

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT
WILLINGDON LANDS CONCEPTUAL MASTER 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 advancement 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 Parks, Recreation and Cultural Services GM Planning and Development Fire Chief O.I.C. RCMP Chief Librarian City Solicitor
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TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2022 Apr 06

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

FILE: 49500 20
Reference: REZ#17-03

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT
WILLINGDON LANDS CONCEPTUAL MASTER 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 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** the Committee request that Council authorize the advancement 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 06, Council authorized Staff to undertake a public consultation process to receive input on the preliminary concepts and vision for the proposed Willingdon Lands Master Plan, and an associated proposed OCP bylaw amendment (Rezoning Reference #17-03). This report brings forward the subject OCP bylaw amendment, and summarizes the results of the OCP amendment consultation process, which was undertaken in line with *Local Government Act* requirements.

A further report summarizing the results of a broader community consultation process for the proposed Master Plan, as well as seeking Council's authorization to advance the Master Plan to First Reading and a subsequent Public Hearing, will be advanced to Council at a future date.

2.0 CITY POLICY FRAMEWORK

The proposed OCP amendment aligns with the following Council-adopted policies: Mayor's Task Force on Community Housing Final Report (2019), Corporate Strategic Plan (2017), Social Sustainability Strategy (2011), and Economic Development Strategy (2007).

3.0 PROPOSED AMENDMENT

The proposed OCP bylaw amendment includes both an Urban Village and Business Centre designation for the subject site at 3405 Willingdon Avenue (the ‘Willingdon Lands’). The Urban Village designation would apply to the entirety of the site, bound by Canada Way to the north, Willingdon Avenue to the east, and the southern and western extent of the site boundary (see *attached* Sketch #1). The Business Centre Designation, while also encompassing the entirety of the site, would be primarily focussed on the New Media and Production Studio uses oriented toward the south of the site adjacent the Business Centre Designated Discovery Parks Community Plan. The proposed amendment is intended to facilitate the establishment of a proposed conceptual Master Plan for the Willingdon Lands, which would guide future site specific rezoning applications within the Plan area. Specific text and figures within the OCP requiring amendment to reflect the proposed Urban Village and Business Centre designation are outlined in Appendix A *attached*.

The proposed Master Plan envisions the future of the site as a contemporary Musqueam and Tsleil-Waututh Urban Village that accommodates mixed-use neighbourhoods of moderate density and scale, with locally-servicing commercial uses and employment opportunities. On 2021 November 18, the Committee received a detailed report which provided background information on the proposal and rationale for the proposed OCP bylaw amendment.

4.0 CONSULTATION

As authorized by Council on 2021 December 06, Staff undertook a consultation process on the proposed OCP bylaw amendment. Consultation consisted of a notification letter sent to the following parties:

- Local First Nations
 - Musqueam Indian Band
 - Tsleil-Waututh First Nation
 - Squamish First Nation
- Burnaby School District #41
- Ministry of Transportation and Infrastructure (MoTI)

The notification letter invited responses to the proposed OCP amendment within a 60 day comment period. The comments received are summarized in the table below:

Table 1: Summary of Comments

Respondent	Summary of Comments
Musqueam Indian Band	Supportive of the proposed amendment.
Tsleil-Waututh First Nation	No comments on the proposal at this time.

To: Planning and Development Committee
 From: General Manager Planning and Development
 Re: Official Community Plan Amendment
 Willingdon Lands Conceptual Master Plan
 2022 April 06 Page 3

Respondent	Summary of Comments
Squamish First Nation	Squamish Nation would anticipate to review environmental management plans, archaeological assessments, or geotechnical plans that will be developed in the future for this project.
Burnaby School District #41	No comments on the proposal at this time.
Ministry of Transportation and Infrastructure	No comments received.

In summary, the consultation results indicate no opposition to the proposal. Staff will work with the applicant to ensure that Squamish Nation receives the requested documents for their further review and input.

