

COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2007 April 18

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20  
*Reference: Rez 07-04*

**SUBJECT: REZONING REFERENCE #07- 04**  
**7501 MARKET CROSSING**  
**PROPOSED CD PLAN AMENDMENT**  
**MARINE AND BYRNE COMMERCIAL DEVELOPMENT**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2007 May 29.

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**RECOMMENDATIONS**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 May 7, and to a Public Hearing on 2007 May 29 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 the applicable GVS & DD Sewerage Development Charge.

**REPORT****1.0 GENERAL INFORMATION**

- 1.1 **Applicant:** Kasian Architecture Interior Design & Planning Ltd.  
350 – 1555 West Pender Street  
Vancouver, B.C. V6G 2T1  
(Attention: Joanne Stich)
- 1.2 **Subject:** Application for the rezoning of:  
Parcel M, D.L. 155B, Group 1, NWD Plan BCP25486

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**From:** CD Comprehensive Development District (based on C2 Community Commercial District)

**To:** Amended CD Comprehensive Development District (based on C2 Community Commercial District and Byrne Road and Marine Way Commercial Precinct Plan guidelines and in accordance with the development plan entitled "Marine & Byrne Commercial Development" prepared by Kasian Architecture Interior Design and Planning Ltd.)

**1.3 Address:** 7501 Market Crossing

**1.4 Location:** The subject site is located on the south side of Marine Way east of Market Crossing. (Sketches #1 and #2 **attached**)

**1.5 Size:** The site is triangular in shape measuring 3.1 ha (7.7 acres) in size.

**1.6 Services:** Servicing of the subject sit is being fully achieved under the previous Rezoning References #03-22, #05-22 and #06-23 and Subdivision Reference #04-29.

**1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a minor expansion of retail floor area of the Marine & Byrne Commercial Development within the Big Bend Commercial Precinct.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

2.1 The subject site is generally flat, triangular in shape. The subject site is located on the southeast corner of Market Crossing and Marine Way. A CP Rail right-of-way is located directly to the south of the property with Marine Way located directly to the north. Vehicular access to the site is from Market Crossing. The lands on the north side of Marine Way, across from the subject site, are currently under development for a specialized commercial centre under Rezoning Reference #04-10.

## **3.0 BACKGROUND**

3.1 The subject site is designated for commercial shopping centre development in accordance with the Council adopted Big Bend Development Plan and the Byrne Road and Marine Way Commercial Precinct Plan, as shown on Sketches #1 and #2, **attached**.

3.2 In 2006 November, Council gave Final Adoption to Rezoning Reference #06-23 to complete the proposed design for the shopping centre in line with the adopted

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Commercial Precinct Development Plan and the prerequisites of the previous rezonings for the site (Rezoning References #03-22 and #05-22). The shopping centre is currently under construction. The subject site refers to the eastern portion of the shopping centre on the east side of Market Crossing.

- 3.3 The subject rezoning application is for a relatively minor increase in floor area. Given the minor nature of the change to the previously approved plan of development, the applicant has provided a detailed plan of development suitable for presentation to a Public Hearing at this time. The applicant desires this addition to be considered expeditiously to tie in with the current construction schedule. Therefore, this application is proposed to be advanced to the next available Public Hearing.

#### 4.0 **GENERAL INFORMATION**

- 4.1 The previously approved CD Development plan for Rezoning Reference #06-23 allows for the development of a total of 8,144.3m<sup>2</sup> (87,665 sq.ft.) on the subject site. The applicant is requesting rezoning for the purpose of expanding commercial retail floor area of CRU #8 by an additional 141.95 m<sup>2</sup> (1,528 sq.ft.) for a total of 615.74 m<sup>2</sup> (6,628 sq.ft.), a reduction of CRU #13 by 2.97 m<sup>2</sup> (32 sq.ft.) for a total of 511.04 m<sup>2</sup> (5,501 sq.ft.) and a reduction in the patio area for CRU #13 by 106.1 m<sup>2</sup> (1,142 sq.ft.) for a total of 85.56 m<sup>2</sup> (921 sq.ft.). The total revised commercial floor area as part of the subject application is 8,283.06 m<sup>2</sup> (89,161 sq.ft.). Sufficient surplus parking is available.
- 4.2 The GVS&DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of new gross floor area will apply to the additional floor area.

