



Item .....
Meeting ..... 2017 January 30

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2017 January 25

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01  
*Reference: Rez Series*

**SUBJECT:** REZONING APPLICATIONS

**PURPOSE:** To submit the current series of new rezoning applications for the information of Council.

The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

**Item #01** Application for the Rezoning of:  
**Rez #16-54** Lots 2, 3 and 4, Block 44, DL 98, Group 1, NWD Plan 2066

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)

**Address:** 5168, 5180 and 5192 Sidley Street

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a townhouse development of up to three-storeys with full underground parking.

### RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**Item #02** Application for the Rezoning of:  
**Rez #16-55** Lot 1, DL 74, Group 1, NWD Plan 77777

**From:** M2 General Industrial District and M6 Truck Terminal District

**To:** CD Comprehensive Development District (based on M2 General Industrial District)

**Address:** 5495 Regent Street

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of multi-tenant industrial buildings.

**RECOMMENDATION**

- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**Item #03** Application for the rezoning of:  
**Rez #16-56** Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993 Except Plans LMP46623, BCP47255 and EPP30960

**From:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District and Glenlyon Concept Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenlyon Concept Plan as guidelines)

**Address:** Portion of 5115 North Fraser Way

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a two-storey light industrial and office building.

**RECOMMENDATION**

- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

City Manager  
Rezoning Applications  
2017 January 25..... Page 3

**Item #04**      Application for the Rezoning of:  
**Rez #16-57**    Lot 104, DL 42, Group 1, NWD Plan 45236

**From:**        M5 Light Industrial District

**To:**            CD Comprehensive Development District (based on M5r Light Industrial District)

**Address:**    A Portion of 7650, 7652 and 7654 Winston Street

**Purpose:**      The purpose of the proposed rezoning bylaw amendment is to bring the existing restaurant (El Comal Mexican restaurant) into compliance with the Zoning Bylaw, to serve the day-to-day needs of adjacent industrial developments and their employees.

**RECOMMENDATION**

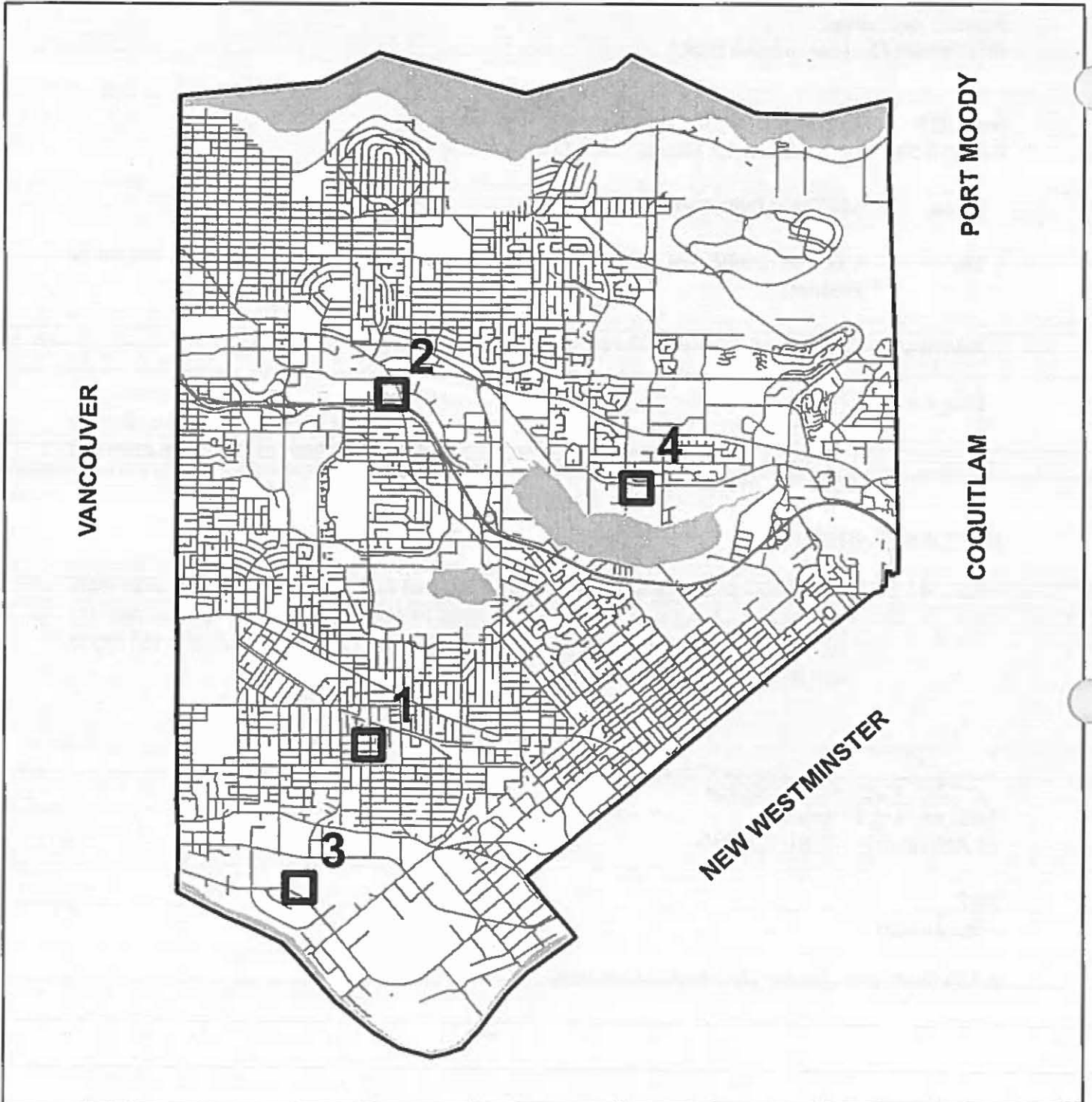
1.      **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



Lou Pelletier, Director  
PLANNING AND BUILDING

:spf  
**Attachments**

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PLANNING & BUILDING DEPARTMENT



DATE:  
JAN 23 2017

SCALE:  
1:75,000

DRAWN BY:  
AY

REZONING SERIES - 2017 JANUARY

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #16-54  
 2017 JANUARY 25

## ITEM #01

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** C.P. Construction Ltd.  
 5987 Leibly Avenue  
 Burnaby, BC V5E 3C7  
 (Attn: Pat Basra)
- 1.2 **Subject:** Application for the rezoning of:  
 Lots 2, 3 & 4, Block 44, DL 98, Group 1, NWD Plan 2066
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)
- 1.3 **Address:** 5168, 5180 and 5192 Sidley Street
- 1.4 **Location:** The subject site is located on the southwest corner of Sidley Street and Royal Oak Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is 54.33 m (178 ft.) wide by 40.23 m (132 ft.) deep, with an area of approximately 2,205.26 m<sup>2</sup> (23,737 sq. ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a townhouse development of up to three-storeys with full underground parking.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two City-owned properties at 5192 and 5180 Sidley Street and a privately held property at 5168 Sidley Street (see *attached* Sketch #1). All the properties are currently zoned R5 Residential District. 5168 and 5192 Sidley Street are currently improved with older single-family dwellings in fair condition, while 5180 Sidley Street is currently vacant. Immediately to the west, and to the north across Sidley Street, are single and two-family dwellings. The property located across the street at 5177 Sidley Street is currently under

**PLANNING AND BUILDING**  
**REZONING REFERENCE #16-54**  
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rezoning (Rezoning Reference #15-36) in line with the Council adopted Royal Oak Plan to permit construction of a townhouse development. To the east across Royal Oak Avenue is a three-storey apartment building. Abutting the proposed site to the south is a three-storey townhouse development, approved under Rezoning Reference #04-16.

