

**TO:** CITY MANAGER

1999 SEPTEMBER 14

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING APPLICATIONS

**PURPOSE:** To submit the current series of new rezoning applications for Council's consideration.

**RECOMMENDATION:**

1. **THAT** Council set a Public Hearing for this group of rezonings on 1999 October 26 at 7:30 p.m., except where noted otherwise in the individual reports.

**REPORT**

**Attached** please find reports on outstanding rezoning applications. A short form notation of the report recommendations are also outlined for the convenience of Council.

		<u>Page No.</u>	<u>Recommen. Page No.</u>
<b>Item #1</b>	Application for the rezoning of:	310	310
<b>RZ# 99-38</b>	Lot 4 Except: Part Subdivided By Plan LMP 2259, D.L. 167, Group 1, NWD Plan 18016		

**From:** CD Comprehensive Development District

**To:** Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and Big Bend area guidelines)

**Address:** 4750 Thorn Street

**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.



- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) The granting of any necessary easements and covenants.
- f) The deposit of the applicable GVS & DD sewerage charge.
- g) The provision of facilities for cyclists in accordance with Section 4.7 of this rezoning report.
- h) The completion of the transfer of lands described in Section 4.2 above.

<b>Item #3</b>	Application for the rezoning of:	321	324
<b>RZ# 99-40</b>	Lot 6, Block 33, D.L. 117, Group 1, NWD Plan 1222		

**From:** P8 Parking District

**To:** M3 Heavy Industrial District

**Address:** 4054 First Avenue

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 October 4 and to a Public Hearing on 1999 October 26 at 7:30 p.m.
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 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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The consolidation of the net project site into one legal parcel.
  - e) The granting of any necessary easements and covenants.
  - f) The approval of the Ministry of Transportation and Highways to the rezoning application.

- g) The deposit of the applicable GVS & DD sewerage charge.
- h) The provision of facilities for cyclists in accordance with Section 4.4 of this report.

<b>Item #4</b> <b>RZ #99-41</b>	Application for the rezoning of: Parcel 1, D.L. 71, Group 1, NWD Plan 70812	<b>327</b>	<b>332</b>
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**From:** CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan guidelines)

**To:** Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan guidelines and in accordance with the development plan entitled "Kincaid West Rezoning" prepared by Johnston Davidson Architecture and Planning Inc.)

**Address:** 4225 Kincaid Street

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 October 04 and to a Public Hearing on 1999 October 26 at 7:30 p.m.
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 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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The retention of identified existing trees and vegetation on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- e) The provision of bicycle facilities as outlined in section 5.4 of this report.
- f) The deposit of the applicable GVS & DD Sewerage Charge.
- g) The submission of a suitable engineered design for an approved on-site sediment control program.

**Item #5**  
**RZ# 99-42**

Application for the rezoning of:  
Lot 4, D.L. 6, Group 1, NWD Plan 68479, Lots 1, 2, 3, 4, & 5, Block 11, D.L. 6, Group 1, NWD Plan 17130

336

336

**From:** R2 Residential District

**To:** CD Comprehensive Development District  
(based on RM2 Multiple Family  
Residential District and Loughheed Town  
Centre Plan guidelines)

**Address:** 9211 & 9195 Cameron Street, 3250, 3312,  
3338 & 3362 Noel Drive

**RECOMMENDATION:**

1. **THAT** this report be received for information purposes.

**Item #6**  
**RZ#99-43**

Application for the rezoning of:  
See **attached** Schedule A

338

339

**From:** R2 and R5 Residential District

**To:** P3 Park and Public Use District

**Address:** See **attached** Schedule A  
(Barnet/Glencarin/Rayside)

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 October 04 and to a Public Hearing on 1999 October 26 at 7:30 p.m.



D. G. Stenson  
Director Planning and Building

:gk  
Attach  
c:\Planners\Sept .99.covering.rpt

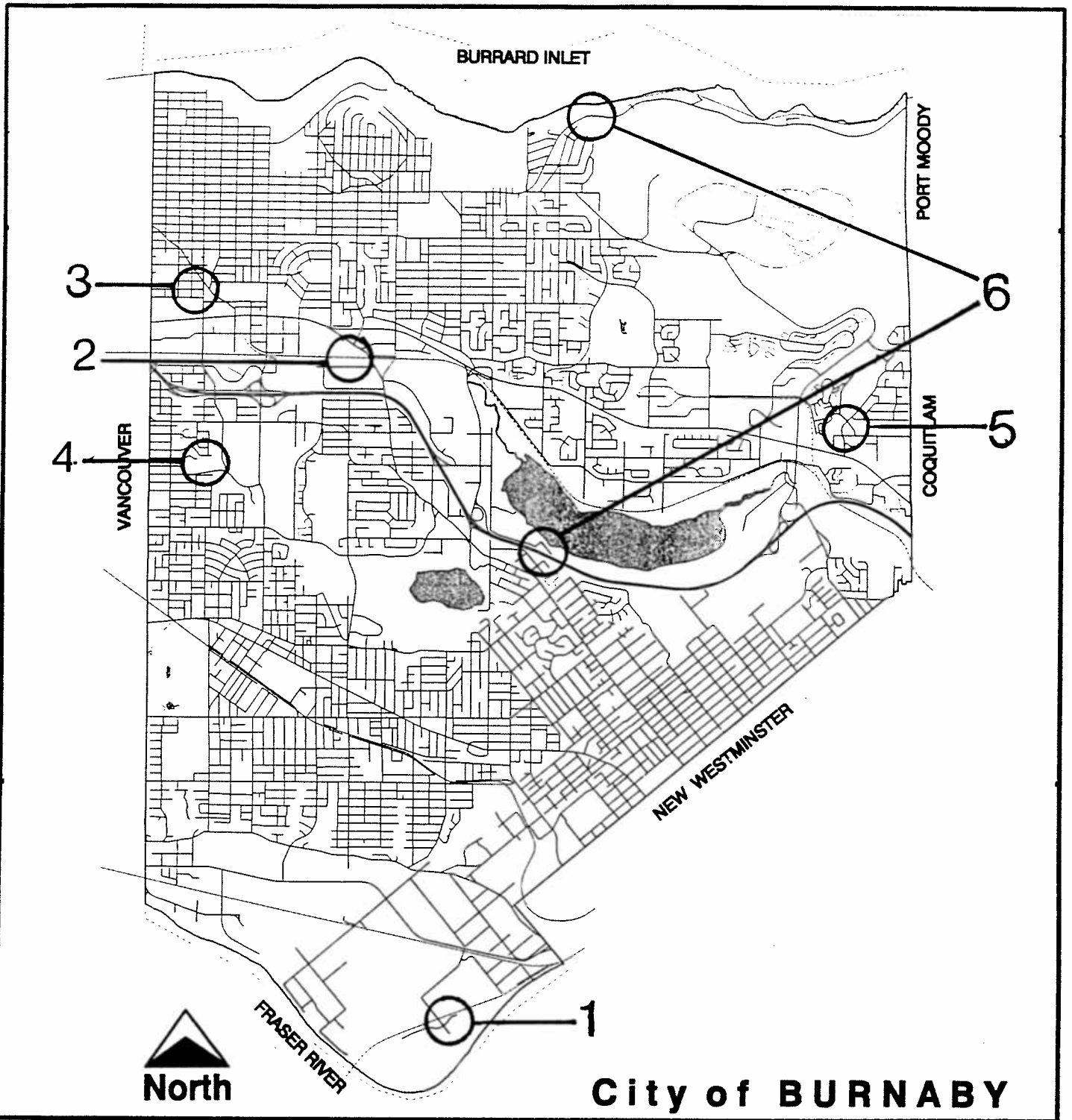
## Rezoning Reference #99-43 Schedule "A"

- 7393 Barnet Rd. Parcel "J" (Explanatory Plan 11574) Block 2 Except:  
Firstly: Part Subdivided by Plan 11055  
Secondly: Part on Statutory Right of Way Plan 15900  
Thirdly: Part in Plan LMP18313  
DL 216, Group 1, NWD Plan 3083
- 5215 Glencarin Dr. Lot 69 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5245 Glencarin Dr. Lot 68 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5265 Glencarin Dr. Lot 67 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5285 Glencarin Dr. Lot 66 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5315 Glencarin Dr. Lot 65 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5351 Glencarin Dr. Lot 64 except: Part on Highway Plan 27805; Secondly: Part on  
Plan 26009; DL 85, Group 1, NWD Plan 1866
- 5370 Glencarin Dr. Lot 76, DL 85, Group 1 , NWD Plan 1866
- 7949 Rayside St. Lot 77 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 7957 Rayside St. Lot 78, DL 85, Group 1, NWD Plan 1866
- 7967 Rayside St. Lot 79, DL 85, Group 1, NWD Plan 1866
- 7977 Rayside St. Lot 80, DL 85, Group 1, NWD Plan 1866
- 7997 Rayside St. Lot 81, DL 85, Group 1, NWD Plan 1866









Planning And Building Department

Scale:

Drawn By:

Date: 1999 SEPT. 20

REZONING SERIES

○ — ITEM NOS.



