



Item.....	13
Meeting.....	2008 January 21

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2008 January 16

**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 February 19 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.
<b>Item #1</b> <b>Rez #07-51</b> Application for the rezoning of: Ptn. of Lot 2 Except: Firstly: Part dedicated as road plan LMP4601, Secondly: Part road on Plan LMP50142, D.L. 79, Group 1, NWD Plan 85511	310	313

**From:** P2 Administration and Assembly District

**To:** P2g Administrative and Assembly District

**Address:** Ptn. of 4949 Canada Way

### RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to Gord Stewart, Manager – Protection, Fraser Health Authority, 300 – 4946 Canada Way, Burnaby, B.C. V5G 4H7.
2. **THAT** A Rezoning Bylaw be prepared and advanced to First Reading on 2008 February 04 and to a Public Hearing on 2008 February 19 at 7:30 p.m.

3. THAT the following be established as prerequisite to the completion of the rezoning:

- a) The approval of the Ministry of Transportation to the rezoning application.

<b>Item #2</b>	Application for the Rezoning of:		
<b>Rez #07-52</b>	Lot 25, D.L. 161, Group 1, NWD Plan 54203	<b>316</b>	<b>319</b>

**From:** M2 General Industrial District

**To:** CD Comprehensive Development District (based on M5 General Industrial District and Big Bend Development Plan as guidelines)

**Address:** 8740 Greenall Avenue

**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.

<b>Item #3</b>	Application for the Rezoning of:		
<b>Rez #07-53</b>	Parcel A, D.L. 206, Group 1, NWD Ref. Plan 76560, Lot 97 Except: Part dedicated road on Plan LMP22425, D.L. 206, Group 1, NWD Plan 58769, Lot 95 Except: Part dedicated road on Plan LMP21206, D.L. 206, Group 1, NWD Plan 57833	<b>323</b>	<b>326</b>

**From:** M1 Manufacturing District

**To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Apartment Study Area C guidelines)

**Address:** 6947, 6951 & 6979 Hastings Street

**RECOMMENDATION:**

- 1. THAT the amendment to the Apartment Study Area 'C' Plan, as outlined in Section 3.0 of this report, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

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>Item #4</b>	Application for the rezoning of:		
<b>Rez #07-54</b>	Lot 172 Except: Part Dedicated Road on Plan LMP47811, D.L. 132, Group 1, NWD Plan 26315	<b>330</b>	<b>332</b>
<b>From:</b>	CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)		
<b>To:</b>	Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District)		
<b>Address:</b>	<b>1409 Sperling Avenue</b>		

**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.

<b>Item #5</b>	Application for the Rezoning of:		
<b>Rez #07-55</b>	Parcel 3 Except: Firstly: Airspace Parcel 1, Plan 79744, Secondly: Airspace Parcel 2 Plan 87288, D.L. 153, Group 1, NWD Plan 79648	<b>335</b>	<b>338</b>
<b>From:</b>	CD Comprehensive Development District (based on C3, C3a, C3c General Commercial District and P2 Administration and Assembly District)		
<b>To:</b>	Amended CD Comprehensive Development District (based on C3, C3a, C3c General Commercial District, P2 Administration and Assembly District and Metrotown Development Plan guidelines and in accordance with the development plan entitled "Metrotower III Rezoning Amendment Application" prepared by Stantec Architecture Ltd.)		
<b>Address:</b>	<b>4700 Kingsway</b>		

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 February 4 and to a Public Hearing on 2008 February 19 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 completion of the Rezoning Bylaw for Rezoning Reference #02-27 (Phase III).

<b>Item #6</b>	Application for the rezoning of:		
<b>Rez #07-56</b>	Lot 7, Blk 77, D.L. 127, Group 1, NWD Plan 4953	<b>342</b>	<b>344</b>

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Apartment Study Area B guidelines)

**Address:** 380 Ellesmere Avenue

**RECOMMENDATIONS:**

1. **THAT** a copy of this report be sent to the property owner at 340 Ellesmere Avenue.
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>Item #7</b>	Application for the Rezoning of:		
<b>Rez #07-57</b>	See <u>attached</u> Schedule A	<b>348</b>	<b>351</b>

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM4 and RM3 Multiple Family Residential District, P3 Park and Public Use District and Edmonds Town Centre Plan guidelines)

**Address: 7030/38/42/54/58/60/62/64 Edmonds Street, 7359 - 18th Street, 7077 – 18th Avenue, 7042 – 19th Avenue and Portion of 19th Avenue and Edmonds Street Road Allowances**

**RECOMMENDATIONS:**

- 1. THAT** a copy of this report be sent to the Parks, Recreation and Cultural Commission and to the owner at 7377 – 18th Street.
- 2. THAT** the adjustments to the Edmonds Town Centre Plan outlined in Sections 3.2 and 3.3 of this report be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site).
- 3. THAT** the closure and sale of a portion of the 19th Avenue and Edmonds Street rights-of-way as outlined in 3.4 and shown on Sketch #4 of this report, be approved in principle subject to the applicant pursuing the rezoning proposal to completion.
- 4. 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 #8**                      Application for the Rezoning of:  
**Rez #07-58**                Lot 1, D.L.'s 32, 152 & 153, Group 1, NWD Plan BCP6303

**359**

**362**

**From:**                    CD Comprehensive Development District (based on C3 General Commercial District)

**To:**                        CD Comprehensive Development District (based on C3 General Commercial District and Metrotown Development Plan guidelines)

**Address: 4800 Kingsway**

**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 #9**            Application for the rezoning of:  
**Rez #07-60**       Parcel A (J94157E), Lot 75 and Parcel A (428211E) of  
                         Lot 74 Except: Part Subdivided by Plan 36459, D.L. 95,  
                         Group 1, NWD Plan 1152

**367**

**369**

**From:**        R5 Residential District

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

**Address:**    7189 & 7195 Sixteenth Avenue

**RECOMMENDATIONS:**

1. **THAT** a copy of this report be sent to the property owners of 7194 and 7188 - 17th Avenue and the property owners of 7183 and 7177 - 16th Avenue for information purposes.
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 #10**            Application for the Rezoning of:  
**Rez #07-61**       South Half of Lot 9 and Lot 10, Blk 6, D.L. 94, Group 1,  
                         NWD Plan 1117

**373**

**376**

**From:**        R5 Residential District

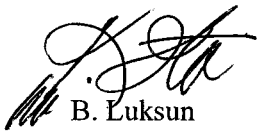
**To:**            CD Comprehensive Development District (based on  
                         RM3 Multiple Family Residential District and Royal  
                         Oak Community Plan guidelines)

**Address:**    6564 & 6576 Elgin Avenue

**RECOMMENDATIONS:**

1. **THAT** copies of this report be sent to the owners of 6590 and 6616 Elgin Avenue for their information.
2. **THAT** the sale be approved in principle of City property at 6576 Elgin Avenue for inclusion in the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

3. 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

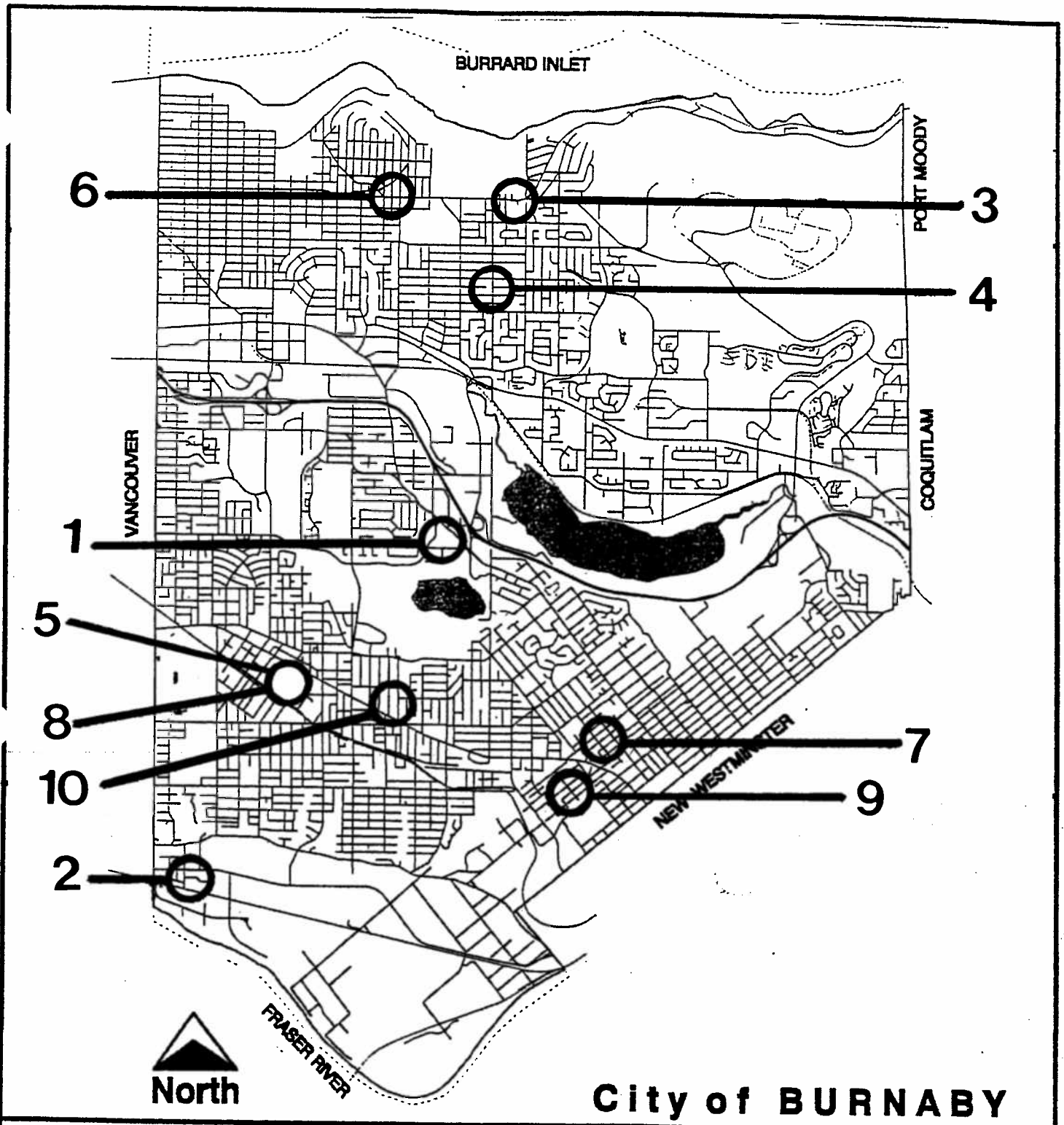
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**Rezoning Reference #07-57**  
**Schedule A**

7030 Edmonds Street	Lot 3, Blk 2, DL 95, Group 1, NWD Plan 1981
7038 Edmonds Street	South Half Lot 4, DL 95, Group 1, having a frontage of 33 feet on Mara Road by full uniform depth of said lot and adjoining Lot 3, NWD Plan 1981
7042 Edmonds Street	Parcel A (BY29120E) of Lot 4, DL 95, Group 1, NWD Plan 1981
7054 Edmonds Street	Lot 5, DL 95, Group 1, NWD Plan 1981
7058 Edmonds Street	Lot 160, DL 95, Group 1, NWD Plan 29427
7060 Edmonds Street	Lot 161, DL 95, Group 1, NWD Plan 29427
7062 Edmonds Street	Lot 162, DL 95, Group 1, NWD Plan 29427
7064 Edmonds Street	Lot 163, DL 95, Group 1, NWD Plan 29427
7359 18 <sup>th</sup> Street	Lot 1, DL 95, Group 1, NWD Plan 2485
7077 18 <sup>th</sup> Avenue (7393 18th Street)	Strata Lots 1 and 2, DL 95, Group 1, NWD Strata Plan NW2340 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
7042 19 <sup>th</sup> Avenue	Lot 23, DL 95, Group 1, NWD Plan 1981
Portion of 19 <sup>th</sup> Avenue and Edmonds Street road allowances	





## Planning And Building Department

**Scale:**

**Drawn By:** DB

**Date:** 2008 JAN. 21

REZONING SERIES

○ — ITEM NOS.

