

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2007 February 26

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez 07-02

SUBJECT: **REZONING REFERENCE #07- 02**
VISITOR PARKING GATE
METROTOWN TOWN CENTRE – SUB-AREA 9

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 March 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 March 05 and to a Public Hearing on 2007 March 27 at 7:30 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.

REPORT**1.0 GENERAL INFORMATION**

- 1.1 Applicant: Mr. Larry Moore
103 – 4155 Central Boulevard
Burnaby, B.C. V5H 4X2
- 1.2 Subject: Application for the rezoning of:
Lot A, D.L. 151, Group 1, NWD Plan BCP15258
- From:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District)
- To:** Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District as guidelines and in accordance with the development plan entitled “4155 Central Boulevard Security Gate” prepared by Strata Corporation BCS 1913)
- 1.3 Address: 4155 Central Boulevard

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- 1.4 Location: The subject site is located on the northeast corner of Olive Avenue and Central Boulevard (Sketch #1 **attached**).
- 1.5 Size: The site is roughly rectangular in shape with a frontages on Olive Avenue of 35.75 m. (117 ft.), and on Central Boulevard of 51.26 m. (168 ft.), with an area of 1,964.1 m² (21,142 sq. ft.).
- 1.6 Services: The site is fully serviced. No further services are required.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the installation of an overhead security gate and related provisions for the underground visitor parking.

2.0 **NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 The subject site is located within the Metrotown Town Centre Development Plan, Sub-Area 9. The site is currently developed in line with the adopted Plan, with a recently constructed 29 unit stacked townhouse development with underground parking, which was the subject of Rezoning Reference #03-36 (approved by Council on 2005 January 10). To the north and east are older low-rise apartment buildings, across Central Boulevard to the southeast is the Patterson SkyTrain Station and across Olive Avenue to the west is a medium-rise apartment building.

3.0 **GENERAL COMMENTS**

- 3.1 As indicated above, the subject site is occupied by a recently constructed stacked townhouse project. At the time the project was approved under Rezoning Reference #03-36, the Burnaby Zoning Bylaw did not permit the underground visitor parking to be separated and secured by gates, hence the underground visitor parking currently remains unsecured. However, on 2006 February 20, Council adopted a bylaw amending the Burnaby Zoning Bylaw to allow for separated and secured underground visitor parking.
- 3.2 Since the development's occupancy, the owners have been experiencing ongoing problems related to vandalism and illegal activities taking place in the visitor parking portion of the underground parking garage. Consequently, representatives of the subject strata corporation appeared as delegations before Council on 2006 December 11, and before the Community Development Committee on 2007 January 23, to request support for the installation of a second gate to secure the visitor parking area. This rezoning application is being advanced on an accelerated basis to allow the strata corporation to achieve installation of the security gate as soon as possible.
- 3.3 It is noted that the aforementioned Zoning Bylaw text amendment which permits secured underground visitor parking also requires several conditions to be met, such as provision of a functional turn-around, the installation of an intercom system, the separation of the underground visitor and resident parking by an additional gate, and the provision of adequate pedestrian access to the visitor parking area. As the subject development is fully constructed, not all of the criteria related to securing its underground visitor parking can be fully satisfied. Specifically, the

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requirement for an on-site turn-around for visitors who fail to gain access cannot be accommodated on-site due to the configuration of the existing construction. However, as the development takes access from a relatively short rear lane, it is proposed that the rear lane be used by manoeuvring vehicles failing to gain access to the visitor parking garage. On this basis, the subject rezoning application, which proposes the addition of a visitor parking gate to enhance security in the underground visitor parking area, is considered supportable. The other bylaw requirements, including the installation of an intercom system, retention of the existing gates for resident parking and the provision of pedestrian access, will be accommodated in the proposed amendment to the Comprehensive Development Plan.

