



Item.....	
Meeting.....	2008 March 17

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2008 March 12

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series

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 2008 April 22 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.

		Page No.	Recommend. Page No.
Item #1	Application for the rezoning of:		
Rez #08-01	Parcel M, D.L. 155B, Group 1, NWD Plan BCP25486	307	310
From:	CD Comprehensive Development District (based on C2, C2a Community Commercial District)		
To:	Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District and Byrne Road and Marine Way Commercial Precinct Plan guidelines and in accordance with the development plan entitled "Speciality Wine Store" prepared by Kasian Architects Ltd.)		

Address: 7509 Market Crossing (CRU #8)

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2008 April 07 and to a Public Hearing on 2008 April 22 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 granting of a Section 219 Covenant restricting the sale of liquor products from the subject LRS Wine store to wine only.

Item #2	Application for the Rezoning of:		
Rez #08-02	Lot A, D.L. 166A, Group 1, NWD Plan LMP41947	315	317

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amendment CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Big Bend Development Plan guidelines and in accordance with the development plan entitled "Mail-o-Matic Mezzanine/Building Layout" prepared by Hi Cube Storage Products Ltd.)

Address: 7550 Lowland Drive

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 April 07 and to a Public Hearing on 2008 April 22 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 the applicable GVS & DD Sewerage Charge.

Item #3	Application for the rezoning of:		
Rez #08-03	Ptn. of Lot 1 Except: Part on Plans BCP25760, BCP29666 & BCP31371, D.L.'s 31, 101, 102, 141, 144, 147, 209, 210 & 211, Plan BCP6258 and Lot 25, D.L. 211, Group 1, NWD Plan BCP31371	321	324

From: P11e SFU Neighbourhood District

To: **Lot 25:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District, P8 Parking District, C3 General Commercial District, P1 Neighbourhood Institutional District and SFU Community Plan guidelines)

Lot 22: CD Comprehensive Development District (based on P11e SFU Neighbourhood District, P1 Neighbourhood Institutional District and SFU Community Plan guidelines)

Address: Ptn. of 8888 University Drive and 9055 University High Street

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #4	Application for the Rezoning of:	329	331
Rez #08-04	Parcel 'B' (Ref. Pl. 14934) Lot 30, D.L. 97, Group 1 NWD Plan 824, Lot 6, D.L. 97, Group 1, NWD Plan 15773, Lots 4 & 5, D.L. 97, Group 1, NWD Plan 4674		

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)

Address: 7423, 7449, 7481 and 7515 Gilley Avenue

RECOMMENDATIONS:

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.3 of this report and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #5	Application for the rezoning of:	335	338
Rez #08-05	Blk 4 Except: Firstly: Part Subdivided by Plan 1925, Secondly: Parcel 'A' (Expl. Pl. 12599), D.L. 153, Group 1, NWD Plan 783, Lot 25, D.L. 153, Group 1, NWD Plan 1925 and Lot 24, D.L. 151, Grp 1, NWD Plan 1925		

From: M4 Special Industrial District and R5 Residential District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C2 Community Commercial District and Metrotown Development Plan guidelines)

Address: 6451, 6475 & 6479 Telford Avenue and Ptn. of Lane Allowance

RECOMMENDATIONS:

1. **THAT** the sale be approved in principle of City-owned redundant lane right-of-way and 6475 Telford Avenue for inclusion within the subject development site in accordance with Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #6 Application for the Rezoning of:
Rez #08-06 Lots 30 & 31, D.L. 119, Group 1, NWD Plan 29692 and Parcel 1 (Bylaw Plan LMP53656), D.L. 119, Group 1, NWD Plan 2855

342

345

From: CD Comprehensive Development District (based on C3 General Commercial District) and M1 Manufacturing District

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C2 Community Commercial District and Brentwood Town Centre Plan guidelines)

Address: 2085 Rosser Avenue, 4388 & 4398 Lougheed Highway and Ptn. of Lougheed Highway

RECOMMENDATIONS:

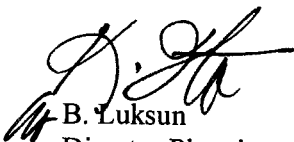
1. **THAT** the sale be approved in principle of City property for inclusion within the subject development site in accordance with Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

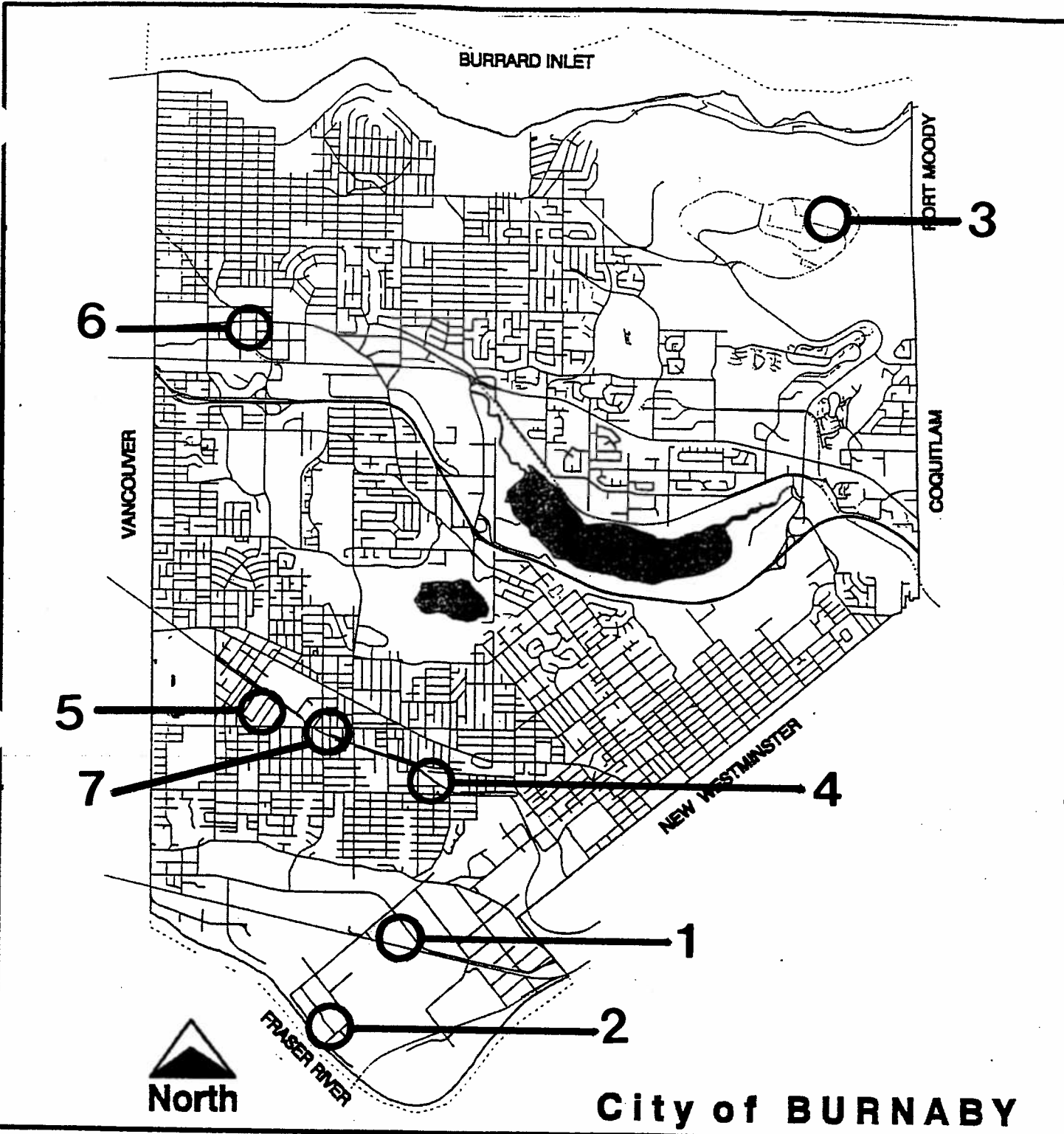
Item #7	Application for the Rezoning of:	349	352
Rez #08-07	Lot 1 Except: Parcel 'B' (Expl. Pl. 11325), Blk 10, D.L. 98, Group 1, NWD Plan 8184, the North 115 ft. of Lot 2, Blk 10, D.L. 98, Group 1, NWD Plan 8184 and Lot 2 Except: North 115 ft., D.L. 98, Group 1, NWD Plan 8184		
From:	C2 Community Commercial District and M4 Special Industrial District		
To:	CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines		
Address:	4950 & 4984 Imperial Street and 6861 Dunblane Avenue		

RECOMMENDATIONS:

1. **THAT** the sale of City property as described in Section 3.3 of this report, be approved in principle, for inclusion within the subject development site in accordance with, subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



B. Luksun
Director Planning and Building
:gk
Attach



Planning And Building Department

Scale:
Drawn By: DB
Date: 2008 March 17

REZONING SERIES
 ○ — Item Nos.

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-01
2008 March 17

ITEM #1

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kasian Architecture Interior Design & Planning Ltd.
350 – 1555 West Pender Street
Vancouver, B.C. V6G 2T1
(Attention: Joanne Stich)
- 1.2 Subject:** Application for the rezoning of:
Parcel M, D.L. 155B, Group 1, NWD Plan BCP25486
- From:** CD Comprehensive Development District (based on C2, C2a Community Commercial District)
- To:** Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District and Byrne Road and Marine Way Commercial Precinct Plan guidelines and in accordance with the development plan entitled “Specialty Wine Store” prepared by Kasian Architects Ltd.)
- 1.3 Address:** 7509 Market Crossing (CRU #8)
- 1.4 Location:** The subject CRU is located within the Marine Way Market Commercial Development on the south side of Marine Way east of Market Crossing. (Sketches #1, #2 and #3 attached)
- 1.5 Size:** The subject CRU is 615.74 m² (6,628 sq.ft.) in size.
- 1.6 Services:** The site is serviced.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a private LRS Wine Store within the subject retail space.

2.0 BACKGROUND

- 2.1 The subject site is a commercial retail unit (CRU #8) within the Marine Way Market Shopping Centre at the south-east corner of Marine Way and Market Crossing. The commercial development is nearing construction completion as part of Rezoning Reference #06-23. Directly to the south is the CP Rail right-of-way. To the south and southwest, across Market Crossing are the western portion of the shopping centre and a

truss manufacturing operation. Further to the west, across Byrne Road, are the Riverway Business Centre and M2 General Industrial District development. To the north, across Marine Way, are some older industrial properties at the corner of Byrne Road and Marine Way and a new commercial centre under construction as part of Rezoning Reference #04-10.

- 2.2 The Marine Way Market Shopping Centre is designated for commercial shopping centre development in accordance with the Council adopted Big Bend Development Plan and the Byrne Road and Marine Way Commercial Precinct Plan, as shown on Sketches #1 and #2, **attached**. It is noted that the City's Liquor Store Location Framework identifies the Byrne Road and Marine Way Commercial Precinct as a suitable location for an additional Liquor Distribution Branch (LDB) Signature Liquor Store in the Southwest Quadrant or for a Licensee Retail Store (LRS) Wine store.
- 2.3 In 2006 November, Council gave Final Adoption to Rezoning Reference #06-23 to complete the proposed design for the shopping centre in line with the adopted Commercial Precinct Development Plan and the prerequisites of the previous rezonings for the site (Rezoning References #03-22 and #05-22).
- 2.4 On 2007 June 25 Council granted Final Adoption to Rezoning Reference #07-04 which permitted an expanded floor area for CRU #8 from 473.79 m² (5,100 sq.ft.) to 615.74 m² (6,628 sq.ft.). Subsequent to the adoption of Rezoning Reference #07-04, a second Rezoning was initiated (Rezoning Reference # 07-18) for the purpose of operating an LDB Signature Liquor store within the expanded commercial unit. This rezoning was granted Final Adoption on 2007 September 17. However, upon Final Adoption, staff were informed by the General Manager Liquor Distribution Branch that the LDB no longer wished to proceed with the development of a LDB Signature Store at this location.

3.0 **GENERAL INFORMATION**

- 3.1 The applicant is now requesting rezoning to Amended CD Comprehensive Development District (based on the C2, C2a and C2h Community Commercial District) for the purpose of operating an LRS Wine Store within CRU #8 with a floor area of 615.74 m² (6,628 sq.ft.) adjacent to the major food store (see Sketch #3). The current application for an LRS Wine Store, in line with the adopted Liquor Store Location Framework, is not considered in the same category as general LRSs as they are generally smaller, more innocuous, specialty stores serving a niche market which does not raise the same concerns as those related to other general LRSs. The proposed Wine Store would not sell beer or hard liquor. Therefore, as outlined in the adopted Liquor Store Location Framework, it is considered supportable that such private Wine Stores licensed by the LDB be permitted through the appropriate zoning to the CD (based on the C2h District) and limited to wine sales by Section 219 Covenant. It should be noted that the proposed amendment from the CD (C2, C2a District) to the A.CD (C2, C2a, C2h) would permit

both the subject LRS Wine Store, or as an alternate use, a future LDB Signature Liquor Store within this location.

3.2 In utilizing the established guideline criteria for retail liquor outlets for assessing the subject rezoning application to the CD (C2, C2a, C2h) District, the following comments are made with respect to this Wine Store proposal:

- a) The nearest LDB Liquor Store is the Signature Store at Highgate Village located at 7155 Kingsway which is approximately 2.5 kilometres from the proposed Wine Store. The closest LRS outlet and Liquor Primary facility is at the Marine Pub, at 5820 Marine Drive, which is 650m from the proposed store. In light of the subject site being located within the Big Bend Commercial Precinct, part of a larger comprehensive development, and identified in the Liquor Store Location Framework, it is considered appropriate in terms of its spatial separation from existing LRS and LDB facilities.
- b) The closest residential neighbourhoods are the Willard Street Area and the South Slope area which are at a minimum approximately 750m from the proposed subject Wine Store location. The nearest public parks are Byrne Creek Ravine Park, Willard Park, and Burnaby Fraser Foreshore Park, which are approximately 750m, 1.3 km, and 1.5 km from the subject location. As such, it is considered that there will be minimal residential and park impact of the location of this proposed store.
- c) The closest schools and childcare centres are Kenneth Gordon Elementary School at 7855 Meadow Avenue, which is 950 m from the subject location and Glenwood Elementary School at 5787 Marine Drive, which is 500 m from the subject location and north of Marine Way. There are no childcare facilities within 1km of the subject location. As such, it is considered that there will be minimal impact to schools and childcare facilities by the location of this proposed Wine Store.
- d) The site is currently accessed by vehicle via Market Crossing. The parking ratio for the proposed Wine Store will be the same as the other retail units within the commercial centre. Sufficient parking is already available and no additional parking will be required. One handicapped stall will be located in front of the store. It is noted that the subject commercial development is also accessible by transit.

3.3 The LRS Wine store proposal has been assessed by the RCMP and Social Planning staff. There are no specific concerns regarding this application.

3.4 Provision for servicing for the subject site was previously secured under Rezoning References #03-22, #05-22 and #06-23 and Subdivision Reference #04-29.