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #07-51 2008 JANUARY 21

#### ITEM #1

#### 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:  
Ptn. of Lot 2 Except: Firstly: Part dedicated road on Plan LMP4601,  
Secondly: Part road on Plan LM50142, D.L. 79, Group 1, NWD Plan  
85511
- From:** P2 Administration and Assembly District
- To:** P2g Administration and Assembly District
- 1.3 Address:** Ptn. of 4949 Canada Way
- 1.4 Location:** The subject site is located at the southeast corner of Deer Lake Parkway and Canada Way (see attached Sketches #1 & #2).
- 1.5 Size:** The site is irregular in shape with an area of approximately 5,880 m<sup>2</sup> (63,294 sq. 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 a seasonal farmers' market.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is the present City Hall north surface parking lot (see attached Sketches #1 & #2). The site is flat, paved and partially shaded by trees. The City Hall complex abuts to the south and east, Burnaby Central Secondary School lies across Deer Lake Parkway to the west and low rise office buildings face the site to the north across Canada way.

### **3.0 BACKGROUND INFORMATION:**

- 3.1 Interest in Farmers' Markets has been growing steadily in the Lower Mainland. In 2007, Farmers' Markets were run in Coquitlam, Port Moody, Vancouver, West Vancouver and the City of North Vancouver. On May 14, Council approved a Green Alternatives Fair and Farmers' Market which occurred on 2007 June 9 at the Burnaby Central Secondary School gravel field as part of Environment Week 2007. The positive results of the questionnaire distributed at this market, recent correspondence from a Burnaby resident and other similar inquiries over the years indicated that a recurring seasonal Farmers' Market in Burnaby would best benefit community residents, support local production and promote social, economic and environmental sustainability in Burnaby.
- 3.2 On 2007 October 23, the Community Development Committee adopted recommendations for the establishment of a recurring seasonal Farmers' Market in Burnaby on the north parking lot of Burnaby City Hall. City Hall enjoys a symbolic and convenient central location near attractive cultural amenities, far from potentially conflicting commercial areas and with under utilized parking available on weekends and good transit and cycling access. Since City Hall is presently zoned P2Administration and Assembly District, which does not expressly permit public markets, it was determined that an amendment to the Burnaby Zoning Bylaw was required as well as a rezoning of the north parking lot.
- 3.3 Farmers' Markets were previously only permitted in the A1 Agricultural District. To allow for the proposed urban Farmers' Market on the City Hall Parking Lot, the new sub-zone of P2 (g) was drafted and advanced to a Public Hearing on 2007 December 18, receiving Third Reading and Final Adoption on 2008 January 14. This text amendment to the Burnaby Zoning Bylaw proposed the creation of a new sub-zone of P2 (g) Administration and Assembly District to permit the operation of a Farmers' Market within an urban setting and to allow for the retail sale of a wider variety of locally produced goods than currently allowed under the Agricultural District (A1), including crafts and prepared foods.

### **4.0 GENERAL INFORMATION**

- 4.1 The current plan proposes that an experienced Market Manager (eg. Artisan Markets) establish the first Burnaby Farmers' Market in the Burnaby City Hall north parking lot on a seasonal basis running on either Saturdays or Sundays from approximately 10 am to 2 pm from spring to autumn. The Market will feature the sale of locally produced foods and crafts and will be run by the Market Manager who supervises individual vendors and collects appropriate table fees.
- 4.2 The proposed market would occupy about 60% of the City Hall north parking lot with about 30 booths. All vendors would be required to provide their own tents, tables, scales and other equipment. The remaining parking lot area with a minimum 80 parking stalls

would provide the appropriate required parking for the market area. Additional overflow parking would be available in the parking lot to the south, adjacent to the City Hall parking compound. The site is also well served by transit and bike routes. Temporary event signage would be established in conjunction with the Market Manager and the Engineering Traffic Division.

- 4.3 The Fraser Health Authority has approved the overall operation of the proposed Farmers' Market as specified in the 2007 October 23 report to the Community Development Committee. The Market Manager will ensure the provision of portable sanitary and hand washing facilities and waste removal.
- 4.4 The City's Risk Manager has reviewed the group insurance coverage available to all members of the BC Association of Farmers' Markets, which offers \$2 million liability coverage at a reasonable cost. All vendors will be required to be members of this Association.
- 4.5 The approval of the Ministry of Transportation is required.
- 4.6 Once the subject rezoning application has received First Reading, staff will initiate discussions with a suitably experienced Market Manger to enter into an annual Licensing Agreement for a nominal fee in order to desirably have a Farmers' Market in operation this year.

## 5.0 **DEVELOPMENT PROPOSAL**

- 5.1 Site Area: - 5,880 m<sup>2</sup> (63,294 sq.ft.)
- Number of booths (estimate): - 25 - 35
- Booth size (typical): - 10 x 20 ft. to 20 x 20 ft.
- Parking required & provided: - 80 spaces

## 6.0 **RECOMMENDATIONS:**

- 1. **THAT** a copy of this report be sent to Gord Stewart, Manager – Health Protection, Fraser Health Authority, 300 – 4946 Canada Way, Burnaby, B.C. V5G 4H7.
- 2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 February 04 and to a Public Hearing on 2008 February 19 at 7:30 pm.

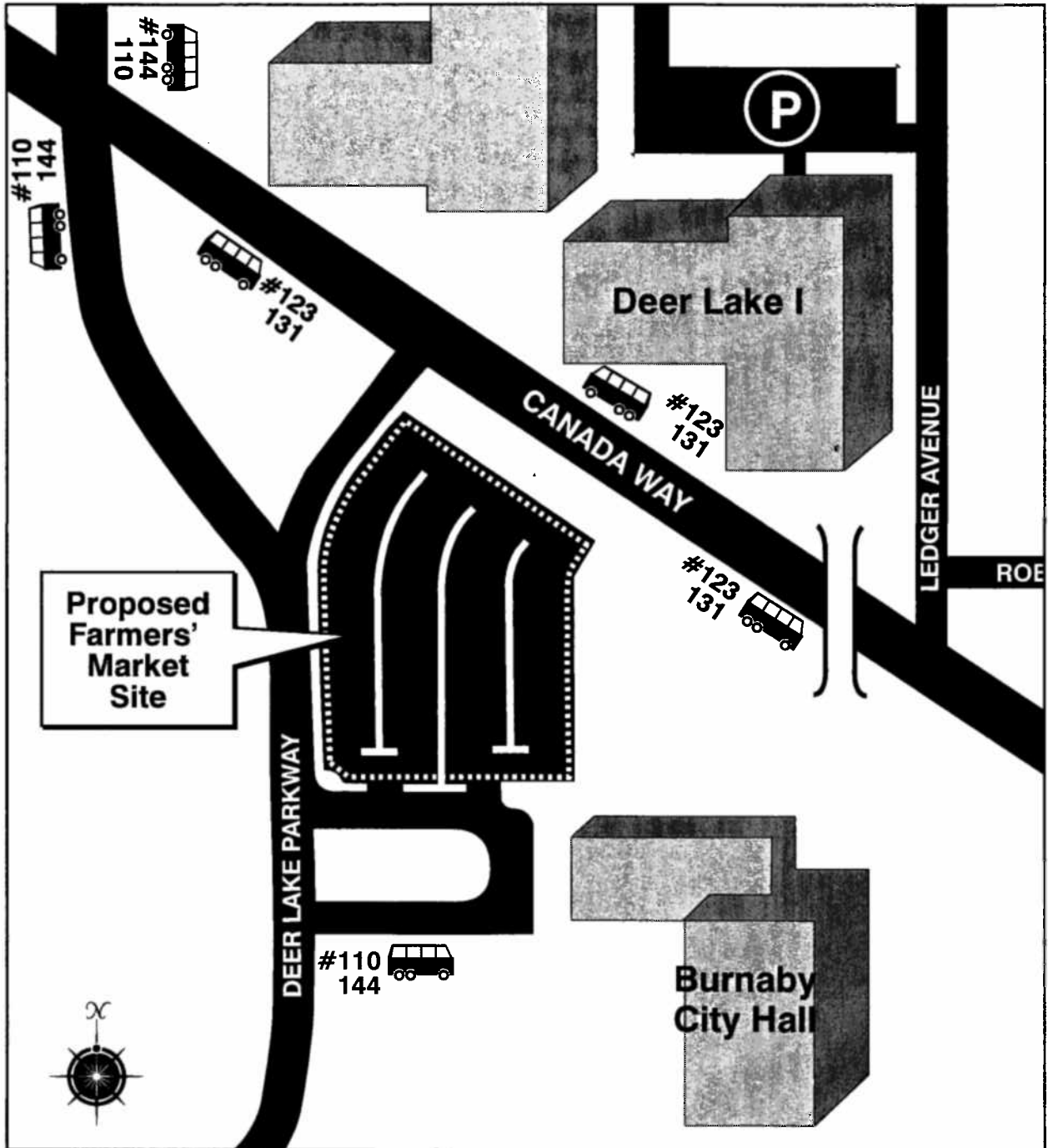
3. **THAT** the following be established as prerequisites to the completion of the rezoning:

a) The approval of the Ministry of Transportation to the rezoning application.

*BN/*  
FA:gk  
Attach

cc: Director Engineering  
Director Parks, Recreation and Cultural Services  
City Clerk  
Risk Manager  
Chief Licence Inspector

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City of  
Burnaby

Planning & Building Dept.

Date: 2007 12 20

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## Proposed Location of Farmers' Market and parking at City Hall northern parking lot

SKETCH 1



## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #07-52 2007 January 21

#### ITEM #2

#### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Greenall Holdings Inc.  
109 – 3855 Henning Drive  
Burnaby, B.C. V5C 6N3  
(Attention: Ian Bond)
- 1.2 **Subject:** Application for the rezoning of:  
Lot 25, D.L. 161, Group 1, NWD Plan 54203
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on M5  
Light Industrial District and Big Bend Development Plan as  
guidelines)
- 1.3 **Address:** 8740 Greenall Avenue
- 1.4 **Location:** The subject site is located on the east side of Greenall Avenue south  
of Marine Way (Sketch #1 attached)
- 1.5 **Size:** The site is square in shape measuring 2,577.11 m<sup>2</sup> (27,740.69 sq.ft.)  
in size.
- 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  
primary office uses within the existing industrial building.