In addition to the OCP amendment notification letters that were sent to key affected parties, Staff have also undertaken a broader public consultation process regarding the proposed Willingdon Lands Master Plan and the proposed changes to the existing land use framework. This broader public consultation process included mail-outs to nearby residents and businesses, an invitation to fill out an online survey, and an invitation to two virtual information sessions. The results of this broader public consultation process will be summarized in a future report to Council. That same report will seek Council authorization to advance the Master Plan to First Reading and to a subsequent Public Hearing.

5.0 CONCLUSION

The results of the OCP bylaw amendment consultation process did not generate any comments expressing opposition or concern.

As such, it is recommended that the subject OCP bylaw amendment be forwarded to a Public Hearing on 2022 May 31, subject to Council authorizing the rezoning amendment bylaw for the Willingdon Lands Master Plan (Rezoning Reference #17-03) be advanced on the same agenda.

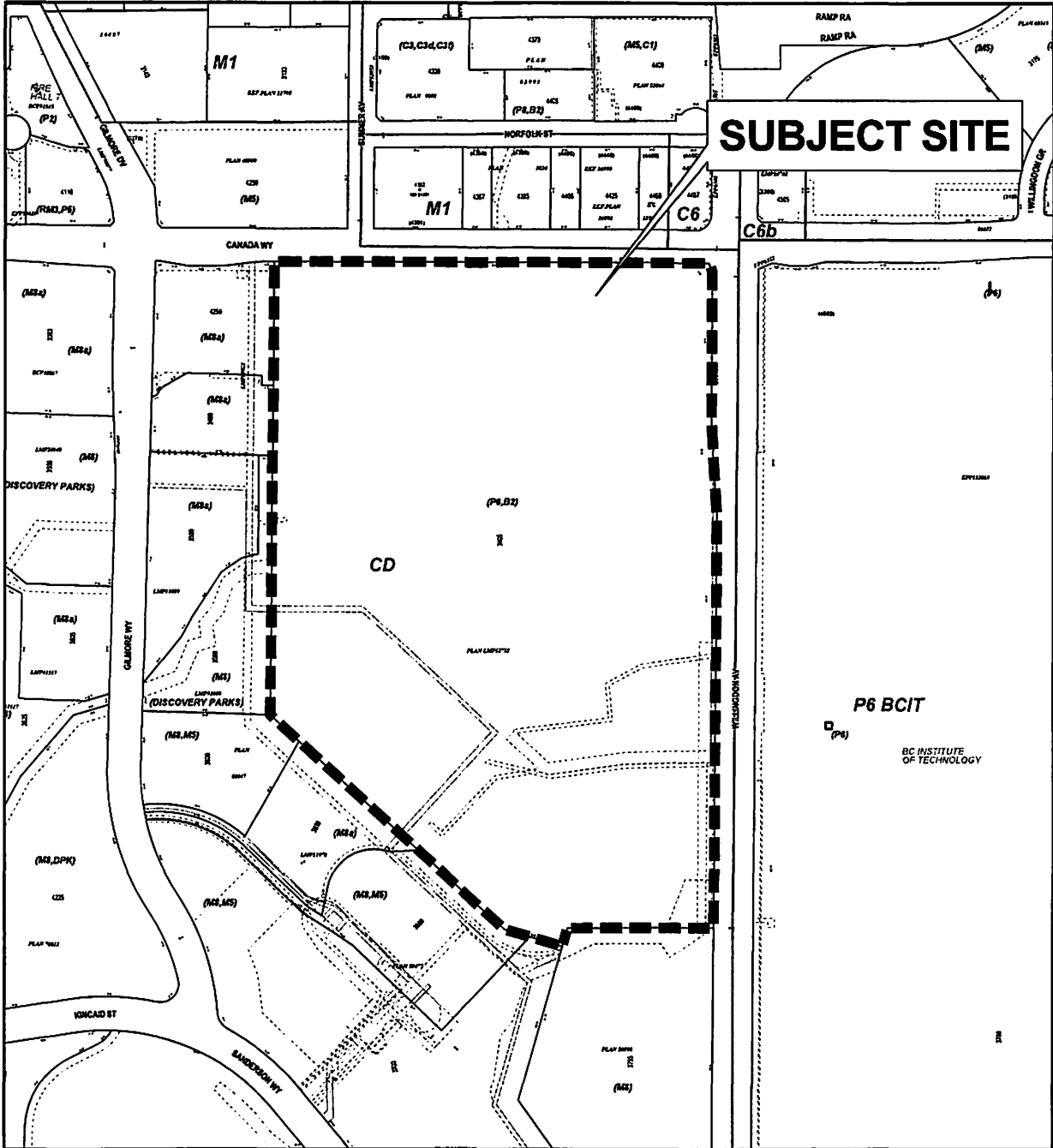
As noted, results of the broader public consultation process and the refined Willingdon Lands Master Plan proposal, outlined in the conceptual Master Plan (Rezoning Reference #17-03), will be the subject of a future Public Hearing report to Council.

