
TO: CITY MANAGER 2007 September 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-05
Office Building
Big Bend Development Plan

ADDRESS: Ptn. of 9500 Glenlyon Parkway (See attached Sketches #1 and #2)

LEGAL: Ptn. of Lot 5 Except: Part subdivided by Plan LMP4746, Secondly: Part Subdivided by Plan BCP355, D.L.'s 164 & 165, Group 1, NWD Plan LMP40993

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

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Ritchie Bros. Auctioneers Head Office Facility" prepared by Bunting Coady Architects)

APPLICANT: Bunting Coady Associates Inc.
200 – 171 Water Street
Vancouver, B.C. V6B 1A7
(Attention: Tom Bunting)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 October 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 October 01, and to a Public Hearing on 2007 October 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, including a 4% Engineering Inspection Fee, to cover the costs of any 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.

- 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. Completion of the necessary subdivision.
- e. The submission of a Site Profile and resolution of any arising requirements.
- f. The granting of any necessary statutory rights-of-way, easements and covenants.
- g. The granting of a Section 219 Covenant respecting flood proofing requirements.
- h. The granting of a Section 219 Covenant to ensure that amenity spaces, including daycare, cafeteria, fitness area and cycling end of trip facilities indicated in the development plans are provided for the use of the employees and that these spaces will not be converted to future office floor area.
- i. The submission of a suitable on-site stormwater management plan for the site to the approval of the Director Engineering that meets or exceeds the guidelines established in the Glenlyon Concept Plan, Rezoning Reference #44/92 and Subdivision Reference #39/97. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
- j. The deposit of the applicable GVS&DD Sewerage Charge.
- k. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Chief Building Inspector and the granting of a Section 219 Covenant respecting the approved report.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of an office building.

2.0 BACKGROUND

2.1 The subject site is located within the Glenlyon Business Park on the north side of Glenlyon Parkway, within the Big Bend Development Plan Area (see attached Sketches #1 and #2). The proposed site is currently vacant and is irregular in shape with an area of approximately 3.34 hectares (8.25 acres). It is noted that the subject site was a part of a

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previous master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97). To the west and north are a number of high-quality office developments for companies such as Ballard Power Systems, Telus, Future Shop (Best Buy) and Nokia, all of which were developed in line with the Glenlyon Concept Plan. Further to the north and south are the Riverway public golf course and the Burnaby Fraser Foreshore Park respectively. The current application for a head office facility is consistent with the continuing development of Glenlyon Business Park.

2.2 On 2007 March 26, 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.

3.0 GENERAL COMMENTS

3.1 The proposed development includes the construction of a three storey head office building for Ritchie Bros. Auctioneers. This site is for the head office function of the company. The guideline zoning for the proposed development is the M5 Light Industrial District and the Glenlyon Concept Plan, with all uses accommodated within a completely enclosed building. The proposed building includes approximately 1,107.37 m² (11,920 sq.ft.) of amenity space including a fitness centre, cafeteria and daycare. The amenity spaces will be included in Floor Area Ratio (F.A.R.) calculations but excluded from parking calculations. As such, the amenity spaces will be protected by Section 219 Covenant to ensure their continued availability and to ensure that they are for the use of the employees of the subject development. End of trip facilities and secure bicycle storage have also been provided for in the development plans.

3.2 The master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97) have provided the subject site with a majority of the required City services including the construction of North Fraser Crescent to its full 14m standard with curb and gutter and street lighting to the point of access for the development site. As noted in the previous report dated 2007 March 26, an interim cul-de-sac was constructed to the north of the proposed development site as part of a previous rezoning for 9200 Glenlyon Parkway (Rezoning Reference #01-13). A road closure application has been received (ROD #02-05) to close North Fraser Crescent east of the proposed cul-de-sac and will be required to be completed as part of a future subdivision for the remaining lots to the north and east of the subject site. The final design and construction of the North Fraser Crescent cul-de-sac and associated pedestrian pathway with a fire access route would also be completed at that time. Notwithstanding, a subdivision application is required to create the proposed development site. As part of this subdivision application, the applicant will be required to construct Glenlyon Parkway to its full standard for the width of the development site with curb and gutter on both sides with the extension of the separated sidewalk with street trees and boulevard grass across the Glenlyon Parkway frontage of the proposed development. Streetlights have already been provided to their

final location along Glenlyon Parkway. The applicant will be required to provide a public pedestrian pathway along the GVRD right-of-way to the east of the development site. The applicant will also provide for the completion of Burnaby Fraser Foreshore Park south of Glenlyon Parkway east to North Fraser Way including the extension of the urban trail to City standards. The Director Engineering will be requested to update any additional services necessary to serve this site not met by the previous master rezoning and subdivision.