#### 2.0 BACKGROUND

- 2.1 The subject site is located at the southeast corner of Greenall Avenue and Marine Way  
and is occupied by a multi-tenant warehouse building constructed in 1978 (see attached  
Sketch #1). Directly to the east and southeast is a large City-owned property at 3990  
Marine Way intended for future servicing, subdivision and sale in line with the Council  
adopted Big Bend Development Plan. To the south across the unopened Millcreek Court  
right-of-way is an existing industrial use zoned M3 Heavy Industrial. To the west across



Greenall Avenue are a number of properties currently occupied with industrial and automotive repair uses zoned M2 General Industrial District. To the north across Marine Way are a number of office/warehouse buildings zoned M5 Light Industrial District. Vehicular access to the site is currently from Greenall Avenue via its intersection with Marine Way. Future access to the site would be required from Millcreek Court once it is constructed to its final standard.

- 2.2 The subject site is designated for Business Centre development in line with the M5 Light Industrial District and the Council adopted Big Bend Development Plan, as shown on Sketches #1 and #2, **attached**.
- 2.3 The existing building on the subject site is comprised of a 1,405.58 m<sup>2</sup> (15,130 sq.ft.) two storey multi-tenant warehouse, including a 313.07 m<sup>2</sup> (3,370 sq.ft.) second floor office mezzanine connected to one of the warehouse spaces. The site is fully landscaped and parking and loading is provided within a paved and landscaped rear parking area. As the building is in good condition, the applicant has requested a rezoning to permit individual tenant primary office uses within the existing second floor mezzanine, to improve the tenant opportunities for the site and bring it in line with its intended use within the Big Bend Development Plan. As part of the rezoning application, upgrades to the building's façade and landscaping will also be undertaken.
- 2.4 In future, the subject property is intended to be consolidated with any remnant portion of City-owned 3990 Marine Way between the site and Kaymar Creek to the east and Millcreek Court to the south. (see **attached** Sketch #1). On 2007 October 01, Council authorized staff to advance a review of the servicing and subdivision of 3990 Marine Way in light of an opportunity to support the relocation of light-industrial uses currently within town centre areas to facilitate new multiple-family and mixed use development in the town centres. Through the process of servicing and subdivision of the City lands at 3990 Marine Way, a determination of the potential to consolidate a remnant parcel with the subject site in future would be made. As the subject application is intended for a minor change of use to permit primary office uses within the existing building, full servicing of the property along the Marine Way, Greenall Avenue and Millcreek Court frontages is not being sought at this time. However, as part of this application it is considered appropriate to take the necessary dedications to support the final road standards surrounding the site, including 1.5m from each road frontage for the widening of Marine Way, Greenall Avenue and Millcreek Court, as well as two 3m x 3m corner truncations at the intersections of Greenall Avenue at Marine Way and Millcreek Court. Interim upgrades to the Greenall Avenue frontage would include installation of street lighting in its final location, paving the shoulder and providing an asphalt curb and walk across the development frontage. In addition, proportional payment of funds for future works necessary to serve the site would be taken as determined by the Director Engineering. Future works related to the subject property's frontages on Marine Way,

Greenall Avenue and Millcreek Court would include contributions towards its share of costs for:

- undergrounding of overhead wiring on Greenall Avenue;
- provision of underground utilities within the Marine Way, Greenall Avenue and Millcreek Court right-of-ways including water service, sanitary sewer and storm sewer;
- construction of Marine Way to its final standard with three lanes on the south side, separated urban trail with street trees, boulevard grass and street lighting;
- construction of Greenall Avenue to its final 14.0m pavement standard with curb and gutter on both sides and separated sidewalks with street trees, boulevard grassing and street lighting across the development frontage; and
- construction of Millcreek Court to its final 14.0m pavement standard with curb and gutter on both sides and separated sidewalks with street trees, boulevard grassing and street lighting across the development frontage.

### **3.0 GENERAL INFORMATION**

- 3.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the M5 Light Industrial District and the Big Bend Development Plan as guidelines) for the purpose of permitting multi-tenant primary office mezzanine units within an existing multi-tenant office/warehouse building. In future, the subject property is intended to be consolidated with any remnant portion of 3990 Marine Way west of the Kaymar Creek riparian area for a new multi-tenant office industrial development in line with the CD (M5) District and the Big Bend Development Plan.
- 3.2 The Director Engineering will be requested to provide an estimate for appropriate site servicing, including, but not necessarily limited to the upgrading of Greenall Avenue to a suitable interim standard including the provision of street lighting in its final location and provision of an interim asphalt curb and sidewalk across the development frontage. A determination of an appropriate contribution towards future works to be completed across the site's Marine Way, Greenall Avenue and Millcreek Court frontages will be requested.
- 3.3 The granting of a Section 219 Covenant respecting flood proofing requirements is required.
- 3.4 The submission of a site profile and resolution of any arising requirements is required, including the portion of the City-owned 3990 Marine Way adjacent to the subject property currently used for unauthorized storage by the subject site.
- 3.5 As the site is under one acre, stormwater management best practices are required.
- 3.6 Approval by Engineering Environmental Services Division of a detailed plan for a Sediment Control System will be a requirement of Preliminary Plan Approval.

3.7 The GVS&DD Sewerage Charge of \$8.73 per m<sup>2</sup> (\$0.811 per sq.ft) of new floor area applies.

3.8 All prerequisite conditions to the rezoning will be outlined in a further report to Council.

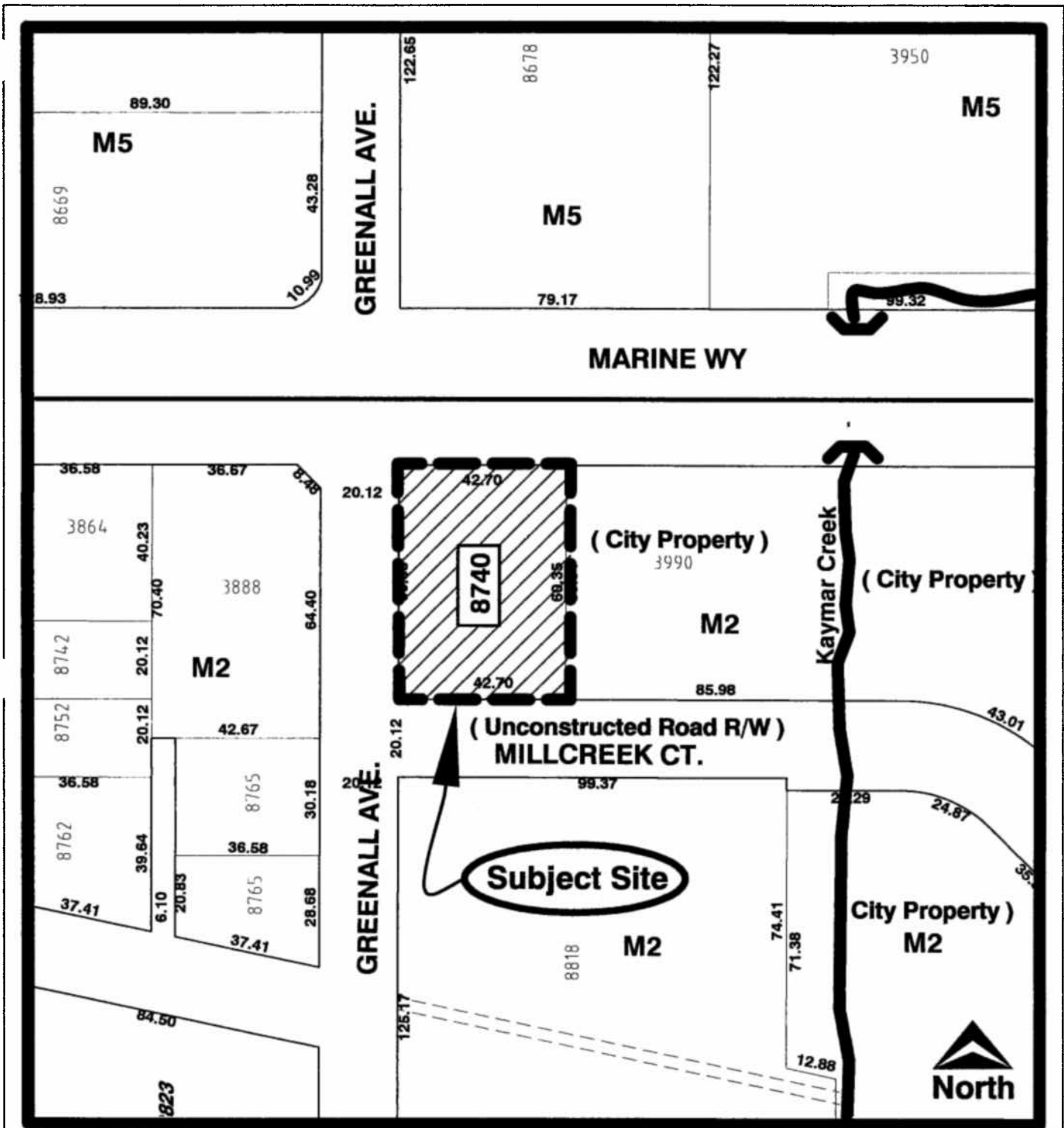
**4.0 RECOMMENDATION**

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.