# CITY OF BURNABY

## PLANNING AND BUILDING

Rezoning Reference: 99-38

Council Date: 1999 Sept. 20

### ITEM # 1

A rezoning application has been made and is briefly described as follows: (see attached sketch).

1. **Applicant:** Phillips Farevaag Smallemberg, 2327 Yew Street  
Vancouver, B.C. V6K 3H1 (Att: Chris Phillips)
2. **Project Address:** 4750 Thorn Street
3. **Location/ Size:** The subject 6.7 ha(16.6 acres) site is located in the Big Bend area, southwest of the intersection of Thorn Street and the undeveloped Wheaton Street road allowance as shown on Sketch #1 attached.
4. **From:** CD Comprehensive Development District  
**To:** Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and the Big Bend area guidelines)
5. **Rezoning:** The purpose of the proposed rezoning bylaw amendment is to establish specific zoning guidelines and an adopted concept plan providing for the development of a high quality business park in accordance with the goals and policies set out for the Big Bend area in the Official Community Plan.
6. **Rezoning considerations will include, but not necessarily be limited to, the following:**
  - a. The site is designated as a business centre in the Official Community Plan.
  - b. Staff intends to work with the applicant to develop a Concept Plan and specific zoning regulations to establish development planning and urban design principles.
  - c. Servicing issues will be reviewed, including geotechnical, flood proofing, environmental, vehicular and pedestrian circulation issues.

**The proposed prerequisite conditions to the rezoning will be included in a further report.**

**Unless otherwise directed by Council, staff will work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing on the understanding that a further report will be submitted at a later date.**

### 7. RECOMMENDATION:

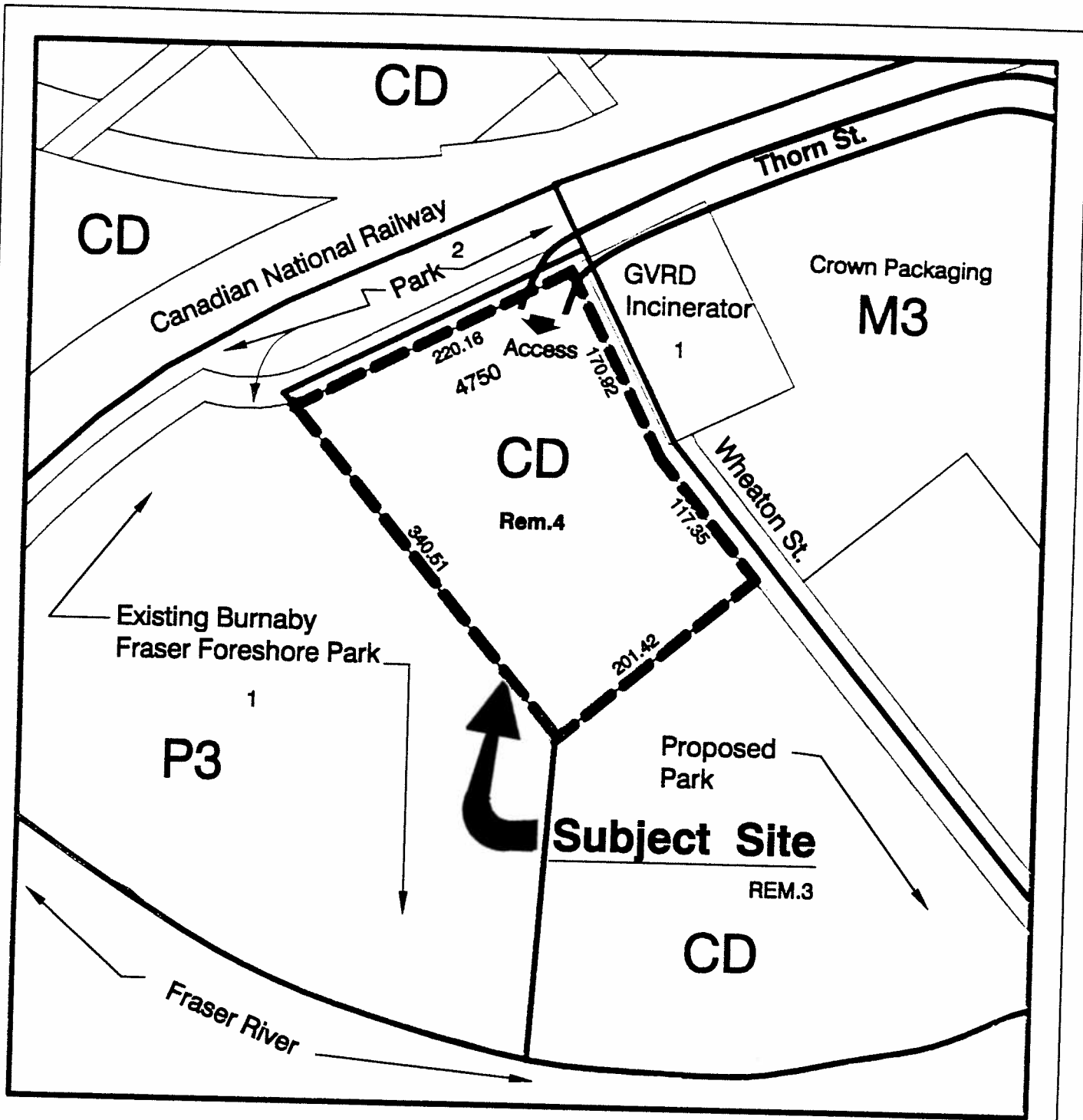
1. **THAT** this report be received for information purposes.

 PB:gk

Attachment: Sketch

cc: Director Engineering  
Director Parks, Recreation & Cultural Services  
City Clerk





Planning And Building Department



Scale: 1:2000

Drawn By: J.P.C.

Date: Sept. 1999

REZONING REFERENCE 99 --- 38

Sketch # 1





# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #99-39 1999 SEPTEMBER 20

### ITEM #2

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant: The Beedie Group  
5367 Kingsway  
Burnaby, B.C. V5H 2G1  
(Att: Mr. K.R. Beedie)
- 1.2 Subject: Application for the rezoning of:  
Portion Lot 1 Except: Parcel "A" (Bylaw Plan 86886), D.L. 125,  
Group 1, NWD Plan 70850
- From:** M6 Truck Terminal District
- To:** M2 General Industrial District
- 1.3 Address: Ptn. 2225 Douglas Road
- 1.4 Location: The subject site is located on the southwesterly side of Douglas Road between Delta Avenue and Springer Avenue (see attached Sketch #1).
- 1.5 Size: The site is approximately 12,100m<sup>2</sup> (130,300 sq.ft.) in area with a frontage of 69m (226 ft.) on Douglas Road.
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a distribution facility.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently occupied by two older industrial buildings, which primarily function as loading docks. The site features a large unpaved parking lot and an area covered by deciduous trees at the rear of the property. To the west of the subject site, located on the

same property, is a large truck terminal occupied by Purolator Courier, while a vehicle leasing and repair business is to the east. Low scale industrial buildings are located both to the north across Douglas Road and to the south across the B.N.R. rail line. Vehicular access is available to the site from Douglas Road, which is built to an interim standard.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located within an established industrial area which is located within the Brentwood Town Centre Development Plan (see **attached** Sketch #2). While the site is within the Holdom LRT Related Study Area, it is not anticipated that the lands on the southerly side of Douglas Road will change their general industrial land use in the near future. However, an area study will need to be pursued to determine a specific Development Plan which will guide future redevelopment in the area.
- 3.2 On 1993 May 17, Council received a report regarding a request to rezone a portion of the subject site from M6 Truck Terminal District to M2 General Industrial District (Rezoning Reference #13/93). The following details of that rezoning application are provided as they relate to the subject rezoning request and the servicing requirements.

The area requested to be rezoned, similar to this rezoning request, formed part of the southern portion of a legal parcel which is bisected by a City-owned property which was acquired in 1990 for future (Dawson-Juneau Street connector) road construction as shown on Sketch #1.

The portion of the parcel north of the road alignment is zoned M2 General Industrial District and was developed for industrial use in the early 1990's. The portion of the parcel south of the road alignment is zoned M6 Truck Terminal District.

The two newer buildings on the site were approved through Preliminary Plan Approval under the existing zoning in 1990. The proposed development, as originally set out at that time, would have conflicted with the road alignment planned through the site. When staff informed the applicant of the proposed alignment, he revised his site plan accordingly and offered the lands required for road purposes for sale to the City. In the staff report recommending negotiations for acquisition, it was noted that if a change in zoning or a subdivision of the land had been involved at that stage, the dedication and construction of the road through the property would have become the responsibility of the applicant. As the contemplated development did not require either rezoning or subdivision procedures, however, the City was not able to require the developer to dedicate or construct the road as a condition of his development. Council agreed to authorize negotiations and subsequently an area of 2,025m<sup>2</sup> (21,789 sq.ft.), shown on Sketch #1, was purchased from the applicant by Burnaby in 1990.

Portions of the site were developed under the existing zoning with temporary service connections, driveways and parking areas located on the future road alignment.

- 3.3 This Department supported that rezoning request as providing for upgrading of an established industrial area and at that time Council adopted the recommendation that staff be authorized to work with the applicant towards the preparation of a plan of development prior to proceeding to a Public Hearing.

