



Item.....  
Meeting..... 2019 December 16

COUNCIL REPORT

**TO:** CITY MANAGER 2019 December 11

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-34**  
**Exterior Changes to Building Elevation**  
**Big Bend Development Plan**

**ADDRESS:** Portion of 5085 North Fraser Way (see *attached* Sketches #1 and #2)

**LEGAL:** Portion of Lot 4 District Lots 163 and 165 Group 1 New Westminster District Plan EPP49841

**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 "Dorigo Electronics Manufacturing Services 5115 North Fraser Way, Burnaby" prepared by Bozyk Architects Ltd.)

**APPLICANT:** Beedie Development Group  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4  
Attn: Carl Funk

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 January 28.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 December 16 and to a Public Hearing on 2020 January 28 at 6:00 p.m.
2. **THAT** the following be established as a prerequisite to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

**R E P O R T**

**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit exterior changes to the building's west elevation.

## 2.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

### A Connected Community

- Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments.

### An Inclusive Community

- Enhance City workforce diversity – Support a diversified City workforce by identifying barriers and implementing proactive strategies.

### A Dynamic Community

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

## 3.0 BACKGROUND INFORMATION

- 3.1 On 2018 October 29, Council gave Final Adoption to Rezoning Reference #16-56, in order to permit the construction of a two-storey light industrial/office building for Dorigo Systems Ltd., with a total floor area of 9,862.7 m<sup>2</sup> (106,161 sq. ft.). The building is currently under construction.
- 3.2 The applicant is pursuing façade changes that remain in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping. The façade changes are triggered by the reallocation of existing manufacturing and warehouse space on the west side of the building in order to create tenant units for office and light-industrial uses. No other changes are being proposed in connection with this rezoning.

## 4.0 GENERAL COMMENTS

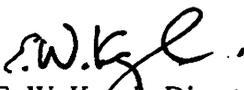
- 4.1 The subject site is situated within the Big Bend Development Plan area and is designated for business centre and light industrial uses (see Sketches #1 and #2 *attached*).
- 4.2 The required servicing for the subject site has been provided for under Rezoning Reference #16-56. No further off-site services are required as a part of the subject rezoning application.
- 4.3 The proposed new tenant spaces, each with a mix of office and light industrial uses, will result in an increase of the required number of parking stalls from 139 to 143 spaces. The additional parking can be accommodated within the approved 195 parking spaces on-site.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #19-34

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## 5.0 DEVELOPMENT PROPOSAL

- 5.1 Site Area: 3.21 hectares (7.94 acres) (unchanged)
- 5.2 Site Coverage: 26% (unchanged)
- 5.3 Current Approved Gross Floor Area:
- |                          |   |                              |                        |
|--------------------------|---|------------------------------|------------------------|
| Office                   | - | 2,952.4 m <sup>2</sup>       | (31,779 sq.ft.)        |
| Manufacturing            | - | 3,407.5 m <sup>2</sup>       | (36,678 sq.ft.)        |
| Warehouse / Storage      | - | <u>3,502.8 m<sup>2</sup></u> | <u>(37,704 sq.ft.)</u> |
| Total Current Floor Area | - | 9,862.7 m <sup>2</sup>       | (106,161 sq.ft.)       |
- 5.4 Proposed Gross Floor Area:
- |                           |   |                              |                                  |
|---------------------------|---|------------------------------|----------------------------------|
| Office                    | - | 3,315.2 m <sup>2</sup>       | (35,685 sq. ft.)                 |
| Manufacturing             | - | 3,358.7 m <sup>2</sup>       | (36,153 sq. ft.)                 |
| Warehouse / Storage       | - | <u>3,188.7 m<sup>2</sup></u> | <u>(34,323 sq. ft.)</u>          |
| Total Proposed Floor Area | - | 9,862.7 m <sup>2</sup>       | (106,161 sq. ft.)<br>(unchanged) |
- 5.5 Vehicle Parking:
- |                     |   |  |                        |
|---------------------|---|--|------------------------|
| Office              | - | 3,315.2 m <sup>2</sup> @ 1/46 m <sup>2</sup> | = 72 spaces            |
| Manufacturing       | - | 3,358.7 m <sup>2</sup> @ 1/93 m <sup>2</sup> | = 36 spaces            |
| Warehouse / Storage | - | 3,188.7 m <sup>2</sup> @ 1/93 m <sup>2</sup> | = 35 spaces            |
| Total Required      | - |  | 143 spaces             |
| Total Provided      | - |  | 195 spaces (unchanged) |
- 5.6 Bicycle Provisions Required and Provided:  
(including end-of-trip facilities) - 19 spaces (unchanged)
- 5.7 Loading Bays Required and Provided: - 04 spaces (unchanged)