3.5 As the subject rezoning is specifically for a change of use, there will be no changes to the exterior design of the facility or its previously permitted floor area. Notwithstanding, the applicant has submitted a plan of development showing the location of the proposed LRS Wine Store within the Marine Way Market Development suitable for presentation to a Public Hearing.

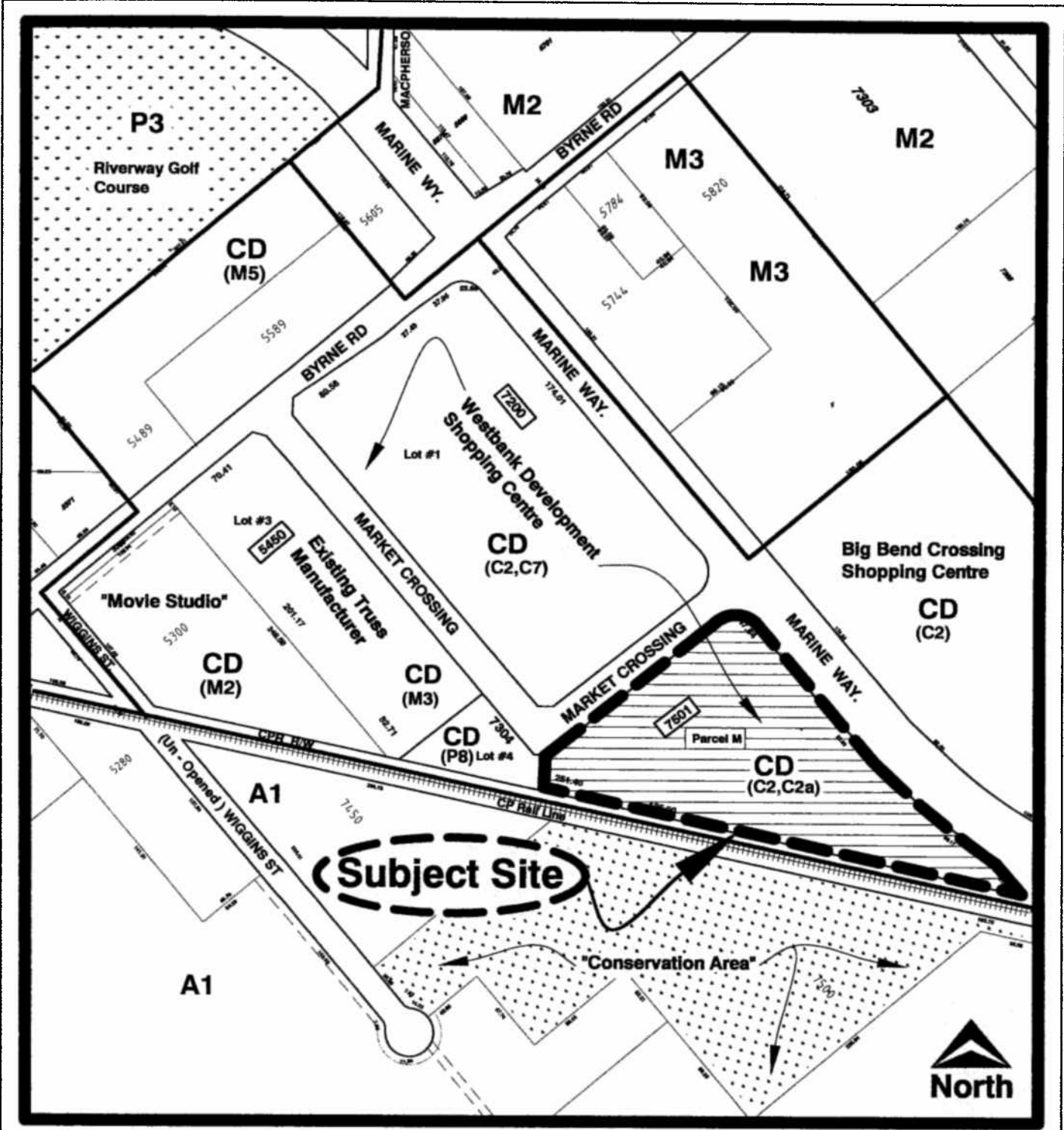
4.0 RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 April 07 and to a Public Hearing on 2008 April 22 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 granting of a Section 219 Covenant restricting the sale of liquor products from the subject LRS Wine Store to wine only.

JBS

JBS:gk
Attachments

cc: City Clerk
City Solicitor
Director Engineering



Planning and Building Department

Scale: N.T.S.

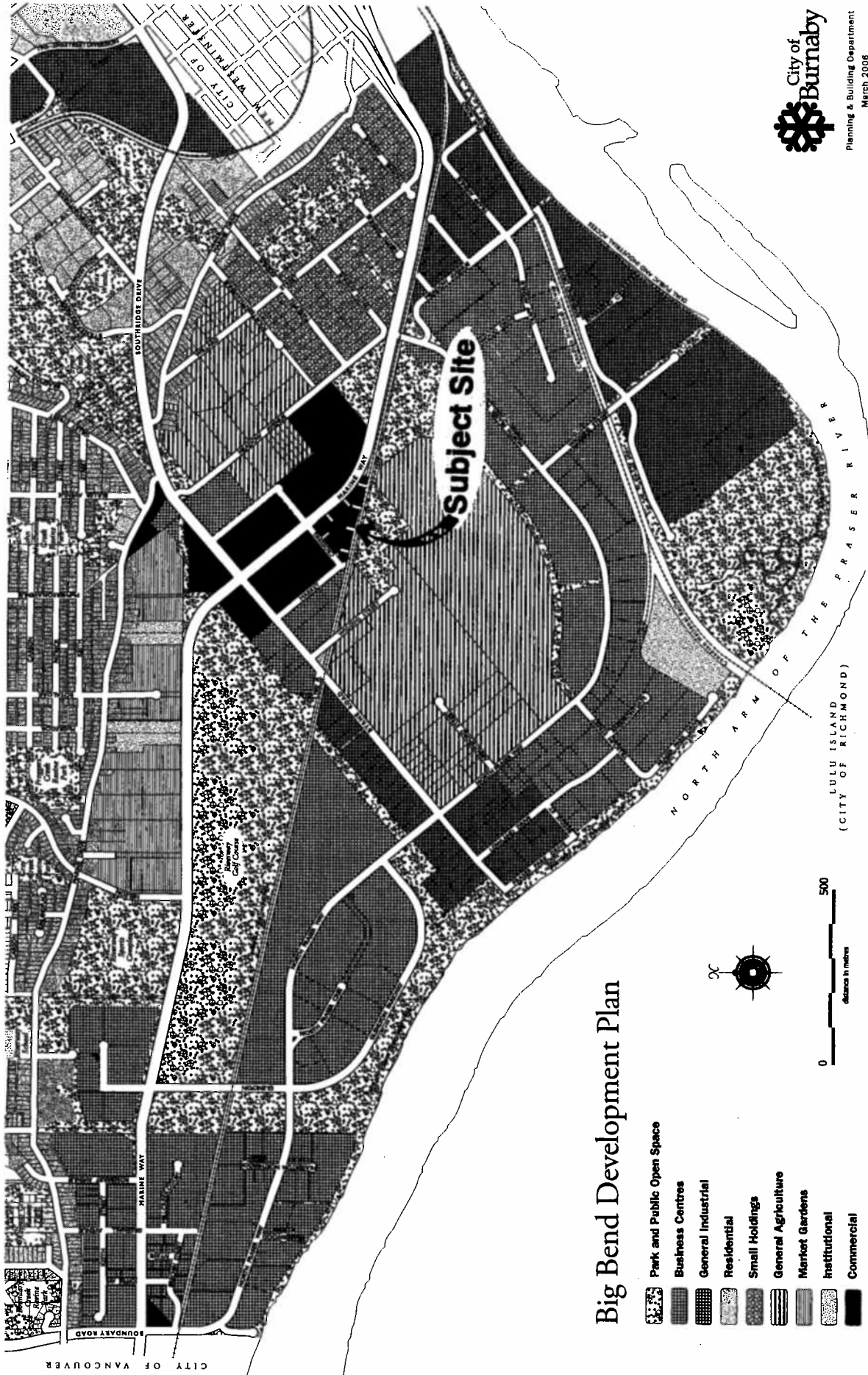
Drawn By: J.P.C.

Date: February 2008

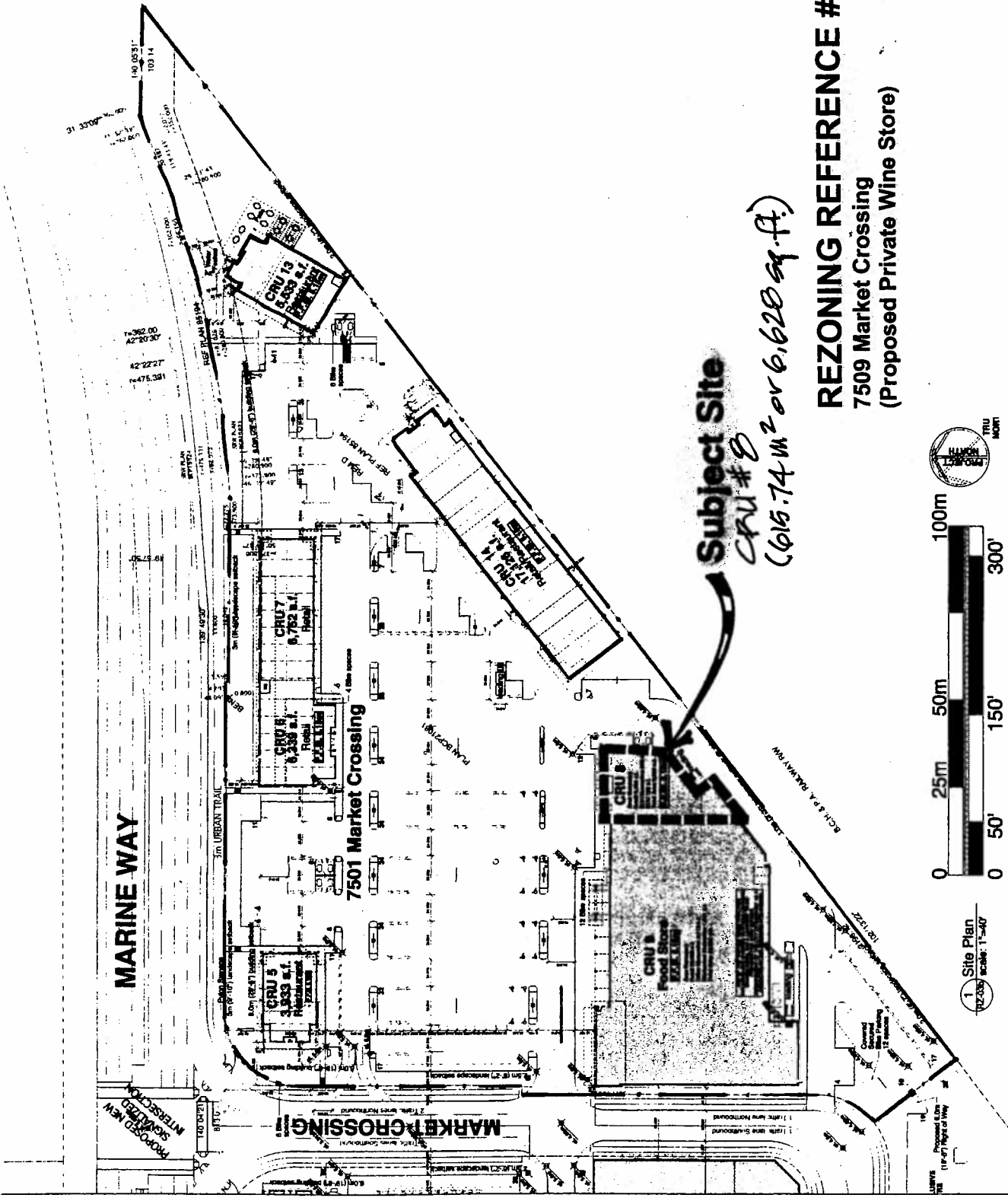
REZONING REFERENCE # 08 -- 01

7509 Market Crossing
(Proposed Private Wine Store)

Sketch # 1



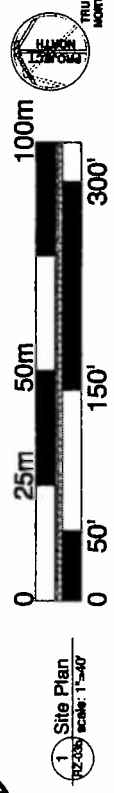
REZONING REFERENCE # 08 -- 01
7509 Market Crossing
(Proposed Private Wine Store)



See Context Plan (sheet RZ-03f) for entire development

Subject Site
 CRU #8
 (615.74 m² or 6,628 sq. ft.)

REZONING REFERENCE # 08 -- 01
 7509 Market Crossing
 (Proposed Private Wine Store)



1 Site Plan
 02.039 SCALE: 1"=40'

**KASIAN
ARCHITECTURE
INTERIOR
DESIGN AND
PLANNING LTD**

1555 West Pender Street
Suite 350
Vancouver
British Columbia
Canada
V6G 2T1
t 604 683 4145
f 604 683 2827
www.kasian.com

December 21, 2007



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

Attention: Mayor & City Councilors

Dear Mayor Corrigan and City Councilors:

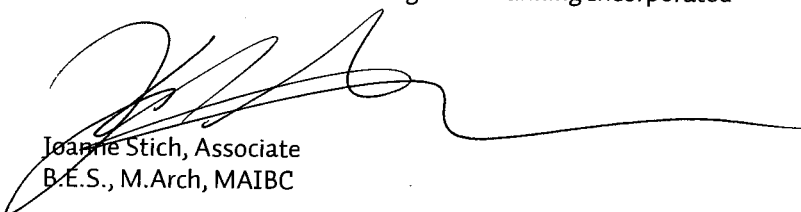
**Re: Rezoning Application
Byrne Road and Marine Way, Burnaby, B.C.**

The intent of this application is to change the use of Commercial Retail Unit (CRU) 8 to a Licensee Retail store for a specialty wine user of approximately 616 sq.m. (6,628 sq.ft.) at Byrne Road and Marine Way Commercial Development. The proposed change of use is consistent with the Byrne Road and Marine Way Service Commercial Precinct Development Plan of December 13, 2001.

Thank you for your consideration of this application on behalf of Marine Promenade Properties Incorporated.

Regards,

Kasian Architecture Interior Design and Planning Incorporated



Joanne Stich, Associate
B.E.S., M.Arch, MAIBC

Vancouver
Calgary
Edmonton
Kitchener-Waterloo
Toronto
Dubai
Mumbai

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-02
2008 March 17

ITEM #2

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Hi-Cube Storage Products Ltd.
7363 Wilson Avenue
Delta, B.C. V4G 1E5
(Attention: Gerry Chose)
- 1.2 Subject:** Application for the rezoning of:
Lot A, D.L. 166A, Group 1, NWD Plan LMP41947
- From:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Big Bend Development Plan guidelines and in accordance with the development plan entitled "Mail-o-Matic Mezzanine/Building Layout" prepared by Hi Cube Storage Products Ltd.)
- 1.3 Address:** 7550 Lowland Drive
- 1.4 Location:** The site is located on the north side of Lowland Drive between Byrne Road and Tillicum Street. (See attached Sketch #1)
- 1.5 Size:** The site is rectangular in shape measuring approximately 5,000 m² (53,821 sq.ft.) in area with a width of 48.46 m² (159 ft.)
- 1.6 Services:** The site is fully serviced.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a 2,180 sq.ft. storage mezzanine expansion.