### **3.0 BACKGROUND INFORMATION**

The subject properties are located within Sub-Area 3 of the Council-adopted Royal Oak Community Plan (see *attached* Sketch #2) and are designated for rezoning to the Comprehensive Development District utilizing the RM2 District and Royal Oak Community Plan as guidelines.

### **4.0 GENERAL INFORMATION**

4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on RM2 Multiple-Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a townhouse development of up to three-storeys with full underground parking, to a maximum allowable density of 0.9 FAR. Vehicular access to the site would be from Sidley Street.

4.2 The Director Engineering will be requested to provide an estimate for all necessary services to serve the site. Servicing requirements may include, but are not necessarily limited to, the provision of separated sidewalks with street trees, boulevard grassing and street lighting on Royal Oak Avenue and Sidley Street across the development frontage.

Any required dedications along the Royal Oak Avenue frontage will be determined by a detailed geometric and noted in a future report to Council.

4.3 The proposed development site encompasses the City-owned properties including 5180 and 5192 Sidley Street. The City-owned land has an area of approximately 1,476.83 m<sup>2</sup> (15,896 sq. ft.), subject to a detailed survey. A purchase agreement would be pursued and completed as part of this rezoning for the net area after dedications. The Lands Division will determine a recommended price for the City-owned properties, which will be submitted to Council for its consideration and approval as part of a future report. The completion of the sale of City-owned properties and their consolidation with the remainder of the site would be a prerequisite of the rezoning application.

4.4 Any necessary easements, covenants, and statutory rights-of-way including, but not limited to, Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.

4.5 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected

**PLANNING AND BUILDING**  
**REZONING REFERENCE #16-54**  
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during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant may be required.

- 4.6 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.7 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.8 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.9 Due to the project's proximity to Royal Oak Avenue, an acoustical study will be required to ensure compliance with Council-adopted sound criteria.
- 4.10 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.11 The developer is responsible for the undergrounding of overhead wiring abutting the site on Sidley Street and Royal Oak Avenue.
- 4.12 The Parkland Acquisition Charge, GVS&DD Sewerage Development Charge, and School Site Acquisition Charge apply.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

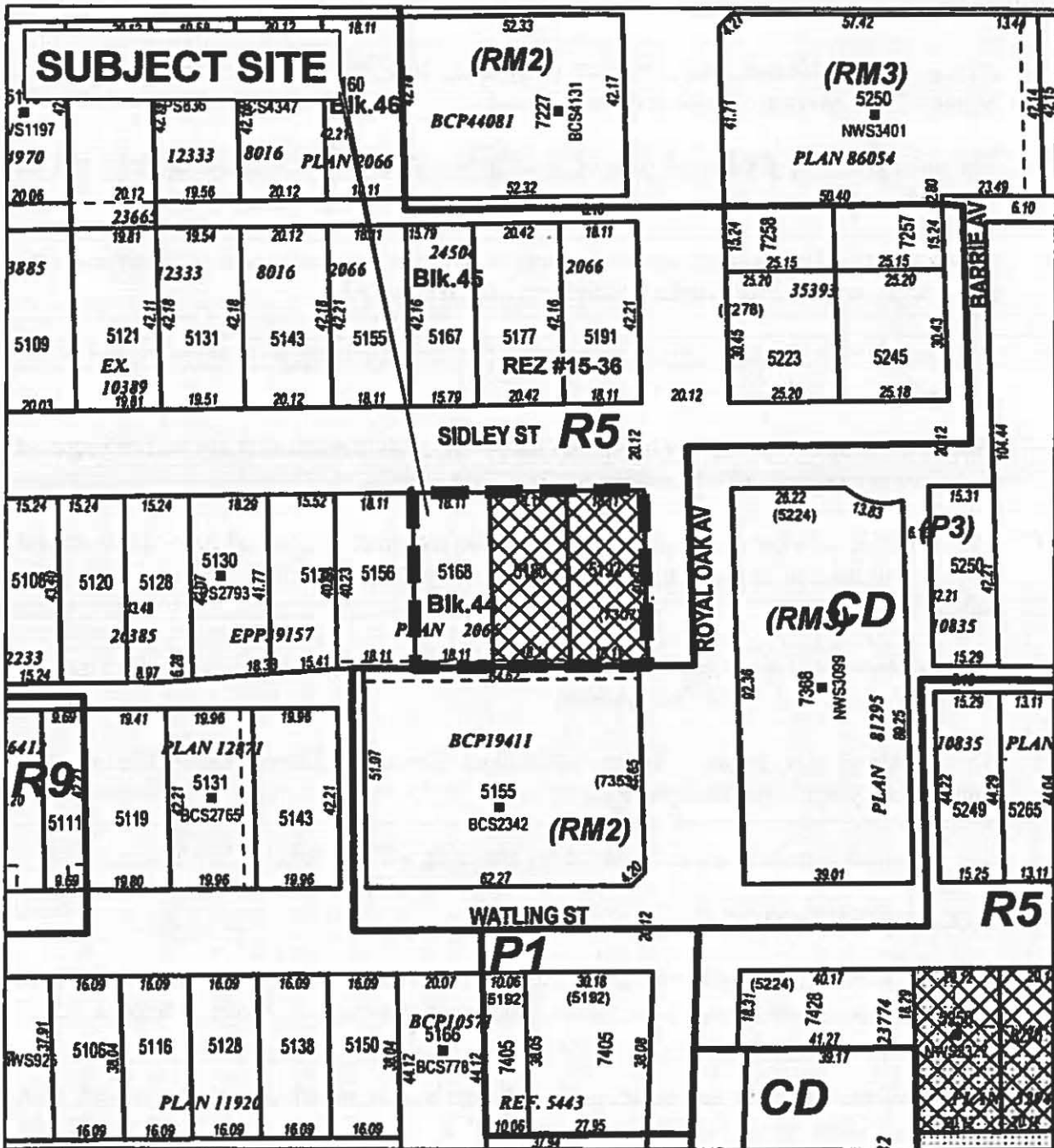
## **5.0 RECOMMENDATIONS**

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*HP*  
 JS:spf  
 Attachments