JBS:gk  
Attachments

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

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## Planning and Building Department

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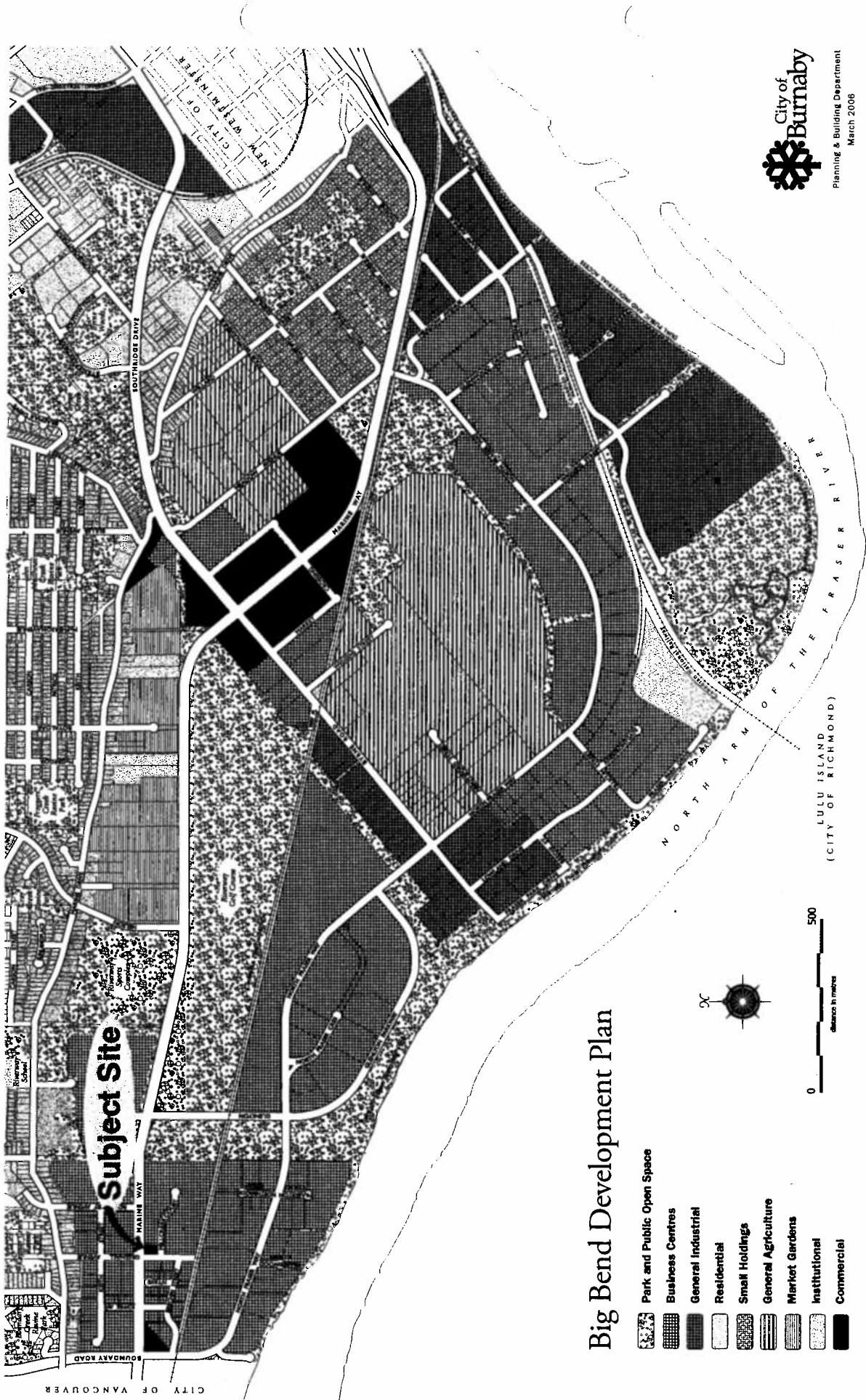
Drawn By: J.P.C.

Date: January 2008

### REZONING REFERENCE # 07 -- 52

8740 Greenall Ave.  
( Proposed Office Expansion )

Sketch # 1



December 6, 2007

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

Re: 8740 Greenall Rezoning Letter of Intent

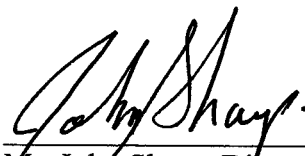
Dear Burnaby Planning and Building Department,

Currently the site located at 8740 Greenall Avenue is zoned M-2. We are applying to have this site rezoned to a Comprehensive Development. It is our intent to maintain the property as it currently stands. At present the property is improved with a 14,000 sf. office/warehouse building. Our motivation to request CD zoning is to open up our property to more tenant opportunities and raise the profile of the property. We feel that the property is a prime location and would offer high exposure to a properly suited tenant but the current zoning restricts potential tenants from the opportunity to benefit from the site location.

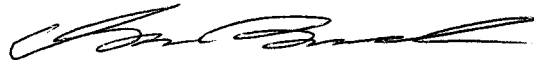
At such a point that the neighbouring land to the East of our site, currently owned by the City of Burnaby, becomes available for purchase, we would be interested in purchasing the lot in order to expand our site and allow for further improvement of our property.

Sincerely,

Greenall Holdings Inc., Ian Bond, Development Coordinator



Mr. John Sharp, Director



## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #07-53 2008 JANUARY 21

#### ITEM #3

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Springbank Development Corp.  
330 – 319 West Pender Street  
Vancouver, B.C. V6B 1T4  
(Attention: John Ritchie)
- 1.2 Subject:** Application for the rezoning of:  
Parcel A, D.L. 206, Group 1, NWD Ref. Plan 76560, Lot 97 Except:  
Part dedicated road on Plan LMP22425, D.L. 206, Group 1, NWD  
Plan 58769, Lot 95 Except: Part dedicated road on Plan LMP21206,  
D.L. 206, Group 1, NWD Plan 57833
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM3  
Multiple Family Residential District and Apartment Study  
Area C guidelines)
- 1.3 Address:** 6947, 6951, 6979 Hastings Street
- 1.4 Location:** The subject site is located at the northwest corner of Hastings Street  
and Cliff Avenue (Sketches #1 and #2 attached)
- 1.5 Size:** The site is irregular in shape, with an area of approximately 4,045 m<sup>2</sup>  
(43,542 sq.ft.) and frontages along Hastings Street and Cliff Avenue  
of approximately 98.4 m (322 ft.) and 31.5 m (103 ft.) 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 stacked townhouse development with underground parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is comprised of three separate lots at 6947, 6951, and 6979 Hastings  
Street. 6951 Hastings Street is improved with auto body repair and painting shop and a

new and used car dealership, with car parking extending to the property at 6947 Hastings. 6979 Hastings Street is improved with an auto repair shop. A pedestrian overpass, a key linkage of the Burnaby Mountain Urban Trail, is located to the west of the subject site, beyond which are commercial and service oriented M1 District uses fronting Hastings Street. Westridge Park is located to the north and northeast across Cliff Avenue, and a City sewer pump station is located at the corner of Cliff Avenue and Inlet Drive. A gas station and older multiple-family dwellings are found to the east across Inlet Drive, while Westridge School and Park and single and two-family dwellings are to the south across Hastings Street. A small enclave of commercial and service oriented M4 District uses is located on the south side of Hastings Street, to the west of the Invergarry overpass.

### **3.0 APARTMENT STUDY AREA 'C' CONTEXT**

- 3.1 The subject site is located within Apartment Study Area 'C', which was originally adopted by Council in 1969. The site is currently designated for institutional development, as indicated in Sketch #2 attached. It is noted that Sketch #2 does not reflect some subsequent incremental changes to the plan area, including the realignment of the Burnaby Mountain Urban Trail along the Invergarry Avenue road allowance and the retention of the Cliff Avenue road allowance north of Hastings Street through the Westridge Park site.
- 3.2 On 1996 May 6, Council endorsed proposed land use concept changes to Apartment Study Area 'C', in response to a general desire to create new mixed-use "neighbourhood villages" in Burnaby that build upon existing neighbourhood level services and contemporize existing Apartment Study and Community Plan areas. The proposal acknowledged the lack of private interest in institutional development in Apartment Study Area 'C' over the past 25 years and the little practical likelihood of this use in the future. Properties designated for institutional use in the adopted Plan, including the subject site, were therefore proposed for future ground-oriented, medium-density, multiple-family development. While specific amendments to the Apartment Study Area 'C' Plan remain to be advanced, the proposal is consistent with the City's Official Community Plan and area plan proposals for this site. The proposed change in use under this rezoning will assist in advancing the desirable transition of the area to more supportive urban village development forms.
- 3.3 The applicant is requesting the rezoning of 6947, 6951, and 6979 Hastings Street to the Comprehensive Development District (based on the RM3 Multiple Family District as guidelines) to permit the development of a 60-unit stacked townhouse project with full underground parking, with vehicular access from Cliff Avenue. Minor road dedications and closures, including a 2.3 m roadway dedication along Hastings Street, a 3 m greenway dedication adjacent the pedestrian overpass, 1.3 m roadway exchange on Cliff Avenue, and a 4.88 m partial lane closure along the north side the site, are proposed to rationalize the site configuration and to enable road and greenway improvements (see Sketch #1 attached).



- 3.4 The site (net area) exceeds the minimum width and area requirements of the RM3 District and the proposed development is consistent with the proposed directions previously endorsed by Council to enhance the urban village form of the area. Improvements to the adjacent pedestrian overpass landing and pathway connections would also be sought in connection with this rezoning application. These improvements would serve the general public as well as provide new residents with a safe and convenient means of access to the pedestrian overpass of Hastings Street. In comparison to its existing M1 District use, this residential proposal would enhance the community relationship to the overpass, the abutting Westridge Park, and Westridge Elementary School on the south side of Hastings Street. This application is therefore considered supportable. Council approval of the proposed land use change to the adopted Apartment Study Area 'C' Plan for the subject site would take effect upon Council granting Second Reading of the Rezoning Bylaw for the subject site, following its presentation to a Public Hearing.

#### **4.0 GENERAL INFORMATION**

- 4.1 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
- Construction of a new separated sidewalk, with curbs, grass, and street trees along Hastings Street and Cliff Avenue abutting the site;
  - Relocation of an existing bus shelter near the southeast corner of the site; and
  - Upgrade of the Invergarry greenway along the west side of site.
- 4.2 The following road dedications and closures are proposed:
- 2.3 m dedication along Hastings Street;
  - 3 m dedication along the adjacent pedestrian overpass;
  - 4.88 m partial lane closure along the north side of the site;
  - 1.3 m dedication along Cliff Avenue near the northeast portion of the site; and
  - 1.3 m closure along Cliff Avenue near the southeast portion of the site.

The proposed closures will require a Highway Closure Bylaw. Lands proposed for closure will be exchanged with required road dedications, with the balance to be dedicated to the City. Details on road dedications and closures will be included in a future report to Council.

- 4.3 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 4.4 A tree survey will be required to locate and assess trees located along the north side of the subject site, including the stand of conifers near the foot of the Invergarry pedestrian

overpass. On-site trees identified for retention are to be protected by Section 219 Covenant and bonding.

