



**TO:** CITY MANAGER 2021 February 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-11**  
**One-Storey Light Industrial Development**  
**Big Bend Development Plan**

**ADDRESS:** 5025 North Fraser Way (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 1, DL 163 and 165, Group 1, NWD Plan EPP99626

**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, the Big Bend Development Plan, and the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled “5025 North Fraser Way, Burnaby BC” prepared by Christopher 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 2021 March 30.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 March 08 and to a Public Hearing on 2021 March 30 at 5:00 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 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 a Section 219 Covenant respecting flood proofing requirements.
- e) 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.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- h) The deposit of the applicable Regional Transportation Development Cost Charge.
- i) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- j) The submission of a detailed Comprehensive Sign Plan.
- k) The submission of a Site Disclosure Statement and resolution of any arising requirements.
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- m) The submission of a suitable on-site stormwater management system to the approval of the Climate Action and Energy Division, 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 the construction of a one-storey light industrial building.

## 2.0 POLICY FRAMEWORK

The proposed development is in line with the Business Centre designation of the Council-adopted Glenlyon Concept Plan and Big Bend Development Plan. The advancement of the proposed zoning bylaw amendment also 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.
- Social connection - Enhance social connections throughout Burnaby.

### A Dynamic Community

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

## 3.0 BACKGROUND

3.1 The subject site is located in the Glenlyon Business Park, within the Big Bend Development Plan area. The property is vacant and irregular in shape, and identified for future light-industrial and office development in line with the Glenlyon Concept Plan.

3.2 The site was originally undergoing rezoning as part of a larger single site that included the adjacent property at 5085 North Fraser Way (Rezoning Reference #16-56). That rezoning proposed a two-storey light industrial building on the eastern portion of the site, while the western portion (the subject rezoning) was to be utilized temporarily as an amenity space. On 2018 October 29, Rezoning Reference #16-56 received final adoption, and the construction of a light industrial building commenced. Subsequently, the western portion of that site was subdivided to create an individual lot for light industrial development (Subdivision Reference #20-23).

3.3 On 2019 October 28, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing 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 now submitted a plan of development suitable for presentation at a Public Hearing.

## 4.0 GENERAL COMMENTS

4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a one-storey light industrial building. The total area of the proposed

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building would be approximately 4,194.3 m<sup>2</sup> (45,147 sq. ft.). The concept includes approximately 595.5 m<sup>2</sup> (6,410 sq. ft.) of office and 3,598.8 m<sup>2</sup> (38,737 sq. ft.) of manufacturing / warehouse space.

- 4.2 Primary servicing for the subject site has been provided for through Subdivision References #39/97, #02-10, and #13-35; 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 North Fraser Way to its final standard with separated sidewalk, street trees and street lighting; and,
  - the construction of a crushed granite trail within the Metro Vancouver right-of-way on the western portion of the site, from North Fraser Way to the existing trail to the north of the site.
- 4.3 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.4 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.5 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Climate Action and Energy Division. 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.
- 4.6 The submission of a Site Disclosure Statement and resolution of any arising requirements is required.
- 4.7 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.
- 4.8 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
  - Section 219 Covenant respecting floodproofing requirements;
  - Section 219 Covenant respecting the submitted geotechnical report;
  - Section 219 Covenant and bonding are required to assure the provision and continuing maintenance of stormwater management system; and,
  - Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities.

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**5.0 DEVELOPMENT PROPOSAL**