- 3.3 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.4 A statutory right-of-way is required to accommodate the separated sidewalk along the project frontage.
- 3.5 The applicant 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 #39/97. A Section 219 covenant will be registered for the subject property to ensure the installation and ongoing use and maintenance in accordance with the accepted stormwater management plan.
- 3.6 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97). As significant time has lapsed since the original environmental assesment, the submission of a site profile and resolution of any arising requirements is required.
- 3.7 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 Preliminary Plan Approval.
- 3.8 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.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	3.34 hectares (8.25 acres)
4.2	Site Coverage:	-	17%
4.3	Floor Area:	-	15,292.18 m ² (164,580 sq.ft.)
	Office Space	-	14,184.81 m ² (152,660 sq.ft.)
	Amenity Space	-	
	Daycare	-	485.87 m ² (5,230 sq.ft.)

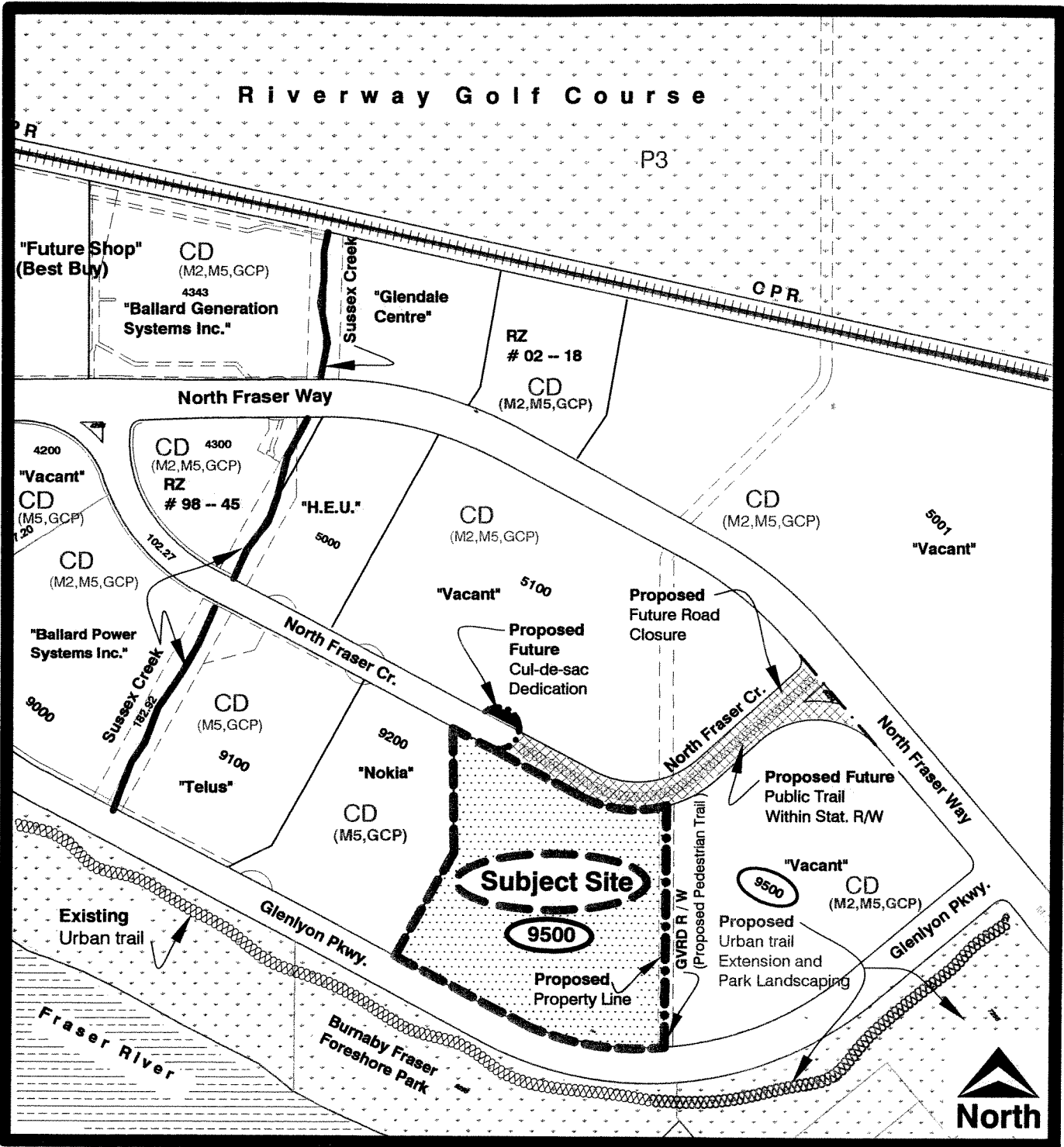
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	Cafeteria	-	397.15 m ²	(4,275 sq.ft.)
	<u>Fitness Area</u>	-	<u>224.35 m²</u>	<u>(2,415 sq.ft.)</u>
	Subtotal	-	1,107.37 m ²	(11,920 sq.ft.)
4.4	Floor Area Ratio	-	0.46 FAR	
4.5	Building Height:	-	3 storeys	
4.6	Parking:			
	14,184.81 m ² office @ 3/93m ²	-	458 spaces	*
	(Amenity space exempt from parking calculations)			
	Total Parking Provided:	-	465 spaces	
4.7	Loading Bays Required:	-	4 spaces	
	Loading Bays Provided:	-	4 spaces	
4.8	Bicycle Provisions Required:	-	16 spaces	
	Bicycle Provisions Provided:	-	50 spaces	
				(30 visitor spaces in visitor bike racks and 20 secure storage spaces)