#### 5.0 **DEVELOPMENT PROPOSAL**

- |     |  |   |   |
|-----|--|---|---|
| 5.1 | Net Site Area:                           | - | 3.1 ha (7.7 acres)                      |
| 5.2 | Site Coverage:                           | - | 25.37%                                  |
| 5.3 | Total Commercial Floor Area:             | - | 8,283.06 m <sup>2</sup> (89,161 sq.ft.) |
|     | Previously Approved Floor Area           | - | 8,144.3 m <sup>2</sup> (87,665 sq.ft.)  |
|     | Proposed additional floor area CRU #8    | - | 141.95 m <sup>2</sup> (1,528 sq.ft.)    |
|     | Proposed reduction of floor area CRU #13 | - | 2.97 m <sup>2</sup> (32 sq.ft.)         |
|     | Total Outdoor Patio Area:                | - | 85.6 m <sup>2</sup> (921 sq.ft.)        |
|     | Previously Approved Patio Area           | - | 191.7 m <sup>2</sup> (2,063 sq.ft.)     |
|     | Proposed Reduction in Patio Area CRU #13 | - | 106.1 m <sup>2</sup> (1,142 sq.ft.)     |

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- 5.4 Building Height: - 1 storey plus mezzanines
- 5.5 Parking:
  - Required - 320 spaces
  - Provided - 407 spaces
- 5.6 Loading Bays Required & Provided - 3 spaces
- 5.7 Total Bicycle Provisions Required & Provided - 40 spaces (12 secured spaces)

