



Item
Meeting 2017 August 28

COUNCIL REPORT

TO: CITY MANAGER 2017 August 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-10
Two-Storey Light Industrial and Office Development
Big Bend Development Plan

ADDRESS: Portion of 9702 Glenlyon Parkway (see *attached* Sketches #1 and #2)

LEGAL: Lot 2, DL 165, Group 1, NWD Plan BCP47254

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 and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Coanda Research & Development Corporation Glenlyon Business Park 9702 Glenlyon Parkway" prepared by Taylor Kurtz Architecture and Design Inc.)

APPLICANT: Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
(Attn: Jaret Lang)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 September 19.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 August 28 and to a Public Hearing on 2017 September 19 at 7:00 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 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

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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 review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) 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.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Sections 4.1 and 4.2 of the rezoning report.
- j) The submission of a detailed comprehensive sign plan.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, 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 construction of a two-storey light industrial office building in accordance with the Glenlyon Concept Plan.

2.0 BACKGROUND

- 2.1 The subject site is located within Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was approved

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by Council in 1994. The Council-adopted Glenlyon Concept Plan established high quality and unique architecture that complements the natural features of the area in order to attract cleaner and lighter industrial users to the business park. Since 2002, a majority of the business park has been developed with single tenant office and research and development uses, which collectively, has established a distinct character for the business centre. A number of high-quality research & development and office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Bros. Auctioneers, the Hospital Employees Union, CGA-Canada and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan.

- 2.2 In 2015, Beedie Development Group purchased the remaining undeveloped parcels of the Glenlyon Business Park from Canada Lands Company Ltd., which includes the properties located at 5115 North Fraser Way and the subject property at 9702 Glenlyon Parkway, with the intent of developing the remaining properties with a broader mix of multi-tenant industrial uses. As this is a departure from what has been developed within Glenlyon, staff are reviewing with the new owners options for amendments to the Glenlyon Concept Plan, as expressed through past development, for the appropriate accommodation of multi-tenant industrial/warehouse developments as the primary use.

However, the concept for the subject rezoning application reflects the established high quality form and character, landscaping treatment, quality of architecture, and single-user nature of development that has been accepted within the Glenlyon Business Park. Therefore, this Department supports the advancement of the subject rezoning application. Given that the subject rezoning application reflects the established form and character of the business centre that has been developed over the past 20 years, it is noted that the subject rezoning could be completed prior to the completion of the noted review of the Glenlyon Concept Plan.

- 2.3 On 2017 April 03, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue 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 applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light industrial office and research building with surface parking for Coanda Research and Development Corporation, an industrial research and software development company that specializes in the analysis and solution of industrial fluid dynamics, which includes the use of scale models to test the movement of liquid and gases for various industrial

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sectors. Coanda is currently located at 6741 Cariboo Road and is seeking to relocate its offices to the subject site in order to accommodate the company's growth and remain in Burnaby. Coanda has indicated that they are seeking this location as part of the company's anticipated long-term growth. However, prior to the full occupancy of the building by Coanda, the company intends to occupy approximately half of the building and lease out the remaining space to interim tenants, until such time that the growth of the business requires expansion and full occupancy of the building.

The total area of the proposed building will be approximately 6,976.1m² (75,090 sq.ft.). The concept includes approximately 1,923.2 m² (20,701 sq. ft.) of office, 4,106.8 m² (44,205 sq. ft.) of laboratory and manufacturing space, and 946.1 m² (10,184.5 sq. ft.) of warehouse space. Vehicular access will be provided from North Fraser Way at the southern-most point of current proposed subdivision and has been designed in order to provide future shared access between the subject site and the remaining development parcel(s) to the south.

- 3.2 The applicant is pursuing development in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping. The development proposal is for a light-industrial building with an office component.
- 3.3 The Glenlyon Concept Plan was one of the first business park plans developed in the Big Bend area. The Plan included a higher parking standard than that specified within the Zoning Bylaw parking due to the geographical location of the business park, the anticipated parking demand associated with the anticipated higher degree of office and research & development uses, and the lack of public transit service at the time. However, since the adoption of the master plan for Glenlyon, other business parks in Big Bend, including Burnaby Business Park, Glenwood Estates and New Haven, have developed under the parking requirements of the Zoning Bylaw without a detrimental effect on the overall demand for parking. It is noted that since the adoption of the Glenlyon Concept Plan, the development of an integrated bike route network and the addition of public transit service has significantly improved transportation options for the area.