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


MP:tn

Attachments

cc: Chief Administrative Officer	Deputy Chief Administrative Officer and CFO
General Manager Parks, Recreation and Cultural Services	General Manager Engineering
General Manager Corporate Services	Fire Chief
O.I.C. RCMP	Chief Librarian
City Solicitor	City Clerk



SUBJECT SITE



City of Burnaby


Date: NOV 08 2021

scale: 1:5,000

Drawn By: RW

PLANNING & DEVELOPMENT DEPARTMENT

**PROPOSED OCP AMENDMENT AREA
REZONING REFERENCE #17-03
3405 WILLINGDON AVENUE**

 Subject Site


Sketch #1

Appendix A

Proposed Official Community Plan Amendments:

Should Council support the proposed Official Community Plan Amendment, the following sections of the OCP would require updating:

Residential Policy Framework (Section 4.4)

The proposed amendment would add the Urban Village designation to 3405 Willingdon Avenue. The proposed amendment would also replace references to “thirteen Urban Village areas” in Section 4.4.2, with “fourteen Urban Village areas”. In addition, the Residential Policy Framework Locations table would be updated to include the Willingdon Lands.

Commercial Policy Framework (Section 5.4)

The proposed amendment would replace the two references to ‘thirteen Urban Village areas’ in Section 5.4.2, with ‘fourteen Urban Village areas’ and ‘fourteen areas designated for Urban Village’.

Industrial Policy Framework (Section 6.4)

