

**TO:** CITY MANAGER 2002 June 11

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #02-16**  
**Temporary No 2 Fire Station**

**ADDRESS:** 7355 Canada Way (see attached sketch #1 and #2)

**LEGAL:** Lot A, Except Part In Plan LMP19140, D.L. 30, Group 1, NWD,  
Plan NWP87763

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

**TO:** CD Comprehensive Development District (based on P2 Administration and Assembly District and P3 Park and Public Use District guidelines and in accordance with the development plan entitled "Temporary No.2 Fire Station" prepared by the City of Burnaby)

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

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2002 July 23.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2002 June 24 and to a Public Hearing on 2002 July 23 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - 1) The submission of a suitable plan of development.

**R E P O R T**

**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the site to be used as a temporary No. 2 Fire Station site.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 The subject site (see **attached** Sketches #1 and #2) is a vacant, partially grassed portion of the Edmonds Elementary School & Resource Centre site owned by the City and having an area of 2,473.3 m<sup>2</sup> (26,624 sq.ft.). A play field area of the school site is located to the west, while a vacant commercially zoned property and a church are across Canada Way to the east. A gasoline service station is across Canada Way and Edmonds Street to the north, while service commercial buildings are to the northwest. A further portion of the school site and an older apartment building are to the south of the site. Vehicular access to the site is available to the site from Canada Way, which is constructed to a full standard.

## **3.0 BACKGROUND**

- 3.1 On 2002 May 27 Council adopted the recommendations in a report from the Civic Development Committee regarding the Burnaby Fire Department Future Needs Study, including the recommendation that Council approve in principle the construction of a new No. 2 Fire Station (Edmonds) at its existing location. SMG/Columbia Consulting Group, in association with Gordon C. Routley, were retained by the City to conduct the study. Throughout the study, the consultants worked in close collaboration with a Steering Committee comprised of staff from the Fire, Planning, Building and City Manager's Departments, as well as the President of the Burnaby Firefighters Local 323.

A 2002 April 24 report from the Major Civic Projects Co-ordinating Committee to the Civic Development Committee summarized the consultants' findings and provided recommendations for the first priority phase of a multi-year fire station improvement program. The Steering Committee recommended that the construction of a new No. 2 Fire Station proceed as one of the first priorities in addressing identified needs of the Fire Department. In order to proceed expeditiously with this high priority item, this rezoning for a temporary fire station (Rezoning Reference #02-16) is being advanced at this time, separate from the usual rezoning series in order to help facilitate the redevelopment of the permanent No. 2 Fire Station, which will be advanced as a separate rezoning (Rezoning Reference #02-17).

- 3.2 A report from the Major Civic Building Project Coordination Committee regarding the replacement of No. 2 Fire Station appears elsewhere on this agenda.
- 3.3 The subject site for the temporary Fire Station is located within the Edmonds Town Centre Plan, on a vacant portion of the existing and designated Edmonds Elementary School & Resource Centre (see **attached** sketch #3).

**4.0 GENERAL DISCUSSION:**

- 4.1 During the demolition and reconstruction of the permanent No. 2 Fire Station, an interim Fire Station site is required to allow the Fire Department to continue to serve this area. In order to expedite the first priority reconstruction of No. 2 Fire Station, a temporary fire station site has been chosen, a rezoning application has been initiated and this report is being submitted to Council seeking authority to forward the necessary rezoning bylaw amendment to the July 23 Public Hearing. It is estimated that the temporary facility will be required for approximately 18 to 20 months during the design and construction phases of the permanent facility, after which time the temporary structures will be removed and the grounds restored to their original condition.
- 4.2 The Comprehensive Development zoning (based on P2 and P3 District guidelines) permits the fire station and resource centre and/or park uses without necessitating rezoning it back to P3 District once the temporary fire station is removed.
- 4.3 The City-owned subject site is recommended for the temporary No. 2 Fire Station site for a number of reasons, including;
- 1) The site is in close proximity to the permanent No. 2 Fire Station site, thus minimizing service pattern changes to the area.
  - 2) There will be very limited physical alteration of the site to facilitate the temporary fire hall.
  - 3) The site can provide satisfactory emergency vehicular access with a temporary cut in the median on Canada Way, and
  - 4) The temporary fire station will not conflict with the parking area associated with the resource centre or the designated play areas presently in use.