- 4.5 An on-site stormwater management system, the deposit of sufficient monies for its provision, and a Section 219 Covenant guaranteeing its provision and continuing operation will be required.
- 4.6 A Site Profile and resolution of any arising requirements will be required.
- 4.7 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 4.8 Overhead wiring along the north side of the site will need to be placed underground.
- 4.9 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 **RECOMMENDATIONS**

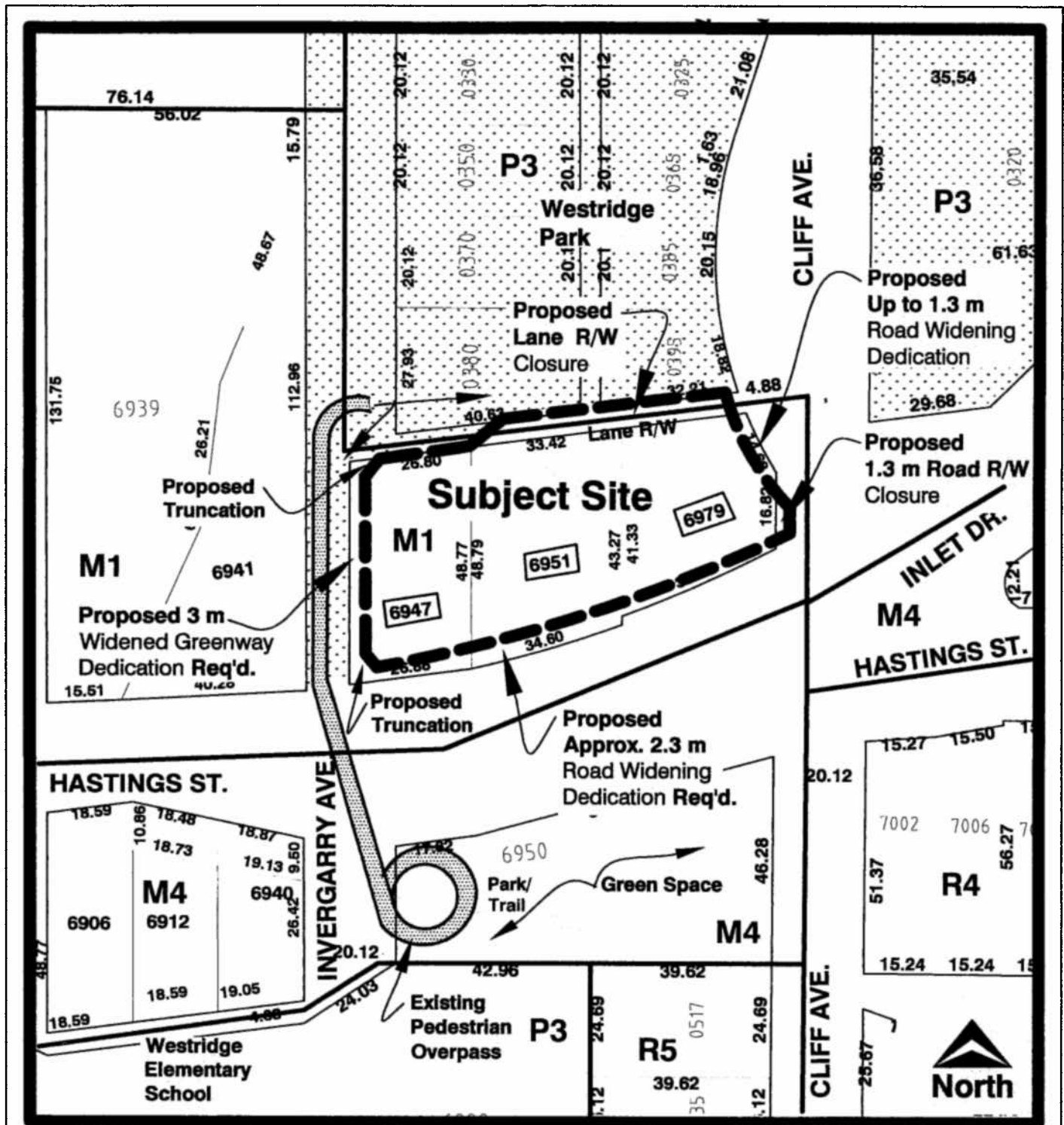
- 1. **THAT** the amendment to the Apartment Study Area 'C' Plan, as outlined in Section 3.0 of this report, be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
- 2. **THAT** the Planning and Building Department be authorized to 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.

*Bes/*

KH:

Attach. (2)

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



## Planning and Building Department

Scale: 1 : 2500

Drawn By: J.P.C.

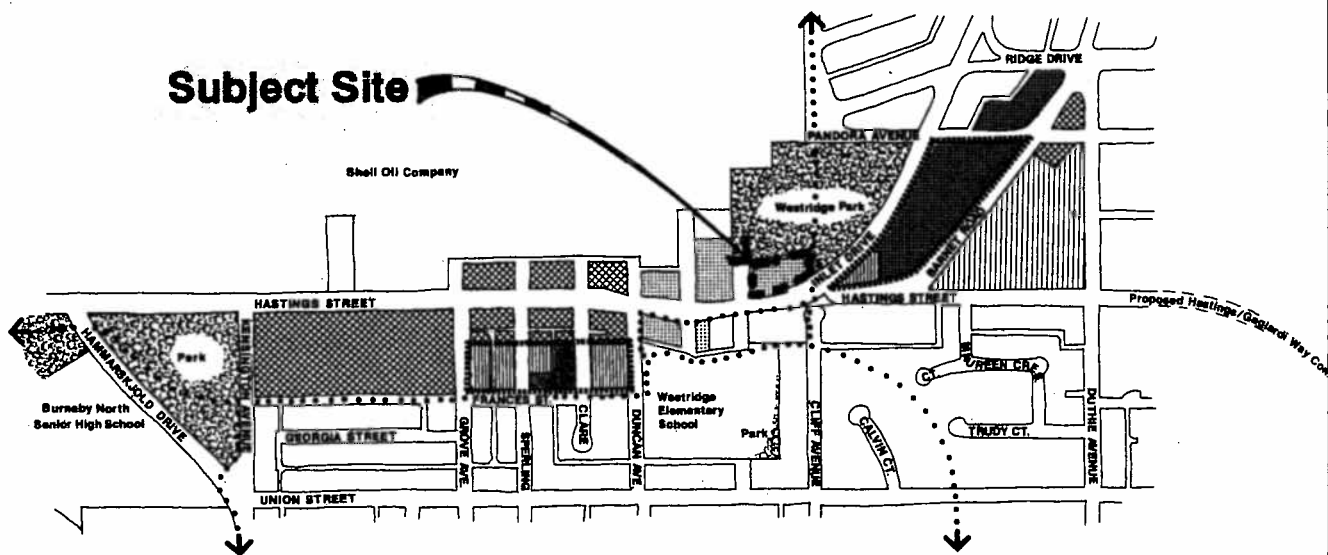
Date: January 2008

**REZONING REFERENCE #07 -- 53**

6947, 6951, 6979 Hastings St.

Sketch # 1

## Subject Site



NORTH



Reference date 1989 April  
Updated to 1981 October

- Proposed low density multiple housing area (10/12 units per acre)
- Proposed medium density apartment area
- Existing medium density apartment area
- Existing low density housing (R6/R5)
- First priority areas
- Institutional area
- Commercial centre
- Trail system

Note: This Apartment Study Area proposed for review.  
See Residential Growth Management Study adopted 1981 June 22.

## APARTMENT STUDY AREA C Drawing number 3



## Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2008

REZONING REFERENCE #07 -- 53

6947,6951,6979 Hastings St.

Sketch # 2



**SPRINGBANK**  
DEVELOPMENT CORP.

December 10, 2007

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

Dear Sirs,

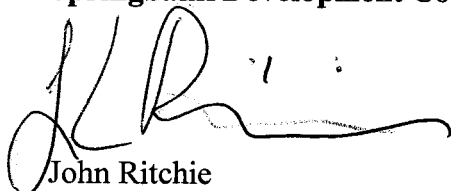
**Re: 6947, 6951 and 6979 Hastings Street, Burnaby BC**  
**Rezoning Application**

We are applying to re-zone the property described above. It is our intention to demolish the existing buildings and develop and build an approximately 60 unit stacked townhouse project with underground parking on this property. The design currently contemplated includes several buildings on the property all between 3 and 3 ½ storeys. Each home will have direct access from a courtyard.

It is intended that we will receive a CD zoning for this property using the RM3 zoning as a guideline. The FAR will not exceed 1.1.

We have met with planning staff and have taken their comments into consideration when designing our project. We are in the process of completing our design and will submit drawings in due course.

Yours truly,  
**Springbank Development Corp.**



John Ritchie

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #07-54  
2008 January 21

### ITEM # 04

#### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Down Syndrome Research Foundation  
1409 Sperling Avenue  
Burnaby, B.C. V5B 4J8  
(Attention: Dawn McKenna)
- 1.2 **Subject:** Application for the rezoning of:  
Lot 172 Except: Part Dedicated Road on Plan LMP47811, D.L. 132,  
Group 1, NWD Plan 26315
- From:** CD Comprehensive Development District (based on C1  
Neighbourhood Commercial District)
- To:** Amended CD Comprehensive Development District (based  
on C1 Neighbourhood Commercial District and P1  
Neighbourhood Institutional District)
- 1.3 **Address:** 1409 Sperling Avenue
- 1.4 **Location:** The subject site is located on the southwest corner of Sperling  
Avenue and Kitchener Street (Sketch #1 attached).
- 1.5 **Size:** The site is 40.22m (131.96 ft.) wide by 39.51 (129.62 ft.) deep, with  
an area of 1,576.72m<sup>2</sup> (16,972 sq.ft.).
- 1.6 **Services:** No servicing is applicable to this application.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit  
a childcare facility with a maximum of eight children.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located at 1409 Sperling Avenue, south of Kitchener Street. The site is improved with a newer two-storey building occupied by the Down Syndrome Research Foundation as its headquarters. Immediately to the south, at 1431 Sperling Avenue, is a commercial property occupied by a grocery store and a child care facility for 20 children,

Vision Montessori. Single-family and two-family dwellings of varied age and size surround the subject site to the north across Kitchener Street, to the west across the lane to the east across Sperling Avenue, and beyond 1431 Sperling Avenue to the south. Vehicular access to the site is from the lane south of Kitchener Street and west of Sperling Avenue.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject lot has an area of 1,576.72m<sup>2</sup> (16,972 sq. ft.) and a width of 40.22 m (131.96 ft.). The subject site is improved with a 1,112.38 m<sup>2</sup> (11,974 sq. ft.) two-storey office building owned by the Down's Syndrome Research Foundation. The child care use would require the addition of the P1 Neighbourhood Institutional District zoning as a guideline.

### **4.0 GENERAL INFORMATION**

- 4.1 The subject rezoning is to permit the operation of a licensed child care facility in a 66.88m<sup>2</sup> (720 sq.ft.) portion of the existing ground floor area. The balance of the building would remain unchanged. The child care facility is for a maximum of eight children aged 30 months to five years and one staff. The hours of operation are proposed to be from 8:30am to 4:30pm Monday to Friday, with 16 children attending part-time (eight children attending in the morning and eight children attending in the afternoon). The proposed child care facility would contribute to the supply of licensed child care spaces in north Burnaby.
- 4.2 The site meets minimum lot area and width requirements for P1 District zoning. The child care facility would be renovated to suit child care operations in accordance with the requirements of the *Community Care and Assisted Living Act*. The provision of outdoor play space in accordance with the Act's requirements is to be accommodated onsite within the existing outdoor play space. It appears that the requirements of the child care facility, including on-site parking requirements, can be satisfied at this location. Parking is provided at the rear of the building from the lane.
- 4.3 The Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act*. The child care facility will be reviewed by Fraser Health Authority to ensure that the plans submitted meet the requirements for a child care centre for 8 children.
- 4.4 The proposed child care use requires two parking spaces – one space for the staff person, and one space for the eight licenced childcare spaces to be utilized for pick-up and drop-off purposes. There is sufficient parking on site to accommodate both the current office use and the proposed child care facility.

## 5.0 CONCLUSION

- 5.1 The proposed child care centre is considered desirable. Parking requirements can be satisfied onsite, and pick-up and drop-off activities are not anticipated to have significant impact on adjacent properties. A child care facility for a maximum of eight children at this location is considered supportable. It is recommended that staff be authorized to work with the applicant to achieve a suitable plan of development that can be advanced to Public Hearing.

