
TO: CHIEF ADMINISTRATIVE OFFICER 2022 November 1

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: TEMPORARY USE PERMIT #22-07
Proposed Office Use

ADDRESS: 4416 Dawson Street (see *attached* Sketch #1)

LEGAL: Lot 2 Block 10 District Lot 119 Group 1 New Westminster District Plan 2855

APPLICANT: L.L.D. Properties Ltd.
4416 Dawson Street
Burnaby BC V5C 4B9
Attn: Brian Lehn

PURPOSE: To seek Council approval of the Temporary Use Permit #22-07 to permit an office use within an existing industrial building on the subject site for a maximum of three (3) years.

RECOMMENDATION:

THAT Council approve the issuance of the Temporary Use Permit #22-07 for 4416 Dawson Street to allow an office use for a period of three (3) years, as outlined in this report.

R E P O R T

1.0 POLICY CONTEXT

The proposed temporary use permit (TUP) aligns with the following policies and plans adopted by Council: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Brentwood Town Centre Development Plan (1996), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Transportation Plan (2021).

2.0 SITE CONTEXT AND BACKGROUND

2.1 The subject site is located within the Brentwood Town Centre Development Plan area, on the south side of Dawson Street between Willingdon Avenue and Rosser Avenue. The site is improved with an older three storey industrial building with surface parking off the lane (see *attached* Sketch #1). Access to the site is via Dawson Street and via the rear lane. The site is currently zoned for light industrial uses under the prevailing M1 Manufacturing District zoning. It is noted that there are no active rezoning applications for the subject site.

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2.2 To the north of the subject property across Dawson Street are light industrial uses, the mixed-use SOLO District Development, and the Millennium Line SkyTrain Guideway beyond. To the east are light industrial uses, a six storey mixed-use development, and the mixed-use Grove Master Plan (Rezoning Reference #17-36) across Willingdon Avenue beyond. To the south, are light industrial uses, high-density residential developments, as well as the BNSF / CN Railway. To the west, fronting Rosser Avenue are two industrial sites undergoing a rezoning (Rezoning Reference #22-08) to permit the construction of a high density residential development atop street fronting retail.

3.0 DEVELOPMENT PROPOSAL

3.1 Project Description

The applicant is proposing office uses within the existing building on a temporary basis. The building was designed, and has operated since construction, with accessory offices located on the mezzanine and second storey, with light industrial uses on the ground floor. More recently, the building has been underutilized as there is no longer the same demand for accessory office space. The proposed application would therefore permit business and professional offices as a primary use within the existing building on a temporary basis or until development proceeds. No changes to the building (interior or exterior), landscape, or site access and loading are required or proposed. As the *Zoning Bylaw* required parking rates for office uses (1 space for each 46m² of gross floor area) and the existing warehousing and storage uses (1 space for each 186m² of gross floor area) were already accounted for and approved for this site, no additional parking spaces are required in order to accommodate the temporary use.

3.2 Policies and Bylaw Consideration

Under the Burnaby *Zoning Bylaw*, business and professional office uses are only permitted as an accessory use in the M1 District, where they support a light manufacturing use. Given the proposed scale and nature of the temporary office use, the use would be permitted in accordance with Section 302.1 (2) of the C2 Community Commercial District within the Burnaby *Zoning Bylaw*.

The proposed temporary office use is consistent with the longer term designation for the subject site under the Brentwood Town Centre Development Plan, which designates the subject site and the adjacent lots fronting Dawson Street for mixed-use development, utilizing the C9 Commercial District as a guideline. The Plan envisions Dawson Street as a High Street with a variety of commercial and residential uses. More broadly, the Plan encourages a full range of office development within the Town Centre to support employment growth. The proposed temporary use would provide opportunities for compact, centrally located office spaces for start up companies and other smaller businesses until the site redevelops in line with the adopted Plan.

The proposed temporary use has a design, operation, and intensity of use that is compatible with adjacent properties and land uses, with noise and traffic impacts comparable to the existing conditions on the site. No additional policy or bylaw variances are proposed in conjunction with the subject TUP application. Furthermore, approval of the temporary use would not deter or delay redevelopment of the

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property in line with the site's designation under the Brentwood Town Centre Development Plan. As such, the proposed temporary use is considered supportable.