On October 1993 August 26, Council received a subsequent report on Rezoning Reference #13/93 advising that the required schematic site plan defining the area to be rezoned had been submitted. The report identified servicing requirements as a prerequisite condition and recommended that the rezoning proceed to Public Hearing. Council adopted that recommendation. However, after the rezoning received First Reading, it was withdrawn from the Public Hearing at the applicant's request in order to allow him to appear as a delegation before Council.

The applicant appeared before Council on 1994 April 5 in order to put forward his view that there should be no off-site servicing requirements for that rezoning. Appearing elsewhere on that Council Agenda was a report from the Director Planning and Building on this matter, which advised that since discussions had begun with the applicant in 1991, staff had consistently advised that standard servicing requirements should apply to the rezoning. The report concluded that when the applicant requests that the rezoning application be advanced, staff would submit a further report recommending that the rezoning proceed to Public Hearing, based on the conditions outlined in the previous rezoning report. The applicant received a copy of the report but never requested that the rezoning be advanced to Public Hearing and the rezoning did not proceed.

#### 4.0 GENERAL DISCUSSION

- 4.1 The subject rezoning request from M6 Truck Terminal District to M2 General Industrial District is, once again, considered supportable from a land use perspective as it will involve an upgrading of the property to a higher quality industrial development.

As was the case with Rezoning Reference #13/93, the development proposal involves the redevelopment of a portion of the property, with the retention of existing buildings and uses on the remainder of the property, while also determining what components of the current use of the overall site encroach on to the City property (2241 Douglas Road - Parcel A) which is intended to accommodate part of the Dawson-Juneau connector and therefore need to be removed. In light of the above, as well as the existence of a treed area at the rear of the site, the applicant will be asked to submit a complete topographic plan of the existing conditions

on the overall property, as well as the City property designated for road purposes. From the survey information and the information available on the planned Dawson-Juneau connector, the applicant will be expected to ensure that the proposed new development is compatible with both the existing uses on the property and the planned road construction.

- 4.2 As has been discussed above, the City-owned property at 2241 Douglas Road is intended for road purposes as part of the Dawson-Juneau road connector. In order to accommodate a separated sidewalk on the north side of the future road, a minor property line adjustment is necessary. This would involve a 1.2 metre tapering transfer of land to the City from the north portion of the property and a corresponding small transfer of land from the City-owned site to the south portion of the property, which will not result in any change to the overall property's net area.
- 4.3 Once the property configuration is finalized, as it relates to the City-owned parcel which is intended for road purposes, it would be appropriate to adjust the zoning boundary to correspond to the final property/right-of-way alignment. It is noted from Sketch #1 that the current zoning boundary to the northwest of the subject site, but still relating to the overall property, does not correspond to either the property line or the middle of the future right-of-way, which is where the zoning line is located when a right-of-way separates private properties with differing zoning classifications. If this rezoning is advanced to First Reading, the rezoning bylaw sketch will show the zoning boundary running through the middle of the City-owned property which is intended for road purposes.
- 4.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, the construction of the road frontage on the planned Dawson-Juneau connector which abuts the subject rezoning site, including a sidewalk and boulevard trees. The Engineering Department has provided the applicant with a preliminary description of the works to be covered in the servicing requirements and the applicant has agreed on the basic approach to determine the portion of works for which he will be responsible. The applicant will be required to submit monies on deposit for this future road construction.

In addition, the property owner will be required to provide funds on deposit for the future removal of any parking and driveway areas which encroach upon the City lands and right-of-way intended for the Dawson-Juneau connector.

- 4.5 A 10 metre wide (less where existing buildings are closer than 10 metres to the City-owned parcel) cut/fill/working right-of-way is required on both the north and south portions of the property, abutting the City-owned lot. A 10 metre wide right-of-way is also required for a sanitary sewer along the rear property line.
- 4.6 The GVS&DD Sewerage Charge of \$0.811 per sq.ft. is applicable to this development.

- 4.7 Secured bicycle parking facilities will be required within the proposed building for the employees.
- 4.8 The rezoning of the subject site allows for the upgrading of the property and is consistent with a general trend of the removal of truck terminal facilities in the Central Valley industrial area towards more intensive higher quality industrial developments. It will also serve to facilitate the eventual construction of the future Dawson-Juneau connector and is supportable in this context.

**5.0 RECOMMENDATIONS**

- 1. **THAT** staff be authorized to bring forward for abandonment Amendment Bylaw #45/93, Bylaw #9944, Rezoning Reference #13/93, a predecessor of the current rezoning application, after Second Reading has been granted for this new rezoning proposal.
- 2. **THAT** Council authorize the transfer of lands as described in Section 4.2 of this report.
- 3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 October 4 and to a Public Hearing on 1999 October 26 at 7:30 p.m.
- 4. **THAT** the following be established as prerequisites to the completion of this rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies 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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.

- e) The granting of any necessary easements and covenants.
- f) The deposit of the applicable GVS & DD sewerage charge.
- g) The provision of facilities for cyclists in accordance with Section 4.7 of this rezoning report.
- h) The completion of the transfer of lands described in Section 4.2 above.

  
BW:gk  
Attach

cc: City Clerk  
Director Engineering  
City Solicitor



# THE BEEDIE GROUP

BEEDIE CONSTRUCTION  
KEBET HOLDINGS LTD.  
MERIDIAN INDUSTRIAL PARK LTD.

RYCOL DEVELOPMENTS  
COLRY STRATEGIES  
RIVERPOINTE STRATEGIES

BEEDIE GROUP DEVELOPMENTS LTD.  
PARKER STREET TERMINALS  
DOUGLAS INDUSTRIAL PROJECTS CORP.

5367 KINGSWAY, BURNABY, B.C. V5H 2G1

PHONE: (604) 435-3321 FAX: (604) 432-7349

August 16, 1999.

City of Burnaby,  
4949 Canada Way,  
Burnaby, B.C.  
V5G 1M2

Dear Sirs:

Re: Rezone a portion of Lot 1, Except Parcel A,  
(By-Law Plan 86886), District Lot 125, Group 1,  
N.W.D., Plan 70850 - Parcel Identifier 002-955-342

We wish to rezone a portion of this property from M-6 to M-2.


This portion of the property has been used for a crossdock trucking operation, however, it has been vacant for approximately one year and we would like to construct a larger approximately 60,000 sq.ft. distribution type building on this site.

The existing crossdock and small building will be demolished at the time the building permit for the new building has been approved.

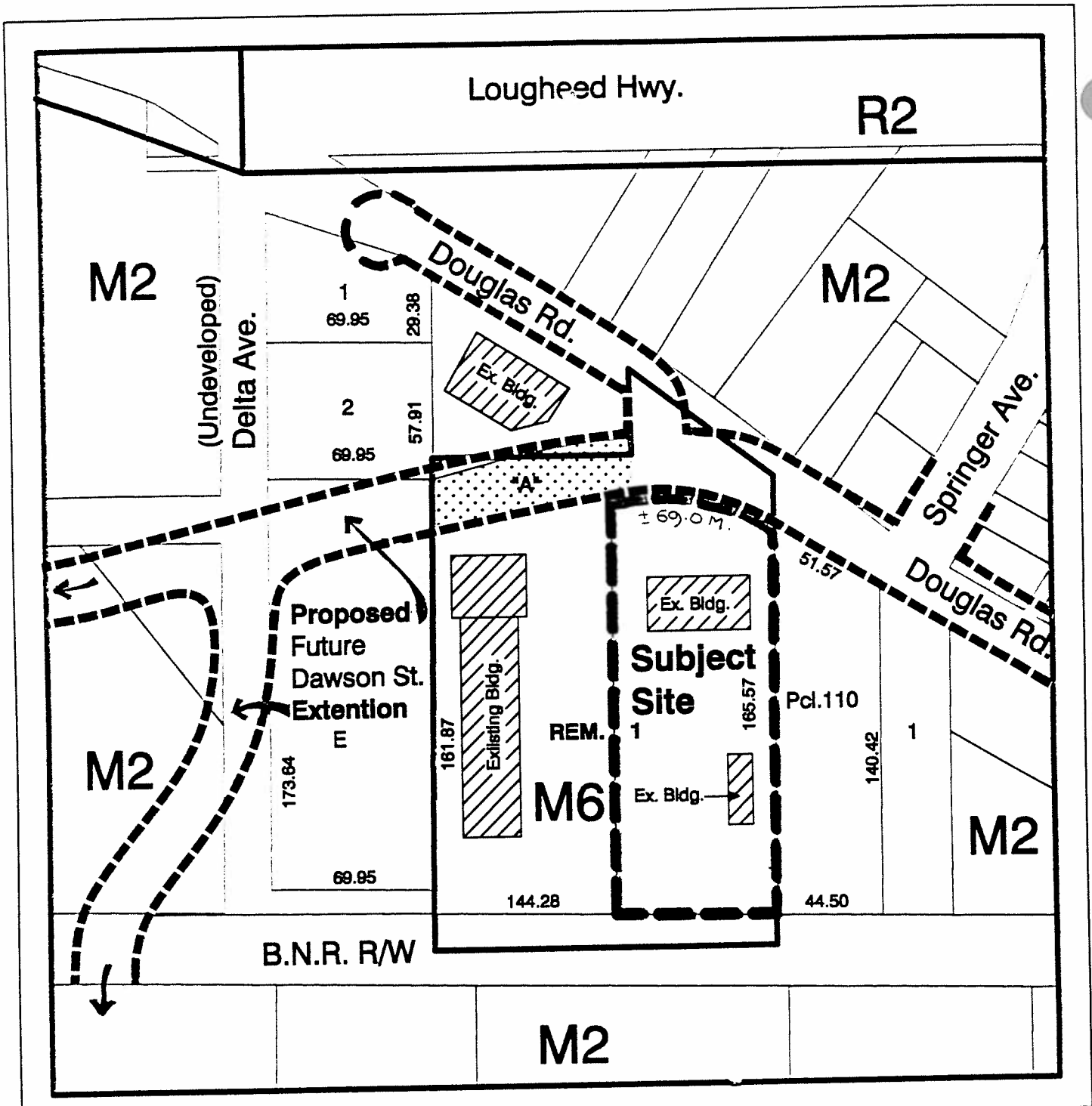
We trust that the above information is sufficient to proceed with our rezoning application.