## 6.0 RECOMMENDATION

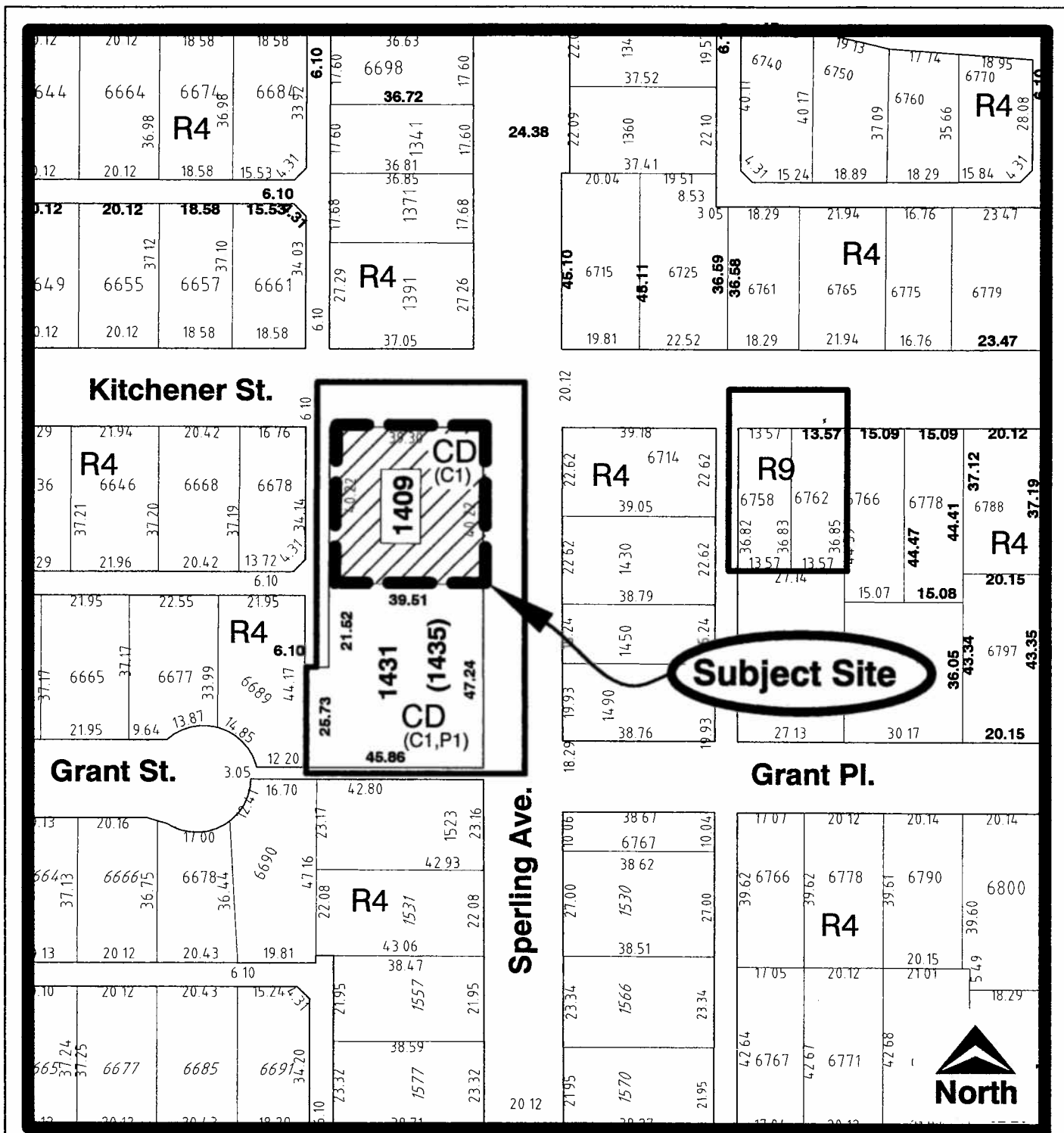
1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*BSI*

SMN/MW:gk  
Attach

cc: Chief Licence Inspector  
Director Engineering  
Director Parks, Recreation and Cultural Services  
City Clerk  
Fraser Health Authority (*Att: Sheri Moi*)





## Planning and Building Department

**Scale:** 1 = 1500

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

**Date:** January 2008

**REZONING REFERENCE #07 -- 54**  
**1409 Sperling Ave.**  
**(Proposed Preschool)**

**Sketch # 1**

December 7, 2007

*PRR #07-54*

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

To Whom It May Concern:

**Re: Letter of Intent for Rezoning of 1409 Sperling Avenue**

On behalf of the Down Syndrome Research Foundation please accept this letter of intent in support of our application to rezone our facility located at 1409 Sperling Avenue, Burnaby, BC V5B 4J8 to provide an on-site preschool program. In order to be eligible we require an amendment to our current zoning of CD (C1) to CD (C1,P1).

The DSRF has applied to the provincial Ministry of Children and Family Development Capital Funding Grant to acquire funds to provide an on-site preschool. We have received the Fraser Health Authorities childcare licensing requirements and have begun the application process. We are confident we will be successful in our application with the exception of our current zoning allocation.

The DSRF intent is to offer a preschool program that may operate Monday to Friday with a maximum of eight children attending in the morning and eight children in the afternoon. We believe with our keen understanding of the development of children with Down syndrome and other intellectual disabilities, the preschool will create a firm foundation of learning that will assist the children throughout their lives. We are very excited by this initiative as are our families.

We have spoken with the Planning Department and we now understand our parking meets the City's parking by-laws.

I trust you will find our application and supporting documents in order. Should I be of any other assistance, please contact me at your convenience.

Yours truly,



Dawn A. McKenna  
Executive Director

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #07-55  
2008 JANUARY 21

### ITEM #5

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Stantec Architecture Ltd.  
1100 – 111 Dunsmuir Street  
Vancouver, B.C. V6B 6A3  
(Attention: Terrance Wong)
- 1.2 Subject:** Application for the rezoning of:  
Parcel 3 Except: Firstly: Airspace Parcel 1, Plan 79744, Secondly:  
Airspace Parcel 2, Plan 87288, D.L. 153, Group 1, NWD Plan 79648
- From:** CD Comprehensive Development District (based on C3,  
C3a, C3c General Commercial District and P2  
Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based  
on C3, C3a, C3c General Commercial District, P2  
Administration and Assembly District and Metrotown  
Development Plan guidelines, and in accordance with the  
development plan entitled “Metrotower III Rezoning  
Amendment Application” prepared by Stantec Architecture  
Ltd.).
- 1.3 Address:** 4700 Kingsway
- 1.4 Location:** The subject site is located within the core area of the Metrotown  
Regional Town Centre between Kingsway and Central Boulevard  
(Sketch #1 attached)
- 1.5 Size:** The site has an area of 8.64 ha (21.35 acres), with frontages on  
Kingsway and Central Boulevard measuring 203.6 m (688 ft.) and  
243.7 m (800 ft.) respectively.
- 1.6 Services:** No servicing is applicable to this rezoning application.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit  
the expansion of the enclosed lobby area of the proposed Metrotower  
III.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 The subject site is one of three properties that form the Metropolis at Metrotown retail and office complex, which is located in the heart of the Metrotown commercial precinct. The site has an area of 8.64 hectares (21.35 acres) and is currently occupied by the westerly portion of the Metropolis at Metrotown mall and the Metrotower I and II office buildings. The two abutting properties to the east are occupied by the easterly portion of the Metropolis at Metrotown mall. The Metrotown SkyTrain Station is located to the immediate south of the subject site and includes a pedestrian connection over Central Boulevard. Vehicular access to the subject portion of the site is from Central Boulevard.

## **3.0 BACKGROUND INFORMATION**

- 3.1 Metropolis at Metrotown is a major retail and office complex developed over the past 30 years. It combines two separate developments previously known as Eaton Centre and Metrotown Centre.
- 3.2 In 2002, a three-phased rezoning (Rezoning Reference #02-27) was initiated to permit a greater degree of unification and integration of the two retail/office complexes and the development of a third office tower. Phases I and II of the rezoning, which included a new food court and other connection, parking and plaza improvements, have been finalized and construction completed. Phase III of the rezoning, which seeks to permit the construction of Metrotower III, is currently underway. The project received Third Reading on 2007 December 10, and Final Adoption is expected to be advanced for Council consideration shortly.

## **4.0 GENERAL INFORMATION**

- 4.1 Design development plans for Metrotower III provide for a 27-storey, 39,483m<sup>2</sup> (425,000 sq.ft.) office tower with a 30 ft. high glass entrance lobby that is connected to the existing Metrotower II. The lobby measures 648m<sup>2</sup> (6,975 sq.ft.) and encloses the north and east sides of the tower's structural core, which is clad in stone. The west and south sides of the core are exposed to a major public landscape element that extends down to Central Boulevard. Underground and above-ground parking structures are incorporated into the tower. The tower is proposed to be built to a LEED Gold standard.
- 4.2 The applicant is now proposing to expand the lobby of Metrotower III by 241.5m<sup>2</sup> (2,600 sq.ft.). This would be achieved by extending the lobby glazing to fully envelop the structural core, enabling a visual extension of the entrance lobby and the development of informal meeting areas and a lounge space that can be used by tenants and the public. The expanded lobby would measure a total of 889.5m<sup>2</sup> (9,575 sq.ft.), and the overall Metrotower III would measure 39,724m<sup>2</sup> (427,600 sq.ft.). An amendment rezoning

application is required to permit the proposed related increase in floor area and associated architectural adjustments. No other physical changes are proposed in connection with this application. The arrangements made for shared parking spaces between retail and office users in the Metropolis complex as part of Rezoning Reference #02-27 (Phase III) are sufficient to meet the additional parking requirements generated by the proposed minor lobby expansion.

The proposed lobby expansion will provide casual indoor amenity spaces that can be used by both tenants and the public, improve the design of the office tower, enhance the relationship between the building and Central Boulevard, and further animate and create interest for pedestrians along the street. The plan of development that has been submitted is considered suitable for presentation to a Public Hearing.

## 5.0 **DEVELOPMENT PROPOSAL**

5.1 **Gross and Net Site Area** (*No change*) - 8.64 ha (21.35 acres)

### 5.2 **Gross Floor Area – Metrotower III**

Previous proposal (REZ #02-27, Phase III)	- 39,483 m <sup>2</sup> (425,000 sq.ft.)
<u>Lobby expansion</u>	- <u>241.5 m<sup>2</sup> (2,600 sq.ft.)</u>
<b>Total</b>	- <b>39,724 m<sup>2</sup> (427,600 sq.ft.)</b>

5.3 **Building Height** (*No change*) - 27 storeys

5.4 **Vehicle Parking** – Required and Provided (*No change*)  
 (Based on 1.7 spaces per 1,000 sq.ft. of gross floor area)

On-site (to be shared with Metropolis retail)	- 188 spaces
<u>Off-site (shared parking from Metropolis retail)</u>	- <u>539 spaces</u>
<b>Total</b>	- <b>727 spaces</b>

### 5.5 **Bicycle Parking** – Required and Provided (*No change*)

Storage lockers	- 15 spaces
<u>Bicycle Racks</u>	- <u>10 spaces</u>
<b>Total</b>	- <b>25 spaces</b>

5.6 **Loading** – Required and Provided (*No change*) - 4 spaces

**6.0     RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 February 4 and to a Public Hearing on 2008 February 19 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 completion of the Rezoning Bylaw for Rezoning Reference #02-27 (Phase III).