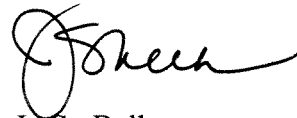
While the site is within the Edmonds Town Centre Plan, the site location is on the Edmonds Elementary School & Resource Centre site and does not conflict with the Development Plan for the area. The temporary facility will be fenced and will not conflict with visitors going to the Resource Centre or to the adjacent school.

- 4.4 In order to utilize this site, the Canada Way median in front of the site will need to be modified to provide a northwest bound access along Canada Way and an easterly access to Nineteenth Avenue for the fire trucks. In addition, the fire station traffic signal preemption for the traffic lights at Canada Way and Edmonds Street will need to be converted to this site.

4.5 The GVS & DD Sewerage Charge will be collected in connection with the reconstruction of the permanent No. 2 Fire Station, but is not required for the temporary structures on this site.

**5.0 DEVELOPMENT PROPOSAL**

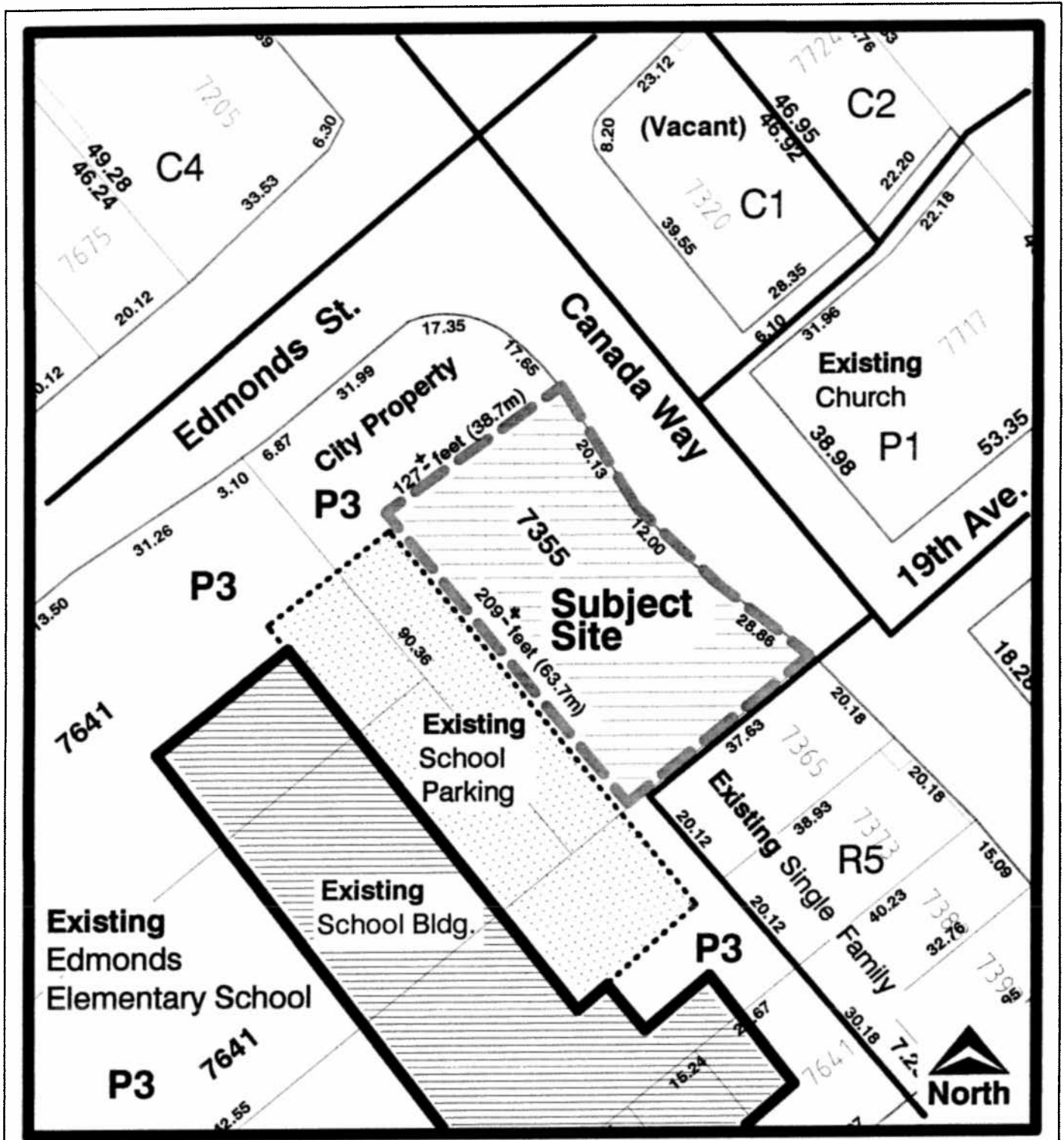
5.1 The development proposal consists of a temporary double pre-fabricated trailer unit supported on blocks which will provide living quarters for the firefighters, adjacent to a two-bay fabric covered temporary apparatus structure for the fire trucks and approximately six parking spaces. A fence will be utilized to separate the temporary fire station site from the rest of the school and resource centre site. The preliminary site layout is depicted on the **attached** Sketch #4. The temporary development of this site will not result in the loss of any of the boulevard trees abutting the subject site along Canada Way.