Yours truly,

DOUGLAS INDUSTRIAL PROJECTS CORP.

  
K. R. Beedie,  
President.

KRB/js



Planning And Building Department



North

Scale: 1:2500

 City Owned Property

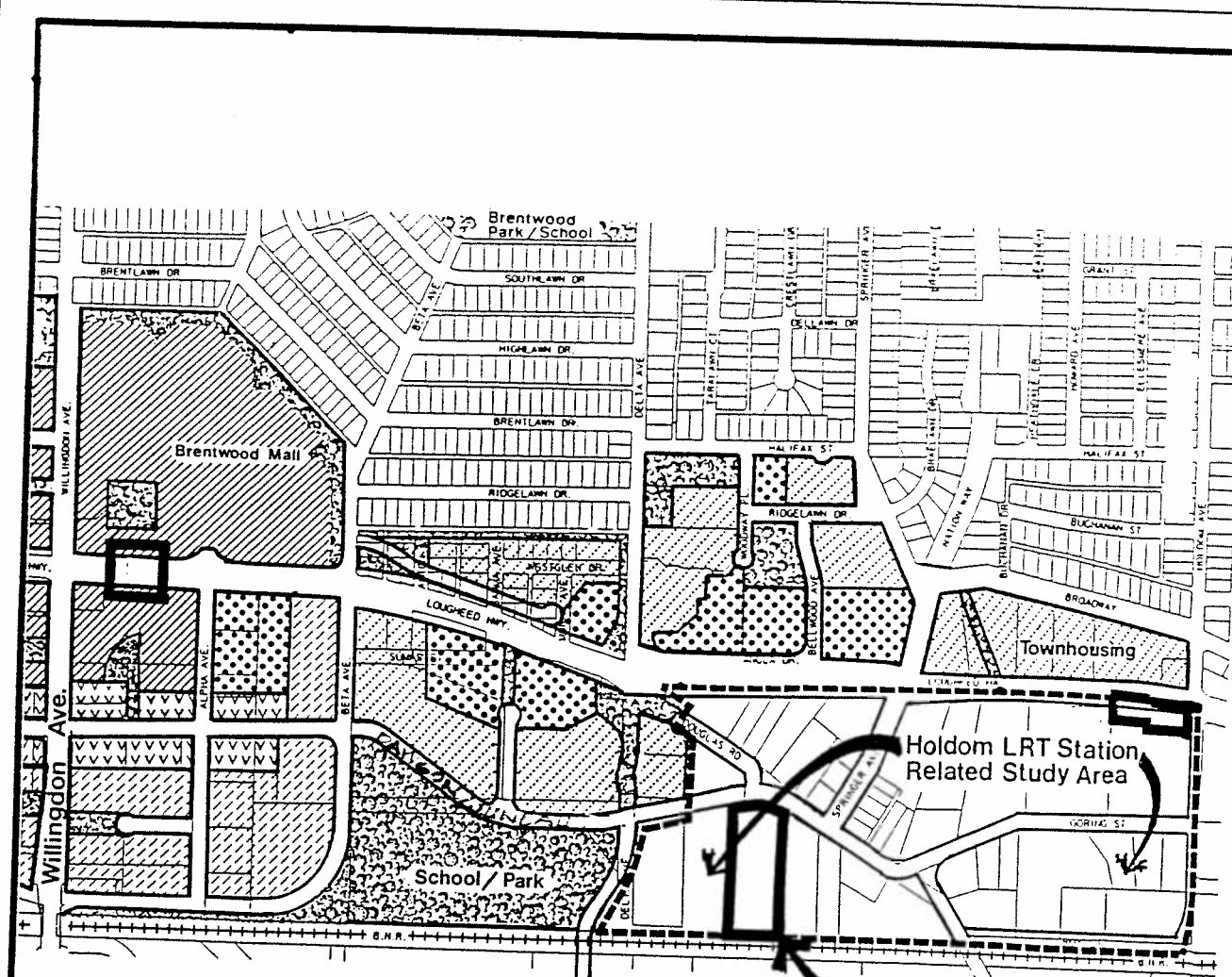
Drawn By: J.P.C.

REZONING REFERENCE 99 --- 39

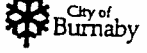
Date: Sept. 1999

Sketch # 1





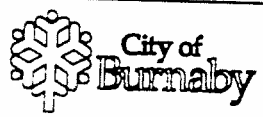
**Brentwood Town Centre  
Development Plan**



**Legend:**

- Core Development
- Village Street
- Residential (Medium Density)
- Residential (High Density)
- Residential (Separated High Density, SEE TEXT)
- Succession (Industrial To Residential)
- Service Commercial
- Industrial
- Public Open Space

**Subject Site**



**Planning And Building Department**



**Scale: N.T.S.**

**Drawn By: J.P.C.**

**Date: Sept. 1999**

**REZONING REFERENCE 99 --- 39**

**Sketch # 2**



# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #99-40 1999 SEPTEMBER 20

### ITEM #3

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant: Clearview Holdings Ltd.  
4019 Hastings Street  
Burnaby, B.C. V5C 2J1  
(Att: Mr. David Switzer)
- 1.2 Subject: Application for the rezoning of:  
Lot 6, Block 33, D.L. 117, Group 1, NWD Plan 1222
- From:** P8 Parking District
- To:** M3 Heavy Industrial District
- 1.3 Address: 4054 First Avenue
- 1.4 Location: The subject site is located on the south side of First Avenue between MacDonalD Avenue and Gilmore Avenue (see **attached** Sketch #1).
- 1.5 Size: The site is rectangular in shape with an area of 613m<sup>2</sup> (6,599 sq.ft.) and a width of 15.23m (50 ft.).
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of an industrial building on a consolidated site which includes the subject site and the three properties to the east.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject rezoning site and the three properties to the east, which comprise the overall development site, are vacant and cleared. The development site slopes steeply down to the southeast. A low scale industrial building is located beyond the development site to the east across Gilmore Avenue, while an old legally non-conforming single family dwelling is

located to the west. Industrial buildings are located to the south and north across First Avenue. Vehicular access is available to the overall development site from First Avenue, which is constructed to an interim standard, and from Gilmore Avenue, which is constructed with curbwalks.

**3.0 BACKGROUND INFORMATION:**

3.1 In 1976, the subject site was rezoned from M3 Heavy Industrial District to the P8 Parking District (Rezoning Reference #14/76) in order to provide off-site parking for a proposed industrial facility to be located across the street at 1679 Gilmore Avenue. It was indicated that the subject site would be redeveloped at a future date and, to that effect, a covenant regarding the parking agreement was filed in the Land Title Office.

3.2 On 1979 November 13, Council received a virtually identical rezoning request (Rezoning Reference # 33/79) for this property, which also involved the three properties to the east in the proposed development site. The size of the overall development site is approximately 21,887 m<sup>2</sup> (23,559.7 sq.ft.) in area. At that time, Council adopted the recommendation that the rezoning be advanced to a Public Hearing and the rezoning was subsequently given Second Reading on 1979 December 17. The prerequisite conditions to the rezoning were, however, never satisfied and the rezoning bylaw was abandoned by Council in November 1989.

In 1992, the covenant was cancelled as the parking provided on the subject site was no longer required for the property at 1679 Gilmore Avenue.

**4.0 GENERAL DISCUSSION:**

4.1 The subject site is located within a relatively large M3 District zoned enclave bounded by Douglas Road, Boundary Road and Loughheed Highway. This area has largely been developed with both large and small industrial buildings, but still includes a few residential structures constructed prior to the 1948 Zoning Bylaw. This is an area in transition, but it is anticipated that it will continue to accommodate a variety of general and heavier industrial uses on smaller industrial sites. This application is to bring the zoning of the subject property into conformance with the predominant zoning of this industrial area and is considered supportable in this general context. Rezoning to the M3 District is considered supportable, and it is expected that through rezoning, a higher quality of development will be achieved, both in terms of the proposed industrial building and the appearance of the overall development site. The development will be oriented to First Avenue, with no vehicular access permitted from Gilmore Avenue.