*BUS*  
KH:gk  
Attach (1)

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

P:\Gulzar\Karin Hung\Rez 2007\Rez 07-55\Initial Report.doc





**Stantec**

**Stantec Architecture Ltd.**  
1100 - 111 Dunsmuir Street  
Vancouver BC V6B 6A3  
Tel: (604) 696-8000  
Fax: (604) 696-8100

Dec. 20, 2007  
File: 144306056

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

**Attention: Mr. Kenji Ito**  
**Reference: Letter of Intent for Metrotower 3 Rezoning Amendment**

Dear Mr. Kenji Ito,

As applicant for this rezoning, I am pleased to present the following:

Metrotower 3 is the third tower of the overall master plan which also includes Metropolis Shopping Centre. This mixed use retail / commercial project is developed on a CD Comprehensive Development District Zoning (based on C3 and C3a General Commercial District and in accordance with the development plan entitled "Metropolis at Metrotown" prepared by Stantec Architecture in 2002). The minor changes proposed in this application will not alter the existing zoning.

In the previous rezoning (#02-27), the base of Metrotower 3 consisted of a dramatic thirty feet high glass entrance lobby which is connected to the existing Tower 2 and a major public landscape element down to Central Blvd. The landscape features a grand curved architectural stair that follows the curve of the tower above and a major water element that steps down into a pool at sidewalk level. The tower structural core is clad in a light coloured stone which starts in the lobby as an interior finish, and continues to the exterior. There's also paved terrace that steps around the exterior of the tower core with planting material in front.

In this application we propose to extend the lobby glazing to envelop the stone clad tower core which was previously exposed to the elements on the west and south orientations. On the west side, the glazing will step in plan respecting the adjacent water feature. The stepping of the glass envelope will provide small informal meeting niches that look directly out onto the water.

The glazing along the south will create a space that will visually be an extension of the entrance lobby but being 2'-6" lower than the remaining lobby, will define a separate lounge space. This amenity space, looking directly out onto the landscape and Central Blvd. can be used by both tenants and public. A balustrade will be provided to allow views from the elevator lobby down into the proposed lounge space. This lower lounge space can be accessed by stairs on the west side, and an accessible ramp on the east side.

For a list of the licensed architects, please refer to the attached document.

This document is the property of Stantec Architecture Ltd. and is not to be distributed outside the project team without the written consent of Stantec Architecture Ltd.



December 14, 2007

Page 2 of 2

**Reference: Letter of Intent for Metrotower 3 Rezoning Amendmen**

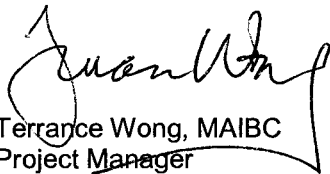
In addition to the form of development, this application also seeks to add 2,600 sf to the previously approved GFA of 425,000 sf, to a new total GFA of 427,600 sf. This additional area results from the expanded lobby alone and no other changes are proposed for the project.

In summary, the proposed expansion of the tower lobby will enhance how the building meets the street, and further animate and create interest for pedestrians along Central Blvd. Although the proposed design adds significant costs to the project, Ivanhoe Cambridge is committed to improve an already first class office tower and make it even better, benefiting tenants, visitors, and the City of Burnaby.

If you have any questions regarding our application or drawings, please feel free to contact me directly.

Sincerely,

**STANTEC ARCHITECTURE LTD.**



Terrance Wong, MAIBC

Project Manager

Tel: (604) 696-8158

Fax: (604) 696-8100

[ttwong@stantec.com](mailto:ttwong@stantec.com)

cc. Gord Wylie

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #07-56 2008 JANUARY 21

#### ITEM #6

#### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Matthew Cheng Architect Inc.  
202 – 670 Evans Avenue  
Vancouver, B.C. V6A 2K9  
(Attention: Matthew Cheng)
- 1.2 **Subject:** Application for the rezoning of:  
Lot 7, Block 77, D.L. 127, Group 1, NWD Plan 4953
- From:** R4 Residential District
- To:** CD Comprehensive Development District (based on RM2  
Multiple Family Residential District and Apartment Study  
Area B guidelines)
- 1.3 **Address:** 380 Ellesmere Avenue
- 1.4 **Location:** The subject property is located on the east side of Ellesmere Avenue,  
just north of Hastings Street (Sketch #1 attached)
- 1.5 **Size:** The site is 20.12m (66 ft.) by 40.23 m (132 ft.), with an area of 809  
m<sup>2</sup> (8,712 sq.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  
an infill townhouse development with under-building parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site measures 20.12m (66 ft.) by 40.23 m (132 ft.), with an area of 809 m<sup>2</sup>  
(8,712 sq.ft.). It is improved with a single-family dwelling that was constructed in 1981  
and is in fair condition. Established, three-storey apartment buildings are located to the  
east fronting Holdom Avenue and to the west across Ellesmere Avenue. Older  
commercial buildings are located to the south fronting Hastings Street. The property to

the north at 340 Ellesmere Avenue is currently being rezoned to permit the development of a 32-unit townhouse project. Vehicular access to the subject site is from Ellesmere Avenue.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject property is located within the Council-adopted Apartment Study Area 'B' and was intended to form part of a four-lot assembly comprised of 380 Ellesmere Avenue and 340 Ellesmere Avenue, three separate legal lots previously owned and occupied by the Ellesmere United Church, which has since relocated to SFU UniverCity (Sketches #1 and #2 attached). Subject to assembly, the four lots were intended for Comprehensive Development (CD) based on RM3 Multiple Family District guidelines.
- 3.2 On 2006 June 26, Council was informed of a request by a prospective purchaser of the church property at 340 Ellesmere Avenue to rezone that property alone to the CD(RM3) District. The prospective purchaser was encouraged to acquire the subject single-family property at 380 Ellesmere for inclusion in a larger development proposal, but the owner indicated he was not interested in selling the property. Written documentation of efforts to purchase the property at fair market value was provided to the Legal and Lands Department for review, which confirmed a bona fide offer. It was noted at the time that 380 Ellesmere Avenue could possibly accommodate on its own, a small infill project that could be pursued separately utilizing the CD District based on RM2 District guidelines. Given these circumstances, an application to rezone the church property alone to permit a stacked townhouse development with underground parking was considered supportable (Rezoning Reference #06-38).
- 3.3 In 2007, the applicant for Rezoning Reference #06-38 made a subsequent attempt to acquire 380 Ellesmere for inclusion in the townhouse development, but was informed that another party has secured the property under option to purchase. Rezoning Reference #06-38 has since advanced to Third Reading, and the prospective purchaser of 380 Ellesmere has submitted this rezoning application for infill development on the property utilizing the CD (RM2) District. The proposal meets the general intent of the Apartment Study Area 'B' Plan and is preferable to R4 District single or two-family redevelopment. On this basis, staff consider the proposal to be supportable.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting the rezoning of 380 Ellesmere Avenue to the Comprehensive Development District (based on the RM2 Multiple Family District as guidelines) to permit the development of an infill townhouse project with under-building parking. A maximum FAR of 0.7 would apply. Vehicular access will be from Ellesmere Avenue.
- 4.2 The Director Engineering will be required 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 repair or reconstruction of the existing separated sidewalk along Ellesmere Avenue, including the planting of street trees.

- 4.3 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 4.4 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 4.5 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 4.6 As a smaller site, on-site storm water management in line with Best Management Practices will apply.
- 4.7 A tree survey will be required to determine if any of the existing trees should be retained.
- 4.8 Overhead wiring abutting the site will need to be placed underground.
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 **RECOMMENDATIONS**

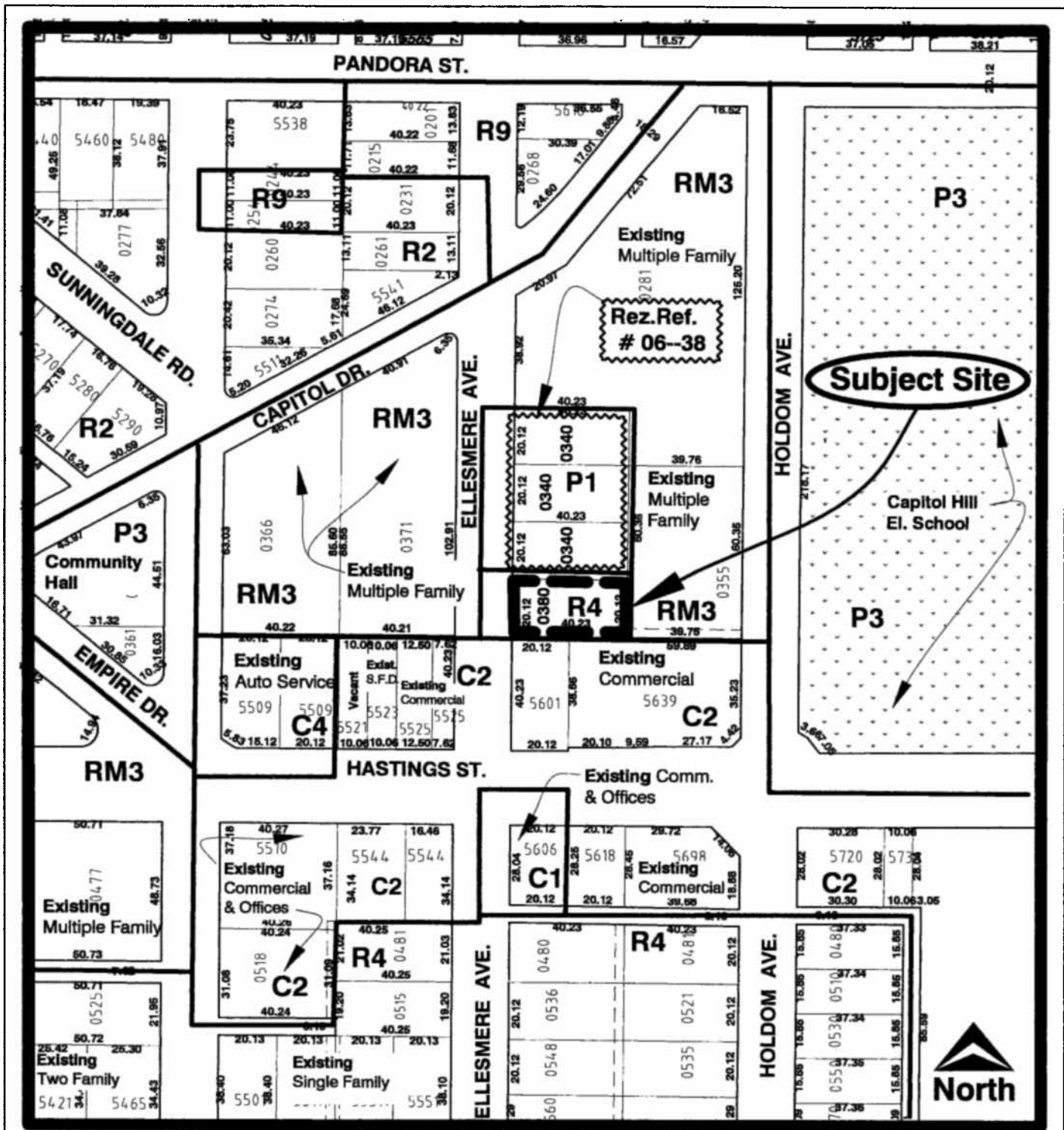
- 1. **THAT** a copy of this report be sent to the property owner at 340 Ellesmere Avenue.
- 2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*BH*