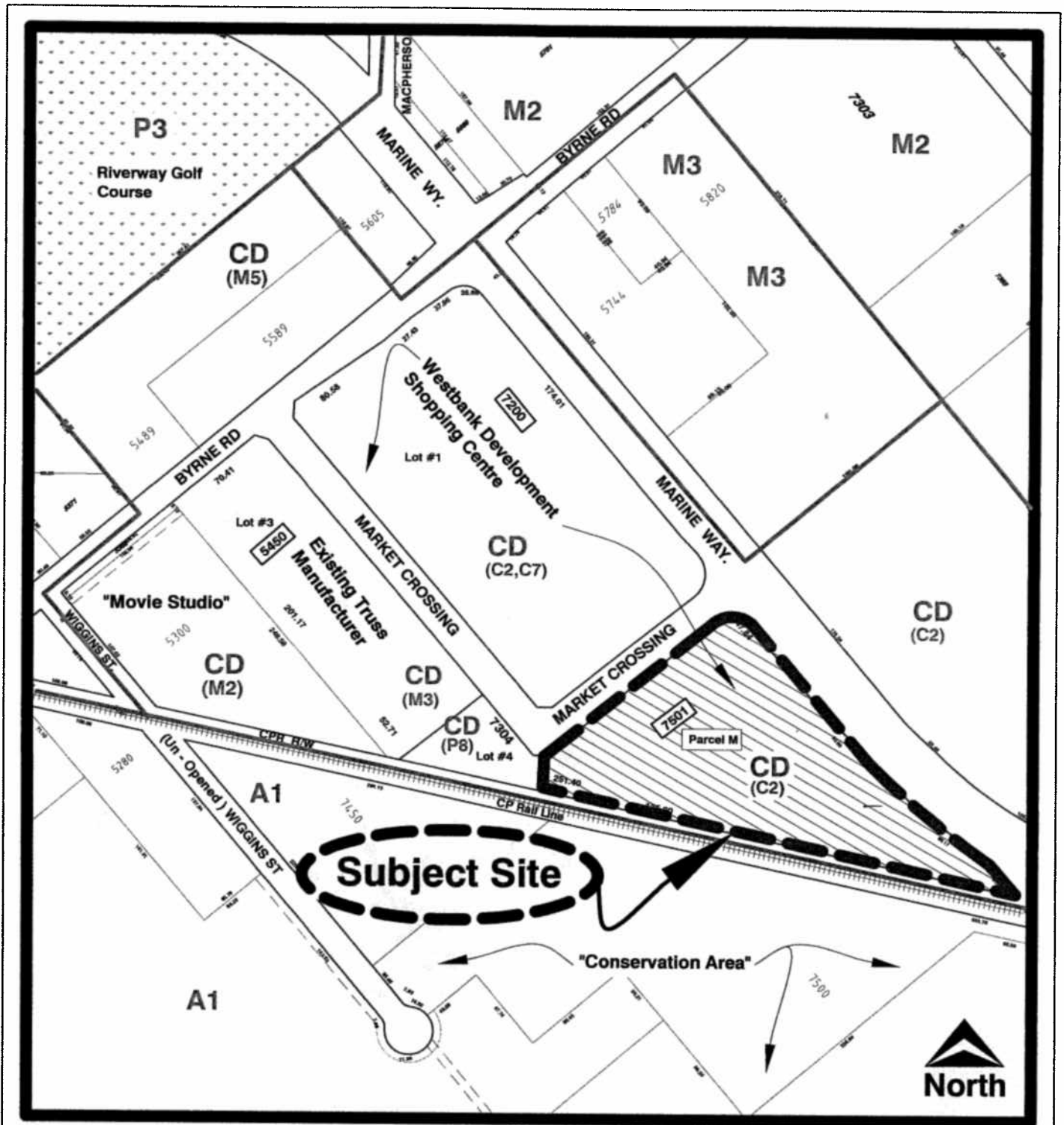


B. Luksun  
Director Planning and Building

JBS/gk  
Attachments

cc: Director Engineering  
City Clerk

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## Planning and Building Department

