

TO: CHIEF ADMINISTRATIVE OFFICER 2023 January 18

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **TEMPORARY USE PERMIT #22-08**
Proposed Vehicle Parking and Office Use

ADDRESS: Portion of 7000 Lougheed Highway (see *attached* Sketch #1)

LEGAL: Parcel "One" District Lots 59 and 78 Group 1 New Westminster District Reference Plan 78006

APPLICANT: Create Urban Development Corporation
1580-505 Burrard Street
Vancouver BC V7X 1M5
Attn: Daniel Kong

PURPOSE: To seek Council approval of Temporary Use Permit #22-08 to permit commercial fleet vehicle parking and rentals, as well as a related accessory office within an existing commercial unit on the subject site for a maximum of three (3) years.

RECOMMENDATION:

1. **THAT** Council approve the issuance of Temporary Use Permit #22-08 for 7000 Lougheed Highway to allow a commercial fleet vehicle parking and rentals and related accessory 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), Bainbridge Urban Village Community Plan (2022), 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 Bainbridge Urban Village Community Plan area, on the southwest corner of Lougheed Highway and Bainbridge Avenue. The site is mostly vacant with a collection of older commercial retail units and surface parking in the north-eastern portion of the property (see *attached* Sketch #1). Access to the site is currently via Bainbridge Avenue.

The site is currently zoned for commercial, light industrial and communications infrastructure uses under the prevailing Comprehensive Development District (based on the C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District) and R2 Residential District zoning.

- 2.2 The site was previously occupied by a Telus communications facility, and is currently the subject of a master plan rezoning application (Rezoning Reference #22-15), which proposes to develop the site for a new mixed-use urban village neighbourhood. Phase 1 of this master plan is also advancing under Rezoning Reference #22-32, which proposes the construction of two mid-rise mixed tenure residential buildings atop live-work units and underground parking, along the north western portion of the site. On 2022 August 29, Council approved the issuance of Temporary Use Permit #22-05 for a ping pong and table tennis club on the site in order to help support adaptive re-use of the site while it transitions in accordance with the Bainbridge Urban Village Community Plan.
- 2.3 Immediately north of the subject property is the Millennium Line SkyTrain guideway, with a gas station and townhomes beyond, across Lougheed Highway. To the east and south are predominantly single-family homes, with a small retail complex at the southeast corner of the Lougheed Highway and Bainbridge Avenue intersection. To the west is the Saputo milk plant at 6800 Lougheed Highway, which is scheduled for decommissioning in the near future in order to permit redevelopment of the site in accordance with the Bainbridge Urban Village Community Plan.

3.0 TEMPORARY USE PROPOSAL

3.1 Project Description

The applicant is proposing commercial fleet vehicle parking and rental uses on the site as well as an accessory office use (dispatch) within an existing commercial unit, on a temporary basis. The commercial vehicle parking and rentals will help support the needs and operations of industries including motion picture and courier businesses. The commercial fleet vehicle parking areas will not be accessible to the general public, nor will vehicle rentals to the general public be permitted. It is estimated that up to 480 commercial vehicles would be parked on the site within the existing paved parking areas. No changes to the existing commercial unit (interior or exterior), or loading are proposed. To help manage traffic and limit impacts on surrounding residences, the existing vehicular access connection to Greenwood Street is proposed to be utilized for the subject temporary use. As this access point has not been actively used for sometime, minor landscaping works would be required to ensure vision clearance is maintained, including trimming back of the hedging at the access point. Signage would also be installed along Greenwood Street within proximity of the access point, to restrict parking that may otherwise obscure the required vision clearance. The majority of the site has already been paved and historically used as a parking area, therefore the proposed use would provide an adaptive re-use of the vacant commercial unit and parking areas while the property owner advances a rezoning application for the site. As the *Zoning Bylaw* required parking rates for office uses (1 space for each 46 m² of gross floor area) are the same as commercial retail uses, no additional parking spaces are required in order to accommodate the temporary use.

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3.2 Policies and Bylaw Consideration

Given the proposed scale and nature of the temporary office use, the use would be permitted in accordance with Section 508.1 (1) and (3) of the P8 Parking District within the Burnaby *Zoning Bylaw* such that the parking area is a principal use not subject to the regulations of Section 6.15 (3) and Schedule No. VIII of this Bylaw.

The proposed use is considered supportable as, in accordance with the Bainbridge Urban Village Community Plan and its policies, it provides an adaptive re-use of a former industrial site to provide alternative employment uses. Additionally, having an active, monitored site while the rezoning process advances, will help deter break-ins, theft, and vandalism on the site.

The proposed temporary use has a design, operation, and intensity of use that is compatible with adjacent properties and land uses. 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 property in line with the site's designation under the Bainbridge Urban Village Community Plan.

