will be secured through the subdivision application to create the subject site.
- 4.7 Sussex Creek has been realigned along the west side of the site in accordance with approvals obtained from the Ministry of Environment, Lands and Parks and the Department of Fisheries and Oceans. The creek is being developed as a natural corridor with native trees and shrub materials. It also incorporates a trail as part of the pedestrian system being developed in the Glenlyon Business Park.
- 4.8 As part of site servicing, the proposed development will adhere to storm water management provisions contained in the Glenlyon Estates Business Park and Burnaby's storm water management requirements.
- 4.9 The site is within the Fraser River Flood Plain. Provision will be made to raise the site grade to design flood proof elevations.

**5.0 DEVELOPMENT STATISTICS**

- 5.1 Net Site Area: - 1.6 hectares (3.96 acres)
- 5.2 Site Coverage: - 16%
- 5.3 Floor Area: Total Office: - 4,658 m<sup>2</sup> (50,140 sq.ft.)

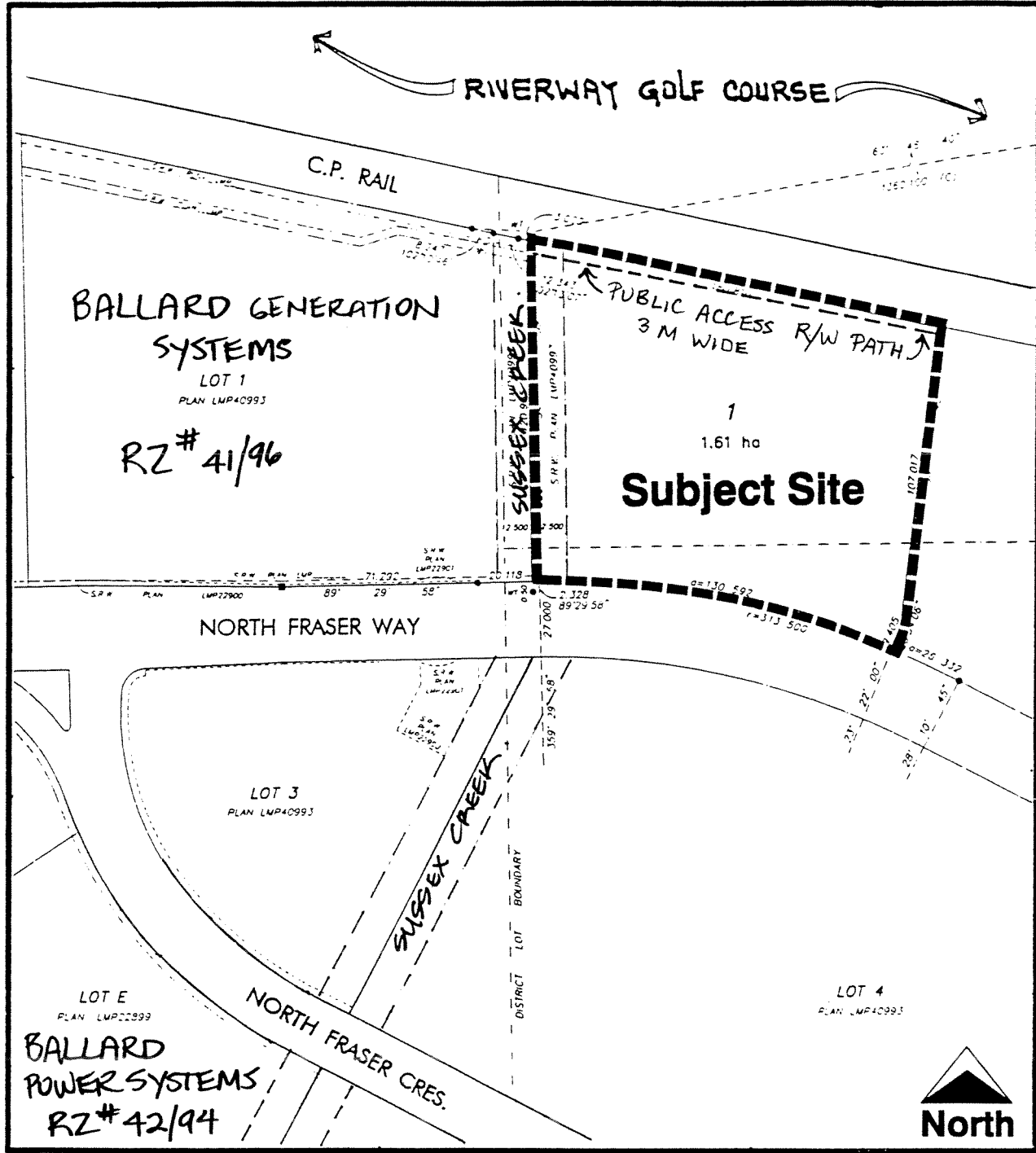
- 5.4 Floor Area Ratio: - 0.29
- 5.5 Building Height: - 2 storeys
- 5.6 Parking Required: - 102 spaces
- 5.7 Parking Provided: - 199 spaces (on surface)
- 5.8 Loading Provided: - 2 spaces
- 5.9 Exterior Materials: - Exposed architectural concrete, steel and glass canopies and tinted glass.