cc: Director Engineering  
 City Solicitor  
 City Clerk

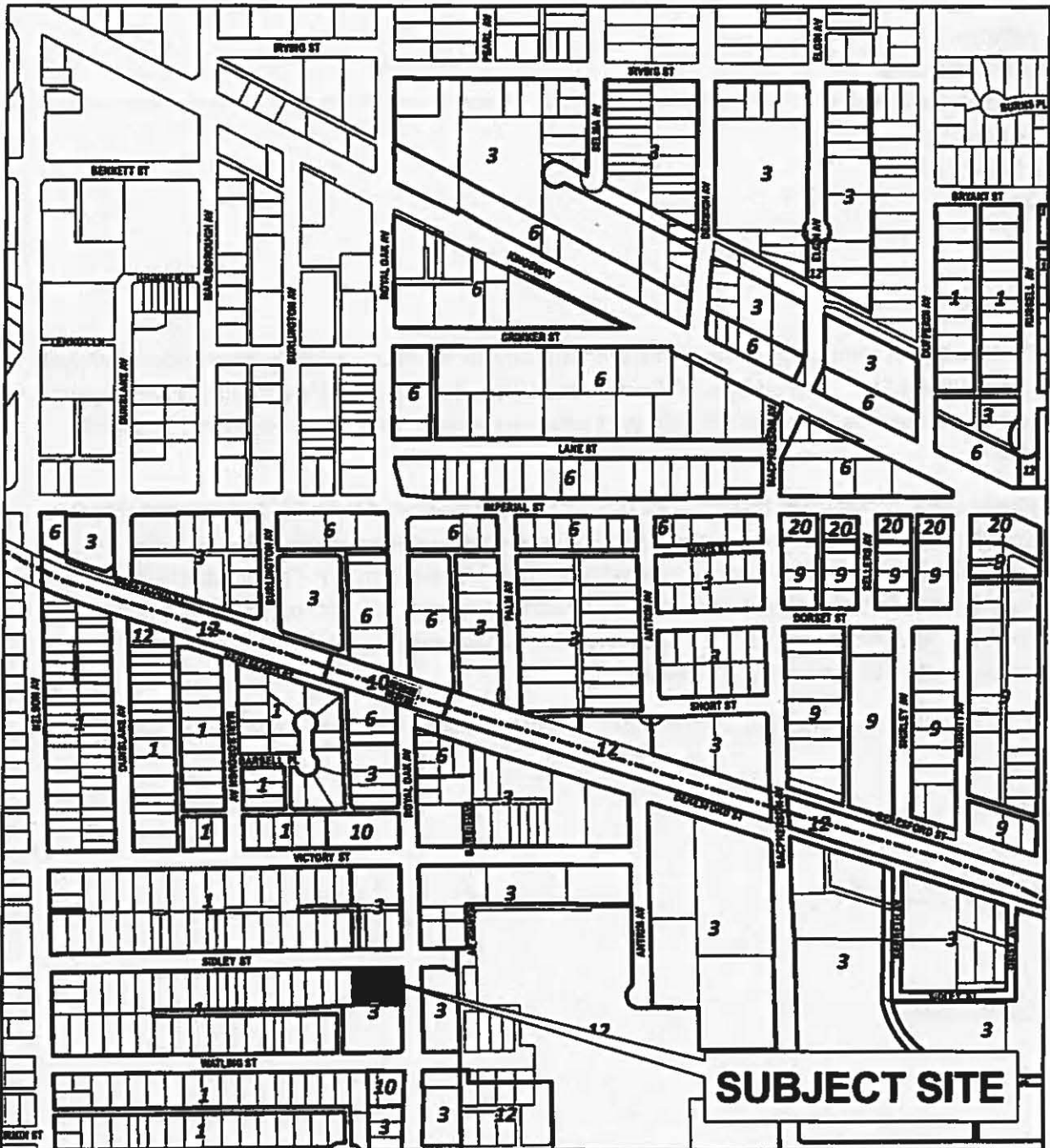
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		PLANNING & BUILDING DEPARTMENT		
DATE: JAN 13 2017		REZONING REFERENCE #16-54 5168, 5180 AND 5192 SIDLEY STREET		
SCALE: 1:1,500		Subject Site       City-Owned Property		
DRAWN BY: AY				

Sketch #1





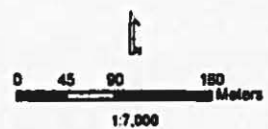
**Royal Oak Community Plan  
Land Use**



PLANNING & BUILDING DEPARTMENT

**General Land Use Designation Key**

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use



November 23, 2016

Lou Pelletier  
Director of Planning  
and Building Department  
City of Burnaby  
4949 Canada Way  
Burnaby BC  
V5G 1M2

Dear Mr. Pelletier

C.P. Construction is proposing to rezone the potential development site as designated under the Royal Oak Urban Village Plan. The address of the subject property is 5168 Sidley St currently zoned R5, and the adjacent properties 5180 and 5192 Sidley St which are also zoned R5 and owned by the City of Burnaby.

C.P. Construction is proposing that the 3 lots together may be rezoned to an RM2 zoning and that C.P. Construction will develop the site to a multifamily residential dwelling which is in line with the development plans as outlined under the Royal Oak Urban Village Plan. C.P. Construction intends to purchase 5180 and 5192 Sidley St. from the City of Burnaby, rezone the site to RM2 Multifamily development, and to build approximately 25 two bedroom townhomes which will be approximately 900 square feet each with underground parking.

Thank you for your consideration, and we look forward to working with the City of Burnaby on this proposal.

Yours Truly,



Pat Basra

C.P. Construction

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #16-55  
 2017 JANUARY 25

## ITEM #02

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** PC Urban Properties Corp.  
 880 – 1090 W. Georgia Street  
 Vancouver, BC V6E 3V7  
 (Attn: David Fawley)
- 1.2 **Subject:** Application for the rezoning of:  
 Lot 1, DL 74, Group 1, NWD Plan 77777
- From:** M2 General Industrial District and M6 Truck Terminal District
- To:** CD Comprehensive Development District (based on M2 General Industrial District)
- 1.3 **Address:** 5495 Regent Street
- 1.4 **Location:** The subject site is located on the northwest corner of Douglas Road and Regent Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape with a width of approximately 164.1 m (538 ft.), a depth of approximately 161.47 m (530 ft.) and a total area of approximately 16,367 m<sup>2</sup> (176,173 sq. ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of multi-tenant industrial buildings.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the northwest corner of Douglas Road and Regent Street. The site, which is zoned both M6 Truck Terminal District and M2 General Industrial District, is located within the Dawson-Delta neighbourhood (see Sketch #1 *attached*). The property is designated General Industrial in the Official Community Plan (OCP); however, it is not located within a community plan area. The subject property neighbours M2 General Industrial zoned properties to the east, west and across Still Creek to the north.