3.3 Terms and Conditions of Permit

Since the proposed temporary use does not include material renovations to the existing building, it would not affect any existing landscaping or parking areas, or pose any impact to the natural environment. As such, no financial securities or referrals to external authorities are required in conjunction with this application.

3.4 Duration of Permit

Under the *Local Government Act*, a TUP is valid for a period of up to three (3) years from the date of issuance, and an application for one extension to the permit may be made and issued for up to three (3) additional years. A new TUP application is required after one extension. Subject to Council approval, the proposed TUP will be valid for up to three (3) years from the time of issuance of this permit.

3.5 Public Notification

According to the *Burnaby Development Procedures Bylaw*, public notices were mailed out to the properties within 30.0 m (98.4 ft.) of the subject site, and published in Burnaby Now prior to this Council meeting. In addition, the applicant has posted a public notification sign on the site a minimum of 30 days prior to the Council meeting. The purpose of this public notification is to inform the public about the proposed temporary use and provide an opportunity to comment on the application. As of the date of this report, Staff have not received any comments concerning the proposed temporary use.

4.0 CONCLUSION

The proposed TUP is to allow an office use throughout an existing industrial building at 4416 Dawson Street for a period of three (3) years. An extension of up to a maximum of three (3) years may be permitted subject to a future Council approval. It is recommended that Council approve the issuance of the proposed TUP as outlined in this report.