J. S. Belhouse  
Director Planning and Building

BW:gk  
Attach

cc: Director Engineering  
Director Finance  
City Clerk  
Fire Chief  
Assistant Chief Building Inspector  
Deputy City Manager, Corporate Services  
Secretary Treasurer, School District #41



**Planning And Building Department**

Scale: 1 = 1000

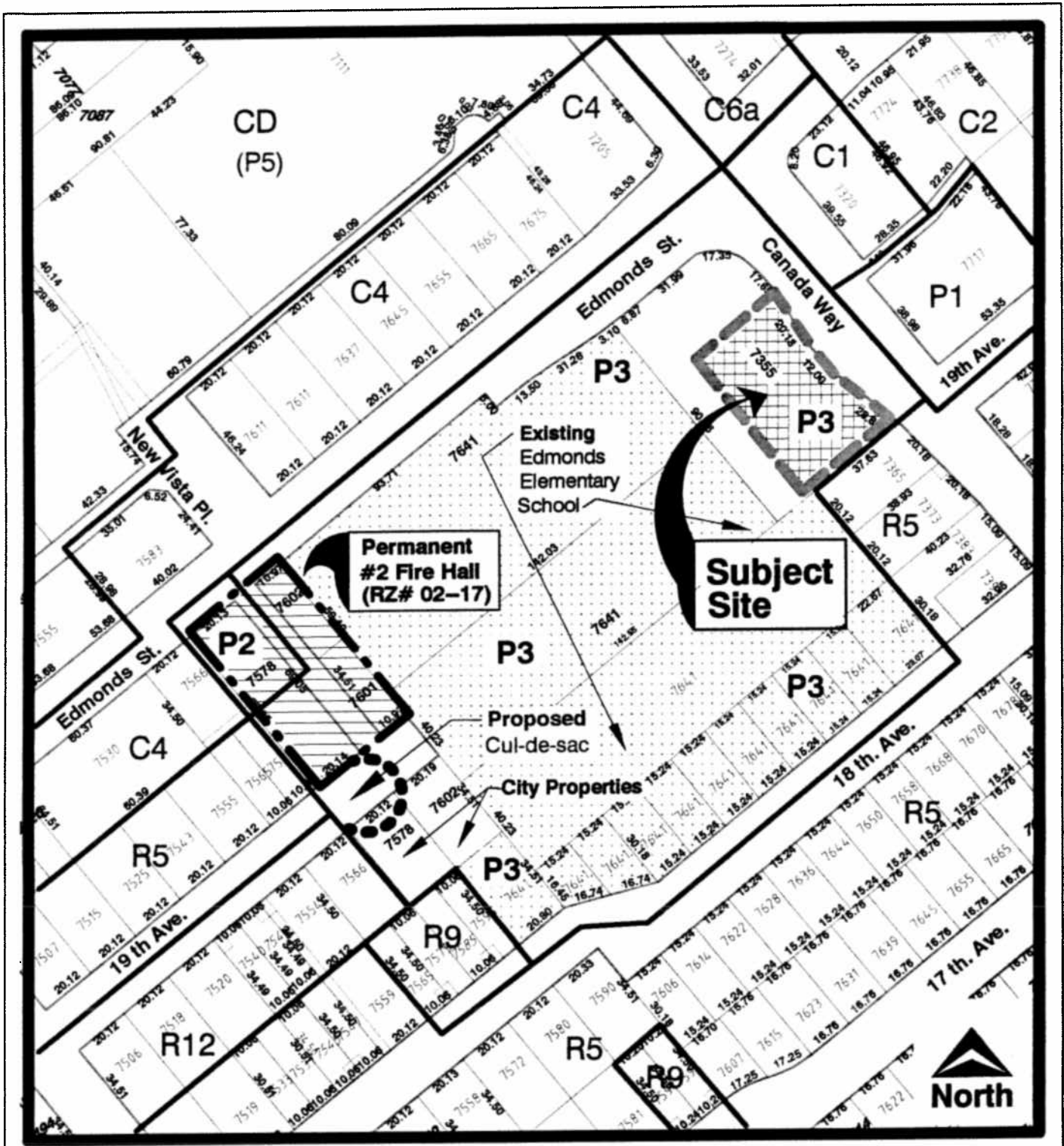
Drawn By: J.P.C.

