

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT
7271 GILLEY AVENUE
ROYAL OAK COMMUNITY PLAN**

RECOMMENDATIONS:

1. THAT Council authorize the City Solicitor to bring forward a bylaw amending the Burnaby Official Community Plan Bylaw 1998, as outlined in this report.
2. THAT Council authorize the advance of the proposed OCP bylaw amendment to First Reading on 2022 May 09 and to a Public Hearing on 2022 May 31 at 5:00 p.m., as outlined in this report.

REPORT

The Planning and Development Committee, at its meeting held on 2022 April 13, received and adopted the attached report seeking Council authorization to advance the proposed Official Community Plan (OCP) bylaw amendment to a future Public Hearing.

Respectfully submitted,

Councillor P. Calendino
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Community Safety GM Engineering GM Planning and Development City Solicitor
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TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2022 April 7

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

FILE: 71000 20
Reference: OCP

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT
7271 GILLEY AVENUE
ROYAL OAK COMMUNITY PLAN

PURPOSE: To seek Committee and Council authorization to advance the proposed Official Community Plan (OCP) bylaw amendment to a future Public Hearing.

RECOMMENDATIONS:

1. **THAT** the Committee request Council to authorize the City Solicitor to bring forward a bylaw amending the Burnaby Official Community Plan Bylaw 1998, as outlined in this report.
2. **THAT** the Committee request that Council authorize the advance of the proposed OCP bylaw amendment to First Reading on 2022 May 09 and to a Public Hearing on 2022 May 31 at 5:00 p.m., as outlined in this report.

REPORT

1.0 INTRODUCTION

On 2021 December 13, Council authorized the advancement of an amendment to remove 7271 Gilley Avenue from the Industrial Policy Framework of the OCP, as the basis of a consultation process. The authorization was given with the understanding that a subsequent report would be advanced to Council, summarizing the results of consultation and attaching the proposed OCP amendment bylaw for consideration.

The proposed amendment is in support of a redevelopment proposal for the existing Shri Guru Ravidass Community Centre (“Centre”), which is the subject of a rezoning application (Rezoning Reference #21-27). The proposed rezoning would allow redevelopment of the community centre with a range of uses, including food production, a child care facility, a place of public worship and accessory uses. On 2021 August 25, Council authorized staff to work with the applicant on a suitable plan of development for the site.

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This report summarizes the results of consultation in *Section 4.0*. Given the absence of concerns regarding the proposal, it is recommended that this report be forwarded to Council with a request to advance the proposed amendments to First Reading on 2022 May 9 and Public Hearing on 2022 May 31. Should the Committee choose to forward the report to Council, a bylaw containing the proposed amendment will appear elsewhere on the same Council agenda.

2.0 CITY POLICY FRAMEWORK

The proposed OCP amendment aligns with the following Council-adopted policies: *Corporate Strategic Plan (2017)* and *Social Sustainability Strategy (2011)*.

3.0 PROPOSED AMENDMENTS

3.1 Shri Guru Ravidass Community Centre

The Centre provides a range of services to the community, including hall rentals, classes, free meals, cultural activities and annual events such as Nagar Kirtan. The Centre has been located at the subject site since 2000, following approval of PPA #99-448, which authorized a change of use from retail to public assembly. The property has been zoned for commercial use since 1969. In contrast, surrounding properties to the north, west, and east have retained M District industrial zoning since 1965.

The OCP and the Royal Oak Community Plan were adopted in 1998 and 1999 respectively, prior to the establishment of the Shri Guru Ravidass Community Centre on the site. At the time of PPA approval for the centre, it was anticipated that the property, although long occupied by commercial uses, would eventually transition to industrial use. Since then, the centre has become a community hub and an important cultural institution in the City. The proposed redevelopment, which includes a child care facility, a seniors centre, food production facilities (to provide meals for seniors), prayer halls, and accessory uses indicates a continued commitment to serving the social and cultural needs of the community.