The applicant has submitted a parking study from Bunt and Associates which demonstrates that the additional parking requirements under the Glenlyon Concept Plan are not required. As part of this application, the applicant is proposing to provide the Zoning Bylaw parking requirement for all uses, with the exception of warehouse uses, which will remain at the existing higher Glenlyon parking requirement. This will ensure that flexibility is provided any future conversion of warehouse uses to manufacturing uses, should it be required. The proposal to reduce the parking requirements is generally supported; however, the parking study will be finalized and approved prior to Third Reading of the subject bylaw amendment. The results of the parking study may be appropriately applied to all future rezoning applications in the Glenlyon Concept Plan area.

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- 3.4 Primary servicing for the subject site has been provided for through Subdivision Reference #02-10. North Fraser Way has already been constructed to a 14 metre standard fronting the development site. The Director 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 rehabilitation of the rear boulevard on North Fraser Way across the development frontage, complete with grass and street trees;
 - the relocation of the existing special pedestrian crossing on North Fraser Way, at the north corner of site, to the west in order to align with the trail crossing, with overhead signage and lighting, complete with curb bulges on both sides of North Fraser Way;
 - the design of a crushed granite trail within the existing 10.0m Metro Vancouver right-of-way adjacent to the property with the construction of the trail across the development frontage, from North Fraser Way connecting to the existing urban trail to the south of Glenlyon Parkway, including a trail connection to the existing east-west trail adjacent to North Fraser Crescent. The design should include:
 - a 4.0 m crushed granite meandering trail, with grass and trees on both sides, and pedestrian lighting;
 - the removal of the interim staircase on the north side of Glenlyon Parkway, adjacent to the subject property; and,
 - the provision of an enhanced special pedestrian crossing with overhead signage and lighting, complete with curb bulges, across Glenlyon Parkway to the existing urban trail to the south.
- 3.5 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.
- 3.6 The developer 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 on the subject property to ensure the installation and ongoing use and maintenance are in accordance with the accepted stormwater management plan.
- 3.7 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 assessment, the submission of a Site Profile and resolution of any arising requirements is required.
- 3.8 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.

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- 3.9 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 Interim Development Proposal

(Partial occupancy of building by Coanda with additional tenant units)

4.1.1 Site Area: 1.66 ha (4.1 acres)

4.1.2 Site Coverage: 40%

4.1.3 GFA: Office:

Coanda	1,561.0m ²	(16,803 sq. ft.)
Interim Tenancy	659.1m ²	(7,094 sq. ft.)
Subtotal:	2,220.1m ²	(23,897 sq. ft.)

Manufacturing:

Coanda	2,600.9m ²	(27,996 sq. ft.)
Interim Tenancy	659.1m ²	(7,094 sq. ft.)
Subtotal:	3,260.0m ²	(35,090 sq. ft.)

Warehousing/Storage:

Coanda	193.0m ²	(2,077 sq. ft.)
Interim Tenancy	1,318.0m ²	(14,187 sq. ft.)
Subtotal:	1,511.0m ²	(16,264 sq. ft.)

Total Floor Area: 6,991.1 m² (75,251 sq. ft.)

4.1.4 Density: 0.42 FAR

4.1.5 Parking:

Required:	99 spaces
Offices:	2,220.1 m ² @ 1/46 m ² = 48 spaces
Manufacturing/Laboratory:	3,260.0 m ² @ 1/93 m ² = 35 spaces
Warehouse/Storage:	1,511.0 m ² @ 1/93 m ² = 16 spaces

Provided: 136 spaces

Bicycle Parking Required and Provided: 12 spaces

4.1.6 Loading:

Required:	03 spaces
Provided:	07 spaces

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4.2 Final Development Proposal
(Full occupancy of building by Coanda)

4.2.1 Site Area: 1.66 ha (4.1 acres)

4.2.2 Site Coverage: 40%

4.2.3 GFA: Offices: 1,561.0 m² (16,803 sq. ft.)
 Laboratory/Manufacturing: 5,237.0 m² (56,371 sq. ft.)
 Warehousing/Storage: 193.0 m² (2,077 sq. ft.)