2.0 NEIGHBOURHOOD CHARACTERISTICS

2.1 The subject property is located on the north side of Lowland Drive between Byrne Road and Tillicum Street within the adopted Big Bend Development Plan. The area is generally developed with light and general industrial, warehouse and manufacturing uses. To the north are a number of vacant properties that have been recently subdivided (Subdivision Reference #05-55) and are intended for future Amended Comprehensive Development rezoning to permit office/industrial development.

3.0 BACKGROUND INFORMATION

3.1 The subject property at 7550 Lowland Drive was developed in 2000 under Rezoning Reference #99-12 in line with the CD Comprehensive District Zoning District (utilizing the M2 General Industrial, M5 Light Industrial District and the Big Bend Development Plan as guidelines). (See *attached* Sketch #2) The property accommodates an existing single-tenant building for manufacturing /warehouse uses with associated office space comprised of 1,999.0 m² (21,518 sq.ft.) of warehouse space and 818.5 m² (8,810 sq.ft.) of office space.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to Amended CD Compressive Development District based on the M5 Light Industrial District and M2 General Industrial District as guidelines for the purpose of constructing a 202.52 m² (2,180 sq.ft.) storage mezzanine linked to the warehouse component of the building. Office uses are not proposed for the mezzanine space and will not be permitted under this amended rezoning. If in future, office uses are proposed for the mezzanine, then a further amended CD Comprehensive Development rezoning application would be required and the necessary additional parking would have to be provided.

4.2 The expanded floor area will increase the required number of parking stalls from 29 to 30. The additional parking can be accommodated on the site without any changes to existing loading or landscaped areas.

4.3 All required servicing for the subject site was provided for under Subdivision Reference #99-07 and Rezoning Reference # 99-12.

4.4 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. (\$8.73 per m²) is required for the proposed additional floor area.

5.0 DEVELOPMENT STATISTICS

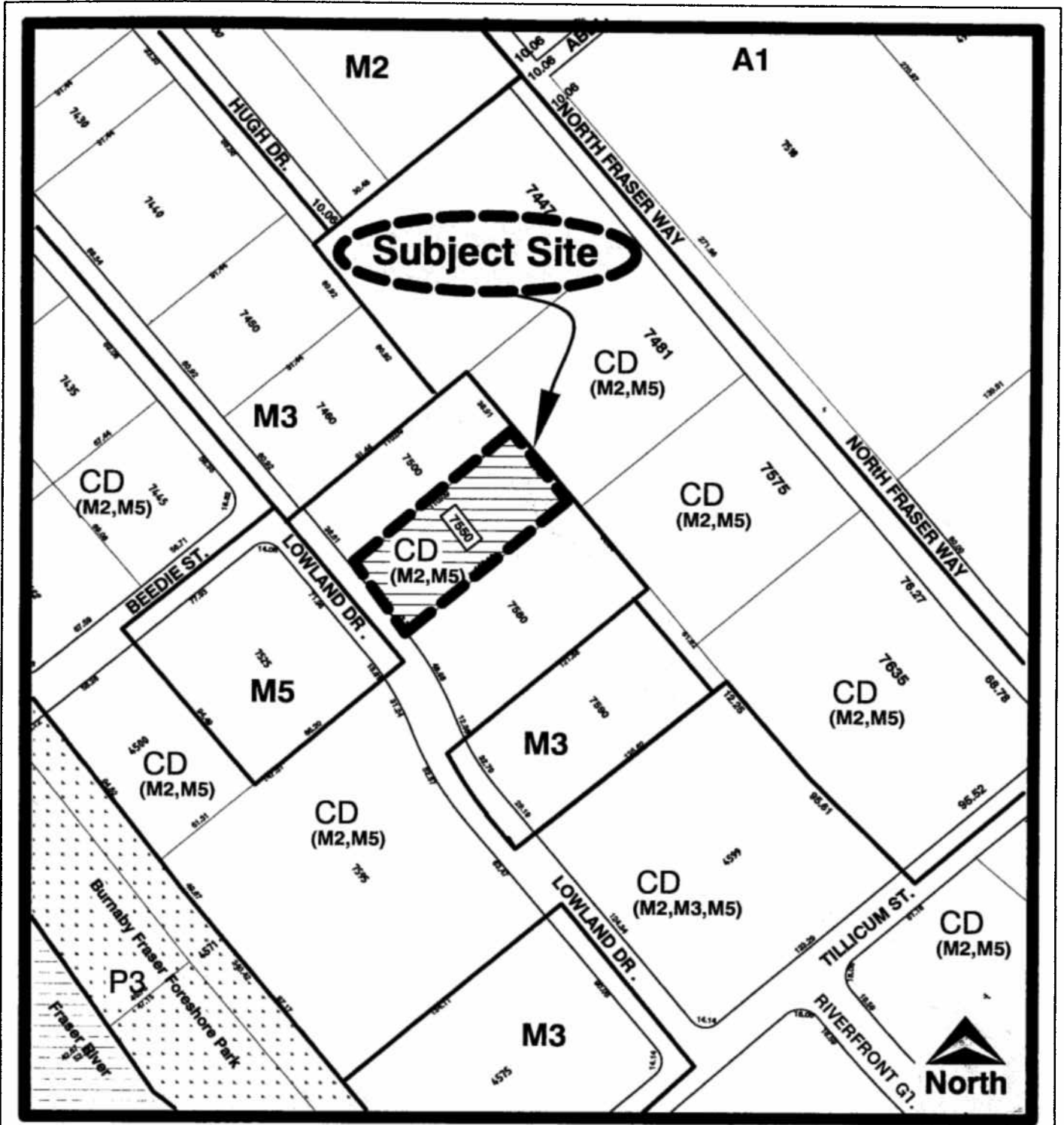
5.1	Net Site Area:	-	0.50 hectares (1.24 acres)
5.2	Gross Floor Area:		
	Existing Warehouse	-	1,999.0 m ² (21,518 sq.ft.)
	<u>Proposed Storage Mezzanine</u>	-	<u>202.5 m² (2,180 sq.ft.)</u>
	Sub-total Storage/Warehouse	-	2,201.5 (23,698 sq.ft.)
	<u>Existing Office</u>	-	<u>818.5 m² (8,810 sq.ft.)</u>
	Total G.F.A.	-	3,020.0 m ² (32,508 sq.ft.)
5.3	Building Height (unchanged):	-	2 storeys
5.4	Parking:		
	Office (1 stall/46m ²)	-	18 spaces
	Warehouse/Storage (1 stall/ 86 m ²)	-	12 spaces
	Total Parking Required/Provided:	-	30 spaces
5.5	Loading Bays Required/Provided:	-	4 spaces

6.0 RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 April 07 and to a Public Hearing on 2008 April 22 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 the applicable GVS & DD Sewerage Charge.

JBS
 JBS:gk
 Attachments

cc: Director of Engineering
 Director Parks, Recreation & Cultural Services
 City Clerk
 Chief Building Inspector



A



Planning and Building Department

Scale: 1 : 3000

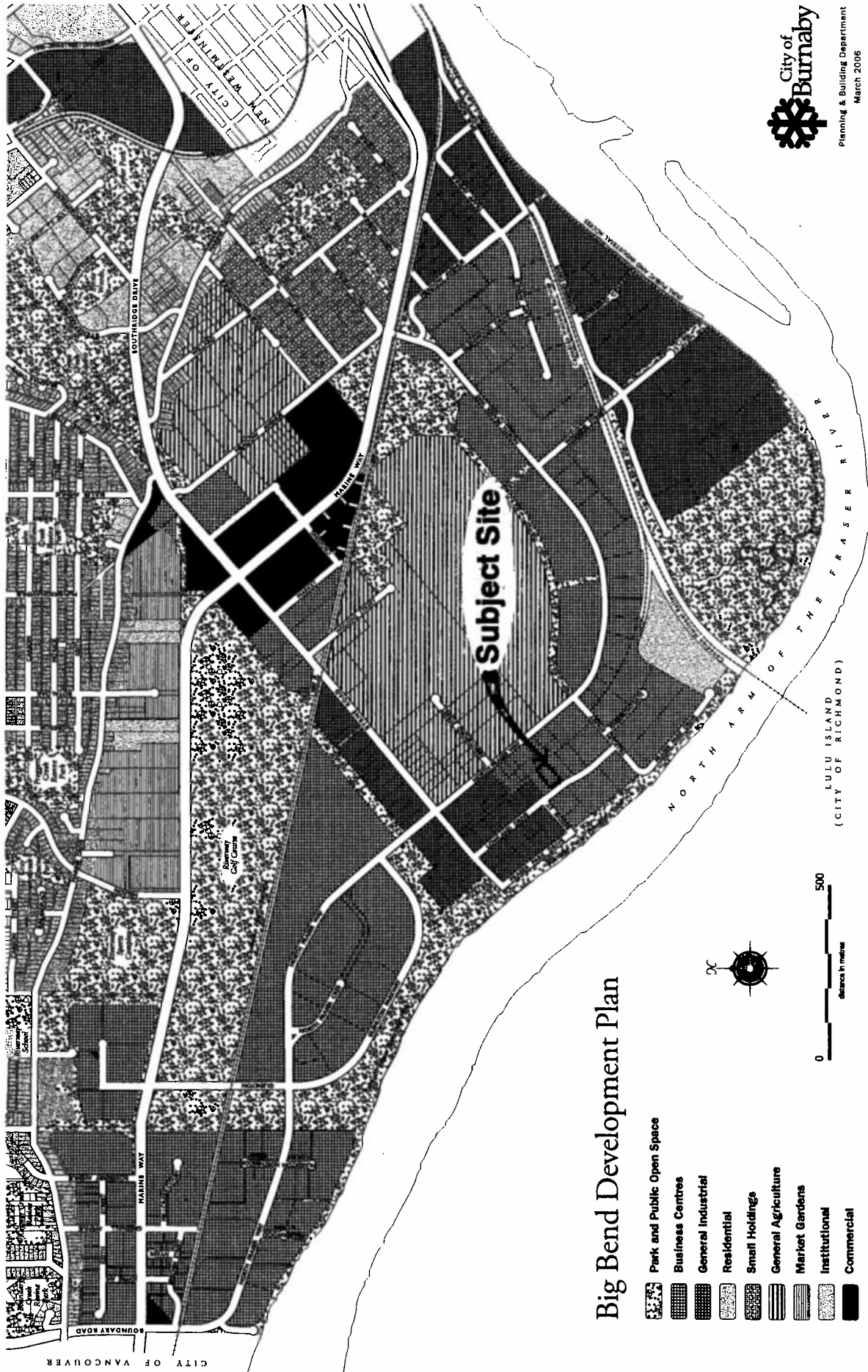
Drawn By: J.P.C.

Date: February 2008

REZONING REFERENCE # 08 – 02

7550 Lowland Dr.
(Proposed Mezzanine Addition to Existing Building)

Sketch # 1



Big Bend Development Plan

- Park and Public Open Space
- Business Centres
- General Industrial
- Residential
- Small Holdings
- General Agriculture
- Market Gardens
- Institutional
- Commercial



REZONING REFERENCE # 08 -- 02
7550 Lowland Dr.
 (Proposed Mezzanine Addition to Existing Building)

Feb. 12, 2008

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

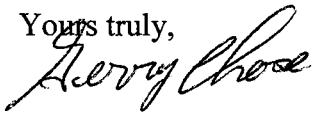
Director of Planning
Attention: Basil Luksan

Re: Mail O Matic Services:- 7550 Lowland Drive, Burnaby, B.C.

We, as the applicant request your approval to rezone Mail O Matic Services from CD (M2, M5) to a CD (M2, M5) for the construction of a 2,180 sq.ft. structural mezzanine for the sole purpose of warehousing raw material and finished product.

Thank you for attention in this matter.

Yours truly,



Gerry Chose

7363 Wilson Avenue,
Tilbury Industrial Park
Delta, British Columbia
V4G 1E5

Telephone: (604) 946-4838

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-03
2008 MARCH 17

ITEM #3

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** SFU Community Trust
150 – 8960 University High Street
Burnaby, B.C. V5A 4Y6
(Attention: Dale Mikkelsen)
- 1.2 **Subject:** Application for the rezoning of:
Ptn. of Lot 1 Except: Part on Plans BCP25760, BCP29666 &
BCP31371, D.L.'s 31, 101, 102, 141, 144, 147, 209, 210 & 211, Plan
BCP6258 and Lot 25, D.L. 211, Group 1, NWD Plan BCP31371
- From:** P11e SFU Neighbourhood District
- To:** **Lot 25:** CD Comprehensive Development District (based
on P11e SFU Neighbourhood District, P8 Parking District,
C3 General Commercial District, P1 Neighbourhood
Institutional District and SFU Community Plan guidelines)
- To:** **Lot 22:** CD Comprehensive Development District (based
on P11e SFU Neighbourhood District, P1 Neighbourhood
Institutional District and SFU Community Plan guidelines)
- 1.3 **Address:** Ptn. of 8888 University Drive and 9055 University High Street
- 1.4 **Location:** The subject site comprises two lots located on University Crescent
north of University High Street. (Sketch #1 **attached**).
- 1.5 **Size:** The site has a total area of 1.34 ha (3.3 acres) comprising Lot 25
which is 0.89 ha (2.2 acres) and proposed Lot 22 is 0.45 ha (1.1
acres).
- 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
a temporary childcare centre (Lot 22) and temporary surface parking
(Lot 25) and to establish future development guidelines for both lots.

2.0 BACKGROUND INFORMATION:

2.1 Lot 25 (see **attached** Sketches #1 and 2) is located on the north side of University High Street between Tower Road and University Crescent, within the area of the East Neighbourhood designated in the adopted SFU-Official Community Plan development for a commercial centre to serve both the University and residential communities. It is currently occupied by a parking lot as well as a small pump station which is being relocated to another site.

A rezoning bylaw (Rezoning Reference #06-07) for development of a mixed-use building, including a 1,171 car parkade, 102 residential units, retail and office commercial space and a child care centre with 50 spaces for 3 to 5 year olds on Lot 25 received Second Reading on 2007 November 05. The SFU Community Trust has determined that this development is not economically feasible at this time. The Trust has initiated the current rezoning application to permit development of an improved temporary surface parking lot on this parcel, and to establish development guidelines for a future amendment CD rezoning for the permanent development on Lot 25. With Council advancement of this application, Rezoning Reference #06-07 would be abandoned.