- 4.2 The Director Engineering will be requested to prepare an estimate for all the services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the construction of a curbside on First Avenue along the frontage of the consolidated development site and the provision of boulevard trees.
- 4.3 A G.V.S. & D.D. sewerage charge of \$0.443 per square foot is applicable to this development.
- 4.4 Provision of facilities for cyclists will be required in accordance with adopted Council policy.
- 4.5 In light of the predominant M3 District zoning and general industrial character of this area, this Department considers that the proposed rezoning provides for the suitable development of the rezoning site in consolidation with the three properties to the east, and supports this rezoning request.

**5.0 RECOMMENDATIONS:**

- 1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 October 4 and to a Public Hearing on 1999 October 26 at 7:30 p.m.
- 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 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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The consolidation of the net project site into one legal parcel.
  - e) The granting of any necessary easements and covenants.

- f) The approval of the Ministry of Transportation and Highways to the rezoning application.
- g) The deposit of the applicable GVS & DD sewerage charge.
- h) The provision of facilities for cyclists in accordance with Section 4.4 of this report.

  
BW:gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor

# CLEARVIEW HOLDINGS LTD.

August 25, 1999.

To: City of Burnaby Planning Department.

Re: 4054 1st Ave. Burnaby.

Dear Sirs,

We would like to change the zoning of the above mentioned lot from P8 to M3.

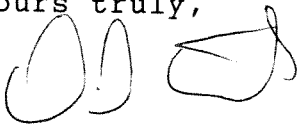
The property is currently undeveloped and unused.

We would then consolidate that lot with the three vacant lots (zoned M3) to the east.

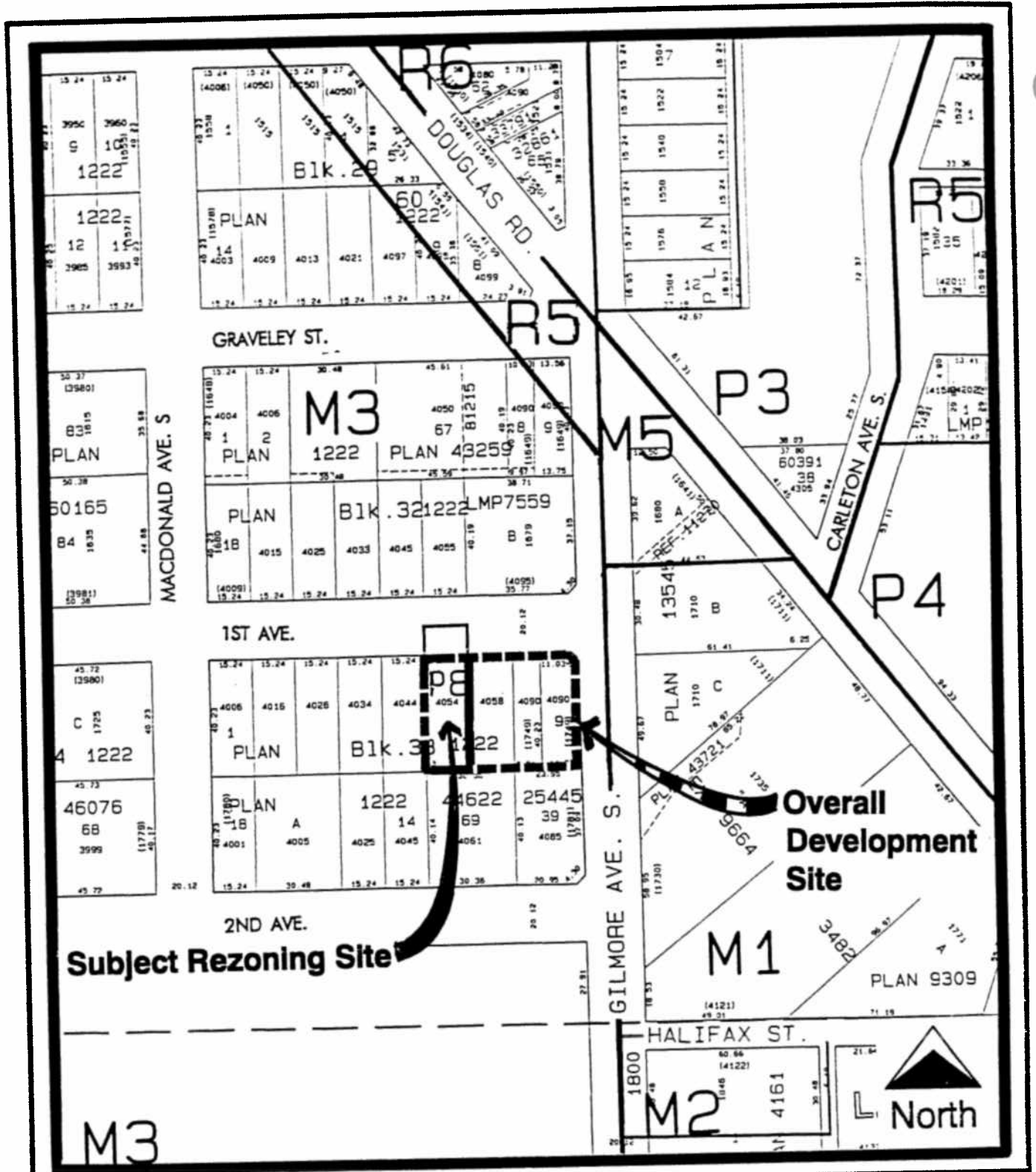
It would then be our intention to construct an industrial building on the site.

Should you desire any additional information regarding this rezoning application, please contact me on our office phone 298-6491 or on my cell phone 240-5542.

Yours truly,



David Switzer.



City of  
Burnaby

Planning And Building Department

Scale= 1:2000  
 Drawn By: J.P.C.  
 Date: Sept. 1999

REZONING REFERENCE 99 -- 40

Sketch # 1



# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #99-41 1999 SEPTEMBER 13

### ITEM #4

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant: Johnston Davidson Architecture & Planning Inc.  
200 - 1300 Richards Street  
Vancouver, B.C. V6B 3G6  
(Att: Mr. D.B.L. Johnston)
- 1.2 Subject: Application for the rezoning of:  
Parcel 1, D.L. 71, Group 1, NWD Plan 70812
- From:** CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan guidelines)
- To:** Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan guidelines and in accordance with the development plan entitled "Kincaid West Rezoning" prepared by Johnston Davidson Architecture and Planning Inc.)
- 1.3 Address: 4225 Kincaid Street
- 1.4 Location: The subject site is located on the northwest corner of Kincaid Street and Gilmore Way, in the Discovery Place (B.C.I.T) site (see **attached** sketches #1 & #2).
- 1.5 Size: The site is irregular in shape, with an area of 2.412 ha (5.96 acres) and has a frontage of 223.7m (733.9 ft.) along Gilmore Way.
- 1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit an addition to the present advanced technology research and office building and increase the underground parking.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in Discovery Place (B.C.I.T. site) on the northwest corner of Gilmore Way and Kincaid Street, south of Canada Way and west of Willingdon Avenue (see **attached** sketches #1 and #2). Known as Site L in the Discovery Place Community Plan, the subject site is presently occupied by the greenbelt area on the west side, a well landscaped advanced technology research and office facility with two and four storey components which is home to offices and research labs for Creo Products Inc. The site slopes down to the northeast where a natural vegetation zone and creek abuts the property to the north. Further to the north, beyond the creek, construction is currently underway for the Discovery Place Multi-Tenant Facility. West of the site, on the other side of the greenbelt area, lies a large parking structure for Burnaby General Hospital. The headquarters of Electronic Arts is situated across Kincaid to the south, and Creo's head offices are across Gilmore Way to the east.

## 3.0 BACKGROUND INFORMATION

- 3.1 The site was originally developed under the CD Comprehensive Development District, using the M5 Light Industrial District guidelines, through a Development Permit Application which was approved in 1985. The parking lot was subsequently expanded through Rezoning Reference #60/90.
- 3.2 Subsequently the site was rezoned through the overall Discovery Place Rezoning Reference #66/94 to include the M8 Advanced Technology District designation. The revised Discovery Place Community Plan, Willingdon (B.C.I.T.) Site, which received Final Adoption on 1996 September 23, noted that, on existing sites, changes to existing projects would be governed by the density and parking requirements originally on these sites. The M5 Light Industrial District designation, however, has been eliminated to bring the zoning in line with the advanced technology nature of Discovery Place.
- 3.3 An additional rezoning application for the subject site (Rezoning Reference #98-21) was given final adoption earlier this year on 1999 May 03. This rezoning allowed for expansion of the internal mezzanine and additional under-building and underground parking. Since this time the applicant's client, Creo, has reviewed its projected growth and is now seeking a further rezoning on this site in order to accommodate additional labs and offices and a further expansion to parking at the facility. The applicant is seeking this further rezoning under an extremely tight time line in order to accommodate Creo's fast-growing need for new facilities.
- 3.4 In keeping with both the guidelines in the original approved Development Plan and the revised Discovery Place guidelines, this expansion proposal is to be developed in accordance

with the M8 Advanced Technology District. Thus, the maximum density for the site is FAR of 1.0, the maximum height is four storeys or 15 m, the maximum site coverage for the building is 40% and for the combined building and paved area is 50%, and the minimum underground parking ratio for the new addition is 50% with no parking permitted in the front yard. The proposed addition would be keeping within the greenbelt setback and would not be impacting the adjacent greenbelt covenant areas.

