



Item
Meeting 2020 Aug 24

COUNCIL REPORT

TO: CITY MANAGER 2020 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-10010**
Metro Vancouver Central Park Pump Station

ADDRESS: A portion of 3883 Imperial Street (see *attached* Sketches #1 and #2)

LEGAL: A portion of Lot 1 District Lot 151 Group 1 NWD Plan LMP7878

FROM: P3 Park and Public Use District

TO: P3 Park and Public Use District and CD Comprehensive Development District (based on the P2 Administration and Assembly District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Central Park Pumping Station" prepared by CWA Engineers Inc.)

APPLICANT: CWA Engineering Inc.
Suite 380 – 2925 Virtual Way,
Vancouver, BC V5M 4X5
Attention: Rigel Wong

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 September 14 and to a Public Hearing on 2020 September 29 at 5:00 pm.
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 provision of any necessary statutory rights-of-way, easements and/or covenants in accordance with section 4.9 of this report.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #17-10010
2020 August 19..... Page 2

- d) The review of a detailed Sediment Control System by the Director Engineering.
- e) The pursuance of Storm Water Management Best Practices in line with established guidelines.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of an above ground electrical room as part of the electrical upgrades of the Metro Vancouver Central Park Pump Station.

2.0 POLICY FRAMEWORK

The proposed development is in line with the Park and Open Space designation of the Metrotown Downtown Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Crime prevention and reduction – Ensure citizens and businesses feel safe in our community.

A Connected Community

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

3.0 BACKGROUND

- 3.1 The subject site is located within Central Park, near the eastern park entry via Patterson Avenue. On the surface, the site is improved with parking, washroom facilities, and the eastern trail entry into Central Park, as well as ventilation equipment and small kiosks related to Metro Vancouver's subsurface Central Park Pump Station.
- 3.2 The site is adjacent to tennis courts to the north, with the Central Park forest conservation area, Expo Line SkyTrain, and baseball diamond/lawn bowling area beyond. To the east, across Patterson Avenue, are high-rise apartment buildings. To the south, is the Central Park Pitch and Putt, with Imperial Street beyond. To the west is the Central Park forest conservation area, and Boundary Road, beyond.
- 3.3 In 1971, Council received a report summarizing a three year study by the Greater Vancouver Water District (GVWD) determining Central Park as the optimal location for future major water installations (water main, reservoir, and pump station) necessary to serve Burnaby. The report also concluded that recreational amenities, such as tennis courts and other similar uses, could be supported over the subsurface infrastructure.
- 3.4 The Metro Vancouver Central Park Pump Station with underground infrastructure was constructed in the mid-1970s and completed with a reservoir to serve the City and other

communities south of the Fraser River. Over the years, the role of the Pump Station has increased with the site being an integral part of the east-west flow structure of the Metro Vancouver water system.

- 3.5 On 2017 December 11, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant 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 Metro Vancouver has advised that the electrical equipment for the Central Park Pump Station is nearing the end of its useful life and requires replacement to ensure reliability, availability of spare parts, and to meet new electrical system requirements. As part of the Pump Station electrical upgrade project, the construction of a new above-ground electrical room to house the electrical equipment related to the operation of the Pump Station is required.

- 4.2 Metro Vancouver is requesting rezoning of the subject site to include the CD District (based on the P2 District and Metrotown Downtown Plan as guidelines) to permit the construction of a one-storey building within the existing Metro Vancouver statutory right-of-way at Central Park. The proposed building will have a floor area of 64.0 m² (689 sq. ft.) and a building height of 4.3 m (14.1 ft.). Vehicular access to the site for maintenance and servicing will continue to be from Paterson Avenue, via the existing Central Park eastern parking area.

- 4.3 The proposed building will be located between the two existing accesses to the underground Pump Station to minimize the impact of the new structure on the existing park pathways and trails, site elevations, vegetation and landscaping. The proposed structure is a pre-fabricated building which will be fully assembled prior to its shipment to the site. The building is designed in a manner to integrate with the overall park, and to complement the adjacent Central Park East neighbourhood. Some of the design elements of the proposed building include metal wall cladding with galvanized finish, metal green roof with decorative wood beams, and decorative wood screens and trellises attached to the exterior of the building.

The applicant is proposing to install an information panel describing the facility's operation on the building's southern elevation adjacent to the Park's eastern trail entry. The addition of a seating area integrated with ground cover shrubs and vegetation would create a welcoming trail entry to the Park and waiting area at this location.