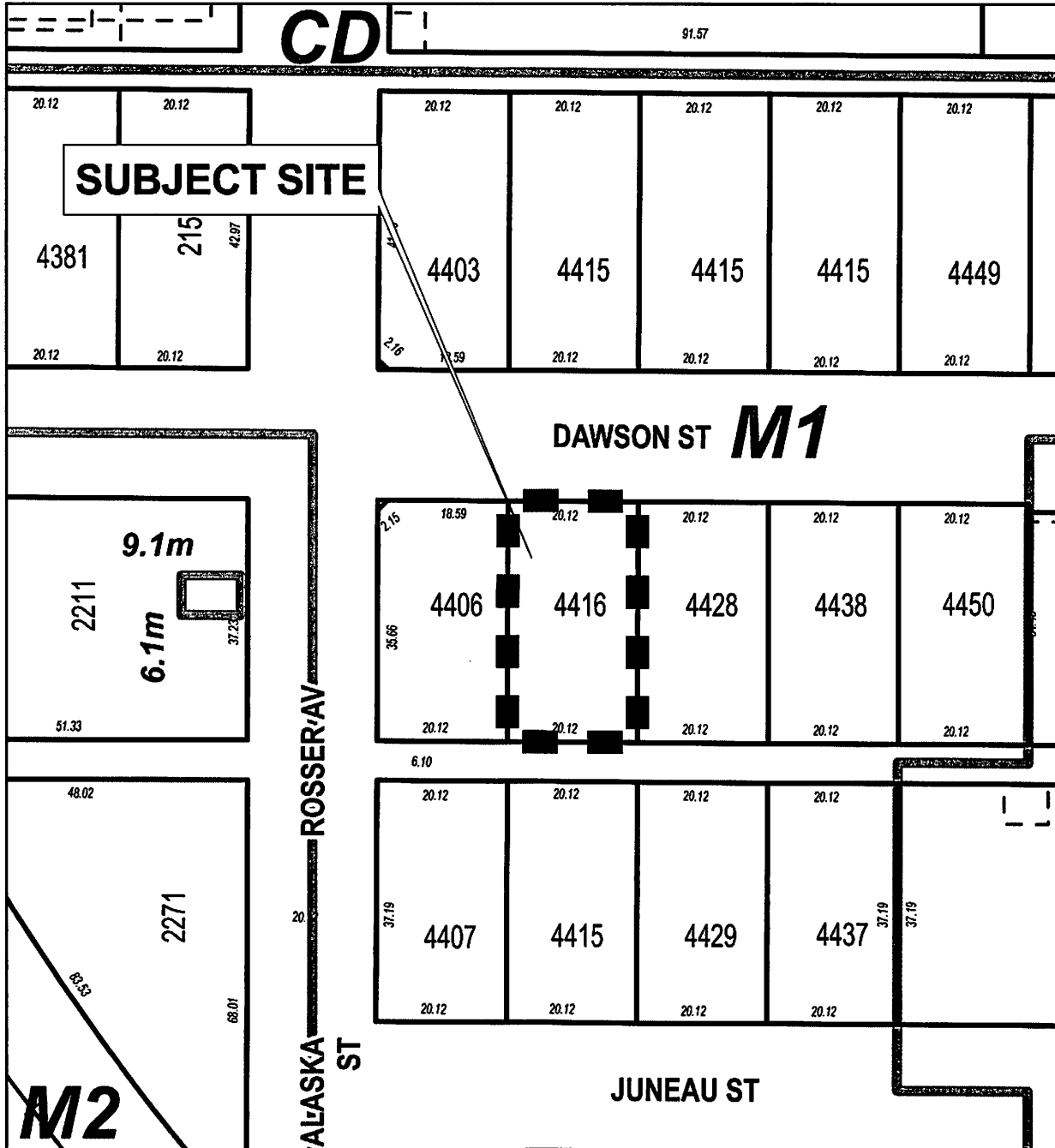


E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

JS:tn

Attachments

cc: Director Legislative Services
City Solicitor



CD

91.57

SUBJECT SITE

20.12 20.12
4381 215 42.97
20.12 20.12

20.12 20.12 20.12 20.12 20.12
4403 4415 4415 4415 4449
2.16 1.59 20.12 20.12 20.12 20.12

DAWSON ST M1

9.1m
2211 6.1m 37.26
51.33

2.15 18.59 20.12 20.12 20.12 20.12
4406 4416 4428 4438 4450
35.66 20.12 20.12 20.12 20.12
6.10