2.2 Proposed Lot 22 is located across Highland Court to the north of Lot 25. It is being created and serviced as part of the overall Phase 3 UniverCity subdivision which is currently being processed (Subdivision Reference #07-51). Development parameters for Lot 22 as well as the other Phase 3 parcels are being established by Rezoning Reference #06-65. The Trust has made the current rezoning application to permit development of a temporary childcare facility on Lot 22, while maintaining the conceptual development plan and development statistics for future permanent development of Lot 22 being established by Rezoning Reference #06-65.

3.0 GENERAL COMMENTS

3.1 The proposed rezoning is supportable and consistent with the SFU OCP.

3.2 The temporary surface parking on Lot 25 will have accesses located on Tower Road and University Crescent as established for the previous rezoning application. Appropriate landscaping will be provided on the periphery of the lot.

3.3 An easement will be registered on Lot 25 to provide a minimum twenty specific parking spaces for the planned elementary school site across Tower Road. Section 219 Covenants will be registered to allocate ten car co-op spaces, and to ensure 238 required off-site visitor parking spaces (short term public free or pay parking) are maintained for existing residential developments (41 spaces) and planned developments (197 spaces). It is recognized that the interim surface parking lot may not be able to accommodate this full number of spaces (and that they will not all be required for some time). Lot 25 is also

intended to provide twenty off-site parking spaces for the church in the Cornerstone Building (Rezoning Reference #06-24) across University High Street.

- 3.4 The subject rezoning application will establish development guidelines for the permanent uses and development on Lot 25, including the following:
- must accommodate parking requirements as outlined above for interim use, as well as required parking for all on-site uses; must also accommodate parking as required by SFU to replace existing University parking to be removed when Phase 4 of UniverCity is developed (unless other arrangements are made);
 - must include a child care facility to replace the interim facility being developed on Lot 22;
 - must provide street-front retail commercial along University High Street, and street-oriented residential on Highland Court;
 - massing and urban design to complement Cornerstone and Hub buildings;
 - a further amendment CD rezoning will be required for the specific plans for the permanent development; and
 - Section 219 Covenants will also be registered regarding the first two points noted above.
- 3.5 Proposed Lot 22 is being created and serviced as part of the overall Phase 3 UniverCity subdivision which is currently being processed (Subdivision Reference #07-51) in conjunction with Rezoning Reference #06-65 which is establishing the conceptual development plan and development statistics for its future permanent development. Completion of the subdivision creating Lot 22 and Final Adoption of Rezoning Reference #06-65 will need to precede Final Adoption of this subject Rezoning Bylaw.
- 3.6 The interim use of proposed Lot 22 is for a child care facility with fifty spaces for 3 to 5 year olds, with outdoor play space. The development is to provide on-site drop-off and parking, with vehicular access from Highland Court. The SFU Children's Centre is to be the operator of the facility, and will participate in the design process.
- 3.7 Construction of the child care facility on Lot 22 will need to commence before further development of sites in UniverCity proceeds. A Section 219 Covenant will be registered to ensure that this temporary child care facility remains in operation until the replacement facility which will be part of the permanent development on Lot 25 is in operation.
- 3.8 The permanent development on Lot 22 will be in accordance with the conceptual development plan and statistics being included in Rezoning Reference #06-65 and could proceed through Preliminary Plan Approval, after the permanent childcare facility development on Lot 25 is in operation.
- 3.9 GVS & DD Sewerage charges apply to the child care development on Lot 22.

3.10 Suitable stormwater management plans to the approval of Director Engineering are required for both parcels.

4.0 RECOMMENDATION

4.1 **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

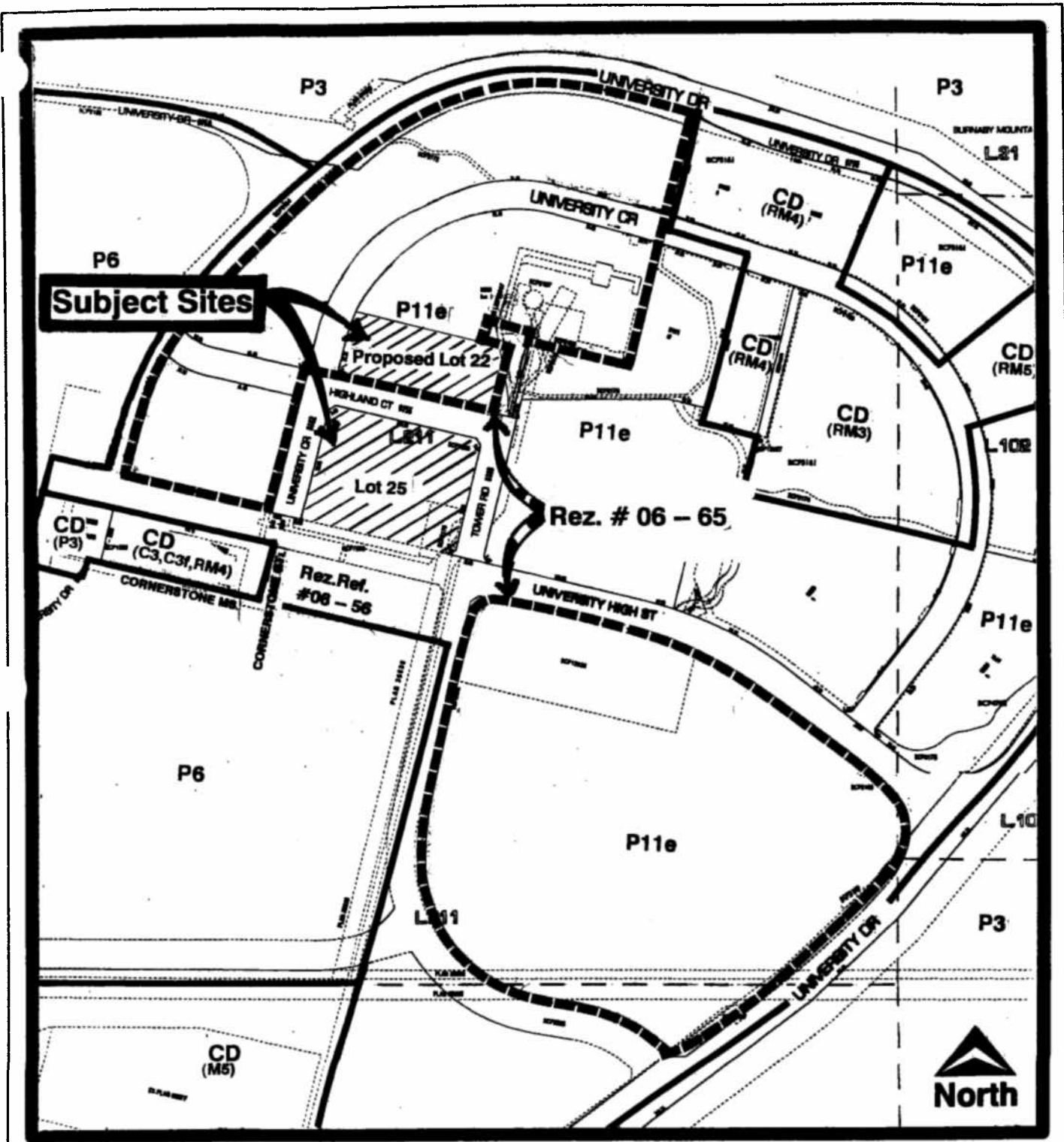
RR

RR:gk

Attach

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

P:\Gulzar\Robert Renger\Rezoning 2008\Rez 08-03\Initial Report.doc



Planning and Building Department

Scale: N.T.S.

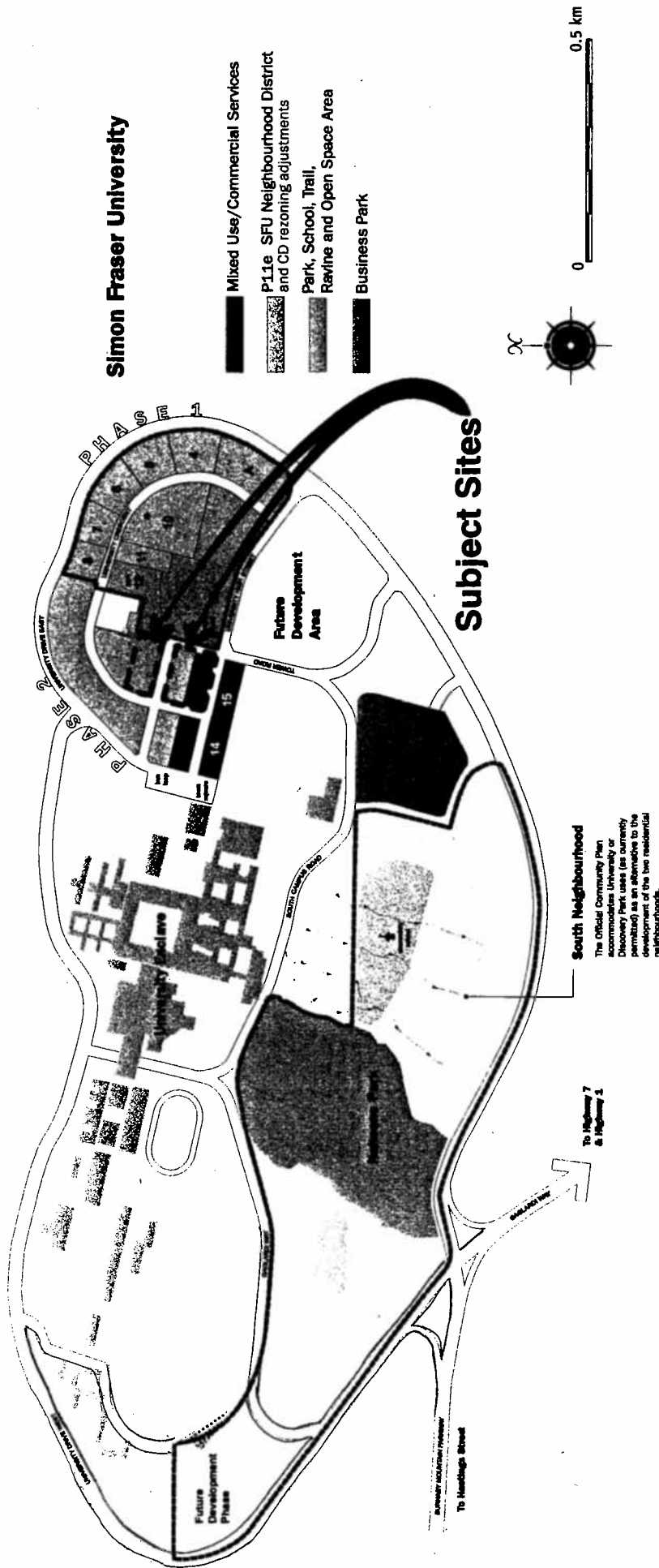
Drawn By: J.P.C.

Date: March 2008

REZONING REFERENCE # 08 - 03

Portion of 8888 University Dr. (proposed Lot 22) and
9055 University High St.

Sketch # 1



THIS INFORMATION IS DIAGRAMMATIC AND IS SUBJECT TO CHANGE. FOR SPECIFIC INFORMATION, PLEASE CONTACT THE BURNABY PLANNING DEPARTMENT.
UPDATED TO OCTOBER, 2003

REZONING REFERENCE # 08 -- 03

Sketch # 2



SFU Community Trust

#150-8960 University High St.
Burnaby, British Columbia
Canada V5A 4Y6

tel 604 291 3220
fax 604 291 3189
website UniverCity.ca

February 22, 2008

Robert Renger
City of Burnaby, Planning
4949 Canada Way
Burnaby, BC
V5G 1M2

Dear Robert:

Re: Parcel 22/25 Rezoning Application Intent

This letter of intent is intended to cover the Rezoning Application for Parcel 25 and proposed Parcel 22. Parcel 22 is currently contained within Rezoning Reference 06-65, and Parcel 25 is currently zoned, but both are seeking rezoning to accommodate temporary uses that are not considered in existing zoning on Parcel 25 and Rezoning Reference 06-65 for Parcel 22.

Parcel 22:

Parcel 22 will be rezoned for a temporary childcare facility, with a conceptual development plan for future permanent development.

The interim use childcare facility will be 5,700sq.ft. (530sq.m.) and will accommodate 50 children from 3 to 5 years of age, and the associated outdoor play space of 4,400sq.ft. (410sq.m.). Parcel 22 will also include temporary provision of space for childcare drop-off and parking (10 spaces), as well as site landscaping as required.

The permanent conceptual development plan will be as included in Rezoning Reference 06-65. It could be developed under PPA.

Parcel 25:

Parcel 25 will be rezoned for temporary surface parking and to establish development guidelines for future amendment CD rezoning plan for future permanent development.

The interim use parking lot will be landscaped around the periphery and will demonstrate sustainable surface treatments for stormwater management. 20 spaces shall be required for the neighbouring school site. As per Rezoning Reference 06-65, Parcel 25 will provide 10 co-op car



parking spaces (made available with supply of co-op vehicles) and 238 off-site visitor parking spaces (short term public free or pay parking; 41 existing and 197 future). The interim parking lot may not be able to accommodate this full number of spaces, and this has been deemed supportable by City of Burnaby Planning.

Guidelines for permanent use will be developed to include provision for all parking spaces outlined above, include the 10 childcare spaces outlined as interim for Parcel 22. It must also provide parking as required by SFU to replace existing spaces to be lost by SFU when Phase 4 is developed (unless other arrangements are made). The Guidelines will require provision of a permanent childcare facility to replace the Parcel 22 interim facility and must provide street-front retail along University High Street and street-oriented residential on Highland Court. Massing and urban design will meet the UniverCity Design Guidelines and will complement Cornerstone and Hub Buildings. Specific requirements of Rezoning Reference 06-65 will be met, including green building, landscape, and stormwater management requirements. Further amendment CD rezoning will be required for specific plan of development.

We hope you find this letter of intent satisfactory. Please call with any questions.

Regards,

Dale Mikkelsen
Manager, Planning & Sustainability
SFU Community Trust
604-268-6649

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-04
2008 MARCH 17

ITEM #4

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Mosaic Avenue Developments Ltd.
500 – 2609 Granville Street
Vancouver, B.C. V6H 3H3
(Attention: Luciano Zago)
- 1.2 **Subject:** Application for the rezoning of:
Parcel 'B' (Ref. Pl. 14934) Lot 30, D.L. 97, Group 1, NWD Plan 824,
Lot 6, D.L. 97, Group 1, NWD Plan 15773, Lots 4 & 5, D.L. 97,
Group 1, NWD Plan 4674
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM3
Multiple Family Residential District and Royal Oak
Community Plan guidelines)
- 1.3 **Address:** 7423, 7449, 7481 and 7515 Gilley Avenue
- 1.4 **Location:** The subject site is located on the west side of Gilley Avenue between Beresford Street and Rumble Street. (Sketch #1 **attached**)
- 1.5 **Size:** The site is irregular in shape with a frontage on Gilley Avenue of approximately 117 m (384 ft.) and an area of 0.70 hectares (1.7 acres) (subject to detailed survey).
- 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 townhouse development with under-unit parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject property is located on the west side of Gilley Avenue between Beresford Street and Rumble Street and is currently occupied by older single-family dwellings utilized as construction offices and smaller industrial buildings. Directly north and north-

west of the subject property, and across Gilley Avenue to the east, are older industrial buildings zoned M2 General Industrial District. Directly adjacent to the south is the SkyTrain guideway and BC Parkway, with beyond the guideway, a mix of older and newer single- and two-family dwellings and a City owned property used for public open space related to the BC Parkway. Vehicular access to the site is from Gilley Avenue.