  
E. W. Kozak, Director  
PLANNING AND BUILDING

GT:rh  
**Attachments**

cc: City Solicitor  
City Clerk

**SUBJECT SITE**

**P3f**

(M2,M5,GCP)

EPP49841

(M2,M5,GCP)

5085

(M2,M5,GCP)

**CD**

(M2,M5,GCP)

5151

NORTH FRASER WY

BCP36223

5108  
EPS5668

BCP47738

(M5)



PLANNING & BUILDING DEPARTMENT



Date:  
DEC 02 2019

scale:  
1:2,000

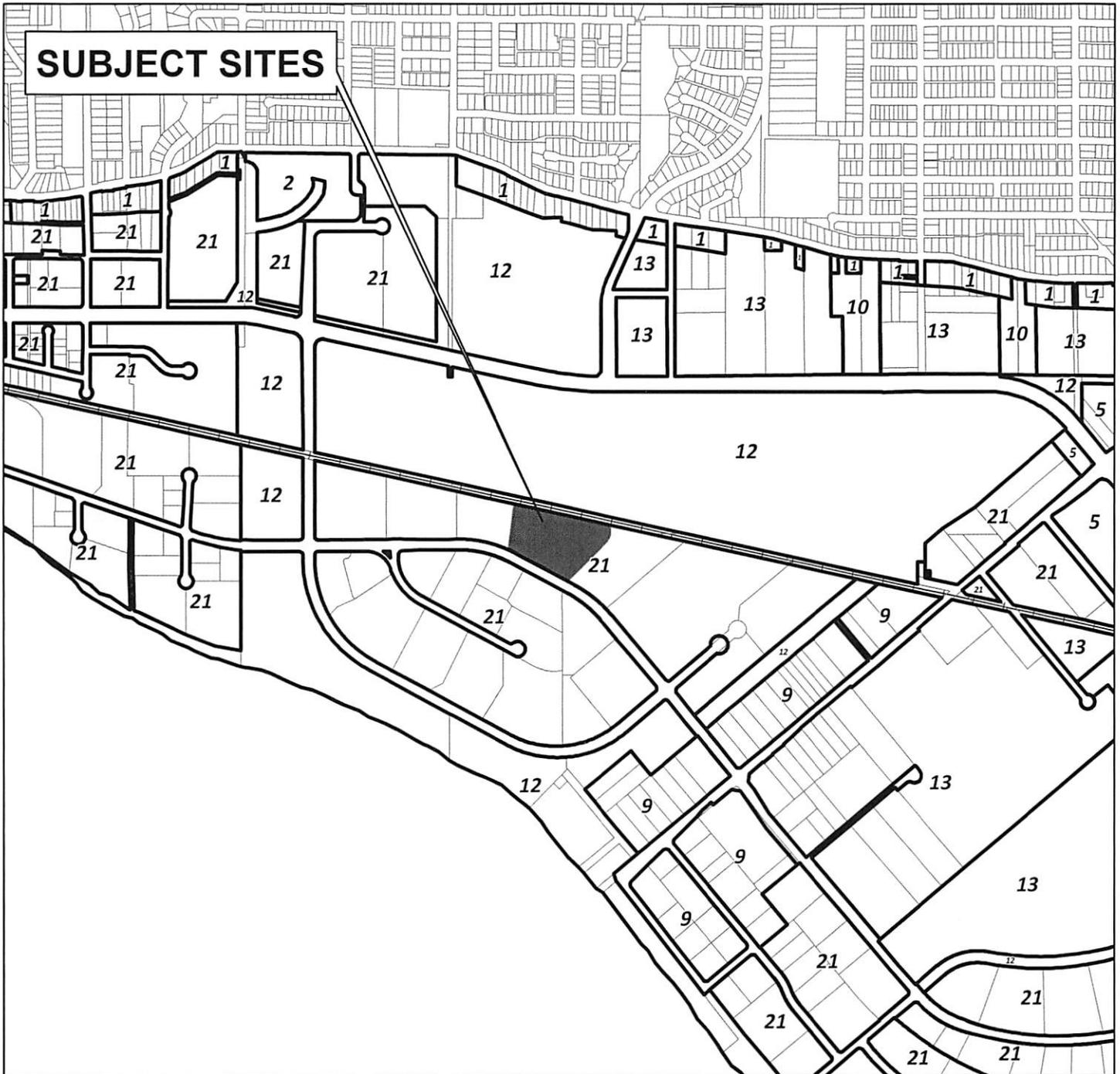
Drawn By:  
JS

**REZONING REFERENCE #19-34  
5085 NORTH FRASER WAY**

 Subject Site

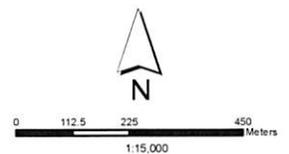
Sketch #1

# SUBJECT SITES



- 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