### **3.0 BACKGROUND INFORMATION**

The subject property, which is primarily zoned M6 Truck Terminal District, has been historically used as a cross-dock facility, with DHL Express (Canada) being the most recent tenant. The site is comprised of a purpose built cross-dock warehouse, a service centre and an office building. The applicant proposes to remove the existing improvements and replace them with small bay multi-tenant buildings with light industrial uses.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (based on M2 General Industrial District) to permit the construction of multi-tenant industrial buildings.
- 4.2 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including but not necessarily limited to:
- the construction of Regent Street to its final standard complete with concrete curb and gutter on both sides, a 10.5 m (34 ft.) asphalt pavement area, and separated side walk with street trees, lighting and on-street parking on north side of Regent Street, across the development frontage;
  - the construction of curb and gutter and urban trail on the west side of Douglas Road; and,
  - necessary road dedications include 7.0 m (23 ft.) along the Regent Street frontage, and a 3.0 m (10 ft.) by 3.0 m (10 ft.) corner truncation at the corner of Douglas Road and Regent Street. All dedications are to be confirmed by detailed geometrics.
- 4.3 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.4 Vehicular access to the site is to be from Regent Street.
- 4.5 Section 6.23 of the Zoning Bylaw, Streamside Protection and Enhancement Area (SPEA), requires a riparian setback of 30.00 m (98.43 ft.) from Still Creek top of bank for construction of industrial buildings. The SPEA should be fully enhanced, fenced and be protected through the registration of a Section 219 Covenant. An application to the City's Environmental Review Committee (ERC), is required if the applicant seeks to reduce the required setback.

**PLANNING AND BUILDING**  
**REZONING REFERENCE #16-55**  
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- 4.6 Other than the SPEA, there are no trees over 0.20 m (0.66 ft.) in diameter on the site. A tree survey is not required for the site. However within the SPEA area, a tree survey and arborist report is required.
- 4.7 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.8 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 is required.
- 4.9 Submission of a site profile in compliance with the Ministry of Environment regulations will be required.
- 4.10 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq. ft. (\$8.73 per m<sup>2</sup>) of gross floor area will apply to this rezoning.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*L.P.* PS:spf  
 Attachment

cc: Director Engineering  
 City Solicitor  
 City Clerk

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December 15, 2016

Mayor Derek Corrigan  
C/o City of Burnaby – Planning & Building Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Your Worship and Members of Council

**Re: Rezoning Application – Employment Generating Space – Strata Industrial  
5495 Regent Street, Burnaby, BC**

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PC Urban Regent St Holdings Ltd. ("PC Urban") respectfully requests Council consideration to rezone 5495 Regent Street to permit the development of light industrial, strata titled buildings that intensify this underutilized property.

#### Introduction

The subject property is located at the northwest corner of Regent Street and Douglas Road. The property is approximately 4.04 acres (1.63 ha) in area, is irregular in shape, and is comprised of one legal lot that is zoned M6 *Truck Terminal District*. PC Urban purchased the property in June 2016.

The property has been used historically as a logistics cross-dock facility, with DHL Express (Canada) being the most recent tenant. The existing improvements on the property include a purpose built cross-dock warehouse building, a service garage, and an operations centre (office building). From pre-application discussions with Planning, we understand the existing M6 zoning and cross-dock facility is not consistent with the surrounding land uses or the long-term planning objectives for the area.

There is a recognized shortage of suitable space for small to medium businesses throughout Metro Vancouver. From our market analysis and urban industrial experience, PC Urban is confident that replacing the cross-dock facility with a well-positioned, multi-building, small bay light industrial strata development will successfully meet market demand, create employment, and satisfy while satisfying planning objectives for both the City and Metro Vancouver. By way of example, PC Urban has developed similar projects in North Vancouver (Barrow Centre - 1515 & 1559 Barrow Street) and Vancouver (IntraUrban – 8811 Laurel Street).

The businesses that locate here will benefit from central access to the City and region (Trans-Canada Highway, Willingdon, Lougheed); proximity to rapid transit (12-minute walk to Holdom Station); adjacent light industrial businesses and services; and the expanding services available at Brentwood Town Centre. Based on pre-application

discussions and meetings with Planning, we understand the proposed form of development is consistent with the planning goals for this well-established industrial neighbourhood.

#### **Rezoning Request**

We seek Council consideration to rezone the property to M2 (M1) *General Industrial District* to permit a small bay, light industrial, strata development as described above.

We believe the proposed form of development is consistent with and compliments the existing industrial neighbourhood; provides much needed employment generating opportunities to the City; maintains continuity of the urban environment; and based on the successful completion of other urban industrial projects, we are confident that that the form of development is balanced and will function well for land use, parking and tenant operations.

We trust that you will find this submission satisfactory and we thank you for your time and consideration. We look forward to advancing this application through the approval process. Please contact PC Urban should you require additional information or would like to meet to discuss the application.

Respectfully submitted,  
**PC URBAN REGENT ST HOLDINGS LTD.**



David A. Fawley  
Sr. Development Manager

Copies: G. Fawley, B. Sawchyn, J. Lee; PCU  
C. Bozyk; CBA

/attachments



## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #16-56  
 2017 JANUARY 25

## ITEM #03

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Beedie Development Group  
 3030 Gilmore Diversion  
 Burnaby, BC V5G 3B4  
 (Attn: Jaret Lang)
- 1.2 **Subject:** Application for the rezoning of:  
 Lot 2, DLs' 162, 163 & 165, Group 1, NWD Plan LMP40993 Except  
 Plans LMP46623, BCP47255 & EPP30960
- From:** CD Comprehensive Development District (based on M2 General  
 Industrial District, M5 Light Industrial District, P8 Parking District  
 and Glenlyon Concept Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on M2  
 General Industrial District, M5 Light Industrial District and Glenlyon  
 Concept Plan as guidelines)
- 1.3 **Address:** Portion of 5115 North Fraser Way
- 1.4 **Location:** The subject site is located on the north side of North Fraser Way,  
 between North Fraser Crescent and Glenlyon Parkway (Sketch #1  
*attached*).
- 1.5 **Size:** The site is irregular in shape with a total area of 3.21 hectares (7.94  
 acres).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant  
 servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit  
 the construction of a two-storey light industrial and office building.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the north side of North Fraser Way within the Big Bend Development Plan area (*see attached Sketches #1 and #2*). The