D. G. Stenson  
Director Planning and Building

PS:gk  
Attach

cc: City Clerk  
City Solicitor  
Director Engineering  
Director Engineering (Att: Environmental Services Division)



Planning And Building Department

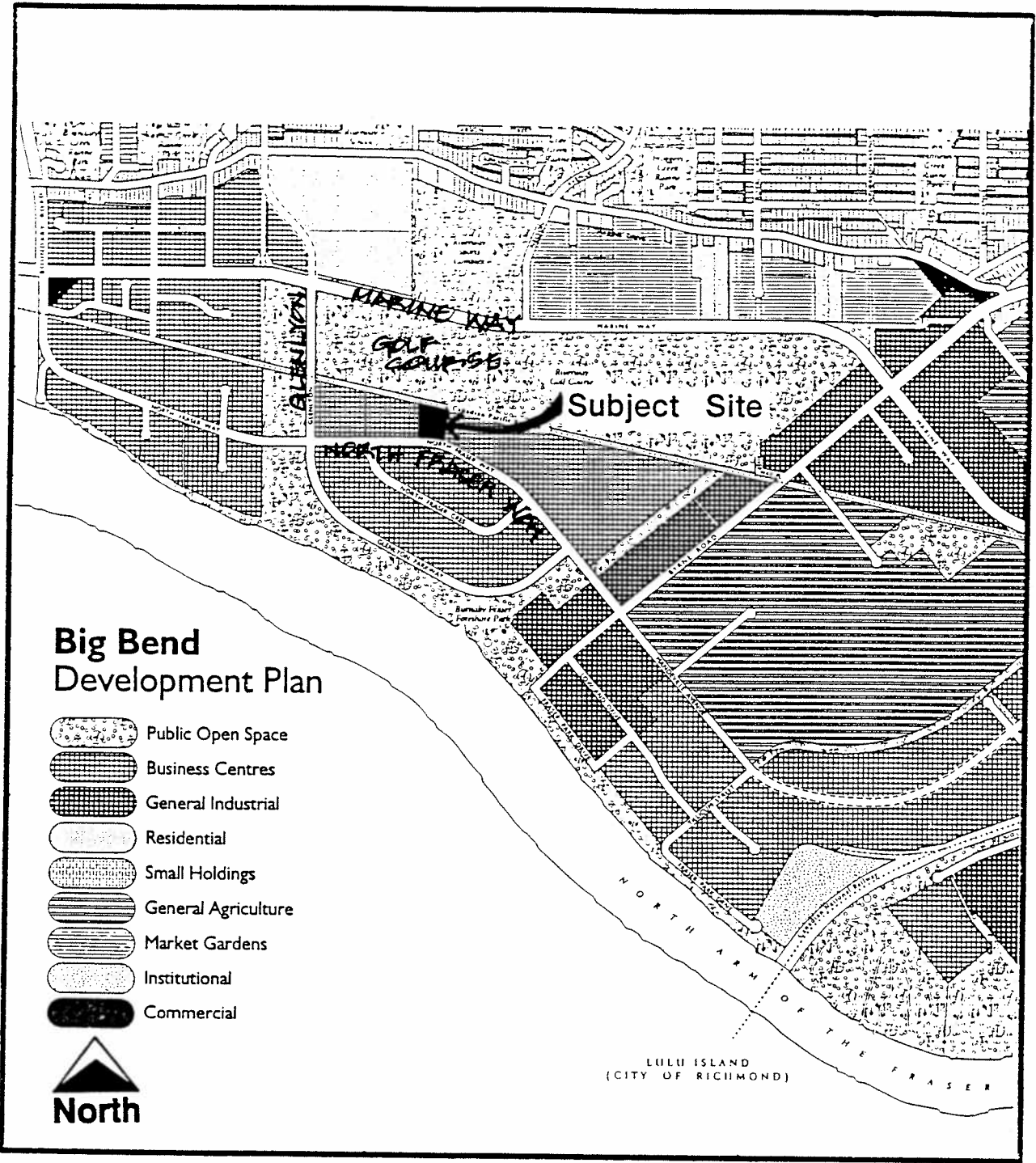
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Drawn By: J.P.C.

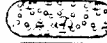
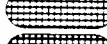
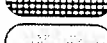
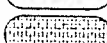





Date: Jan. 2000

REZONING REFERENCE 99 -- 60

Sketch # 1



**Big Bend  
Development Plan**

-  Public Open Space
-  Business Centres
-  General Industrial
-  Residential
-  Small Holdings
-  General Agriculture
-  Market Gardens
-  Institutional
-  Commercial



**Planning And Building Department**

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

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

**Date:** Jan. 2000

**REZONING REFERENCE 99 -- 60**

**Sketch # 2**