- 4.4 The proposed building design incorporates CPTED principles to enhance building security and safety of park patrons and staff, while improving the aesthetic of the building, as follows:
- the use of anti-graffiti coating on the building's exterior cladding;
 - the use of native low-growth vegetation and shrubs to the south of the building adjacent to an existing trail, to define a transition from public space to semi-private space with controlled access, while eliminating hiding places;

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #17-10010
2020 August 19..... Page 4

- the installation of security cameras to provide 360-degree exterior coverage of the building; and,
 - the installation of lighting on the exterior of the building to improve security.
- 4.5 The building will be designed with the necessary sound attenuation, including the use of additional insulation to mitigate any noise emanating from transformers, HVAC, and other electrical equipment housed with the building, in compliance with the Burnaby Sound Abatement Bylaw.
- 4.6 The submission of Storm Water Management Best Practices in line with the established guidelines is required.
- 4.7 Approval of a detailed plan of an engineered sediment control system by the Engineering Environmental Services Division is required.
- 4.8 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.9 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including but not limited to a Section 219 Covenant to ensure the provision of an on-site Storm Water Management strategy for Best Management Practices.

5.0 DEVELOPMENT PROPOSAL

- | | | |
|-----|-----------------------------|---|
| 5.1 | <u>Lot Area (no change)</u> | - 853,403.82 m ² (9,185,953 sq. ft.) |
| 5.2 | <u>Gross Floor Area</u> | - 64.0 m ² (689 sq. ft.) |
| 5.3 | <u>Height</u> | - One-storey (4.3 m (14.1 ft.)) |
| 5.4 | <u>Off-Street Parking</u> | - Not required. |
| 5.5 | <u>Off-Street Loading</u> | - Not required. |



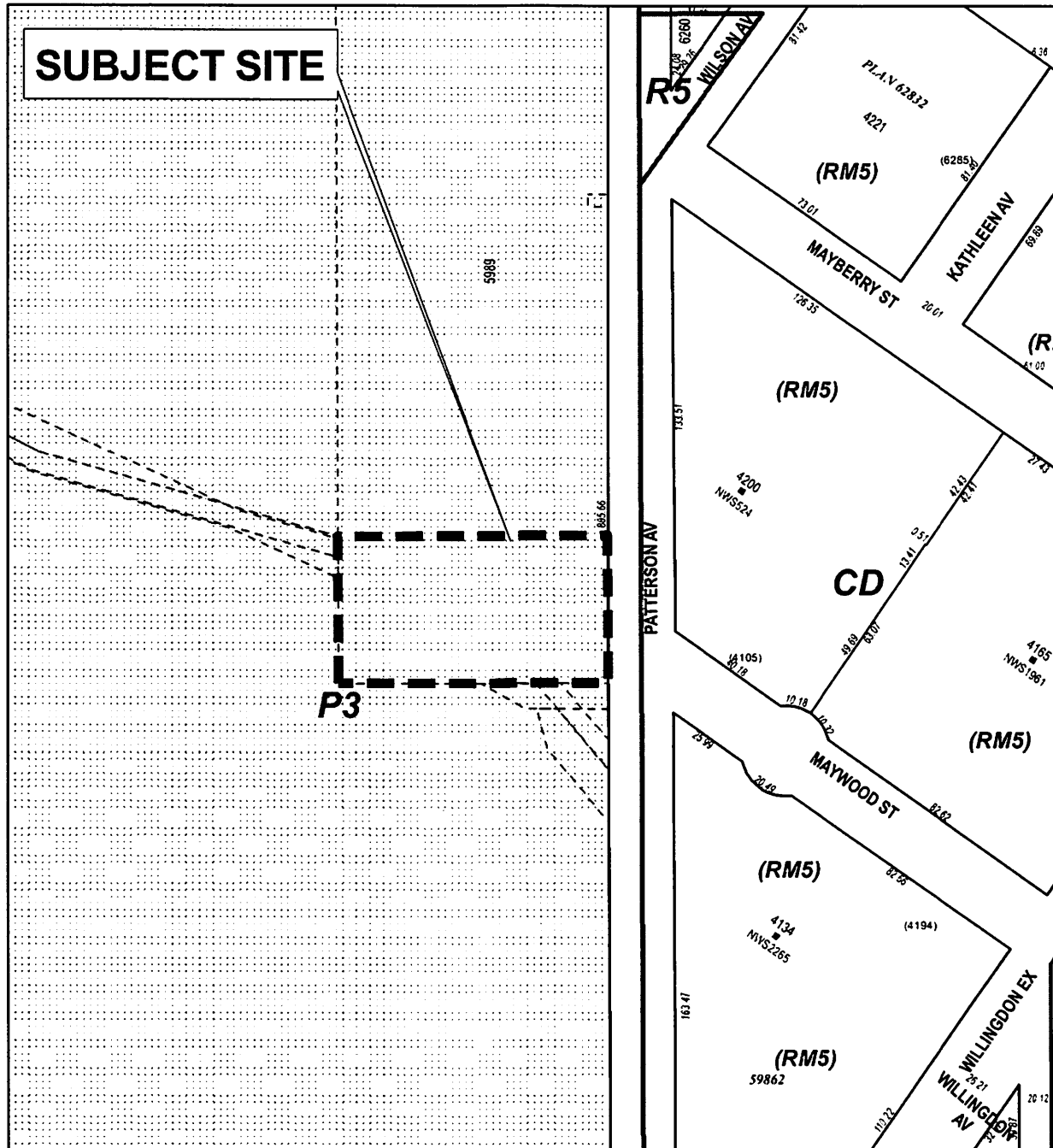
E. W. Kozak, Director
PLANNING AND BUILDING