 B. Luksun, Director
 PLANNING AND BUILDING

JBS/gk
Attachments

cc: Director Engineering
 Director Parks, Recreation and Cultural Services
 City Clerk



Planning and Building Department

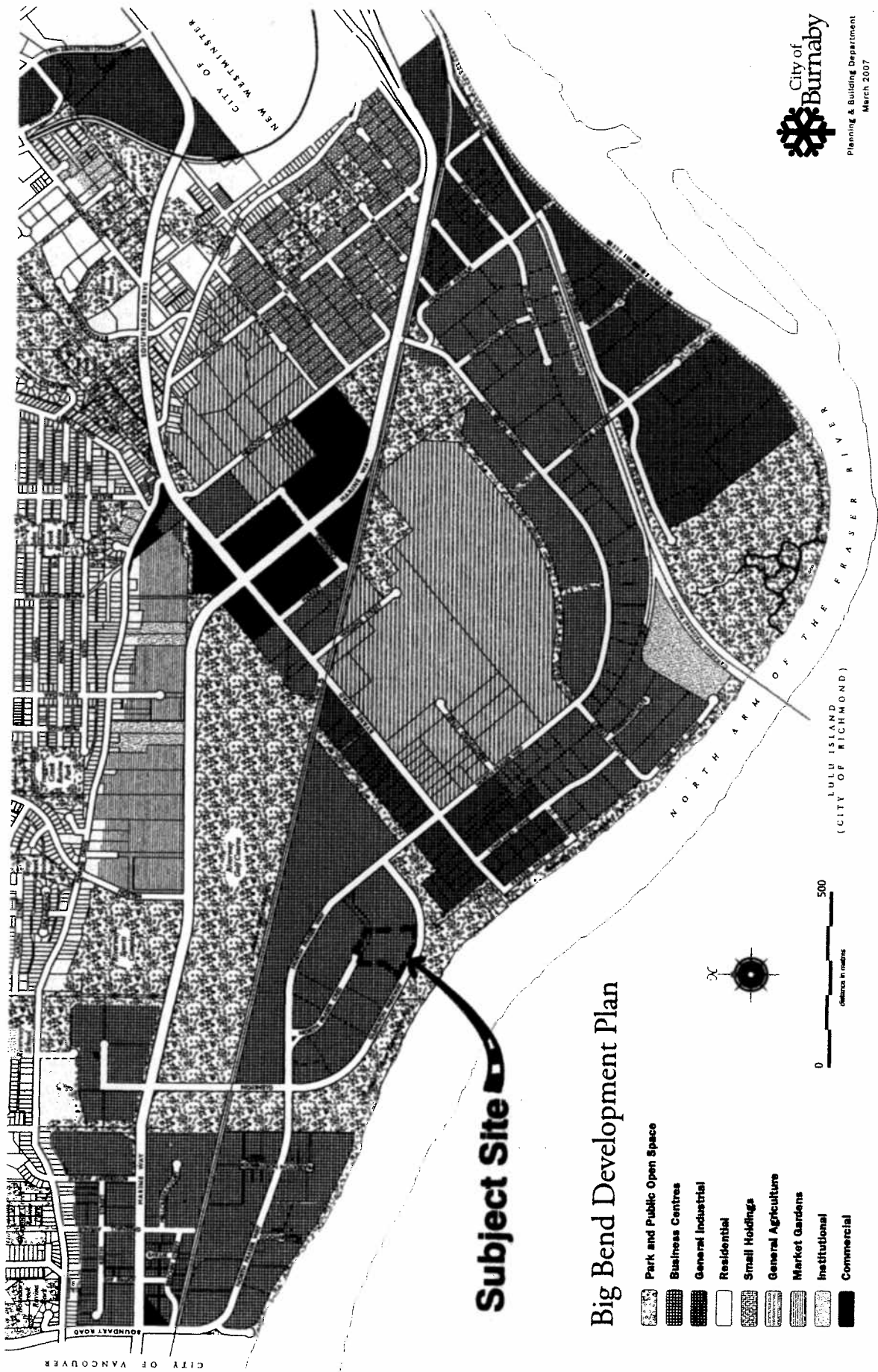
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Drawn By: J.P.C.

Date: March 2007

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 Portion of 9500 Glenlyon Pkwy.

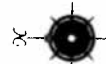
Sketch #1



Subject Site

Big Bend Development Plan

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



City of Burnaby
 Planning & Building Department
 March 2007

REZONING REFERENCE # 07 -- 05
Portion of 9500 Glenlyon Pkwy.

Sketch # 2