3.5 Rezoning prerequisites for the overall Discovery Place Rezoning Reference #66/94 affected this site through the construction of the Urban Trail along the west side of Gilmore Way, and the upgrading of street lighting and street trees as necessary.

3.6 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

#### **4.0 GENERAL COMMENTS**

4.1 The proposed development provides for an addition to the existing advanced technology research and office facility for advanced technology lab, manufacturing and office space of 10,240 m<sup>2</sup>/110,226 sq.ft. Additional parking is to be fully provided underground and under the proposed building addition, well in excess of the 50% requirement contained in the Discovery Place Community Plan. The proposed addition would be architecturally integrated into the existing building by maintaining the same maximum height as the existing building and utilizing similar exterior materials of concrete and metal cladding.

4.2 Any existing trees adjacent to disturbed areas for construction which are removed or damaged during construction are to be replaced with similar species. The adjacent greenbelt setback area is to be protected by 6 foot high chain link fencing through the course of site work and construction.

4.3 All vehicular access to the site will continue to be from Gilmore Way and Kincaid Street.

4.4 The City Engineer will assess the need for any further services to the site.

4.5 Forty-three additional secure bicycle storage spaces for employees are proposed. As well, end-of-trip facilities within the building will be provided with showers, lockers, wash basins and water closets.

4.6 The GVS & DD Sewerage Development Charge of \$0.811 per square foot (Fraser Sewerage Area) is applicable to this development.

4.6 A suitable sediment control system approved by Director Engineering - Environmental

Services Division is required.

**5.0 DEVELOPMENT PROPOSAL**

**5.1 Site Area**

Site Area: - 2.412 ha/5.9 acres

Site Coverage:

•Building:	Permitted	-	40%
	Provided	-	34.3%
•Building	Permitted	-	50%
& paved areas:	Provided	-	47%

**5.2 Floor Area**

Gross Floor Area:

Permitted	-	24,120m <sup>2</sup> (259,634 sq.ft.)
Existing	-	13,872m <sup>2</sup> (149,322 sq.ft.)
<u>Addition</u>	-	<u>10,240m<sup>2</sup> (110,226 sq.ft.)</u>
<b>Total</b>	-	<b>24,112m<sup>2</sup> (259,548 sq.ft.)</b>

Floor Area Ratio

Permitted	-	1.0
Provided	-	1.0

**5.3 Height:**

- 13.42 m (59.5 ft.)

**5.4 Parking**

Automobile Parking

Required

Provided

-	311 stalls (min. 50% underground)
-	369 stalls - 47 surface, 322 underground/under-building (87% underground/under-building)

Loading:

- 5 loading bays provided

Bicycle Parking and End Of Trip Facilities

- |          |   |   |
|----------|---|---|
| Required | - | 32 stalls (10% of 311 required automobile stalls)                                 |
| Provided | - | 73 employee & visitor stalls  |
|          | - | Other facilities include showers, water closets, wash basins and clothing lockers |
- 5.5 Exterior Materials and Finish: - Concrete, metal cladding and tinted glazing to match existing building

6.0 RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 October 04 and to a Public Hearing on 1999 October 26 at 7:30 p.m.
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 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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The retention of identified existing trees and vegetation on the site, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
  - e) The provision of bicycle facilities as outlined in section 5.4 of this report.

- f) The deposit of the applicable GVS & DD Sewerage Charge.
- g) The submission of a suitable engineered design for an approved on-site sediment control program.



PSF:gk  
Attach

cc: City Clerk  
Director Engineering  
Director Parks, Recreation and Cultural Services  
City Solicitor

99 08 24

Director of Planning  
Planning Dept.  
City of Burnaby  
4949 Canada Way  
Burnaby, B.C. V5G 1M2

RE: 4225 KINCAID ST. – DISCOVERY PLACE  
REZONING APPLICATION –**LETTER OF INTENT**

Dear Sir:

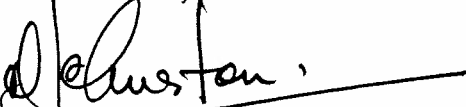
Please accept this letter as an application to rezone the above property and amend the current CD within the guidelines of the M8 zoning. On behalf of our client CREO PRODUCTS INC., the owners of this property we are making application to add additional space to the existing structure to allow Creo to improve its current design, research and production capabilities at this address.

The application described in general terms in the enclosed drawings will add approximately 10,200 square meters of production, laboratory and office space to the existing 13,874 square meters of existing building in a building of no more than four storeys above an underground parking garage to be located immediately adjacent to the existing building on its western side. This would bring the total building below the allowable area of FSR 1.0.

The proposed development would add to the enhancement of an already extensive and effective landscape treatment of the site to preserve existing open green space. The new building will fit into the park like setting and make it virtually hidden from the surrounding neighborhood. The design of the addition will tie in the architecture to the existing structures on the site and the circulation of the traffic will use existing entry points from Gilmore Street.

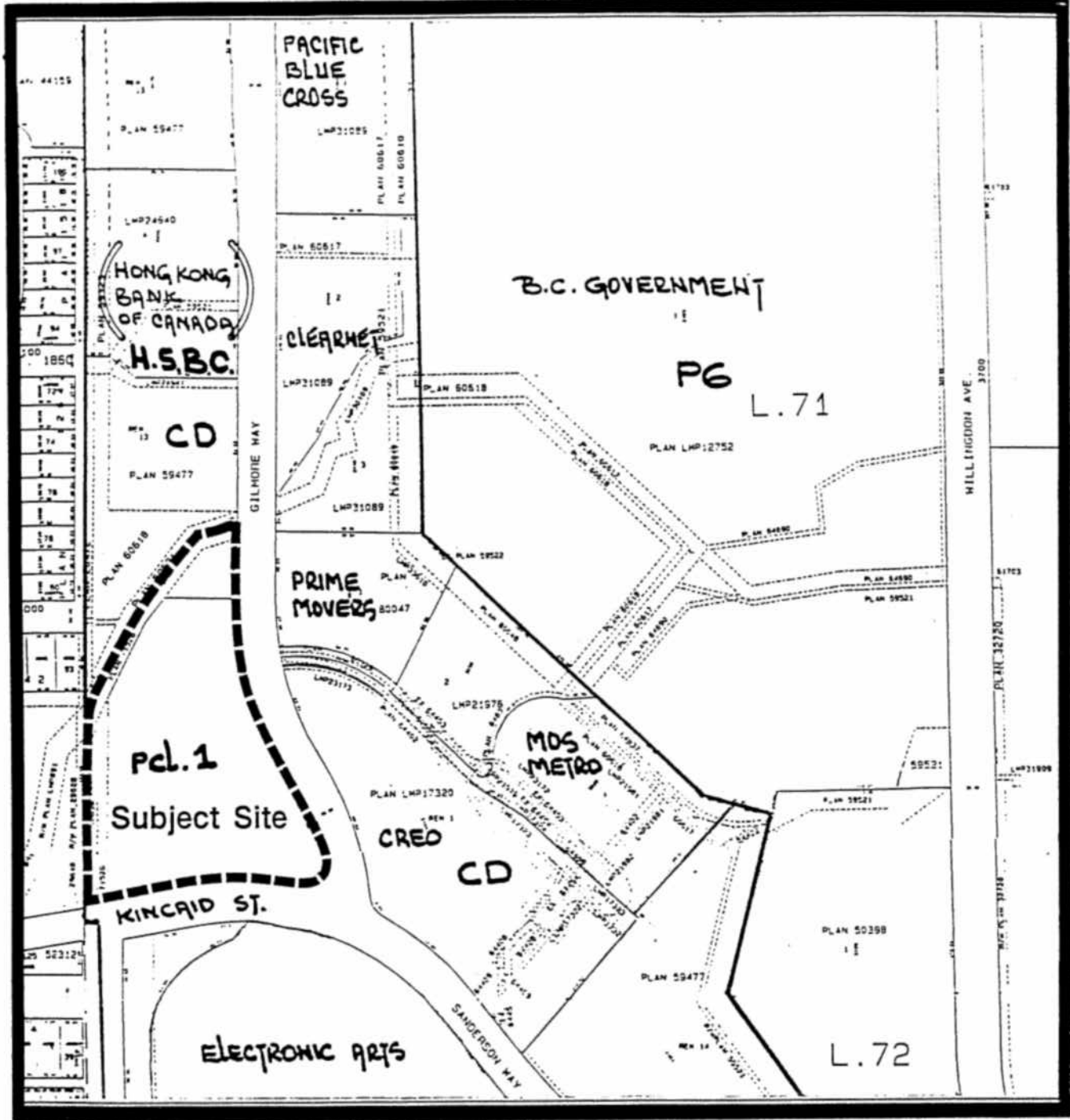
We request that Council give this application a favorable consideration to allow Creo to continue its productive and expanding base in Discovery Place, Burnaby.