subject site comprises a portion of 5115 North Fraser Way, located on the north side of North Fraser Way. The overall subject property is primarily vacant with an area of approximately 16.6 hectares (41.0 acres). The specific development site is improved with a paved surface parking lot and is irregular in shape with an area of approximately 3.21 hectares (7.94 acres) (subject to legal survey). To the north is a CPR rail line with the Riverview Golf Course beyond. To the south, across North Fraser Way, are light-industrial properties developed in line with the Glenlyon Concept Plan. To the east is the remainder of the subject property which is undeveloped and identified for future office and light-industrial development in the Glenlyon Concept Plan. To the west are light-industrial properties developed in line with the Glenlyon Concept Plan.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located within the Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was advanced in 1994 by CN Real Estate, under Rezoning Reference #44/92, and was envisioned as a refined, comprehensively planned business centre. The Council-adopted Glenlyon Concept Plan established high quality and unique architecture that complements the natural features of the site in order to attract cleaner and lighter industrial users to the business park. Canada Lands Company Limited subsequently purchased the Glenlyon Business Park in 1995 and began to carry out individual site and park development.
- 3.2 The Glenlyon Concept Plan originally envisioned a range of light-industrial, manufacturing, research and development, and office uses. Since the Master Rezoning (Rezoning Reference # 44/92) for the Glenlyon Business Park was adopted by Council in 1994, 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 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, and represent an evolving pattern of single-tenant character of the Business Park. The road network, including portions of Glenlyon Parkway, North Fraser Crescent and North Fraser Way, has been constructed to City standards. In addition, a large portion of Fraser Foreshore Park has been dedicated and landscaped to City standards.
- 3.3 On 2006 January 09, Council granted Final Adoption for Rezoning Reference #02-18, which permitted the construction of an interim surface parking lot on a portion of the subject development site for the purposes of overflow parking requirements for the Best Buy office headquarters, located to the west at 8800 Glenlyon Parkway. This overflow parking was required at the time due to insufficient public transit service in the area. Given that public transit service in the Big Bend area has improved, the parking demands for Best Buy has reduced and the overflow parking lot is no longer required.

**PLANNING AND BUILDING**  
**REZONING REFERENCE #16-56**  
 2017 January 25 ..... PAGE 3

- 3.4 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 9702 Glenlyon Parkway, with the intent of developing the remaining properties in line with the Council-adopted Plan.
- 3.5 On 2016 September 28, Council received a report from the Planning and Building Department regarding Rezoning Reference #16-34, which sought permission to construct a two-storey, multi-tenant light industrial building on another portion of the subject property to the east of Glenlyon Place (see *attached* Sketch #1). Given the time that has passed since the original adoption of the Glenlyon Concept Plan, and that the Business Park has developed with a specific character and form, it was considered appropriate to review the Glenlyon Concept Plan to accompany the application for Rezoning Reference #16-34. The intent of the Glenlyon Concept Plan review is to ensure that future development on the remaining parcels reflects the uses, development form, landscaping treatment and quality of architecture that has been developed over the past 20 years, which is of a high quality and with an established character and form. In connection with advancing the application for Rezoning Reference #16-34, the applicant agreed, in principle, to undertake the Concept Plan review as part of the rezoning application, forming part of the suitable plan of development, prior to Rezoning Reference #16-34 advancing to a future Public Hearing date.
- 3.6 The preliminary 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 at this time. 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 Glenlyon Concept Plan review.

**4.0 GENERAL INFORMATION**

- 4.1 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 building with surface parking for Dorigo Systems Ltd., an electronics manufacturer that specializes in the assembly of printed circuit boards for use in various electronic products. Dorigo Systems Ltd. is currently located at 3885 Henning Drive and is seeking to relocate its offices to the subject site in order to accommodate the company's growth. The total area of the proposed building will be approximately 9,987 m<sup>2</sup> (107,500 sq.ft.). Vehicular access will be provided from North Fraser Way.

**PLANNING AND BUILDING**  
**REZONING REFERENCE #16-56**  
 2017 January 25 ..... PAGE 4

- 4.2 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.
- 4.3 Primary servicing for the subject site has been provided for through Subdivision References #39/97 and #02-10, however, 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 construction of Glenlyon Place to its final standard with separated sidewalk, street trees and street lighting;
  - the construction of an urban trail adjacent to Byrne Creek, from North Fraser Way to, and subject to design and other considerations, across the CPR rail lines;
  - the installation of a new pedestrian/bicycle crossing and signal at the intersection of Glenlyon Place, Glenlyon Parkway and North Fraser Way;
  - the installation of curbside fences at the existing Byrne Creek Ravine Park trailheads on either side of North Fraser Way, on the west side of the Byrne Creek Bridge, in order to direct trail users to the new pedestrian/bicycle crossing at intersection and discourage existing mid-block crossing;
  - the provision of a new bus shelter and pad on North Fraser Way on the north side of North Fraser Way, west of Glenlyon Place; and,
  - the provision of improved signage and barriers at the trailhead of Burnaby Fraser Foreshore Park (9295 Glenlyon Parkway) in order to direct users to the existing paved urban trail.
- 4.4 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.5 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 is required.
- 4.6 A Site Profile and resolution of any arising requirements will be required.
- 4.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.9 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.

**PLANNING AND BUILDING**  
**REZONING REFERENCE #16-56**  
2017 January 25 ..... PAGE 5

4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATION**

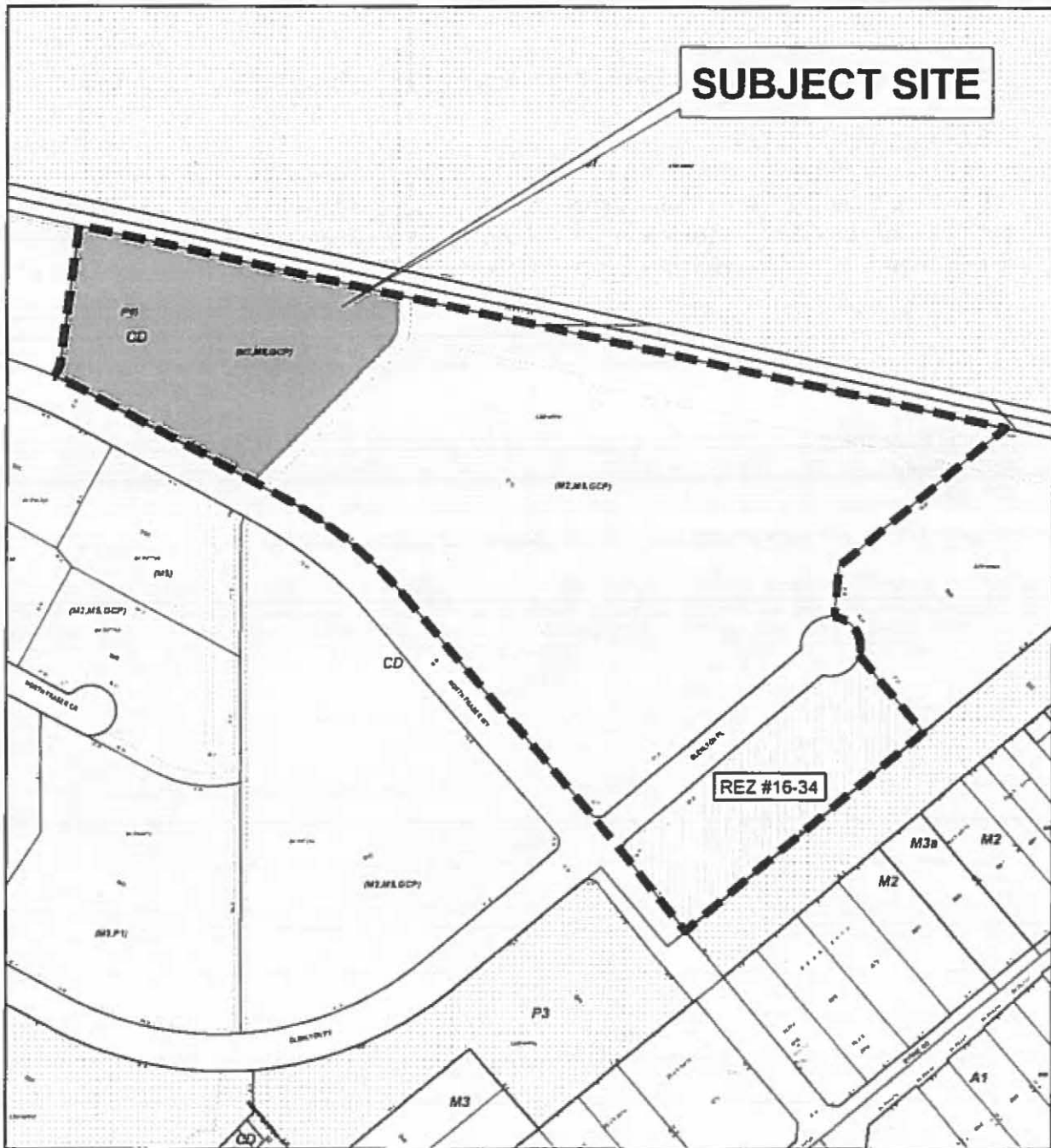
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*HP.*