3.0 BACKGROUND INFORMATION:

3.1 The subject site, comprised of 7423, 7449, 7481, 7515 Gilley Avenue and the City-owned lane rights of way, is identified within the adopted Royal Oak Community Plan (see attached Sketch #2) for consolidation and multiple-family redevelopment under the CD Comprehensive Development District (utilizing the RM3 District, as a guideline). The lands to the north and to the north-west are also identified for redevelopment from M2 General Industrial District to CD Comprehensive Development District (utilizing the RM3 District as guidelines). The area to the east across Gilley Avenue is identified within the Edmonds Town Centre Plan to remain industrial. To the south, across the BC Parkway and SkyTrain guideway is Sub Area 11 of the Royal Oak Community Plan which is identified for transitional development including single and two-family development under the current R5 Residential District or low-density multiple-family development.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting a rezoning to CD Comprehensive Development District (based on RM3 Multiple-Family Residential District and Royal Oak Community Plan a guidelines) in order to permit the construction of a townhouse development, to a maximum allowable FAR of 0.9 with under-unit parking.

4.2 The completion of a Highway Closure Bylaw for the closure of City-owned lane rights-of-way within the development site is required.

4.3 The application involves the sale of the City-owned lot at 7449 Gilley Avenue which has an area of approximately 1,744.0 m² (18,773 sq.ft.) net of the required 56.81 m² road dedication area (subject to detailed survey). The City-owned lane rights-of-way to be closed and consolidated with the development site are located west of 7423 Gilley Avenue and between 7481 and 7515 Gilley Avenue and measures approximately 540.0 m² (5,813 sq.ft.). The lane rights-of-way to be closed as part of a development site would be sold net of any road dedications from the privately owned 7481 Gilley Avenue. A further report related to the purchase price of the City land and net closure area will be submitted to Council at a later date to seek Council approval of the purchase price.

4.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the construction of a separated sidewalk including street trees, boulevard grassing and street lighting on the west side of Gilley Avenue across the development frontage.

A road right-of-way dedication of 2.1m from 7449 and 7481 Gilley Avenue is required for the provision of separated sidewalks.

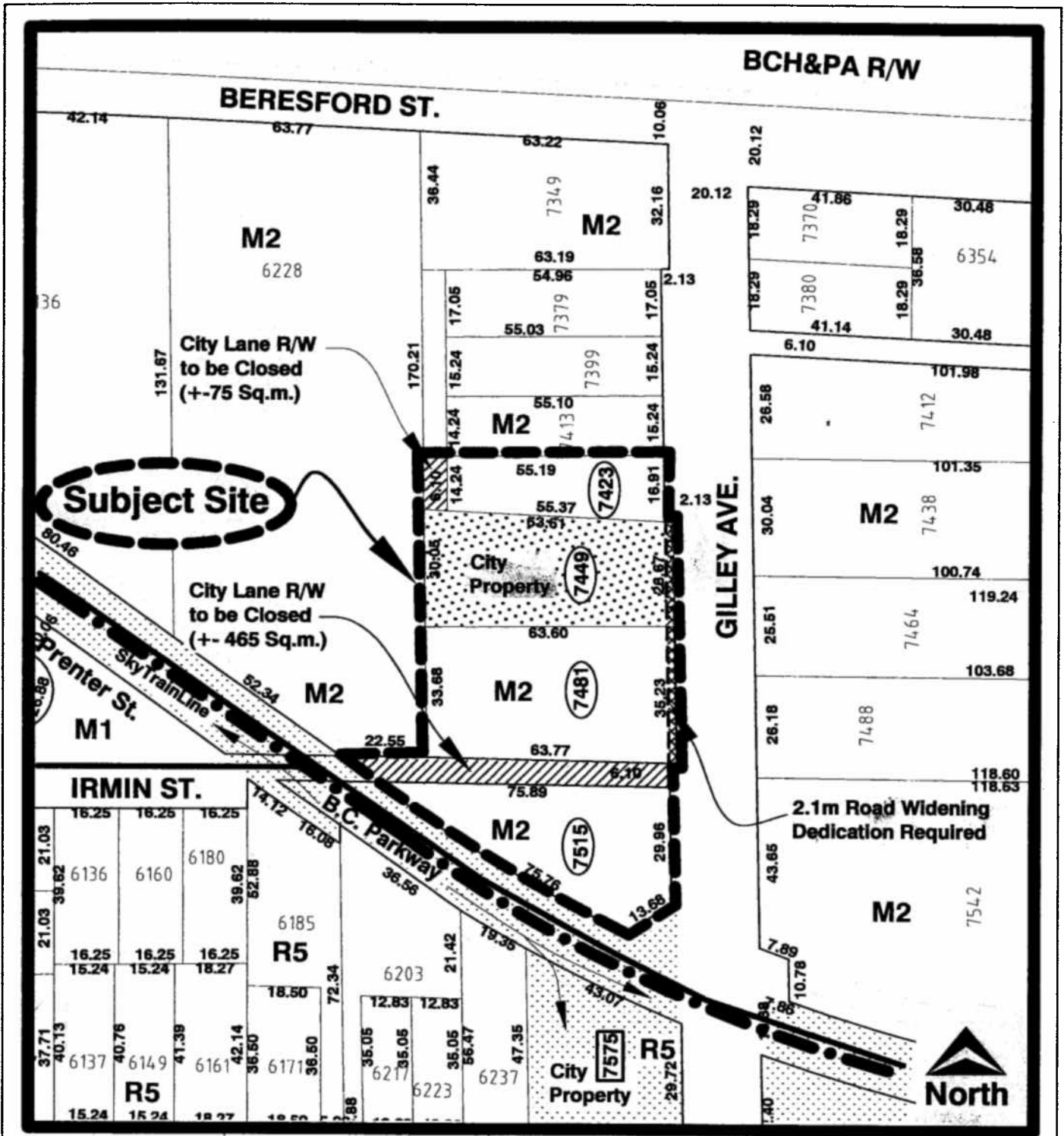
- 4.5 A tree survey of the site will be required to determine whether any existing trees are to be retained.
- 4.6 Due to the subject site's proximity to the SkyTrain guideway, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.7 Required Covenants will include a restriction on the enclosure of balconies and prohibiting gates on the project's surface driveways.
- 4.8 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the deposit of sufficient monies and the granting of a Section 219 covenant to guarantee its provision and continuing operation will be required.
- 4.9 The submission of a Site Profile and resolution of any arising requirements will be required.
- 4.10 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area.
 - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit.
 - c) School Site Acquisition Charge of \$800 per unit.

5.0 RECOMMENDATIONS

- 1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date

JBS/
JBS/gk

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



Planning and Building Department

Scale: 1 = 1500

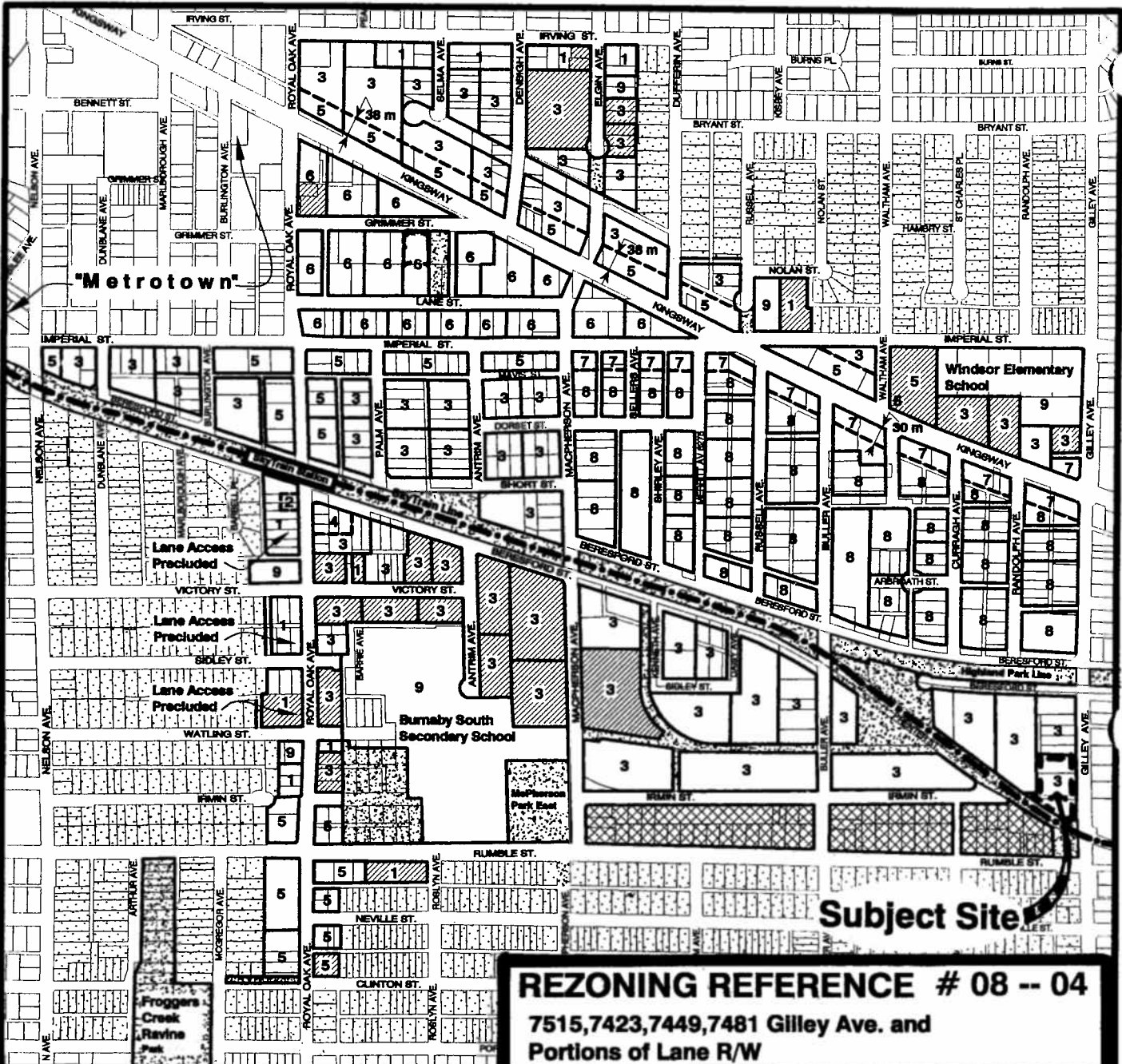
Drawn By: J.P.C.

Date: March 2008

REZONING REFERENCE # 08 -- 04

7515,7423,7449,7481 Gilley Ave. and
Portions of Lane R/W

Sketch # 1



REZONING REFERENCE # 08 -- 04

7515,7423,7449,7481 Gilley Ave. and Portions of Lane R/W

LEGEND:

- 1. CD (RM2 or Infill)
- 2. CD (RM2 & C1 at Grade)
- 3. CD (RM3)
- 4. CD (RM3 & C1 at Grade)
- 5. CD (Proposed C9)
- 6. CD (Proposed C9a)
- 7. CD (C2)
- 8. CD (M5)
- 9. Institutional (School, Church, Assembly)

- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designation.

Transition Area - Consult Planning for further information

**** This Sketch is Subject to Updating on a Continuous Basis.**

Updated to: October 2007





MOSAIC

February 15, 2008

Mr. Kenji Ito
Assistant Director Current Planning
City of Burnaby Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Mr. Ito:

RE: Letter of Intent - 7423,7449,7481,7515 Gilley Avenue, Burnaby

Mosaic Avenue Developments is requesting a rezoning from M2 General Industrial District to CD Comprehensive Development District (based on the RM3 Multiple Family Development District and the Royal Oak Community Plan) for 7423, 7449, 7481 and 7515 Gilley Avenue, including City-owned lane rights-of-way. In order to develop this site, the four existing buildings on site will need to be demolished. Our intent is to construct a 49-unit slab on grade townhouse project with under-unit parking to a maximum density of 0.9 F.A.R.

Please find enclosed two agent authorization letters and a cheque covering the cost of the rezoning fee in the sum of \$3,682. We look forward to working with the City towards a suitable plan of development.

MOSAIC AVENUE DEVELOPMENTS LP

Luciano Zago
(encl)

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-05
2008 MARCH 17

ITEM #5

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Intracorp Lands Ltd.
900 – 666 Burrard Street
Vancouver, B.C. V6C 2X8
(Attention: Tom Miller)
- 1.2 Subject:** Application for the rezoning of:
Blk 4 Except: Firstly: Part Subdivided by Plan 1925, Secondly:
Parcel 'A' (Expl. Pl. 12599), D.L. 153, Group 1, NWD Plan 783, Lot
25, D.L. 153, Group 1, NWD Plan 1925 and Lot 24, D.L. 151, Group
1, NWD Plan 1925
- From:** M4 Special Industrial District and R5 Residential District
- To:** CD Comprehensive Development District (based on RM5
Multiple Family Residential District, C2 Community
Commercial District and Metrotown Development Plan
guidelines)
- 1.3 Address:** 6451, 6475 & 6479 Telford Avenue and Ptn. of Lane Allowance
- 1.4 Location:** The subject site is located at the southwest corner of Beresford Street
and Telford Avenue (Sketch #1 attached)
- 1.5 Size:** The site is rectangular in shape with frontages on Beresford Street
and Telford Avenue of 70.47 m. (231.2 ft.) and 91.14 m. (299 ft.)
respectively, with a gross site area of approximately 5,995 m² (1.48
acres).
- 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
a high-rise development with a minor ground-level, street-fronting
commercial component.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The site is comprised of 4 lots (see Sketch #1 attached), two of which, addressed at 6451 Telford Avenue, are zoned M4 Special Industrial District and occupied by a large storage warehouse. The other two lots are zoned R5 Residential District and occupied by two older single-family dwellings in fair condition. It is noted that the R5-zoned property at 6475 Telford Avenue is owned by the City and is proposed to be included in the subject consolidated development site. To the north is the Expo SkyTrain Line and Metrotown SkyTrain Station, as well as the BC Parkway. Further to the north beyond Central Boulevard is the Metropolis Shopping Centre and the two Metrotower office buildings. To the west, east and south are older, generally three-storey, apartment buildings of varying age and condition. It is noted that Beresford Street is interrupted in this area by the M4 warehouse building and property comprising the subject development site.