Yours Sincerely,



DBL Johnston MAIBC  
encl





Planning And Building Department



Scale: N.T.S.

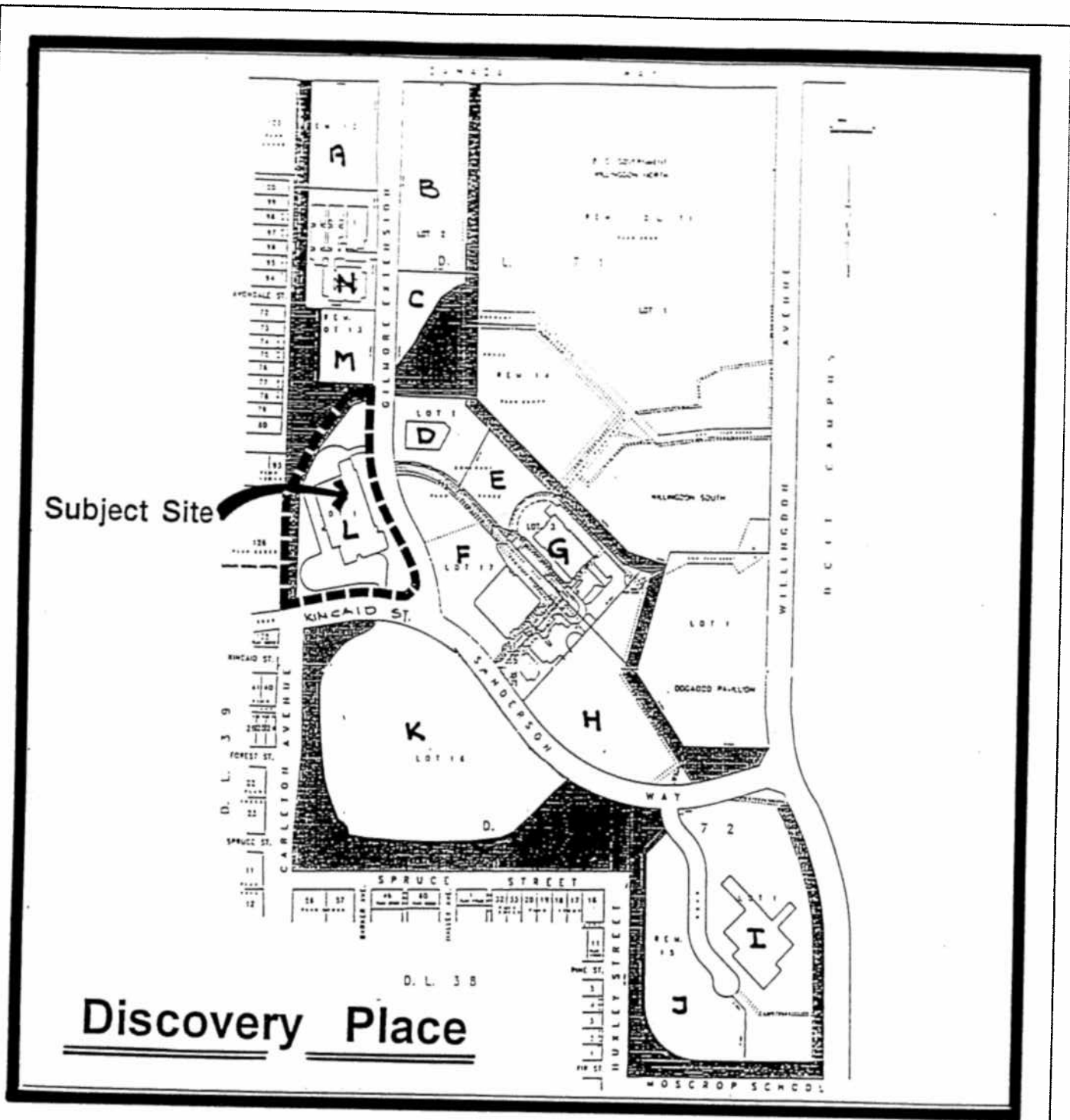
Drawn By: J.P.C.

Date: Sept. 1999

REZONING REFERENCE 99---41

Sketch # 1





**Discovery Place**



City of Burnaby  
**Planning And Building Department**



**Scale: N.T.S.**

**Drawn By: J.P.C.**

**Date: Sept. 1999**

**REZONING REFERENCE 99---41**

**Sketch # 2**



# CITY OF BURNABY

PLANNING AND BUILDING

Rezoning Reference: 99-42

Council Date: 1999 September 20

## ITEM #5

A rezoning application has been made and is briefly described as follows: (see attached sketch).

1. **Applicant:** Ledingham McAllister Homes Ltd. (Att: J. O'Donnell)  
800 - 1199 W. Hastings St., Vancouver, B.C. V6E 3T5
2. **Project Address:** 9211 & 9195 Cameron Street, 3250, 3312, 3338 & 3362 Noel Drive  
**Location/ Site:** The site is bounded by Cameron Street on the south, Beaverbrook Drive on the east and Noel Drive on the west and is located within the Lougheed Town Centre.  
The site area is approximately 3.6 acres/1.5 hectares.
4. **From:** R2 Residential District  
**To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines)
5. **Rezoning :** The purpose of the rezoning is to permit development of townhouses and low-rise apartments with some provision for seniors.
6. **Rezoning considerations will include, but not necessarily be limited to, the following:**
  - a. In the Lougheed Town Centre Plan the subject site is designated as low density multiple-family.
  - b. Sale of City-owned property at 9211 Cameron Street for inclusion in the development site with consolidation of the site into one legal parcel and a Highway Exchange Bylaw involving the lane and road allowances.
  - c. Road dedication required on a portion of Cameron Street for widening and future cul-de-sac construction and a truncation at Beaverbrook Drive and Cameron Street for road realignment.
  - d. Urban trail to be constructed within a statutory right-of-way along Cameron Street frontage.
  - e. Tree survey required and retention of a grove of significant trees at the north end of the site and elsewhere where possible.
  - f. Bicycle facilities consistent with City of Burnaby standards to be provided.
  - g. Village-like pedestrian-friendly design providing ground-oriented units.
  - h. Crime Prevention Through Environmental Design (CPTED) and accessibility considerations to be emphasized due to provision of seniors housing.
  - i. On-site alternative storm water management practices based on the recommendations of the Stoney Creek Storm Water Management Plan are to be incorporated to minimize environmental impacts on the Stoney Creek watershed.

The proposed prerequisite conditions to the rezoning will be included in a further report.

Unless otherwise directed by Council, staff will work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing on the understanding that a further report will be submitted at a later date.

## 7. RECOMMENDATION:

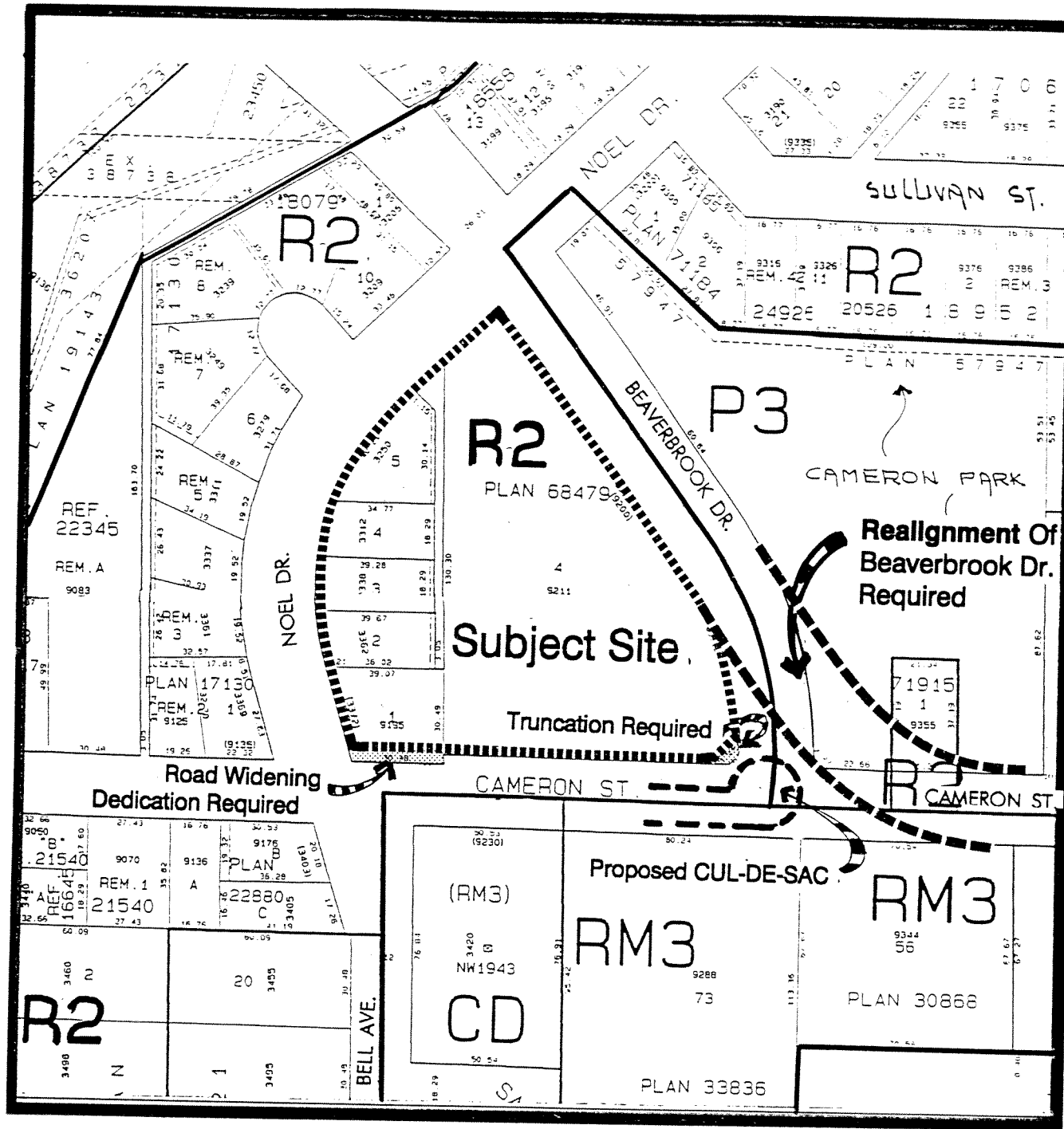
1. **THAT** this report be received for information purposes.