3.3 Terms and Conditions of Permit

To ensure the proposed commercial fleet vehicle parking and rentals and office use will not impose any visual, noise, or traffic related impacts on the surrounding area, the temporary permitted use is permitted subject to the following conditions:

- a. Implementation of signage plan approved by General Manager Engineering;
- b. Implementation of vision clearance requirements approved by General Manager Engineering;
- c. Accesses to the site limited to existing driveways on Bainbridge Avenue and Greenwood Street, as shown on Schedule "A" of the Permit;
- d. Vehicle parking area is limited to the portion of the Site identified as "Commercial fleet vehicle parking and rental use area" on Schedule "A" of the Permit;
- e. Site is not used for public parking or rental of vehicles to general public; and,
- f. Operation (including movement) of vehicles within the Site and to and from the Site is not permitted:
 - i. before 7:00 am and after 8:00 pm from Monday to Friday; and
 - ii. before 9:00 am and after 8:00 pm from Saturday to Sunday and on statutory holidays;

A letter of undertaking was provided by the applicant on 2023 January 06 to ensure compliance with the aforementioned conditions.

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)

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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 received one piece of correspondence from residents adjacent to this site, who have expressed their support for the temporary use, but are concerned about noise impacts early in the morning. To mitigate such impacts, as a condition of this permit, the applicant is required to conduct operations within the hours specified above. Access from Greenwood Street also mitigates noise impacts along Bainbridge Avenue.

4.0 CONCLUSION

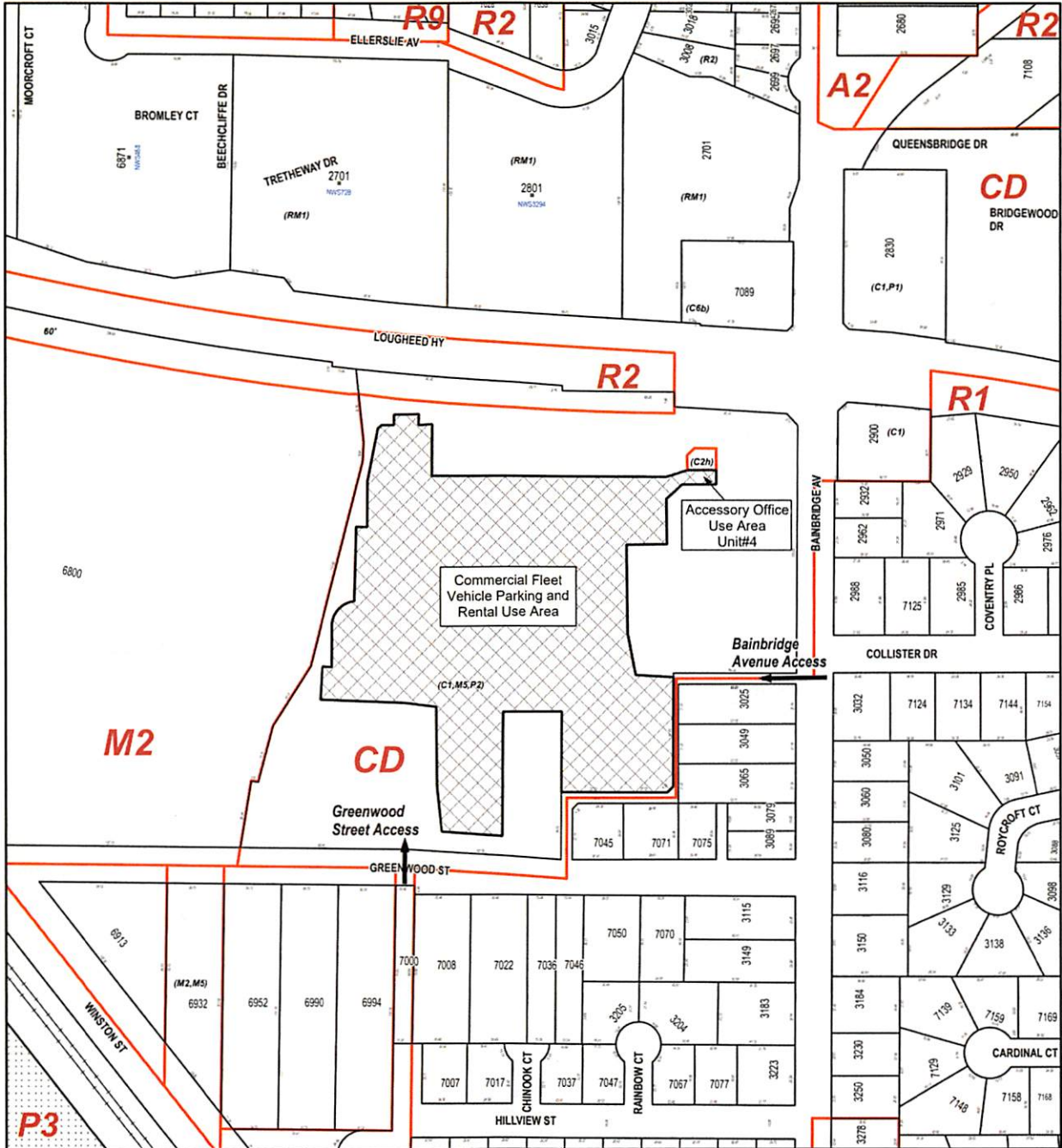
The proposed TUP is to allow a commercial fleet vehicle parking and rentals and a related accessory office use at 7000 Lougheed Highway for a period of three (3) years. An extension of up to a maximum of three (3) years may be permitted subject to a future Council approval. It is recommended that Council approve the issuance of the proposed TUP as outlined in this report.