3.2 OCP Industrial Policy Framework

The OCP Industrial Policy Framework (“Framework”) (Section 6.4) includes a map, text, and table that outline industrial land use designations in Burnaby. The Framework map designates the subject property for General Industrial use. The Framework table references the subject property and surrounding area as the Beresford industrial area.

As shown on the Framework map (see *Appendix A*), the Beresford industrial area extends from Macpherson Avenue in the west to past Hedley Avenue in the east (jogging east at the Arbroath Street cul-de-sac). It extends south from just below Kingsway to the BC Parkway. It also includes two smaller areas south of Kingsway between Royal Oak Avenue and Edmonds Street. A portion of this area, south of Beresford Street and west of Gilley Avenue, has been designated for multi-family residential use in the Royal Oak Community Plan, and subsequently developed in accordance with that plan. The remainder of the Beresford industrial area contains industrial uses, with the exception of the subject property.

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The proposed OCP amendment would modify the Industrial Policy Framework map, removing the “General Industrial” symbol from the subject parcel. This would be done by adding the bylaw and a detailed map to Appendix 2 of the OCP. The detailed map would be similar to the one shown in *Appendix B* of this report.

3.3 Regional Context Statement (RCS)

The subject property is designated “Mixed Employment” in the Regional Context Statement (RCS), which is an appendix to the OCP. The RCS is a statement of consistency between the OCP and the regional growth strategy, *Metro 2040*, which also designates the property as Mixed Employment. Mixed Employment areas are intended for industrial, commercial and other employment related uses.

The proposed rezoning of the subject property utilizes the P5 Community Institutional District as a principle underlying zone, in order to capture the full range of uses planned for the new centre. Under *Metro 2040*, as well as the forthcoming *Metro 2050*, institutional uses are to be located in General Urban designated areas.

Due to the relatively small size of the site (less than 1 ha), the regional growth strategy permits this change of designation, and the proposed OCP amendment can be enacted without an RCS amendment. The RCS designation of the property may be changed to General Urban when the RCS is next updated, which must be done within two years of the adoption of *Metro 2050*, anticipated to occur in mid-2022.

3.4 Royal Oak Community Plan

The subject property is located in the easternmost portion of the Royal Oak Community Plan. The plan designates the site and surrounding area to the north and west as “Business Park/Service Industrial.” This area extends from Macpherson Avenue in the west to Gilley Avenue in the east, and from south of Kingsway to Beresford Street.

An amendment to the community plan map, to re-designate the property as “School/ Institutional /Assembly/ Community” use, will be advanced with the Public Hearing report for the rezoning application for the site (Rezoning Reference #21-27).

4.0 CONSULTATION

As authorized by Council on 2021 December 13, staff undertook a consultation process on the proposed amendment. Consultation consisted of a notification letter sent to the following parties:

- Local First Nations
 - Kwantlen First Nation
 - Kwikwetlem First Nation
 - x^wməθk^wəy_əm (Musqueam) First Nation
 - S^kwxwú7mesh First Nation
 - Tsleil-Waututh First Nation
- Burnaby School District #41

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- Owners of properties within a 100 m radius of the site.

The notification letter invited responses to the proposed OCP amendment within a 60 day comment period.

The scope of consultation reflects the requirements of the *Local Government Act* and the limited impact of the proposed amendment.

4.1 Consultation Results

No comments were received on the proposed amendment. One resident phoned with questions about the amendment, and four of the five First Nations consulted on the proposal requested additional information and/or asked to be kept updated on the proposal.

5.0 CONCLUSION

This report proposes an amendment to the Industrial Policy Framework of the OCP, in support of the proposed redevelopment of the Shri Guru Ravidass Community Centre. The report also summarizes the results of consultation on the amendments, which produced no comments. It is recommended that this report be forwarded to Council with a recommendation to forward the proposed amendment to Public Hearing on 2022 May 31.