PF:gk

Attachment: Sketch

cc: Director Engineering  
Director Parks, Recreation & Cultural Services  
City Clerk





Planning And Building Department



Scale: 1=2000

Drawn By: J.P.C.

Date: Sept. 1999

REZONING REFERENCE 99---42

Sketch # 1



# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #99-43  
1999 SEPTEMBER 20

## ITEM #6

### 1.0 GENERAL INFORMATION

- 1.1 Applicant: City of Burnaby  
4949 Canada Way  
Burnaby, B.C. V5G 1M2
- 1.2 Subject: Application for the rezoning of:  
See **Attached** Schedule "A"
- From:** R2 and R5 Residential District
- To:** P3 Park and Public Use
- 1.3 Address: See **Attached** Schedule "A"
- 1.4 Location: The subject sites are located at:
- a) the northwest corner of Inlet Drive and Phillips Avenue (see **attached** Sketch #1), and
  - b) along the south side of Burnaby Lake between Clayton Avenue and Rayside Street (see **attached** Sketch #2).
- 1.5 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 From time to time, properties acquired by the City for park and public use purposes are rezoned to the P3 Park and Public Use District so that in due course the lands can be used and developed in accordance with their intended uses. Rezoning is carried out as an

administrative land designation procedure to ensure that the zoning conforms to the intended ultimate use, but does not necessarily indicate that development of the subject lands would be pursued at this time.

In this case, the subject properties for this rezoning request were all dedicated through a Park Dedication Bylaw (Bylaw #9976) in 1993.

2.2 The designated park and public use sites within the subject City owned properties are located at:

<u>Name of Park</u>	<u>No. of Properties Included In this Rezoning</u>
Barnet Marine Park	1
Burnaby Lake Regional Nature Park	12

2.3 If Council gives Final Adoption to this rezoning, it will bring the properties into conformance with their long term intended use, reflecting the fact that they have been dedicated as park.

**3.0 RECOMMENDATION:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 October 04 and to a Public Hearing on 1999 October 26 at 7:30 p.m.

  
BW:gk  
Attach

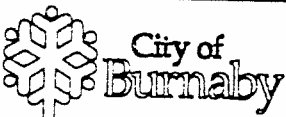
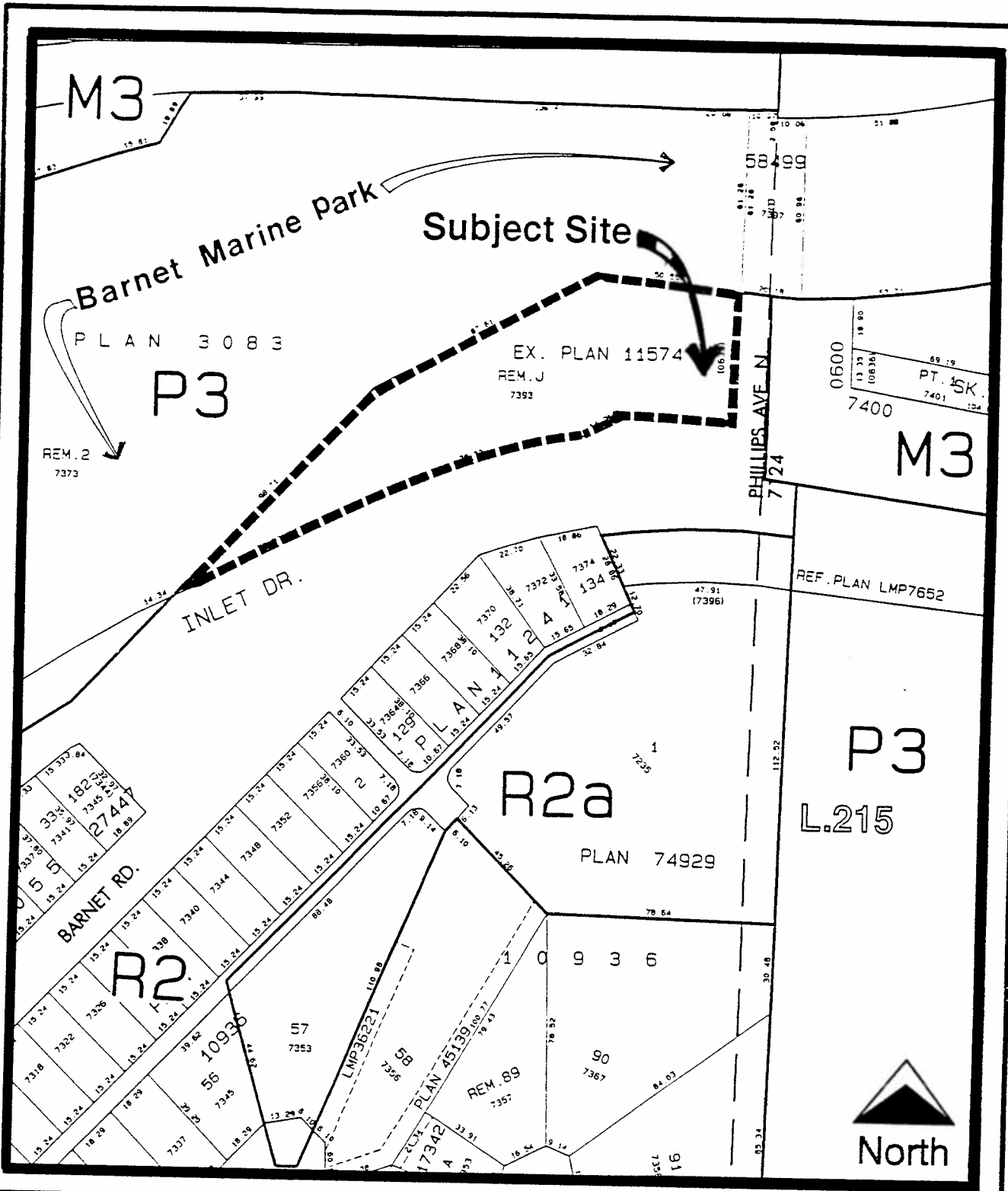
cc: City Clerk  
City Solicitor  
Director Parks, Recreation & Cultural Services



## Rezoning Reference #99-43 Schedule "A"

- 7393 Barnet Rd. Parcel "J" (Explanatory Plan 11574) Block 2 Except:  
Firstly: Part Subdivided by Plan 11055  
Secondly: Part on Statutory Right of Way Plan 15900  
Thirdly: Part in Plan LMP18313  
DL 216, Group 1, NWD Plan 3083
- 5215 Glencarin Dr. Lot 69 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5245 Glencarin Dr. Lot 68 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5265 Glencarin Dr. Lot 67 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5285 Glencarin Dr. Lot 66 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5315 Glencarin Dr. Lot 65 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 5351 Glencarin Dr. Lot 64 except: Part on Highway Plan 27805; Secondly: Part on  
Plan 26009; DL 85, Group 1, NWD Plan 1866
- 5370 Glencarin Dr. Lot 76, DL 85, Group 1 , NWD Plan 1866
- 7949 Rayside St. Lot 77 except: Part on Highway Plan 27805; DL 85, Group 1,  
NWD Plan 1866
- 7957 Rayside St. Lot 78, DL 85, Group 1, NWD Plan 1866
- 7967 Rayside St. Lot 79, DL 85, Group 1, NWD Plan 1866
- 7977 Rayside St. Lot 80, DL 85, Group 1, NWD Plan 1866
- 7997 Rayside St. Lot 81, DL 85, Group 1, NWD Plan 1866





Planning And Building Department

Scale= 1:2000

Drawn By: J.P.C.

Date: Sept. 1999

REZONING REFERENCE 99 -- 43

Sketch # 1