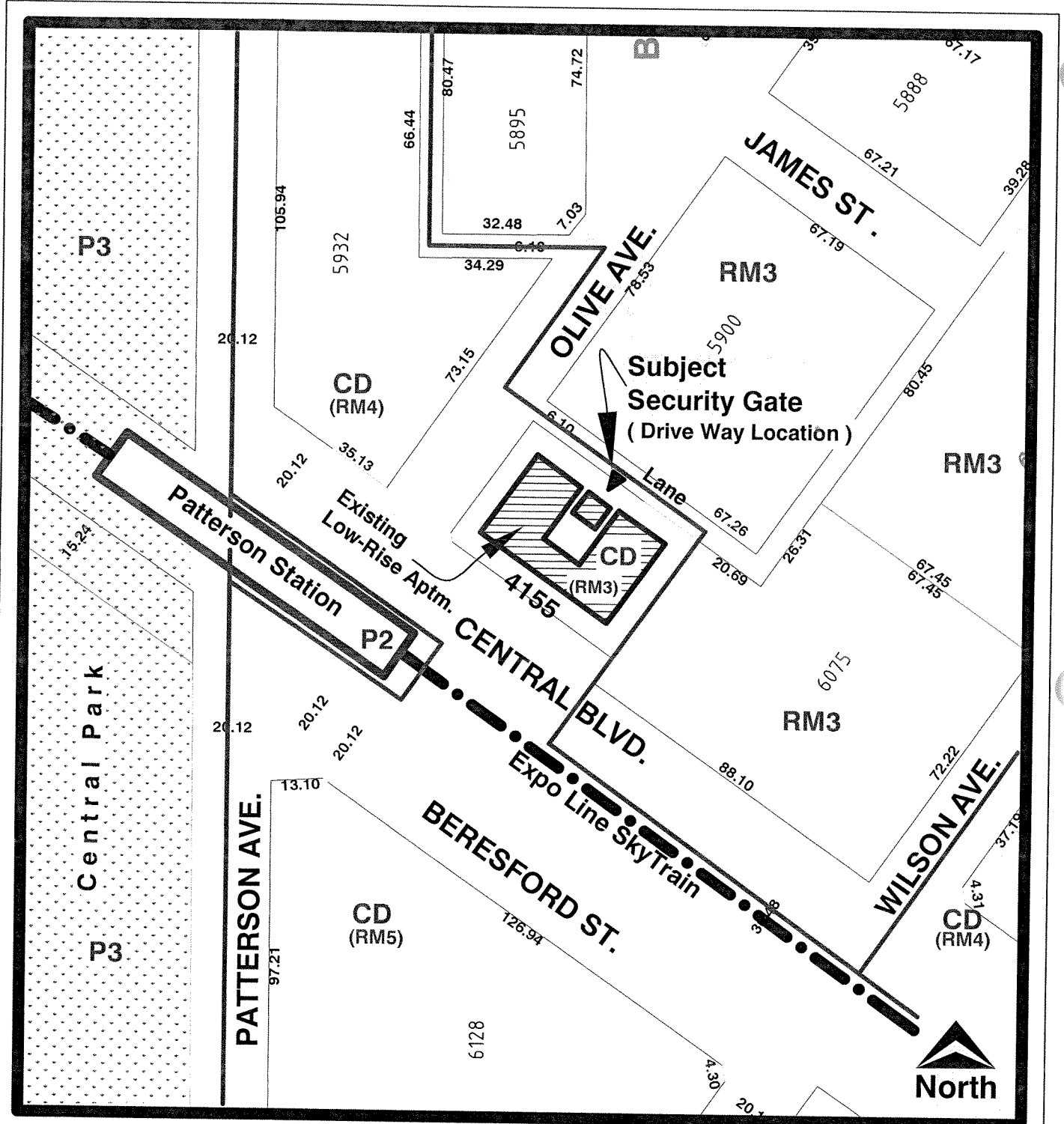
*


B. Luksun
for Director Planning and Building

EK:gk
Atts

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Clerk
City Solicitor

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Planning and Building Department

Scale: 1 : 1500

Drawn By: J.P.C.

Date: February 2007

REZONING REFERENCE # 07 -- 02

4155 Central Blvd.

Sketch # 1

Jan. 25, 2007

Strata Corporation
4155 Central Blvd.,
Bby, BC, V5H 4X2


RE: LETTER OF INTENT FOR THE PURPOSE OF RE-ZONING THE TOWNHOUSE
DEVELOPMENT LOCATED AT 4155 CENTRAL BLVD, BURNABY, B.C. FROM:

CD Comprehensive Development to ACD Comprehensive Development.

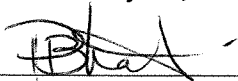
We, the undersigned are hereby applying for the above noted RE-ZONING due to significant hardships associated with the underground parking access in the said new townhouse development. These hardships are on record with Council and relate to numerous acts of crime, indecency, violence, fire hazards, drug usage, acts of prostitution, and sanitary issues. Numerous police files are on record substantiating such hardships.

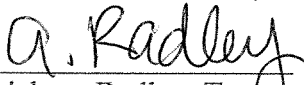
The objective of the desired re-zoning is to provide for the installation of an electric gate at the entrance to the underground parking area, which will comply with all bylaw requirements excepting only one, which pertains to the inclusion of a driveway turnaround, which is impossible given the construction of this development.

Sincerely,


Larry Moore, President/Strata Council


David Ruzycki, VP/Strata Council


Pam Bhatti, Secretary/Strata Council


Aislynn Radley, Treasurer/Strata Council