3.0 GENERAL INFORMATION

- 3.1 The Metrotown Development Plan designates redevelopment sites fronting Beresford Street, including the subject site, for higher-density multiple-family development, as outlined in the Metrotown Development Plan document (June 1977). The proposed use of the RM5 District is reflective of the Plan's vision for this higher density residential designation to best utilize this site's strategic location in relation to BC Parkway, the Expo SkyTrain line, the abutting Metrotown SkyTrain Station, and the nearby Metropolis commercial centre and Metrotown core area.
- 3.2 The proposed preliminary development concept is for a single high-rise apartment tower with street-fronting commercial uses along Beresford Street. This commercial component, while not identified in the Plan, is considered minor, desirable and supportable given this site's direct relationship to the Metrotown SkyTrain Station, and the lack of local street-oriented service commercial opportunities in this immediate area. Further, the commercial component provides for further "eyes on the street" at a focal point of high pedestrian activity and public transit use. All required parking is proposed to be located underground, and access taken from either the abutting rear lane or Telford Avenue. A key component of this development is the proposal for a public plaza and green space area along Beresford Street to integrate this development with the public realm improvements envisioned by the Metrotown Transit Village Study, and specifically, proposed future improvements to the Metrotown SkyTrain Station, and the BC Parkway including the creation of a civic plaza area and addition of a future transit exchange to the west.
- 3.3 Development of the subject site includes the City-owned property at 6475 Telford Avenue within the overall consolidated development site. A separate report related to the value of the City land to be purchased by the developer will be submitted at a later date. Council approval will be required regarding the purchase price.

As well, it is proposed that the redundant east-west lane right-of-way also be included in the development site through the Highway Closure process. It is anticipated that dedications for this site will exceed the proposed road closure area, and therefore no payment to the City would be required.

3.4 Currently, east-west through traffic on Beresford Street is precluded by the storage warehouse which occupies the M4-zoned portion of the subject site. Development of the subject site would thus allow Beresford Street to be completed with full access to Willingdon Avenue. As such, dedications in the range of 20.12 m. are required along the Beresford Street frontage to accommodate the road's ultimate widening, and to be consistent with the proposed future transit exchange to the west (also part of the Metrotown Transit Village Study). However, as the construction timing for the future transit exchange and widened Beresford street is uncertain, and in order to phase the total dedications for the site, it is proposed that 10.06 m. of the 20.12 m. dedication be transferred to the City as a fee simple property at no cost to the City. Due to the extent of road dedications required of this site, and in order to preserve its potential for town centre development, it is proposed that the density related to the City lot be transferred and applied to the net development site. It is also noted that Beresford Street will need to be accommodated for some time within existing rights-of-way east of Willingdon Avenue which largely have a width of 10.06m Finally, it is also proposed that the developer adequately improve the City lot portion, including incorporation of a public plaza and enhanced sidewalk and boulevard elements, as well as on-street parking in support of the proposed street fronting commercial uses. Minor dedications are also required from the rear of the R5-zoned properties in order to complete the rear lane to its final standard.

3.5 Servicing requirements will include, but not necessarily be limited to:

- Construction of Beresford Street to a two lane standard with separated sidewalks (in their final location), street trees, boulevards, street lighting and pedestrian lighting. Urban design improvements on the proposed City-owned lot are to be provided by the developer but would be maintained by the City. Such improvements may include on-site public parking and public plaza construction;
- Construction of a new curb and separated sidewalk along the west side of Telford Avenue, including street trees, front and rear grassed boulevards and street and pedestrian lighting;
- Construction of the north-south lane to its final standard;
- Undergrounding of overhead hydro lines within the rear lane; and,
- Storm, sanitary sewer and water main upgrades as required.

3.6 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant

would achieve an additional 0.4 FAR. A separate report which specifically addresses the nature of the amenity density bonus will be pursued through the Community Development Committee.

- 3.7 Due to proximity to the SkyTrain line, Beresford Street and Central Boulevard, a noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.8 As there appear to be significant trees on the proposed development site, the developer will be required to submit a tree survey.
- 3.9 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 3.10 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in Burnaby's Town Centres.
- 3.11 An on-site Stormwater Management Plan is required.
- 3.12 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to, a Section 219 Covenant restricting enclosure of balconies.
- 3.13 Submission of a Site Profile and resolution of any arising conditions is required.
- 3.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

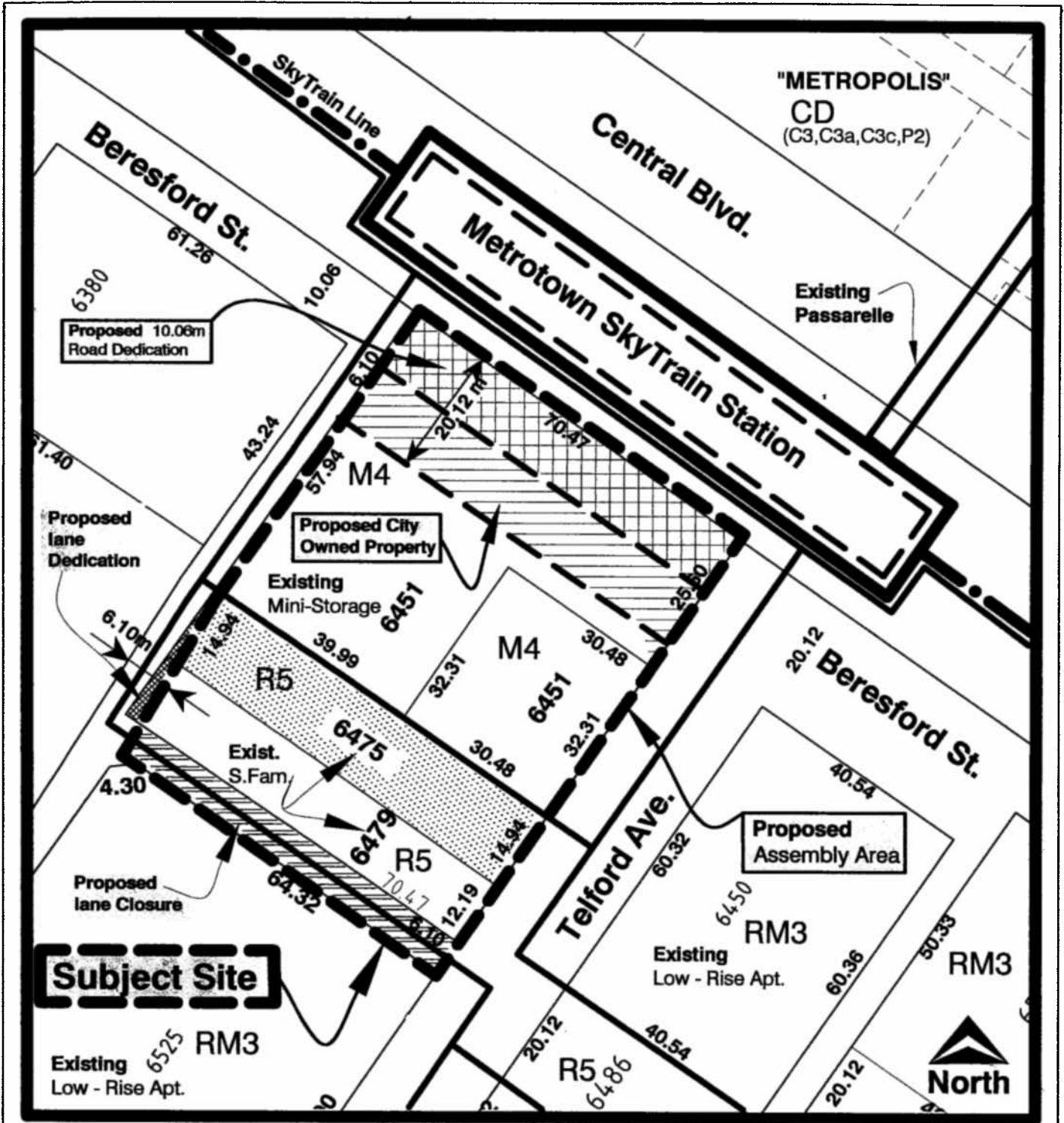
4.0 RECOMMENDATIONS

- 1. **THAT** the sale be approved in principle of City-owned redundant lane right-of-way and 6475 Telford Avenue for inclusion within the subject development site in accordance with Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

EBP

EK:gk
Attach

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



Planning and Building Department

Scale: 1 : 1000

Drawn By: J.P.C.

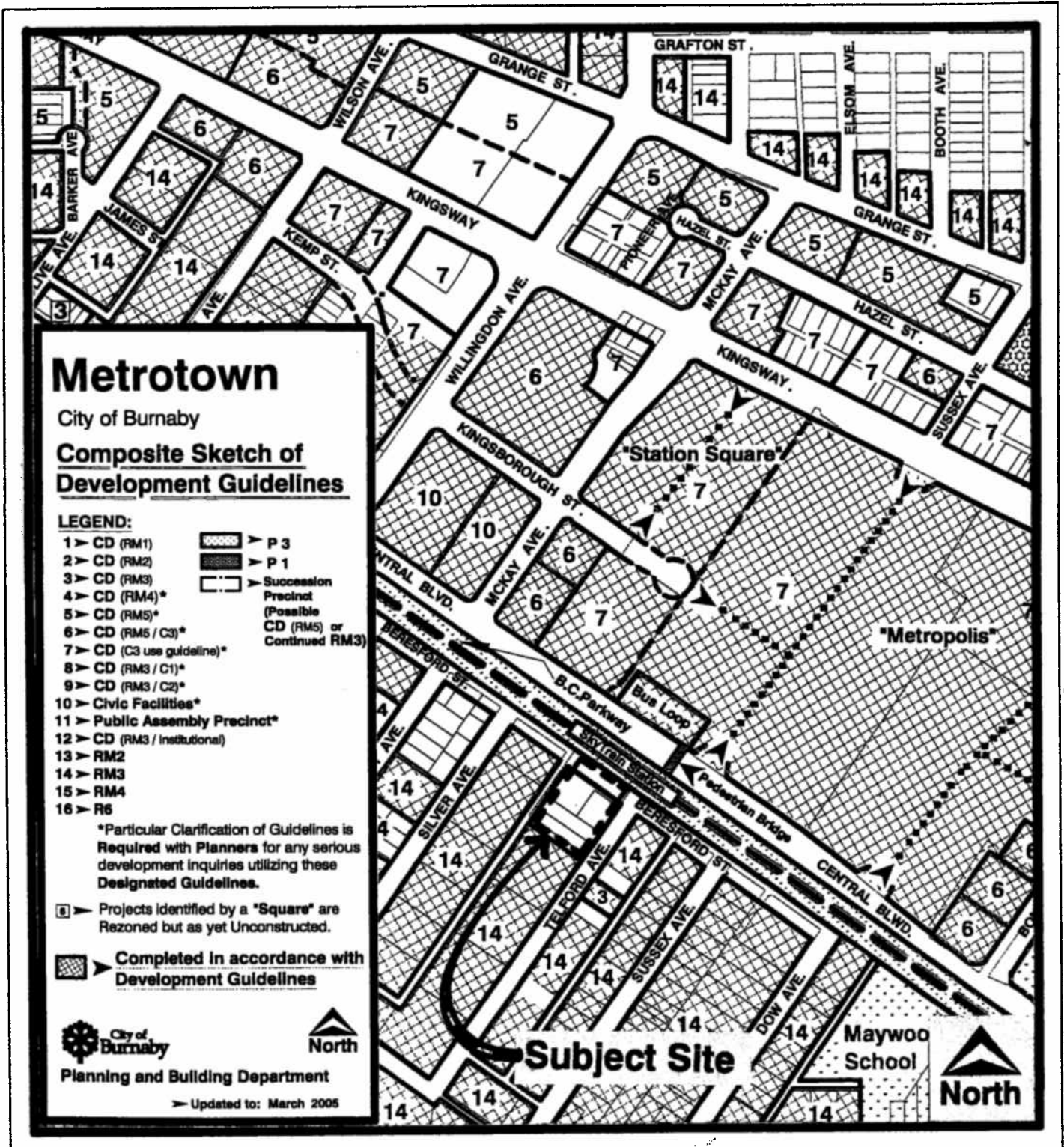
Date: March 2008



REZONING REFERENCE # 08 -- 05

6451,6475,6479 Telford Ave.and Lane R/W

Sketch # 1



Metrotown
 City of Burnaby
**Composite Sketch of
 Development Guidelines**

LEGEND:

1 > CD (RM1)		> P 3
2 > CD (RM2)		> P 1
3 > CD (RM3)		> Succession Precinct (Possible CD (RMS) or Continued RM3)
4 > CD (RM4)*		
5 > CD (RM5)*		
6 > CD (RM5 / C3)*		
7 > CD (C3 use guideline)*		
8 > CD (RM3 / C1)*		
9 > CD (RM3 / C2)*		
10 > Civic Facilities*		
11 > Public Assembly Precinct*		
12 > CD (RM3 / Institutional)		
13 > RM2		
14 > RM3		
15 > RM4		
16 > R6		

*Particular Clarification of Guidelines is Required with Planners for any serious development inquiries utilizing these Designated Guidelines.

> Projects identified by a "Square" are Rezoned but as yet Unconstructed.

> Completed in accordance with Development Guidelines

City of Burnaby
 Planning and Building Department
 > Updated to: March 2005



Planning and Building Department

Scale: N.T.S.
 Drawn By: J.P.C.
 Date: March 2008

REZONING REFERENCE # 08 -- 05
 6451,6475,6479 Telford Ave. and Lane R/W

Sketch # 2

February 20, 2008

Mr. Ken Ito
Associate Director of Planning
City of Burnaby - Planning Department
Third Floor
4949 Canada Way
Burnaby, BC
V5G 1M2

Attention: Mr. Ken Ito

Dear Mr. Ken Ito:

RE: 6451 to 6479 Telford Avenue, Burnaby, BC

Please accept this letter and the attached rezoning application for the above noted addresses.

On behalf of Intracorp, I am writing to indicate that Intracorp intends to redevelop the subject lands to multi-family residential in a high rise form with ancillary retail incorporated into the ground plan of the tower. The development proposal will be consistent with City of Burnaby polices, regulations and guidelines for the area.

We trust this application is in order and look forward to working with the City of Burnaby once again.

The contact person for this project is the undersigned and I can be reached at 604-801-7039 or by email at tmiller@intracorp.ca

Yours truly,
INTRACORP LANDS LTD.



Mr. Thomas Wright Miller
M.Sc.(Planning), R.I.(B.C.)
Vice President, Development and Acquisitions

Encl.