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

JS:spf
Attachments

cc: Director Legislative Services
City Solicitor





 Date: JAN 11 2023

 scale: 1:3,500

 Drawn By: RW

PLANNING AND DEVELOPMENT DEPARTMENT

TEMPORARY USE PERMIT APPLICATION #22-08

7000 LOUGHEED HIGHWAY

 Subject Site

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

ISSUED TO: CREATE DEVELOPMENT CORPORATION **FILE:** TUP#22-00008
1580-505 BURRARD STREET
VANCOUVER, BC V7X 1M3

PROPERTY: PORTION OF 7000 LOUGHEED HIGHWAY
PID: 011-439-378
PARCEL "ONE" DISTRICT LOTS 59 AND 78 GROUP 1
NEW WESTMINSTER DISTRICT REFERENCE PLAN 78006

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

Parking and rental of commercial fleet vehicles and related accessory office use
3. **Conditions:** The Temporary Permitted Use is permitted subject to:
 - a. Implementation of signage plan approved by General Manager Engineering;
 - b. Implementation of vision clearance requirements approved by General Manager Engineering;
 - c. Accesses to the site limited to existing driveways on Bainbridge Avenue and Greenwood Street, as shown on Schedule "A";
 - d. Vehicle parking area is limited to the portion of the Site identified as "Commercial fleet vehicle parking and rental use area" on Schedule "A";
 - e. Site is not used for public parking or rental of vehicles to general public; and,
 - f. Operation (including movement) of vehicles within the Site and to and from the Site is not permitted:
 - i. before 7:00 am and after 8:00 pm from Monday to Friday; and
 - ii. before 9:00 am and after 8:00 pm from Saturday to Sunday and on statutory holidays;
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 _____, 2023.

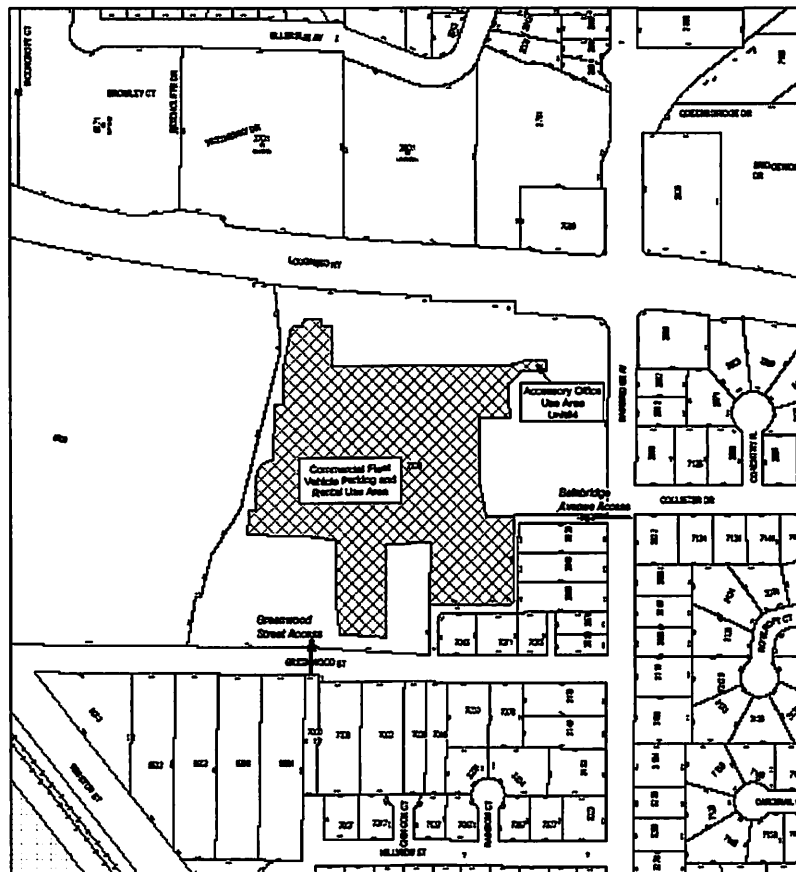
MAYOR

DIRECTOR LEGISLATIVE SERVICES

DATE OF ISSUANCE: _____

SCHEDULE "A"

SITE



| | |
|--------------------------|---|
| | <p>PLANNING AND DEVELOPMENT DEPARTMENT</p> |
| <p>Date: JAN 11 2023</p> | <p>TEMPORARY USE PERMIT APPLICATION #22-08 7000 LOUGHEED HIGHWAY</p> |
| <p>scale: 1:3,500</p> | |
| <p>Drawn By: RW</p> | |
| <p> Subject Site</p> | |