GT:tn  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk

P:\REZONING\Applications\2016\16-56 Portion of 5115 North Fraser Way\Rezoning Reference 16-56 Initial Report 20170130.doc



PLANNING & BUILDING DEPARTMENT



DATE: JAN 23 2017

SCALE: 1:4,920

DRAWN BY: AY

REZONING REFERENCE #16-56  
PORTION OF 5115 NORTH FRASER WAY

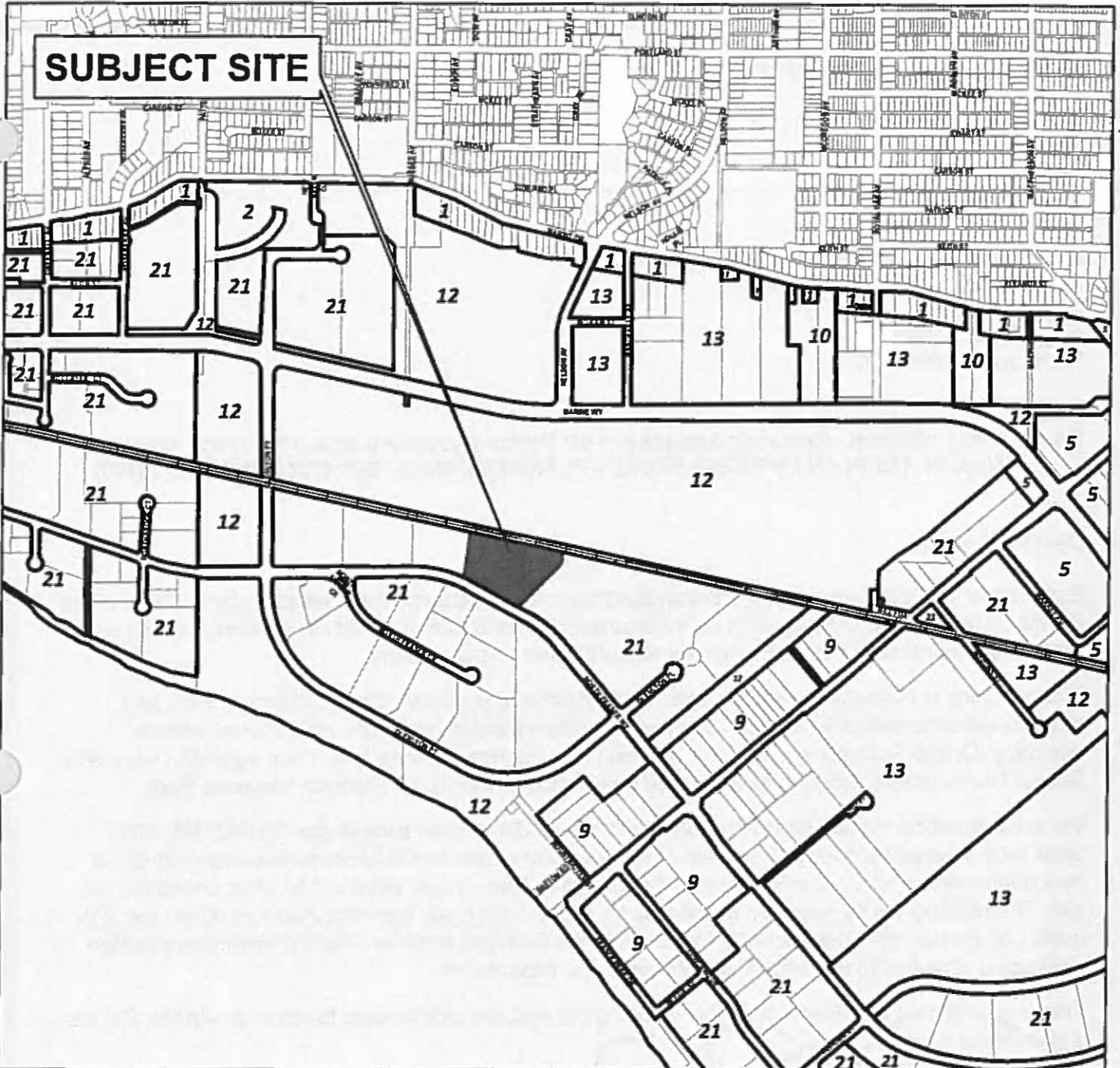


Subject Property



Subject Site

Sketch #1



- |   |                             |
|---|-----------------------------|
| 1 Single and Two Family Residential       | 10 Institutional            |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use      |
| 5 Commercial                              | 13 Agricultural             |
| 9 Industrial                              | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan

**CHRISTOPHER  
BOZYK ARCHITECTS LTD.**

December 16, 2016

Lou Pelletier, Director Planning and Building  
Planning and Building Department  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re: Letter of Intent - Rezoning Application for Dorigo Systems (Lot 4, 5115 North Fraser Way, DL 165 PLAN LMP40993 EXCEPT PLANS LMP46623, BCP47255 AND EPP30960)**

Dear Mr Pelletier,

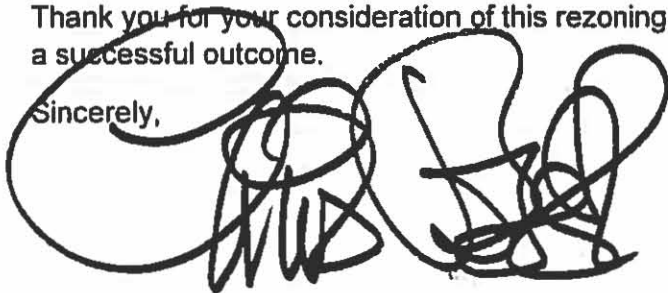
Established in 1988, Dorigo Systems is an Electronics Manufacturing Services provider and one of the Pacific Northwest's leading contract manufacturers of Printed Circuit Board Assemblies, serving some of the most respected Original Equipment Manufacturers in the industry.