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-06
2008 MARCH 17

ITEM #6

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Embassy Development Corp.
204 – 4430 Halifax Street
Burnaby, B.C. V5C 5R4
(Attention: Ryan Bosa)
- 1.2 **Subject:** Application for the rezoning of:
Lots 30 & 31, D.L 119, Group 1, NWD Plan 29692 and Parcel 1
(Bylaw Plan LMP53656), D.L. 119, Group 1, NWD Plan 2855
- From:** CD Comprehensive Development District (based on C3
General Commercial District) and M1 Manufacturing
District
- To:** Amended CD Comprehensive Development District (based
on RM5 Multiple Family Residential District, C2
Community Commercial District and Brentwood Town
Centre Plan guidelines)
- 1.3 **Address:** 2085 Rosser Avenue, 4388 & 4398 Lougheed Highway and Ptn. of
Lougheed Highway
- 1.4 **Location:** The subject site is located on the southwest corner of Lougheed
Highway and Rosser Avenue (Sketch #1 **attached**).
- 1.5 **Size:** The site is roughly rectangular in shape with a frontage on Lougheed
Highway of 86.62 m (284.19 ft.), a frontage on Rosser Avenue of
101.08 m (331.63 ft.) and a gross site area of approximately 7,842 m²
(1.94 acres).
- 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
a high-rise apartment development with street-fronting townhouses
and an at-grade commercial component.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The site is comprised of 3 lots (see Sketch #1 **attached**). The northern most lot (4398 Lougheed Highway) is owned by the City, and is currently leased to the Canadian Tire store (for parking purposes) which occupies the abutting lot to the south (4388 Lougheed Highway). These two lots are currently zoned CD Comprehensive Development District (based on C3 General Commercial District guidelines). The southern lot (2085 Rosser Avenue), currently zoned M1 Manufacturing District, is currently vacant. The site slopes significantly down to the south, away from the Lougheed Highway. To the south and west is a high-rise apartment development recently constructed under Rezoning Reference #02-03 (same developer as the applicant for the subject rezoning application). Further to the south, fronting Dawson Street, is a low-scale industrial area, which is intended to redevelop as four-storey mixed-use forms in line with the Brentwood Town Centre Plan's "High Street" concept. To the east is a mixed commercial and industrial area, much of which is under rezoning (Rezoning Reference #06-47) for high-density mixed-use commercial, office and multiple-family residential. To the north, across the Lougheed Highway and Millennium Line SkyTrain guideway, are mixed-use developments including the Madison Centre (3 high-rise apartments, office space and a shopping centre) and Motif (1 high-rise apartment, a 12-storey office building and commercial retail space – under construction).

3.0 GENERAL INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates this overall site for high-density apartment development under the CD Comprehensive Development District, utilizing the RM5 Multiple Family Residential District as a guideline. This overall consolidated development site would complete redevelopment of the block along the south side of Lougheed Highway between Rosser and Madison Avenues in line with the adopted Plan. In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 2.6 FAR applicable to the net site, which is inclusive of the proposed use of the 0.4 FAR amenity bonus. The minor commercial floor area related to this application would be additive to the residential FAR.

- 3.2 The proposed preliminary development concept for this application includes a single high-rise apartment tower with street-fronting townhouses and a minor commercial component within a stand-alone pavilion building at the northeast corner of the site which is supported by at-grade convenience parking. This commercial component is considered minor (in the range of 5,000 sq. ft.) and is generally supportable as being a complementary use to the proposed mixed-use development to the east, across Rosser Avenue (Rezoning Reference #06-47). The commercial component is also necessary to permit the potential inclusion of an on-site community amenity. All required parking is proposed to be located underground, and access taken from Rosser Avenue.

3.3 Dedications in the range of 6.0 m. are required along the Lougheed Highway frontage to accommodate a 3.0 m. wide urban trail, front and rear boulevards and street parking. A 1.5 m. dedication is required on Rosser Avenue to accommodate separated sidewalks and front and rear boulevards. A Highway Closure Bylaw is required in order to close a redundant portion of Lougheed Highway for inclusion in the overall development site. It is expected that the area related to the above noted dedications will exceed the proposed road closure area. As such, no compensation for the road closure area is expected.

It is noted that the remaining City property at 4398 Lougheed Highway, net of dedication area, is to be purchased by the applicant for inclusion in the overall consolidated development site. A separate report related to the value of the City land to be purchased by the developer will be submitted at a later date. Council approval will be required regarding the purchase price.

3.4 Servicing requirements will include, but not necessarily be limited to:

- Construction of road widening including a bicycle lane and on-street parking provisions, and a 3.0 m. wide urban trail along the south side of Lougheed Highway, including street trees, front and rear boulevards and street and pedestrian lighting;
- Construction of a new curb and separated sidewalk along the west side of Rosser Avenue, including street trees, front and rear grassed boulevards and street and pedestrian lighting;
- Contribution of funds towards a future traffic signal at Lougheed Highway and Rosser Avenue; and,
- Storm, sanitary sewer and water main upgrades as required.

3.5 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.4 FAR. A separate report which specifically addresses the nature of the amenity density bonus will be pursued through the Community Development Committee. Given the site's key town centre location and its overall size, it is likely that the community amenity achieved through this rezoning could be on-site.

3.6 Due to proximity to the SkyTrain line and Lougheed Highway to the north, a noise study is required to ensure compliance with Council-adopted sound criteria.

3.7 There are no significant trees on the proposed development site. As such, the developer will not be required to submit a tree survey.

- 3.8 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 3.9 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in Burnaby's Town Centres.
- 3.10 An on-site Stormwater Management Plan is required.
- 3.11 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and prohibiting gates from the project surface driveways
- 3.12 Submission of a Site Profile and resolution of any arising conditions is required.
- 3.13 The proposed prerequisite conditions to the rezoning will be included in a future report.
- 3.14 Approval from the Ministry of Transportation is required for this rezoning.

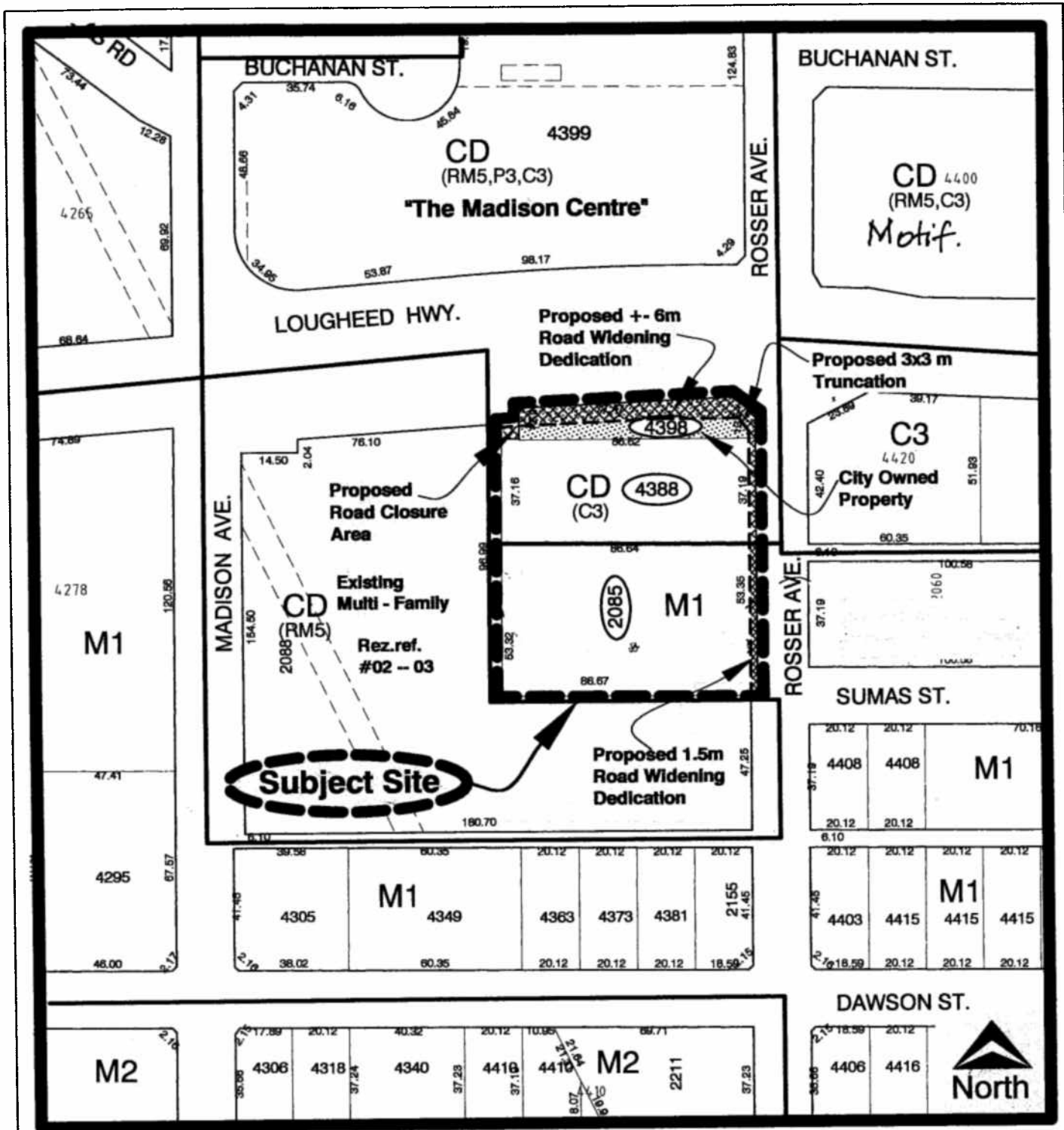
4.0 RECOMMENDATIONS

- 1. **THAT** the sale be approved in principle of City property for inclusion within the subject development site in accordance with Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

BM

EK:gk
Attach

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



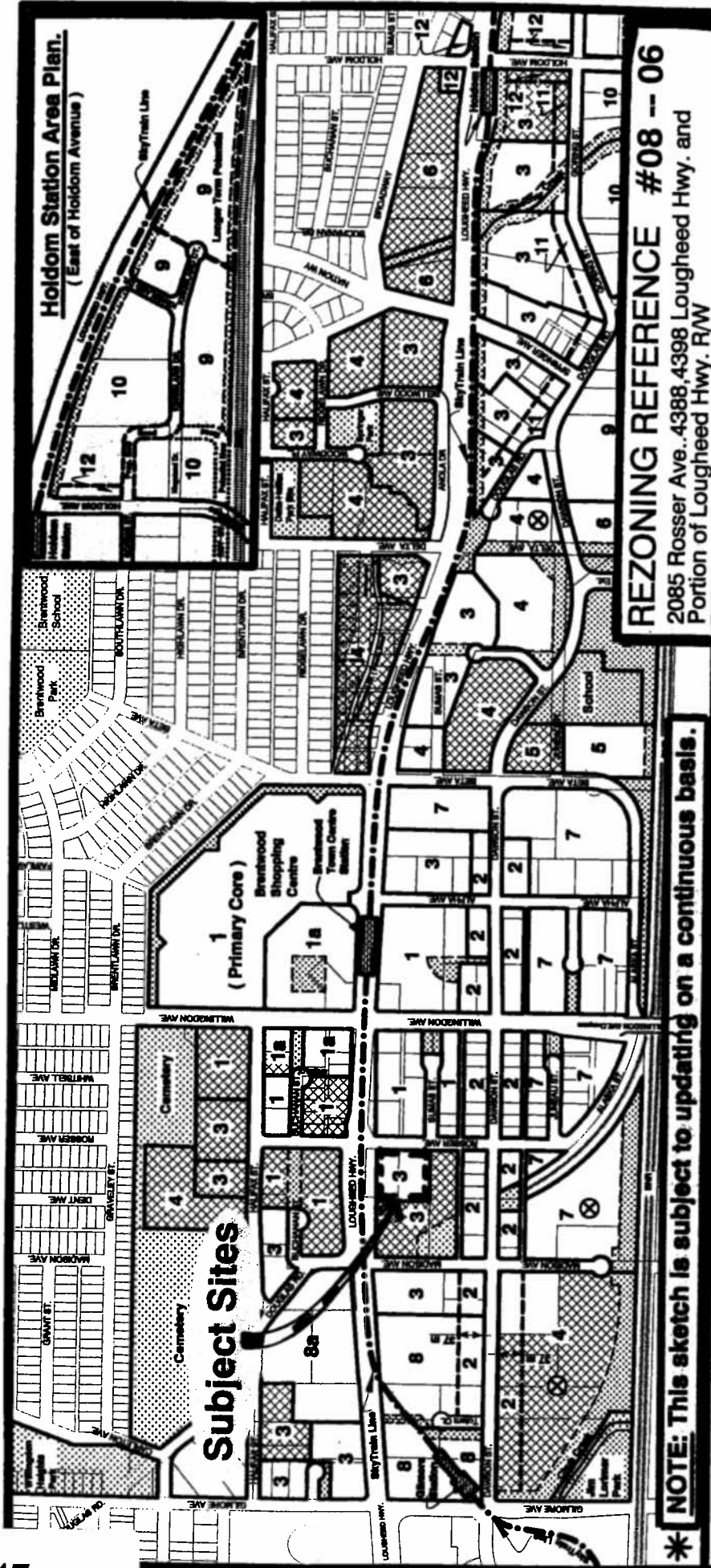
Planning and Building Department

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 Drawn By: J.P.C.
 Date: March 2008

REZONING REFERENCE #08 -- 06

2085 Rosser Ave., 4388, 4398 Lougheed Hwy. and Portion of Lougheed Hwy. R/W

Sketch # 1



Holdom Station Area Plan.
(East of Holdom Avenue)

REZONING REFERENCE #08 -- 06
2085 Rosser Ave., 4388, 4398 Loughheed Hwy. and
Portion of Loughheed Hwy. R/W

*** NOTE: This sketch is subject to updating on a continuous basis.**

- LEGEND:**
- 1 → Core Development CD (C3, RM5) 1a → CD (C3)
 - 2 → Village Street C9
 - 3 → Residential (High Density) CD (RM5)
 - 4 → Residential (Medium Density) CD (RM3)
 - 5 → Residential (Medium Density) CD (RM2)
 - 6 → Residential (Low-Density Townhousing) CD (RM1)
 - 7 → Succession (Industrial to Medium Density Residential) CD (RM3)
 - 8 → Secondary Commercial CD (As per RZ #00 -- 25) 8a → C4
 - 9 → Suburban Business Centres (B1)
 - 10 → Urban Business Centres (B2)

Brentwood Town Centre
Development Plan
(Including Holdom Station Area Plan)


Land Use Concept

1, 1998
Updated to October 2007

City of Burnaby
Planning and Building Department

North

- 11 → Live/Work or Townhouse Buffer CD (C2, RM2)
- 12 → Street Frontage Commercial Mixed Use CD (C2, RM3)
- ⊗ Areas may include lower forms .
- ▨ Part, School, Public Open Space, Buffer
- ▩ Completed or Rezoned In Accordance with Development Guidelines



February 22, 2008

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC
V5G 1M2

Attention: Mayor & City Council

Dear Sirs/Madams:

Re: 2085 Rosser Avenue & 4338 Lougheed Highway – Rezoning Application

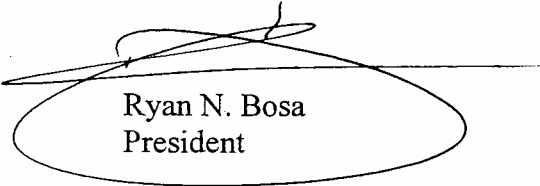
I offer this as our Letter of Intent to rezone 2085 Rosser Avenue (currently M1), 4338 and 4398 Lougheed Highway (both currently CD-C3) to CD-RM5 conforming to the Brentwood Town Center Official Community Plan.