Date: June 2002

**REZONING REFERENCE 02 -- 16**

Temporary #2 Fire Hall

Sketch # 1



**Planning And Building Department**

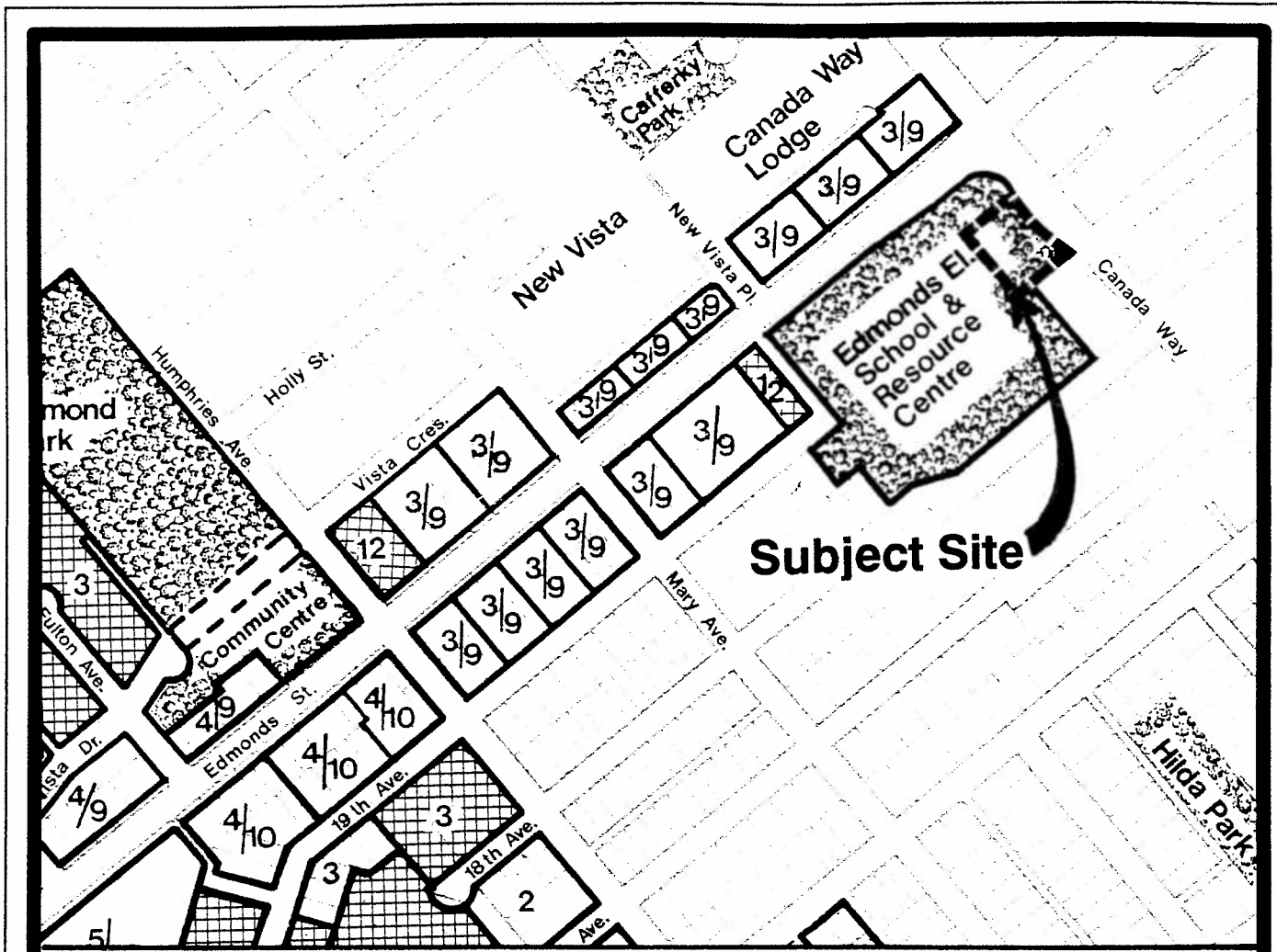
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**REZONING REFERENCE 02 -- 16**  
 Temporary #2 Fire Hall

Sketch # 2



**Subject Site**

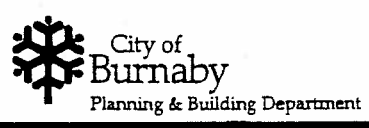
**Legend:**

- High Rise Apartments**  
 5 — RMS (100 units per acre maximum)  
 4 — RM4 (80 units per acre maximum)
- Low Rise Apartments**  
 3 — RM3 (50 units per acre maximum)
- Low Rise Apartments / Green-Oriented Multiple Family**  
 2 — RM2 (40 units per acre maximum)
- Green-Oriented Multiple Family**  
 1 — RM1 (25 units per acre maximum)  
 6 — Townhousing (12 units per acre maximum)
- Single and Two-Family Infill**  
 7 — Potential Area Rezoning

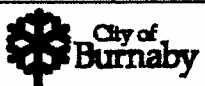
- Commercial**  
 8 — C1 Neighbourhood Commercial  
 9 — C2 Community Commercial  
 10 — C3 General Commercial  
 11 — C4 Service Commercial
- 12 — Institutional (including Seniors Housing, Churches, etc.)  
 13 — Industrial  
 14 — Mixed Complex (Rezoning Reference #7/93)  
 15 — B.C. Hydro Headquarters Complex (Rezoning Reference #36/90)
- Park, School, Trail, Ravine and Open Space Area  
 Completed or Rezoned in Accordance with Development Guidelines

Development sites in the Edmonds Town Centre are generally to be zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