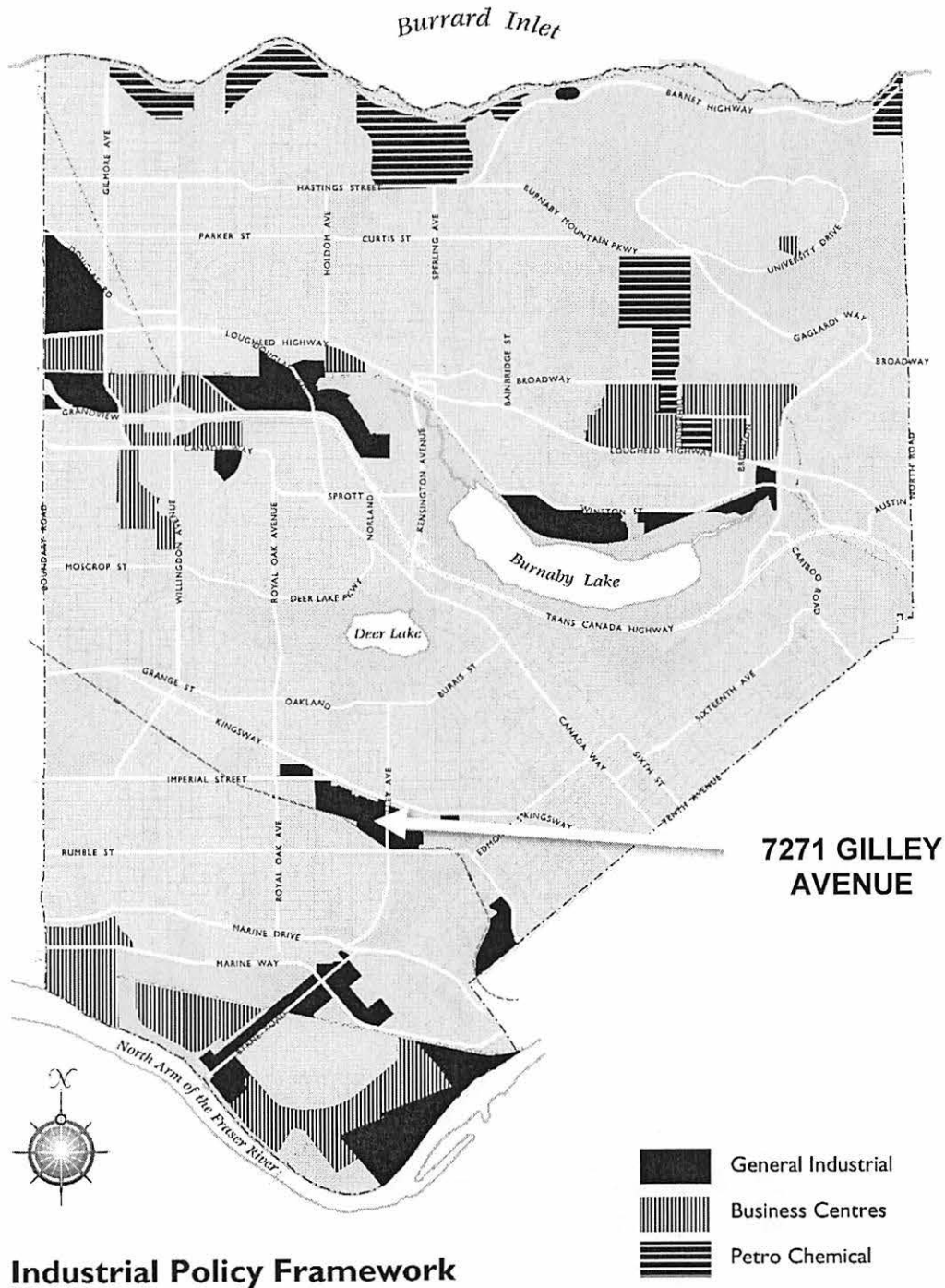


for E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

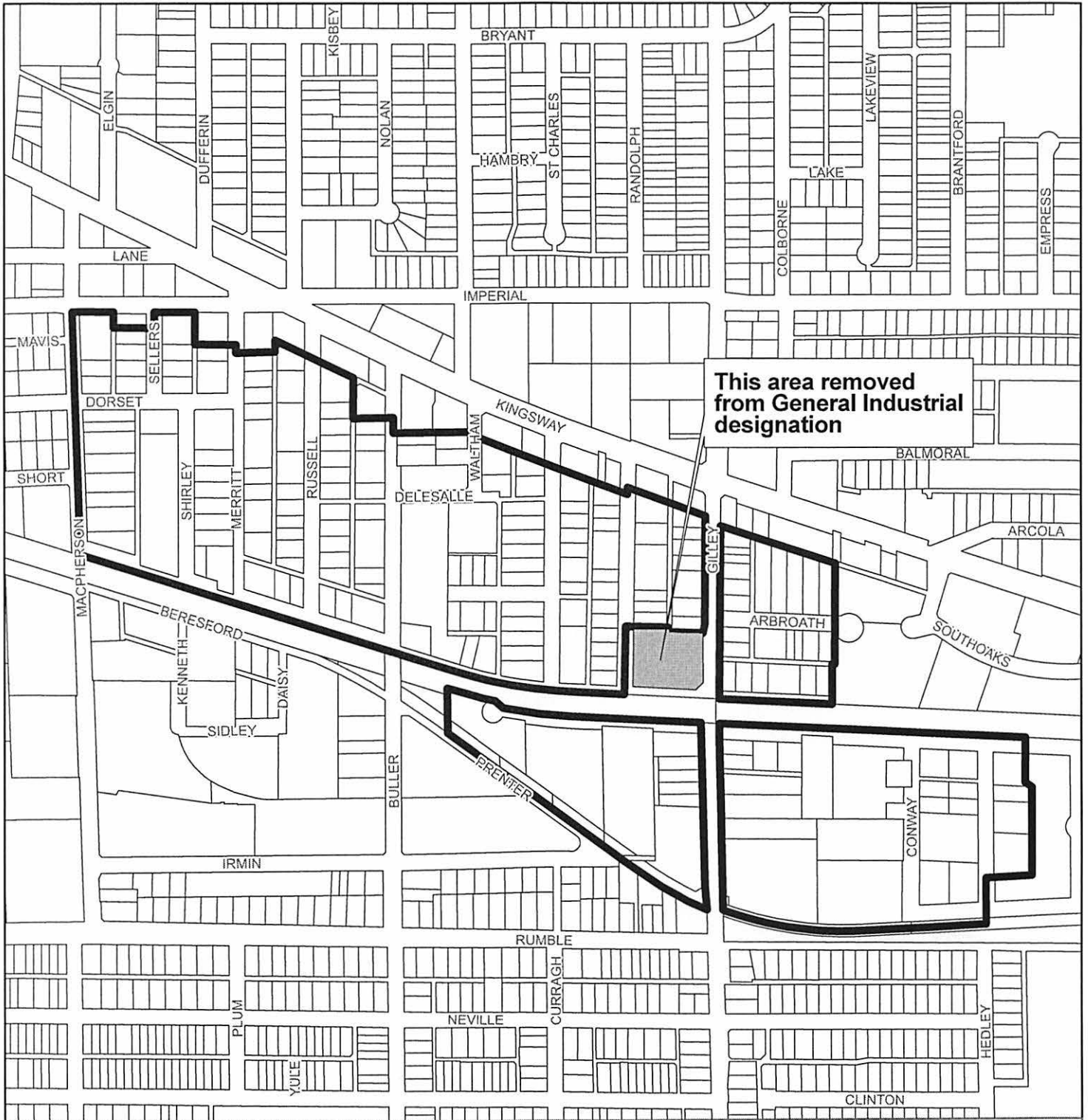
LF:sa

Attachments

Copied to: Chief Administrative Officer
Deputy Chief Administrative Officer and Chief Financial Officer
City Clerk
City Solicitor
General Manager Corporate Services
General Manager Engineering



Industrial Policy Framework



PLANNING AND DEVELOPMENT DEPARTMENT




Date: APR 04 2022

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Drawn By: JS

**OFFICIAL COMMUNITY PLAN (OCP)
BERESFORD INDUSTRIAL AREA**

 General Industrial (OCP)

 Subject Site (7271 Gilley Ave)