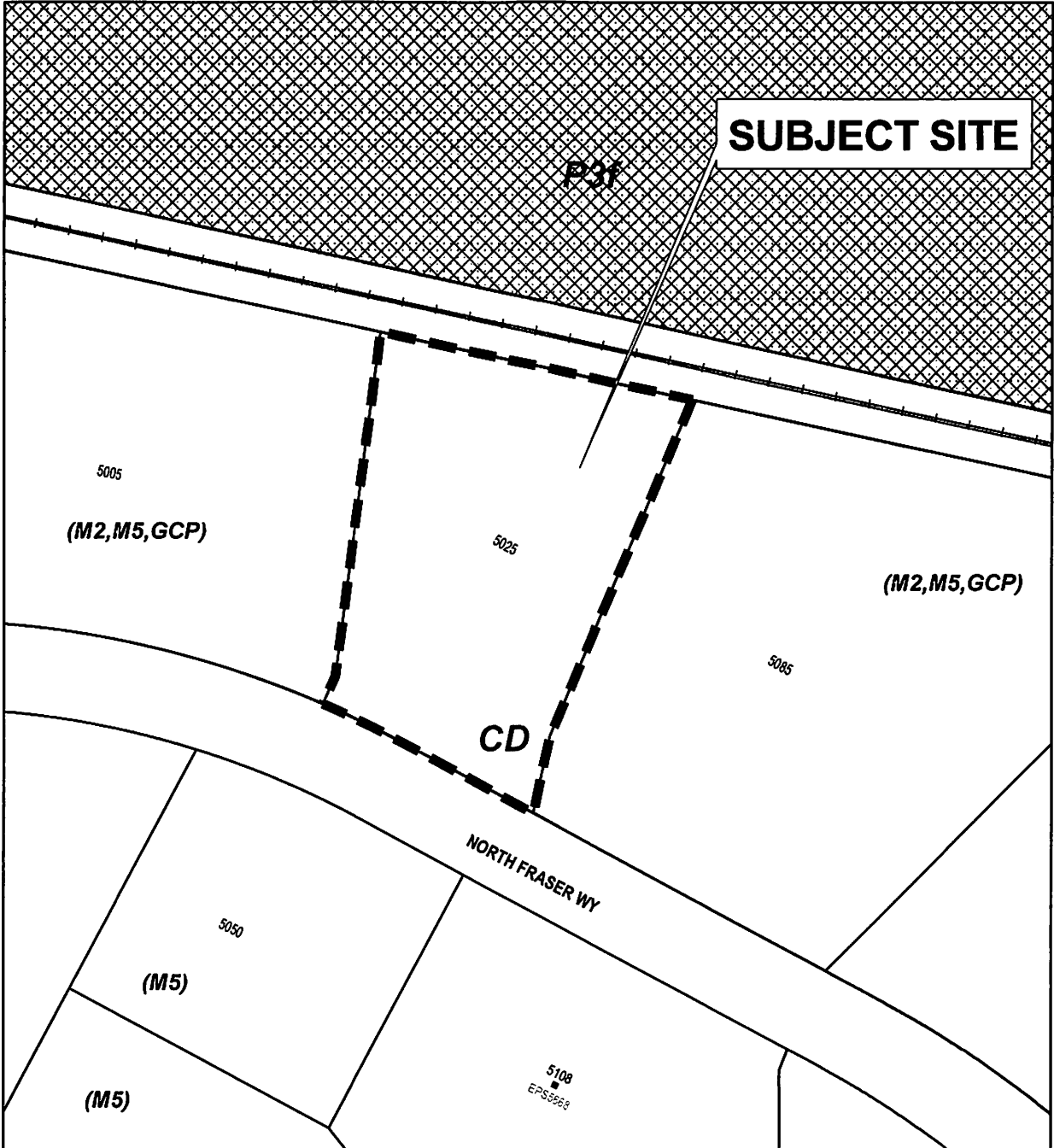
5.1	Site Area:	-	1.03 ha (2.2 acres)
5.2	Site Coverage:	-	41%
5.3	Proposed Gross Floor Area:		
	Office	-	595.5 m <sup>2</sup> (6,410 sq. ft.)
	Manufacturing / Warehouse	-	3,598.8 m <sup>2</sup> (38,737 sq. ft.)
	Total Proposed Floor Area	-	4,194.3 m <sup>2</sup> (45,147 sq. ft.)
5.4	Vehicle Parking:		
	Office	-	595.5 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 13 spaces
	Manufacturing / Warehouse	-	3,598.8 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 39 spaces
	Required	-	52 spaces
	Provided	-	52 spaces
5.5	Bicycle Parking:		
	Required	-	5 spaces
	Provided	-	7 spaces
5.6	Loading:		
	Required	-	3 spaces
	Provided	-	7 spaces