Total Floor Area: 6,991.0 m² (75,251 sq. ft.)

4.2.4 Density: 0.42 FAR

4.2.5 Parking: Required: 93 spaces
 Offices: 1,561.0 m² @ 1/46 m² = 34 spaces
 Manufacturing/Laboratory: 5,237.0 m² @ 1/93 m² = 57 spaces
 Warehouse/Storage: 193.0 m² @ 1/93 m² = 02 spaces

Provided: 136 spaces

Bicycle Parking Required and Provided: 12 spaces

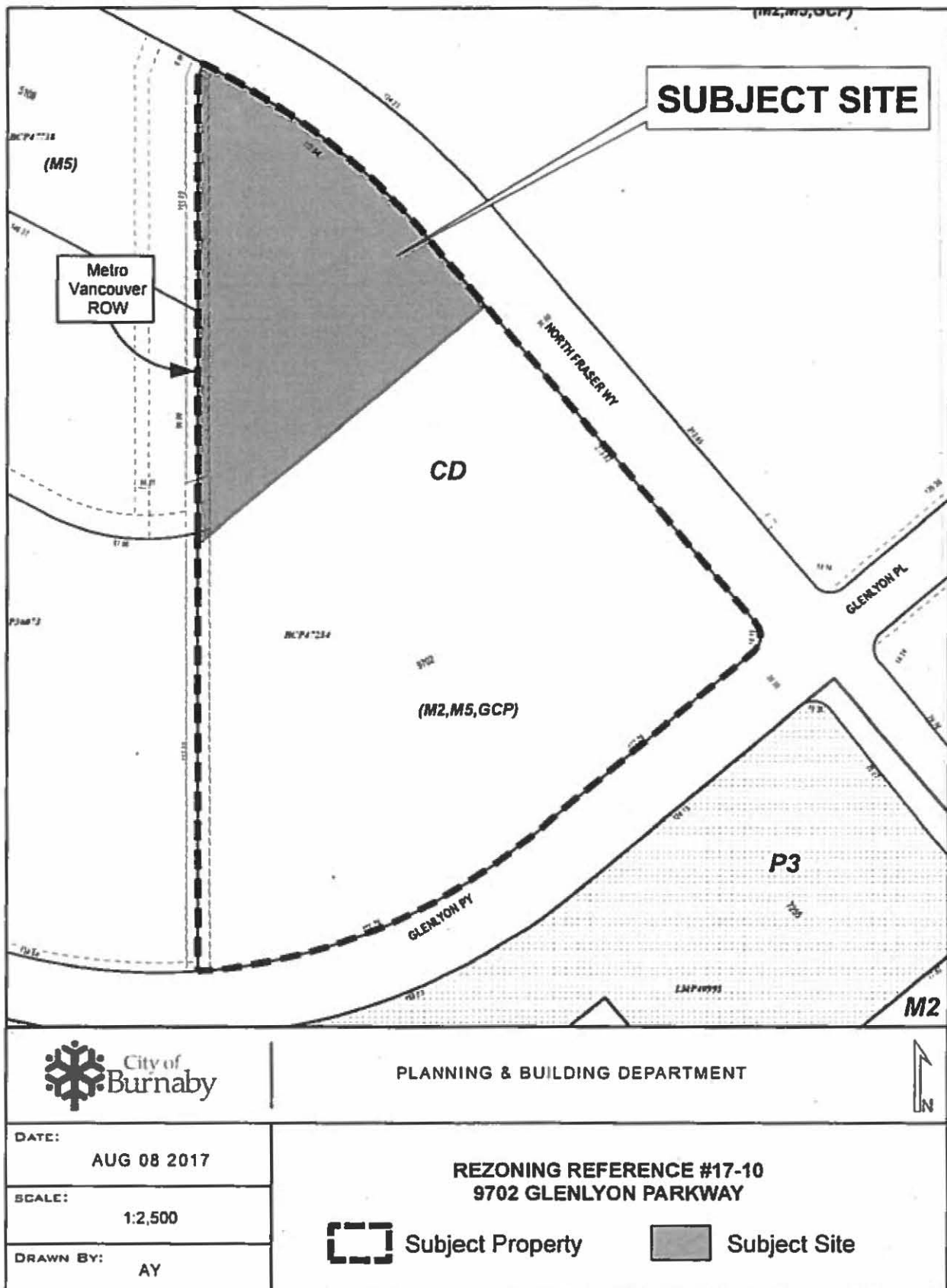
4.2.6 Loading: Required: 03 spaces
 Provided: 07 spaces