The company is currently located at 3885 Henning Drive in Burnaby's Bridge Business Park and requires development of a new facility to meet its growing business needs. As a Burnaby-based company, Dorigo Systems would like to maintain its presence in Burnaby and has agreed to work with Beedie Development Group to develop their new headquarters in the Glenlyon Business Park.

We are requesting the site be zoned from the current CD Industrial zone to the CD (M2, M5, M5r) zone for the subject property. The intent of this rezoning application is to permit development of the new headquarters for Dorigo Systems' in the form of a 2 storey light industrial building on the 3.21ha site. The building will be designed in accordance with the Glenlyon Concept Plan and reflect the high quality of development that currently exists within the Glenlyon Business Park. A preliminary design package is attached to this letter your reference and information.

Thank you for your consideration of this rezoning request, we look forward to working with the City on a successful outcome.

Sincerely,



Chris Bozyk, Architect AIBC, FRAIC  
Principal,  
Christopher Bozyk Architects Ltd



Jaret Lang  
Director, Planning  
Beedie Development Group



## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #16-57  
 2017 JANUARY 25

## ITEM #04

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Myhomedesigner.com Ltd.  
 37009 – 2930 Lonsdale Avenue  
 North Vancouver, BC V7N 4H9  
 (Attn: Aryo Falakrou)
- 1.2 **Subject:** Application for the rezoning of:  
 Lot 104, DL 42, Group 1, NWD Plan 45236
- From:** M5 Light Industrial District
- To:** CD Comprehensive Development District (based on M5r Light Industrial District)
- 1.3 **Address:** A Portion of 7650, 7652 and 7654 Winston Street
- 1.4 **Location:** The subject property is located south of Winston Street between McConnell Drive and Lozells Avenue. (Sketch #1 *attached*).
- 1.5 **Size:** The property is rectangular in shape with an average width of approximately 125.28 m (411 ft.), a depth of approximately 81.81 m (268 ft.) and a total area of approximately 10,249.57 m<sup>2</sup> (110,326 sq. ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring the existing restaurant (El Comal Mexican restaurant) into compliance with the Zoning Bylaw, to serve the day-to-day needs of adjacent industrial developments and their employees.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site comprises three tenant spaces within a one-storey multi-tenant industrial building on the subject property. The property is located south of Winston Street, between McConnell Drive and Lozells Avenue (see Sketch #1 *attached*). This property, which is zoned M5 Light Industrial District, is located within the Government Road neighbourhood and is

designated General Industrial in the Official Community Plan (OCP). The property is not located within a Community Plan Area. The subject property is adjacent to M5 Light Industrial District zoned properties to the east, south, and west and R1 Residential District zoned properties to the north across Winston Street. Vehicular access to the site is from Winston Street.

### 3.0 BACKGROUND INFORMATION

- 3.1 On 1979 April 02, Council gave Final Adoption to a text amendment to the Burnaby Zoning Bylaw to create the M'r' zoning district, which accommodates cafes or restaurants serving the day-to-day needs of industrial developments and their employees. The provision of restaurants in industrially zoned areas was considered appropriate in recognition of the apparent lack of public restaurant facilities in certain industrial areas. However, due to the potential issues that could result from the blanket addition of cafes and restaurants as a permitted principal use in industrial zones, it was considered prudent for Council to consider each application on its own merits, through the utilization of a sub-category in each zoning district. A set of locational policy guidelines have also been adopted by Council to assist in the evaluation of each proposed rezoning to an M'r' District.

On 2010 October 04, an amendment to the locational guidelines for restaurant development proposals in designated industrial areas (M'r' District) was adopted by Council.

### 4.0 GENERAL INFORMATION

- 4.1 The proposed restaurant area, which measures approximately 172.24 m<sup>2</sup> (1854 sq. ft.), occupies the front portion of the three combined units (units 7650, 7652, and 7654 Winston Street) that have been used by El Comal Mexican Foods Corporation for manufacturing and warehousing. Currently, the front portion of 7650 Winston Street is utilized for the retail sale of foods produced on the premises and the front portion of 7652 Winston Street is utilized for a seating area for the immediate consumption of foods produced on-site. Retail sale of goods produced on the premises is permitted as an accessory use in M5 District. However, the seating area which serves as a restaurant is not a permitted use. To expand the seating area into the front portion of 7654 Winston Street and to bring the existing seating area into compliance with the Zoning Bylaw, the applicant is requesting to rezone the subject portion of the tenant spaces from the M5 District to the CD Comprehensive Development District (based on M5r District).
- 4.2 The proposed restaurant with a maximum 50 seats and six employees would operate Monday to Saturday, from 9:00 a.m. to 5:00 p.m. The restaurant's hours of operation would meet the general meal service needs of employees within the industrial/warehouse building on-site and in the surrounding industrial area. The restaurant primarily serves foods that are made with products that are produced/prepared on the premises.
- 4.3 The following is an assessment of this rezoning proposal utilizing Council adopted guidelines for M 'r' restaurants:

- 4.3.1. *Existing commercial restaurant facilities should not be situated in close proximity nor within easy walking distance of the people working within the industrial area.*

The nearest restaurants and commercially zoned lands are located at Loughheed Highway and Bainbridge Avenue, and at Loughheed Highway and Production Way, both of which are approximately 2.0 km away from the subject site. There is one M1'r' restaurant located approximately 350.0 m (1,148 ft.) to the southwest (4191 McConnell Drive) as well as one M5'r' zoned property which does not currently have a restaurant, located approximately 2.0 km from the site to the east (3610 Bonneville Place). The existing restaurant facilities in the area are beyond an easy walking distance (122.0 m [400.26 ft.]) of the people working within the subject industrial area.

- 4.3.2. *M'r' restaurants should not be located in close proximity, nor have direct access to a major traffic thoroughfare.*

While the proposed restaurant is fronting Winston Street, which is classified as a Major Collector – Primary, it is partially screened by a landscaped buffer along the south side of Winston Street. The subject building is located approximately 23.0 m (76 ft.) from the street due to the location of the existing parking in front of the building.