48.02
2271 63.33 68.01
M2

20.12 20.12 20.12 20.12
4407 4415 4429 4437
37.19 20.12 20.12 20.12 37.19 37.19

JUNEAU ST

ALASKA ST

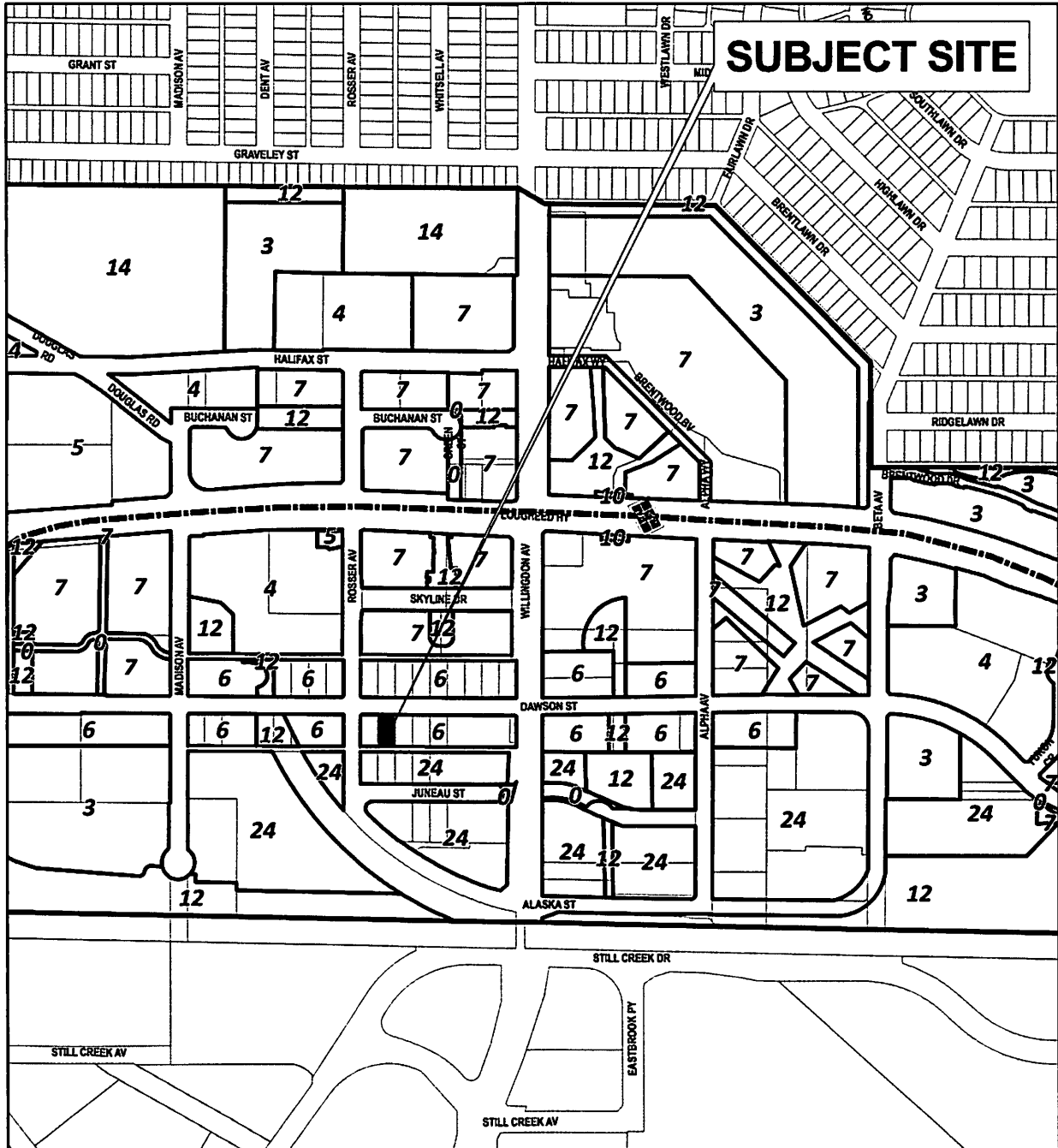


PLANNING AND DEVELOPMENT DEPARTMENT

Date: AUG 12 2022
scale: 1:1,000
Drawn By: RW

**TEMPORARY USE PERMIT APPLICATION #22-07
4416 DAWSON STREET**

Subject Site

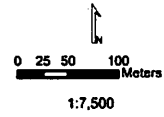


- | | |
|---|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential -
Brentwood Succession (RM4s) |



PLANNING AND DEVELOPMENT DEPARTMENT

Brentwood Town Centre Plan



Printed August 12, 2022

Sketch #2

ISSUED BY: CITY OF BURNABY
4949 CANADA WAY
BURNABY, BC V5G 1M2

ISSUED TO: L.L.D. PROPERTIES LTD.
4416 DAWSON STREET
BURNABY, BC V5C 4B9

FILE: TUP#22-00007

PROPERTY: 4416 DAWSON STREET
PID: 002-427-966
LOT 2 BLOCK 10 DISTRICT LOT 119 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 2855

1. **Site:** This Permit applies to the portion of the Property shown hatched on the sketch plan *attached* as Schedule "A" and any and all buildings, structures and other improvements thereon (the "Site").
2. **Temporary Permitted Use(s).** The Site may be used for the following temporary use(s) in accordance with this Permit:

Business and Professional Office Use
3. **Conditions:** The Temporary Permitted Use is permitted subject to compliance with section 302.2 of the Burnaby *Zoning Bylaw*.
4. **Security:** Not applicable
5. **Undertakings:** Not applicable
6. **Compliance with Laws:** This Permit is issued subject to compliance with all statutes, regulations, bylaws, orders, covenants and agreements relating to the Property, Site and the Temporary Permitted Use(s), except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this Permit are implied or to be construed by the issuance of this Permit.
7. **Other Permits and Approvals:** This Permit does not constitute a rezoning, subdivision approval, sign permit, building permit, business licence or other required City permit or approval for the Site or Temporary Permitted Use(s).
8. **Lapse:** If this Permit authorizes construction, this Permit lapses if:

- (a) a complete Building Permit application for the construction is not submitted to the City within ninety (90) days of the date of issuance of this Permit, except where an extension is granted by the General Manager Planning and Development; or
 - (b) the construction is not substantially started within two (2) years after the date of issuance of this Permit.
9. **Expiration:** Unless renewed in accordance with the *Local Government Act* and the *Burnaby Development Procedures Bylaw*, this Permit expires three (3) years after the date of issuance of this Permit. This Permit may be renewed only once.
10. **No Assignment or Transfer:** This Permit cannot be assigned or transferred.

AUTHORIZING RESOLUTION PASSED BY BURNABY CITY COUNCIL on the ____ day of _____, 2022.

MAYOR

DIRECTOR LEGISLATIVE SERVICES

DATE OF ISSUANCE: _____

SCHEDULE "A"

SITE