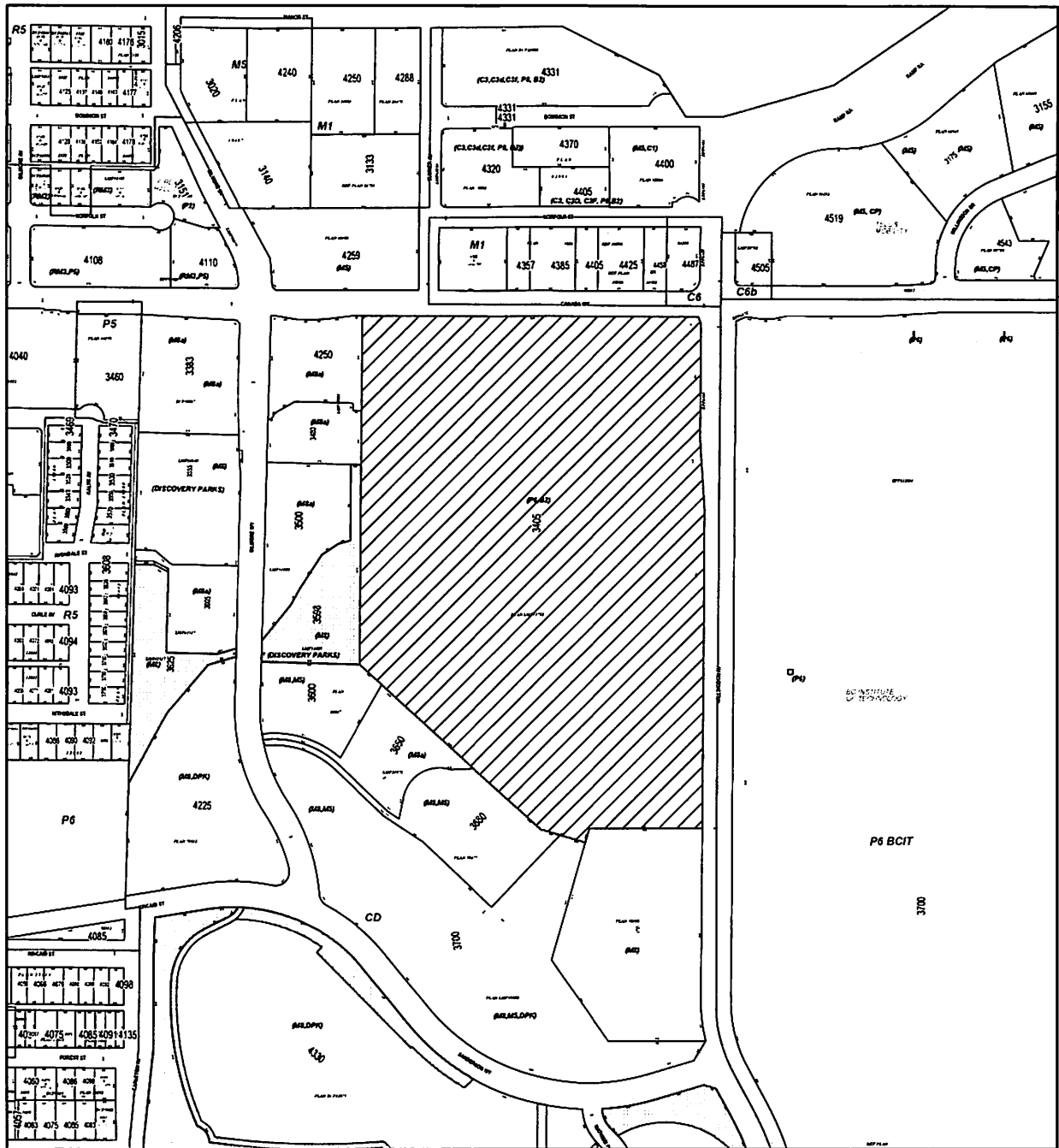
The proposed amendment would add the Business Centre designation to 3405 Willingdon Avenue. The proposed amendment would also replace the references to “seven business centre areas” in Section 6.4.2, with “eight business centre areas”.


Implementation


The cover page of Appendix 2 of the OCP, titled as “Burnaby OCP Amendments”, would be updated to include the abovementioned changes to the text and graphics. The OCP amendment bylaw and updated graphics would be added to this Appendix 2. Three sketches, which reflect the proposed amendments to existing graphics, are attached.

Residential Policy Framework Locations

		Implementation Action				
	Location	Adopted Plan	Plan Amendment Required	New Plan Required	Plan Under Review	Development Complete
Town Centres	Metrotown	▲			Maywood Neighbourhood	
	Lougheed	▲				
	Edmonds	▲				
	Brentwood	▲				
Urban Villages	Montecito	▲	minor			
	Canada Way / Boundary Rd.	▲	minor			
	Hastings Village	▲				
	SFU E. Neighbourhood	▲				
	Hastings St./ Holdom Ave.	▲				
	Holdom/ Lougheed LRT Station Area			▲		
	Bainbridge / Lougheed LRT Station Area			▲		
	Brighton / Lougheed LRT Station Area			▲		
	Sixth St / (17 Ave. to 14th Ave)			▲		
	Royal Oak / Rumble				▲	
	Madison Ave. / William St.			▲		
	Sunset St. / Smith Ave.			▲		
	Hastings St. / Sperling Ave.			▲		
	Willingdon Lands				▲	
Suburban Multi-Family Communities	Oaklands	▲				
	Cariboo Heights	▲				
	George Derby	▲				
	SFU South Neighbourhood	▲				
	Forest Grove					▲
	One Arbour Lane					▲
	Newcombe St. and Tenth Ave.	▲				
	Greentree Village					▲




City of Burnaby
 Date: **MAR 29 2022**
 scale: **1:6,500**
 Drawn By: **RW**

PLANNING AND DEVELOPMENT DEPARTMENT
AMENDMENT TO SECTION 6.4 OF THE OCP
3405 WILLINGDON AVENUE
 **Addition of the Business Centre Designation**