- 4.3.3. *The accessibility to industrial development guidelines state that the site of M'r' restaurants should be centrally located, convenient, and accessible to the employees of the industrial area it will serve.*

The proposed restaurant is centrally located on the northern edge of industrial properties in the area, adjacent to Winston Street which has bike lanes on both sides. This property is considered to be conveniently located to serve the day-to-day needs of the surrounding industrial area.

- 4.3.4. *The restaurant facility should have a sufficient market in the industrial area to support it. Alternatively, the restaurant is not likely to draw a significant proportion of its patronage from outside locations and thus attract large volumes of traffic into the area.*

Considering the absence of restaurant facilities within an easy walking distance from the site, there is a sufficient market to support the proposed restaurant. It should be noted that the operation of the accessory retail use for number of years and the demand to expand the seating area is an indicator of a sufficient market in the industrial area to support the restaurant.

In summary, the proposed restaurant generally meets Council-adopted guidelines for assessing rezoning applications for M'r' restaurants.

- 4.4 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including any necessary street, lane, boulevard, and pedestrian/cycle improvements. Servicing requirements may include, but are not necessarily limited to road dedication on the south side of Winston Street to accommodate a future sidewalk.

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REZONING REFERENCE #16-57  
2017 January 25 ..... PAGE 4

- 4.5 Any necessary dedications and statutory rights-of-way will be determined by a detailed geometric and will be noted in a future report to Council.
- 4.6 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing.

**5.0 RECOMMENDATION**

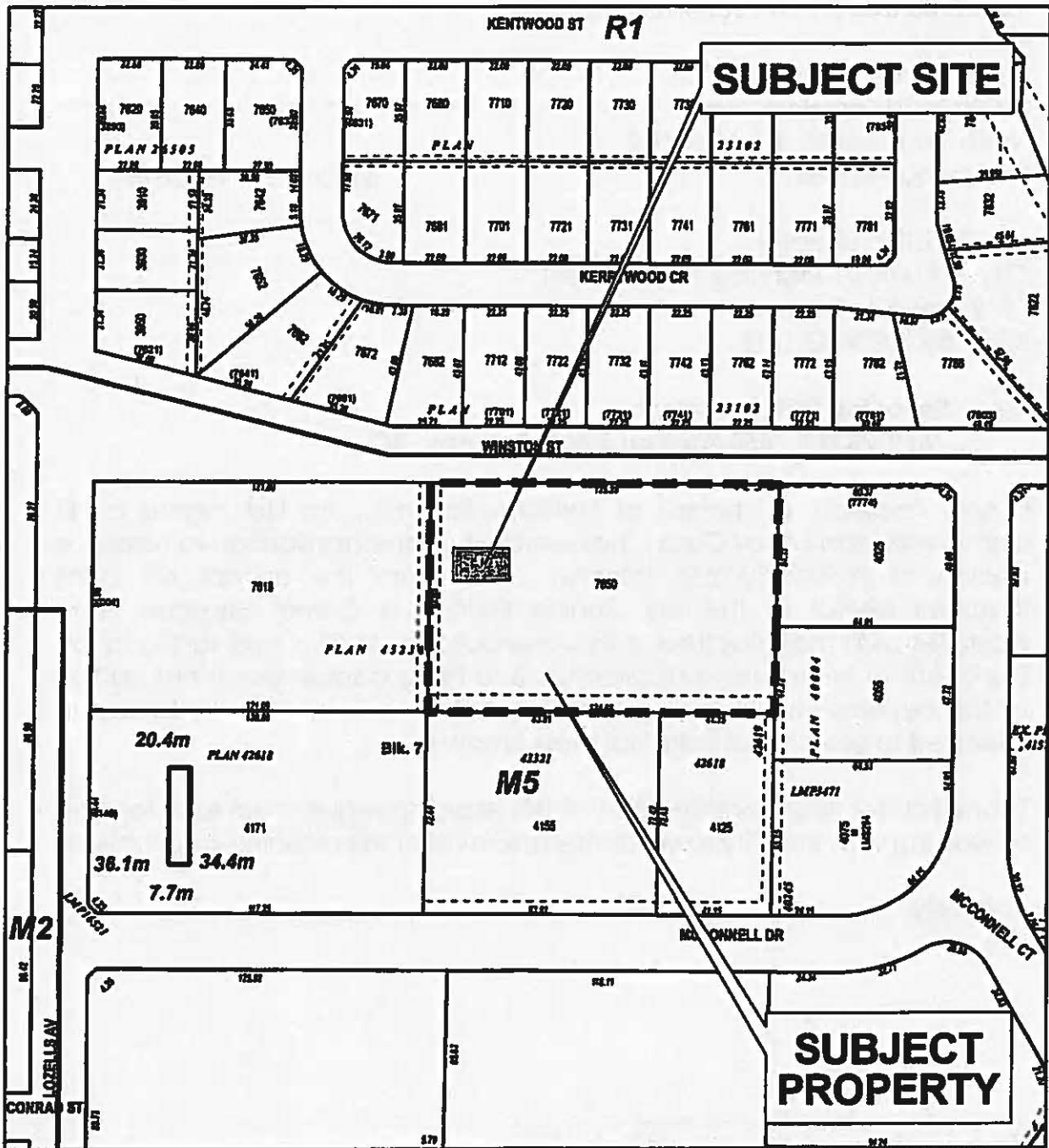
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



*LP*

PS:spf  
Attachment

- cc: Director Engineering
- City Solicitor
- City Clerk

P:\REZONING\Applications\2016\16-57 7650, 7652, 7654 Winston Street\Rezoning Reference 16-57 Initial Report 20170130.doc



		PLANNING & BUILDING DEPARTMENT	
DATE: JAN 23 2017		REZONING REFERENCE #16-57 7650, 7652 AND 7654 WINSTON STREET	
SCALE: 1:2,300			
DRAWN BY: AY			
		 Subject Property	 Subject Site

Sketch #1

**Aryo Falakrou** (Arch Tech AIBC, ASTTBC)  
President  
Myhomedesigner.com Ltd.  
37009-2930 Lonsdale Ave.  
North Vancouver, BC, V7N 4H9  
Phone: 604-929-6696

Date: Dec. 19, 2016

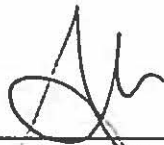
Lou Pelletier, Director  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re: Rezoning Letter of Intent**  
**7650-7652~~X~~-7654 Winston Street Burnaby, BC**

I, Aryo Falakrou, on behalf of MyHomedesigner.com Ltd (agent for El Comal Mexican Foods Corp.), have submitted this application to rezone a portion of 7650-7652-7654 Winston Street from the current M5 Light Industrial District to the M5r Zoning District. El Comal Mexican Food operates as a manufacturer and warehouse for tortillas and tortilla chips. The intent of this rezoning application is to bring a small restaurant portion of the business into compliance with the Zoning Bylaw. The restaurant is intended to serve local industrial area employees.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



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**Aryo Falakrou** (Arch Tech AIBC, ASTTBC)  
President  
Myhomedesigner.com Ltd.