**This Sketch is subject to updating on a continuous basis.**



**Edmonds Town Centre Plan  
Development Guidelines**

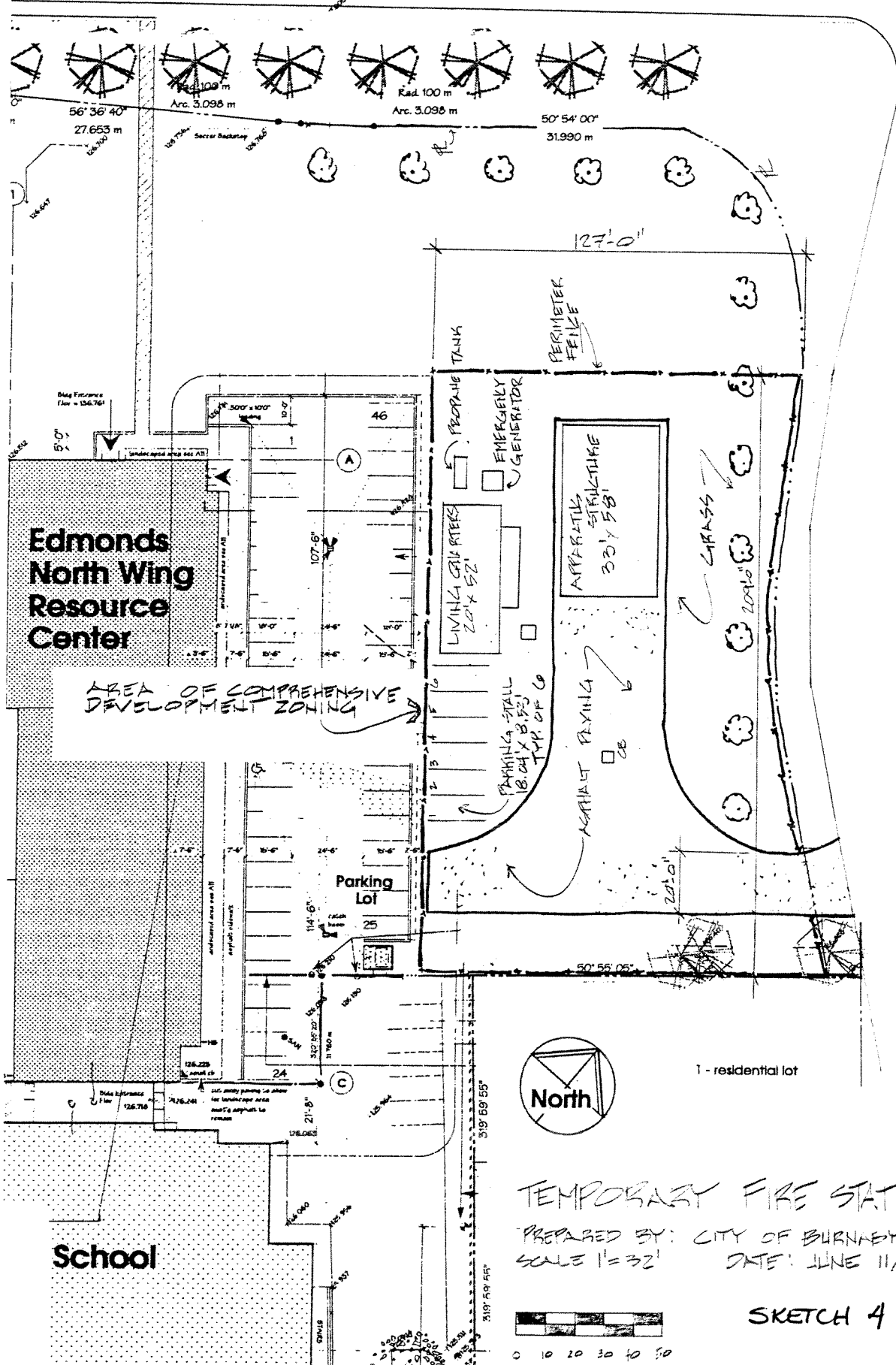


**Planning And Building Department**

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 Drawn By: J.P.C.  
 Date: June 2002

**REZONING REFERENCE 02 -- 16**  
 Temporary #2 Fire Hall  
 Sketch # 3

# Edmonds Street



Canada Way



TEMPORARY FIRE STATION  
 PREPARED BY: CITY OF BURNABY  
 SCALE: 1"=32'  
 DATE: JUNE 11/02

SKETCH 4