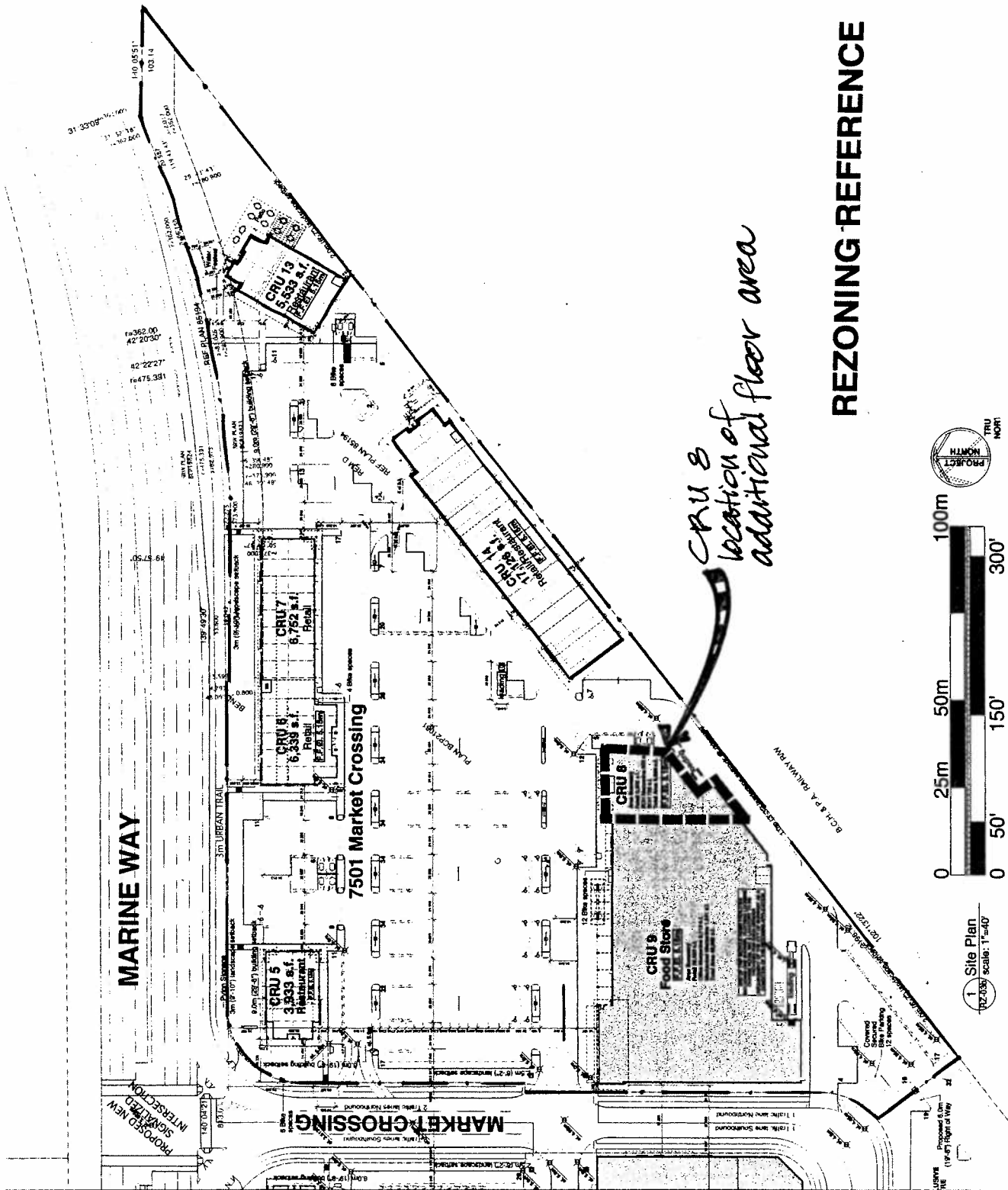
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Drawn By: J.P.C.

Date: March 2007

**REZONING REFERENCE # 07 -- 04**  
7501 Market Crossing

Sketch # 1



REZONING REFERENCE # 07 -- 04

Sketch # 2

April 3, 2007

City of Burnaby  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

**Attention: Mayor & City Councilors**

Dear Mayor Corrigan and City Councilors:

**Re: Rezoning Application  
Byrne Road and Marine Way, Burnaby, B.C.**

The intent of this application is to increase the size of Commercial Retail Unit (CRU) 8 from 474 sq.m. (5,100 sf) to approximately 616 sq.m. (6,628 sq.ft.) at Byrne Road and Marine Way Commercial Development. The proposed change in size will make more efficient use of the site and provide better flexibility for leasing.

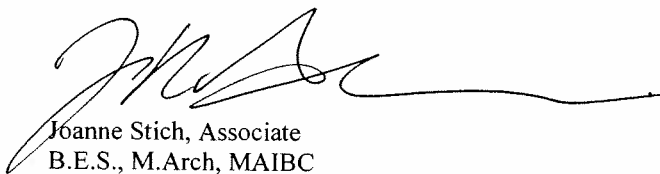
The increase in size of this CRU and its associated parking and loading requirements are accommodated. There is adequate vehicular, loading and pedestrian circulation on the site, including the satisfaction of all parking requirements for this change.

The proposed rezoning is in accordance with the adopted Byrne Road and Marine Way Commercial Precinct Plan for the development of commercial retail to serve the Big Bend area.

Thank you for your consideration of this application on behalf of Marine Promenade Properties Incorporated.

Regards,

Kasian Architecture Interior Design and Planning Incorporated



Joanne Stich, Associate  
B.E.S., M.Arch, MAIBC

Enclosure: Rezoning application for CRU8



**KASIAN**  
ARCHITECTURE INTERIOR DESIGN  
AND PLANNING LTD

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MSAA, MRAIC

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