PS:tn

Attachments

cc: Director Engineering
City Solicitor

Director Parks, Recreation and Cultural Services
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

NOV 02 2017

SCALE:

1:2,000

DRAWN BY:

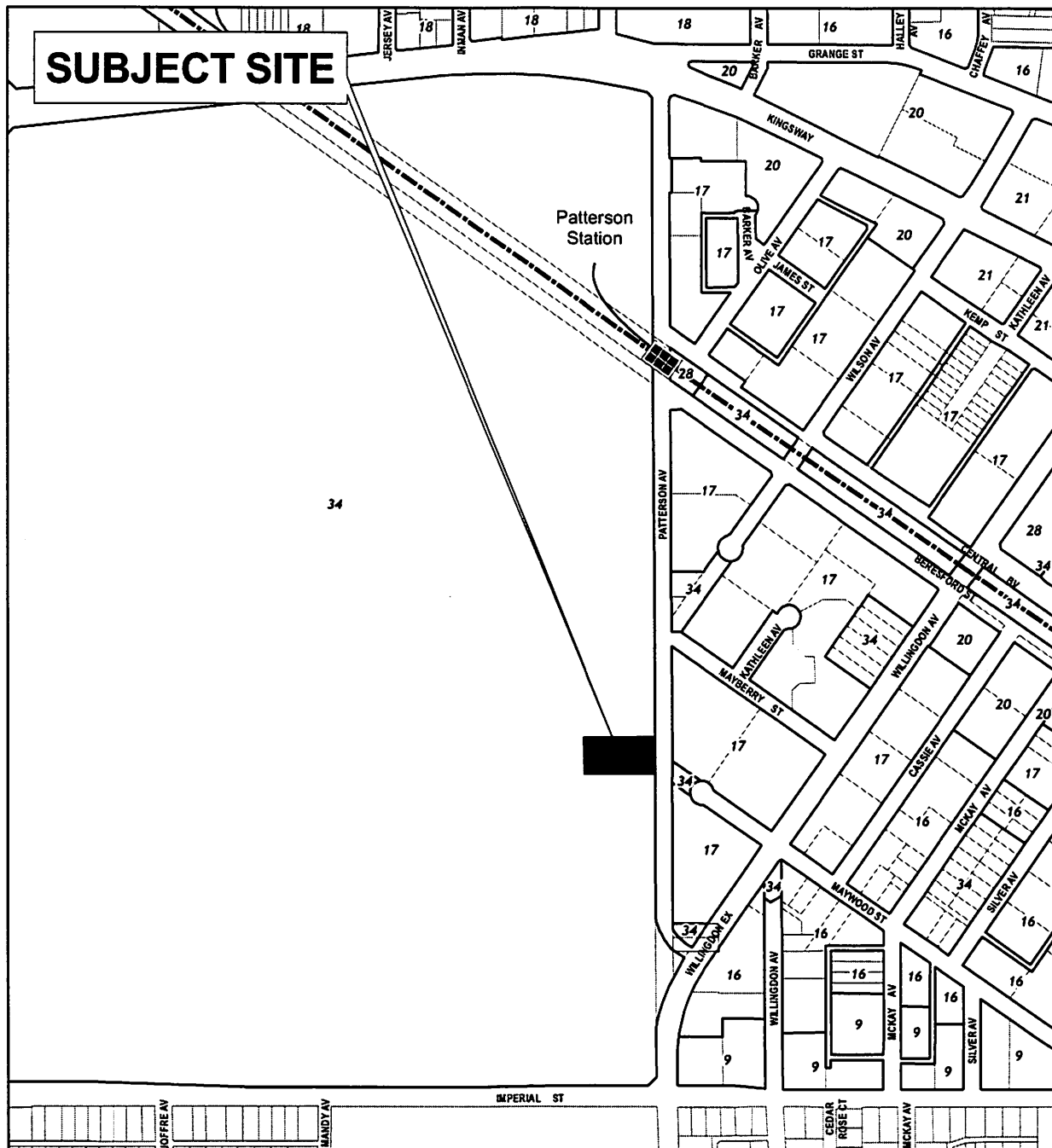
AY

REZONING REFERENCE #17-10010
PORTION OF 3883 IMPERIAL STREET



Subject Site

Sketch #1



- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Metrotown Plan