  
 E. W. Korak, Director  
 PLANNING AND BUILDING

SMN:tn

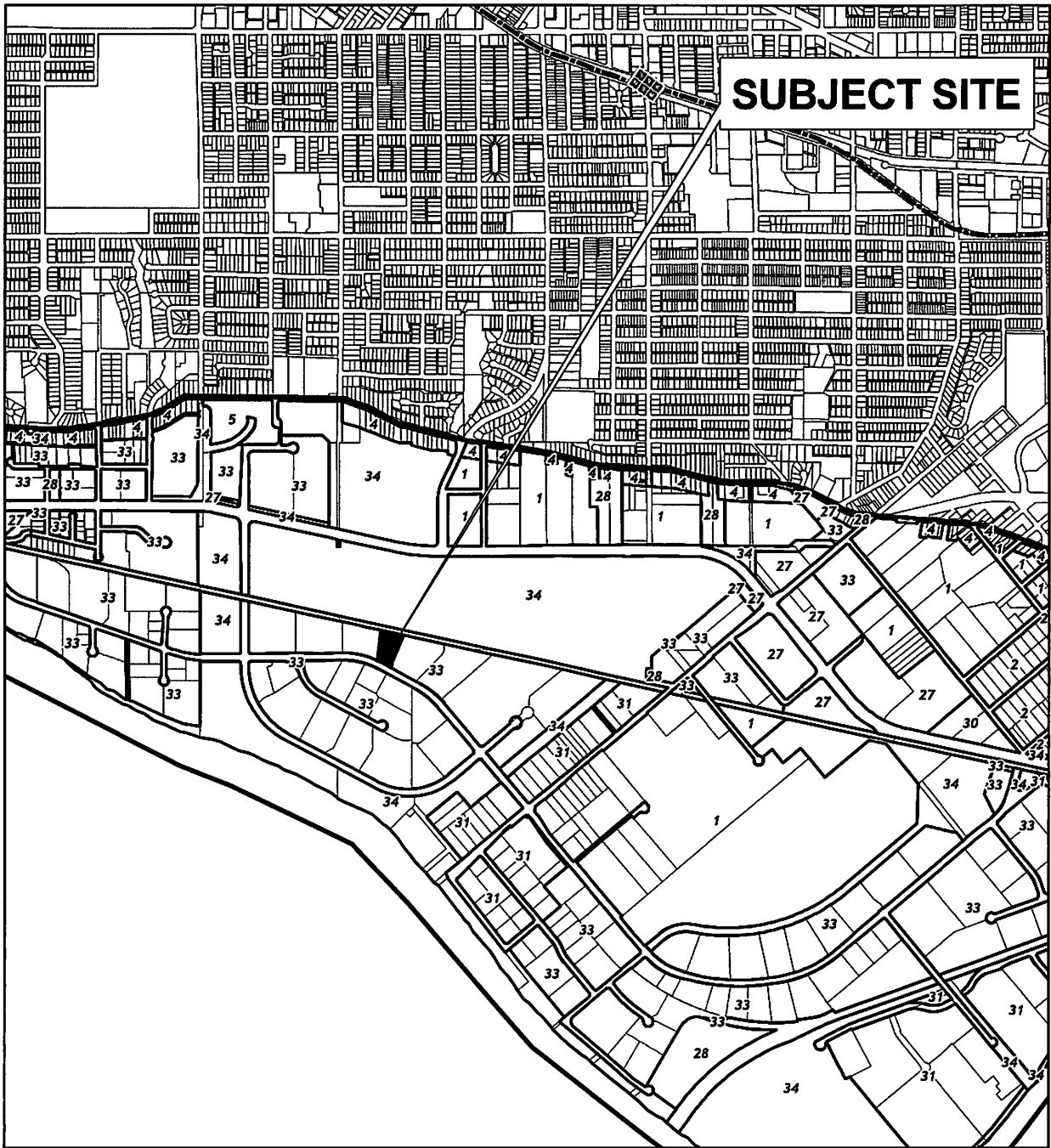
**Attachments**

cc: City Solicitor  
 City Clerk



	<p>PLANNING &amp; BUILDING DEPARTMENT</p> 
<p>Date: FEB 03 2021</p>	<p>REZONING REFERENCE #19-11 5025 NORTH FRASER WAY</p>
<p>scale: 1:2,000</p>	 Subject Site
<p>Drawn By: RW</p>	

Sketch #1



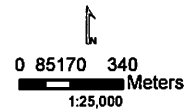
**SUBJECT SITE**

- |  |  |
|--|--|
| <b>1</b> Agricultural (A1)                       | <b>28</b> Institutional                            |
| <b>2</b> Small Holdings                          | <b>30</b> Public School (P3)                       |
| <b>4</b> Single and Two Family Residential       | <b>31</b> Industrial                               |
| <b>5</b> Low Density Multiple Family Residential | <b>33</b> Industrial and Business Centre Mixed Use |
| <b>27</b> Commercial                             | <b>34</b> Park and Public Use (P3)                 |



Planning and Building Dept  
 Printed on February 3, 2021

**Big Bend**



Sketch #2