Currently 2085 Rosser Avenue is a vacant lot, 4338 Lougheed Highway is home to a Canadian Tire retail store and 4398 is city owned. Under the new zoning we would work with the planning department to design and construct a highrise residential tower with townhomes, ground level retail and a community amenity space.

If you have any questions do not hesitate to contact me directly.

Yours truly,

EMBASSY DEVELOPMENT CORPORATION



Ryan N. Bosa
President

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #08-07
2008 MARCH 17**

ITEM #7

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Shiraz Holdings Ltd.
7483 Rosewood Street
Burnaby, B.C. V5E 2G6
(Attention: Shiraz Chatur)
- 1.2 Subject:** Application for the rezoning of:
Lot 1 Except: Parcel 'B' (Expl. Pl. 11325), Blk 10, D.L. 98, Group 1,
NWD Plan 8184; the North 115 ft. of Lot 2, Blk 10, D.L. 98, Group
1, NWD Plan 8184; and Lot 2 Except: North 115 ft., D.L. 98, Group
1, NWD Plan 8184
- From:** C2 Community Commercial District and M4 Special
Industrial District
- To:** CD Comprehensive Development District (based on RM3
Multiple Family Residential District and Royal Oak
Community Plan guidelines)
- 1.3 Address:** 4950 & 4984 Imperial Street and 6861 Dunblane Avenue
- 1.4 Location:** The subject site is located at the southwest corner of Imperial Street
and Dunblane Avenue (Sketch #1 **attached**)
- 1.5 Size:** The net site has an area of approximately 2,889 m² (31,100 sq.ft.),
and frontages of approximately 52 m (171 ft.) and 57 m (187 ft.) on
Imperial Street and Dunblane Avenue respectively.
- 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
a low-rise multi-family development with underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

2.1 The subject site is comprised of three separate lots at 4950 and 4984 Imperial Street and 6861 Dunblane Avenue. 4984 Imperial and 6861 Dunblane are each improved with an older single-family dwelling in fair condition. 4950 Imperial Street is a vacant, City-owned property. To the west of the site is an older three-storey building with retail and service commercial uses and legally non-conforming apartments (16-units). To the north and northeast of the site across Imperial Avenue are older low-rise apartments. The property to the east of the subject site across Dunblane Avenue was recently rezoned to the CD(RM3) District to permit the development of a 30-unit, three-storey apartment building with underground parking (Rezoning Reference #06-30). An older M4 zoned warehouse is to the southeast. The BC Parkway and Expo Skytrain line are located to the south across the undeveloped Beresford Street right-of-way, with single-family dwellings beyond.

3.0 GENERAL COMMENTS

3.1 The subject properties are located within Sub-Area 7 of the Council-adopted Royal Oak Community Plan. Subject to assembly, they are intended for Comprehensive Development utilizing the RM3 District (see Sketch ##2 *attached*). The RM3 District permits a residential development density of up to 1.1 FAR, if full underground parking is provided. It is noted that the undeveloped Beresford Street right-of-way between Nelson and Dunblane Avenues is indicated in the Community Plan as planned public open space.

3.2 The applicant is requesting rezoning to CD Comprehensive Development District (based on RM3 Multiple-Family Residential District and Royal Oak Community Plan guidelines) to permit the construction of a low-rise multiple-family development with underground parking, with a maximum allowable FAR of 1.1. The proposal is consistent with the Royal Oak Community Plan.

3.3 The City property at 4950 Imperial Street, with a net area of approximately 1,441 m² (15,508 sq.ft.) after required road dedications, would be sold to the applicant for inclusion in the consolidated development site, subject to completion of the rezoning. Payment would be at a value established by the Legal Department, with details to be outlined in a future report to Council.

3.4 Vehicular access to the site would be from Dunblane Avenue.

3.5 The Director Engineering would be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include but not necessarily be limited to the following:

- Road upgrading of Imperial Street abutting the site, including 0.6m road widening for bicycle provision and the construction of a new separated sidewalk with boulevard grass, street trees, and street lighting.
- Road upgrading of Dunblane Avenue abutting the south half of the site to a full 11m standard. (It is noted that road upgrades abutting the north half of the site will be completed to the full 11m standard in connection with REZ #06-30, which was granted Final Adoption on 2008 February 18.)
- Construction of a separated sidewalk with boulevard grass, street trees, and street lighting along the full length of Dunblane Avenue abutting the site.
- Landscape upgrading within the Beresford Street right-of-way. The submission of a detailed landscape plan, including the provision of conifers and groundcover, will be required.

3.6 The following road dedications are required:

- 2.14 m widening dedication along Imperial Avenue; and
- 3 m x 3 m corner truncation at the northeast corner of the site.

3.7 Any necessary easements and covenants are to be provided.

3.8 The Parkland Acquisition Charge, School Site Acquisition Charge and GVS & DD Sewerage Charge apply.

3.9 As the site is influenced by traffic on Imperial Street and by the Expo Skytrain line, an acoustical study will be required to ensure compliance with Council-adopted criteria. Particular attention to the design of the building(s) to minimize exterior noise will be required.

3.10 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system is required and will be assessed at the Preliminary Plan Approval stage.

3.11 As a smaller site, on-site storm water management in line with Best Management Practices will apply.

3.12 The submission of a Site Profile and resolution of any arising requirements will be necessary.

3.13 A tree survey will be required to locate and assess trees on site, including existing trees within the Beresford Street right-of-way.

- 3.14 Overhead wiring on Imperial Street abutting the site will need to be replaced underground.
- 3.15 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 3.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

4.0 RECOMMENDATIONS

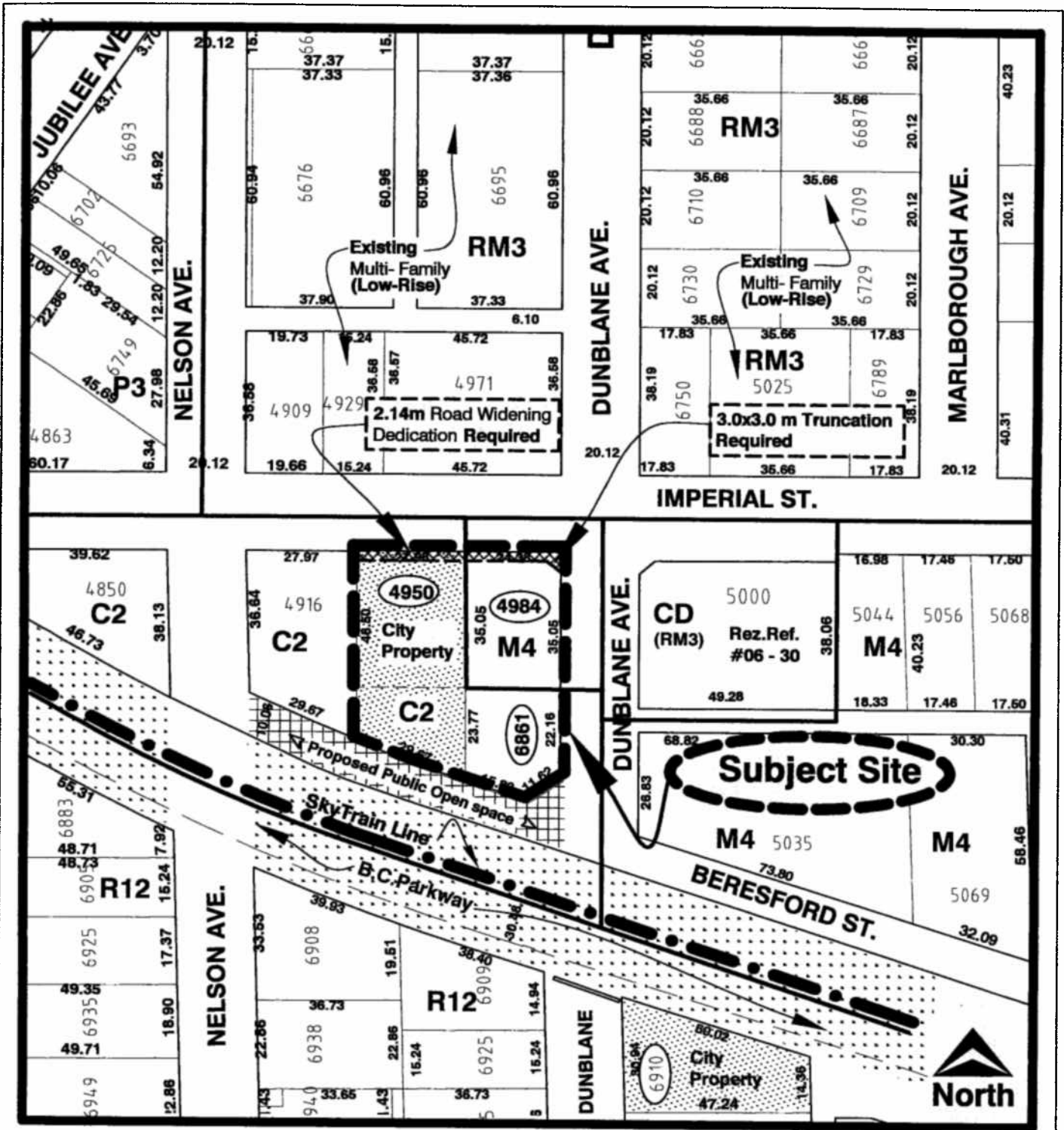
- 1. **THAT** the sale of the City-owned property as described in Section 3.3 of this report, be approved in principle, for inclusion within the subject development site, subject to the applicant pursuing the rezoning proposal to completion.
- 2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report be submitted at a later date.

BSI.

KH:
Attach. (2)

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

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Planning and Building Department

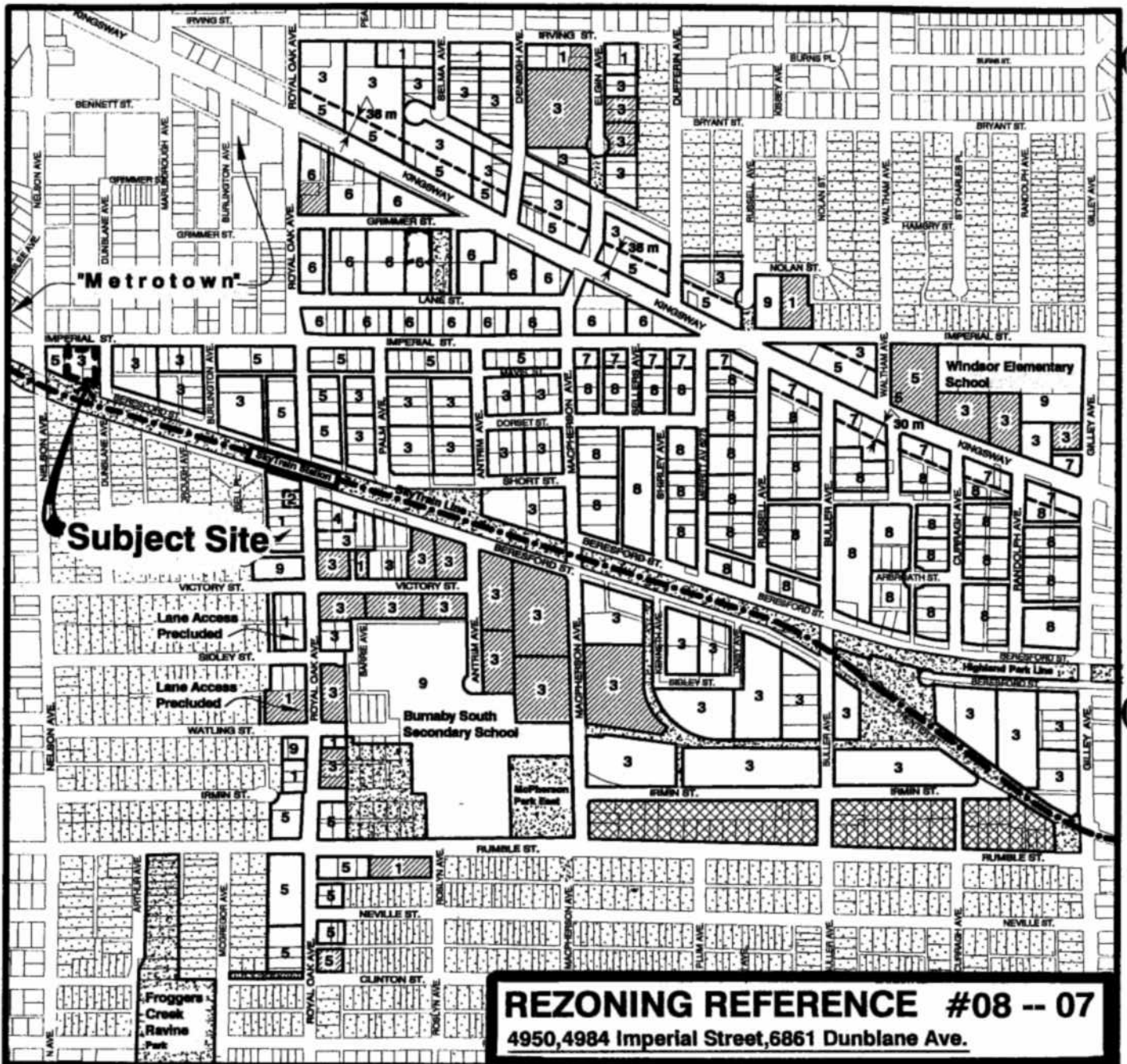
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Drawn By: J.P.C.

Date: March 2008

REZONING REFERENCE #08 -- 07
 4950,4984 Imperial Street,6861 Dunblane Ave.

Sketch # 1



REZONING REFERENCE #08 -- 07
 4950,4984 Imperial Street,6861 Dunblane Ave.

LEGEND:

- 1. CD (RM2 or Infill)
- 2. CD (RM2 & C1 at Grade)
- 3. CD (RM3)
- 4. CD (RM3 & C1 at Grade)
- 5. CD (Proposed C9)
- 6. CD (Proposed C9a)
- 7. CD (C2)
- 8. CD (M5)
- 9. Institutional (School, Church, Assembly)

- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned in Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designation.

Transition Area - Consult Planning for further information

**** This Sketch is Subject to Updating on a Continuous Basis.**

Updated to: October 2007



Royal Oak Community Plan
 Development Guidelines

Shiraz Holdings Ltd

*Address: 7483 rosewood st
Burnaby, Bc, V5E 2G6*

Date February 27 2008

Basil Luksun, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Letter of Intent
4950, 4984 Imperial Street and 6861 Dunblane Avenue
ROYAL OAK COMMUNITY PLAN

Shiraz Holdings Ltd has submitted this application to rezone the properties at 4950, 4984 Imperial Street and 6861 Dunblane Avenue, currently zoned C2 Community Commercial District and M4 Special Industrial District, to the CD Comprehensive Development District (using the RM3 Multiple Family Residential District as a guideline). The intent of this application is to construct a new apartment/townhouse building with full underground parking in line with the Royal Oak Community Plan.

As part of this application we would like to purchase the City-owned property at 4950 Imperial Street for inclusion in the overall site assembly.

Thank you for your consideration.



*Applicants Signature
Shiraz Chatur*