 Lou Pelletier, Director
 PLANNING AND BUILDING

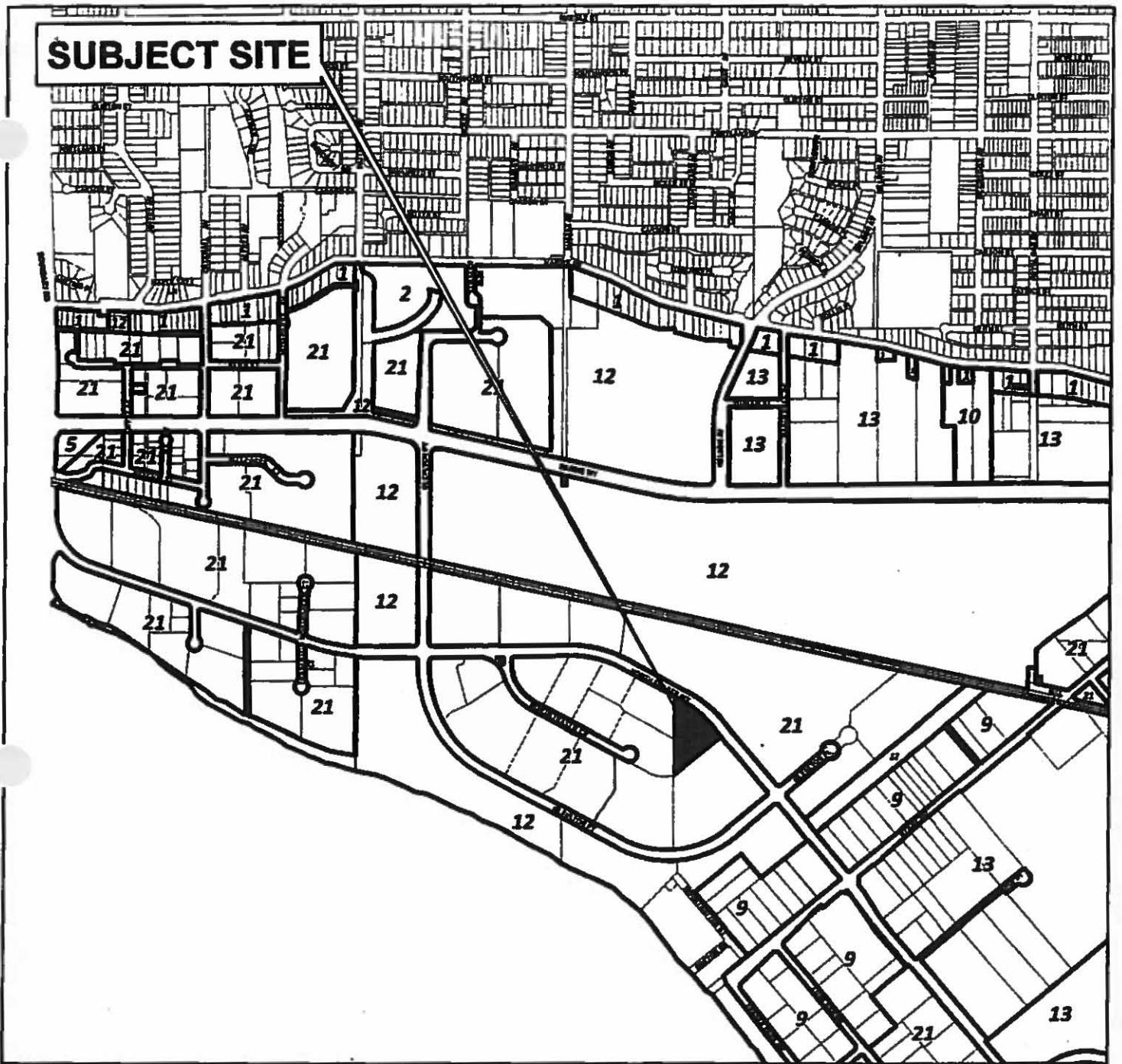
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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Sketch #1



- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

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