KH:  
Attach

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

P:\Gulzar\Karin Hung\Rez 2007\Rez 07-56\Initial Report.doc



## Planning and Building Department

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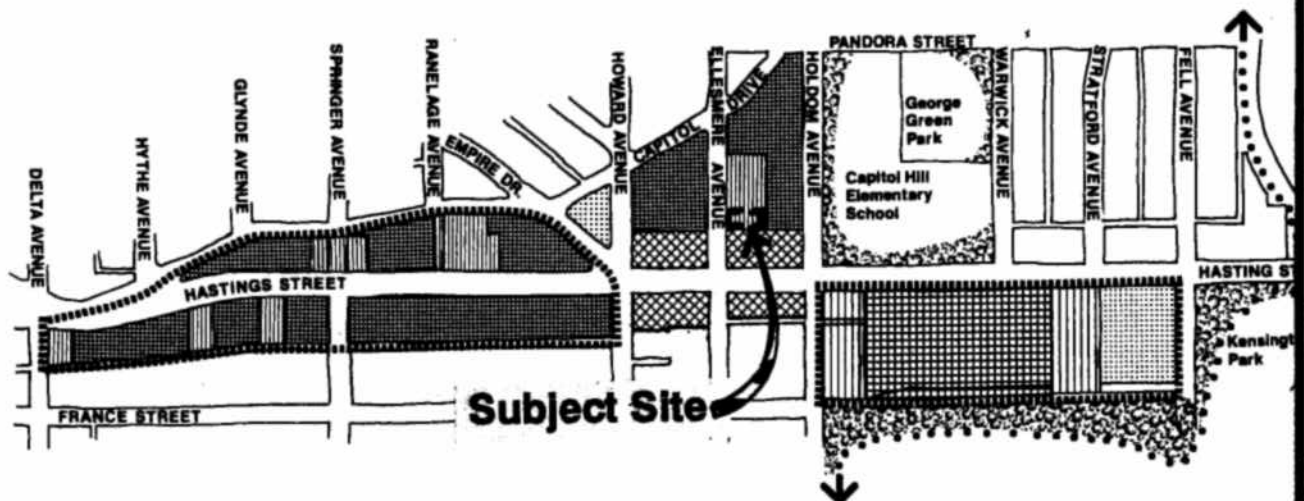
Date: January 2008

## REZONING REFERENCE # 07 -- 56

380 Ellesmere Ave.

( Proposed Multi-Fam. Development )

Sketch # 1



NORTH



Reference date 1969 April

Updated to 1997 July

- First priority apartment area
- Proposed low density apartment area
- Existing low density apartment area
- Proposed medium density apartment area
- Existing medium density apartment area
- Commercial centre
- Institutional area
- Trail system

**APARTMENT STUDY AREA B** Drawing Number 2



**Planning and Building Department**

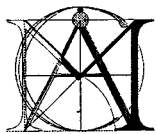
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**Drawn By: J.P.C.**

**Date: January 2008**

**REZONING REFERENCE # 07 -- 56**  
380 Ellesmere Ave.

**Sketch # 2**



# MATTHEW CHENG ARCHITECT INC.

# 202-670 Evans Ave., Vancouver, B.C., Canada V6A 2K9

TEL: (604) 731-3012

FAX: (604) 731-3908

CELL: (604) 649-0669

Email: mcai@telus.net

January 10, 2008

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

**Re: 380 Ellesmere Ave., Burnaby, BC**

CK Homes Ltd proposes to rezone the above property from R-4 to CD RM-2 as designated in the City of Burnaby's Official Community Plan.

Three story townhouses with common partially underground parking will be designed with a FAR of 0.7.

Regards,

  
Matthew Cheng, MAIBC  
Matthew Cheng Architect Inc.

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #07-57  
2008 JANUARY 21

### ITEM #7

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Ledingham McAllister Communities Ltd.  
800 – 1199 West Hastings Street  
Vancouver, B.C. V6E 3T5  
(Attention: Paul Faibish)
- 1.2 Subject:** Application for the rezoning of:  
See attached Schedule A
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM4 and RM3 Multiple Family Residential District, P3 Park and Public Use District and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** 7030/38/42/54/58/60/62/64 Edmonds Street, 7359 -18th Street, 7077 – 18th Avenue, 7042 – 19th Avenue and Portion of 19th Avenue and Edmonds Street Road Allowances
- 1.4 Location:** The subject site is located at the southwest corner of Edmonds Street and 18th Street. (Sketch #1 attached)
- 1.5 Size:** The site for RM4 density has an area of 0.797 ha (1.97 acres) of which 0.286 ha (0.71 acre) will be transferred to the City. The rezoning site also includes a 0.119 ha (0.29 acre) portion of a future RM3 density development site.
- 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 residential high-rise tower and street fronting townhouses, to establish development guidelines for a future low-rise residential development, and to expand Stride Avenue Ravine Park.



## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

The subject site, which is located within the Edmonds Town Centre Plan Area (see **attached** Sketches #1 and #2), abuts Byrne Creek ravine within Stride Avenue Ravine Park and includes property intended to be included within the Park. There are several older dwellings (none of identified heritage value) on the subject site. Adjacent properties include both low-rise and high-rise multiple family residential sites.

## **3.0 BACKGROUND INFORMATION:**

- 3.1 The Edmonds Town Centre Plan (see Sketch #2) designates two RM4 density high-rise development sites within this block, with the remainder of the block included in Stride Avenue Ravine Park. The current rezoning application includes all of the properties within both the development sites, with the exception of 7377 – 18th Street, despite considerable effort by the applicant to come to terms with the owner.
- 3.2 The rezoning application also includes 7042 – 19th Avenue, which together with a one-third portion of 7077 – 18th Avenue (also included in the rezoning) are the remaining properties in the block within the Park Acquisition Program for Stride Avenue Ravine Park. The applicant, with Planning and Parks staff support, is also proposing that 7030 Edmonds Street and all of 7077 – 18th Avenue be included in Stride Avenue Ravine Park, based on the location of the ravine top of bank and planned 15m (49 ft.) riparian setback. The intent is that the applicant will transfer these three properties to the City at no cost for inclusion in the Park, but that they will contribute RM4 density to the development. The Parkland Acquisition Charge will apply to the development since the applicant would utilize the full density of the transferred land.
- 3.3 In order to maintain redevelopment potential of 7377 – 18th Street which the applicant has been unable to acquire, it is proposed through the current rezoning application to define a future redevelopment site which also includes the adjacent property at 7359 – 18th Street and the adjacent portion of the 19th Avenue right-of-way being closed (see Sketch #3). Due to the relatively small site size and the relatively large portion occupied by the 15m riparian setback area, the consolidated site would be developed under a future Comprehensive Development rezoning based on RM3 density guidelines. A Section 219 Covenant over 7359 – 18th Street and adjacent closed portion of 19th Avenue right-of-way to be acquired by the developer would maintain them in a vacant condition for future consolidation with the 7377 – 18th Street property. An adjustment to the adopted Edmonds Town Centre Plan is recommended to accommodate this approach and the Stride Avenue Ravine Park expansion described in the previous section.
- 3.4 The subdivision to be pursued to accommodate the subject rezoning will create the following three parcels as shown on Sketch #4.
  - (i) Development site (for RM4 density development including allocation from the land being transferred to the City for park purposes).

- (ii) City Park Site (including land being transferred to the City).
- (iii) Holding Parcel (for future consolidation with 7377 – 18th Street for RM3 density development).

The proposed subdivision includes road dedications along Edmonds Street and two corner truncations, as well as road closures (19th Avenue right-of-way and a portion of Edmonds Street right-of-way) for consolidation with the new lots being created, for which a Highway Closure Bylaw will be required. The developer will purchase approximately 798.2m<sup>2</sup> (8592 sq.ft.) of road closure area from the City which is the net area by which the road closure areas being acquired exceed his road dedications (subject to survey). The recommended land value will be included in a future report.

- 3.5 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions of the Zoning Bylaw, to achieve up to an additional 0.30 FAR, which equates to approximately 25,727 additional sq. ft. of residential floor area (subject to survey). A report which specifically addresses the nature of the amenity density bonus will be pursued through the Community Development Committee, and will include the value of the density bonus per sq. ft. of buildable area. It may be appropriate to consider utilizing a portion of the bonus density value for upgrading Stride Avenue Ravine Park within this block. This could include development of a pedestrian plaza or public art focal point at the corner of 18<sup>th</sup> Street and 18<sup>th</sup> Avenue, where the Urban Trail linking the Kingsway/Highgate Village core with the SkyTrain Station turns a corner. CPTED and urban design improvements for the existing Urban Trail across the Park frontage on 18<sup>th</sup> Avenue would also be desirable.

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

- Upgrading of the Edmonds Street frontage to a full urban standard including new curb, median, separated sidewalk, boulevard with street trees, and street lighting, with cost-sharing by the City to continue the upgrading across adjacent park property to Griffiths Avenue.
- Upgrading of 18<sup>th</sup> Street with curbs, separated urban trail (partially on a 2.5m statutory right-of-way which is to be provided), boulevard with street trees, and street lighting including pedestrian lighting for the Urban Trail; interim transition to be provided across 7377 - 18<sup>th</sup> Street which is not included in the current rezoning.
- Installation of a pedestrian and bicycle traffic signal on Edmonds Street at 18<sup>th</sup> Street.
- Removal and undergrounding of overhead wires on Edmonds Street abutting the site and on 19<sup>th</sup> Avenue within the site.
- Storm, sanitary sewer and water main upgrades as required.

- Restoration and landscaping of the lands included in the rezoning which are being transferred to the City, and potentially development of a park pathway south of the development.
- 3.7 Due to traffic on Edmonds Street, a noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.8 A tree survey is required to determine which trees are to be preserved on site; in particular one valuable Davidia (dove tree) at 7038 Edmonds St. will be preserved.
- 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 The proposed prerequisite conditions to the rezoning will be included in a future report.

#### 4.0 **RECOMMENDATIONS**

1. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission, and to the owner at 7377 -18<sup>th</sup> Street.
2. **THAT** the adjustments to the Edmonds Town Centre Plan outlined in Sections 3.2 and 3.3 of this report be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site).
3. **THAT** the closure and sale of a portion of the 19th Avenue and Edmonds Street rights-of-way as outlined in Section 3.4 and shown on Sketch #4 of this report, be approved in principle subject to the applicant pursuing the rezoning proposal to completion.
4. **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.

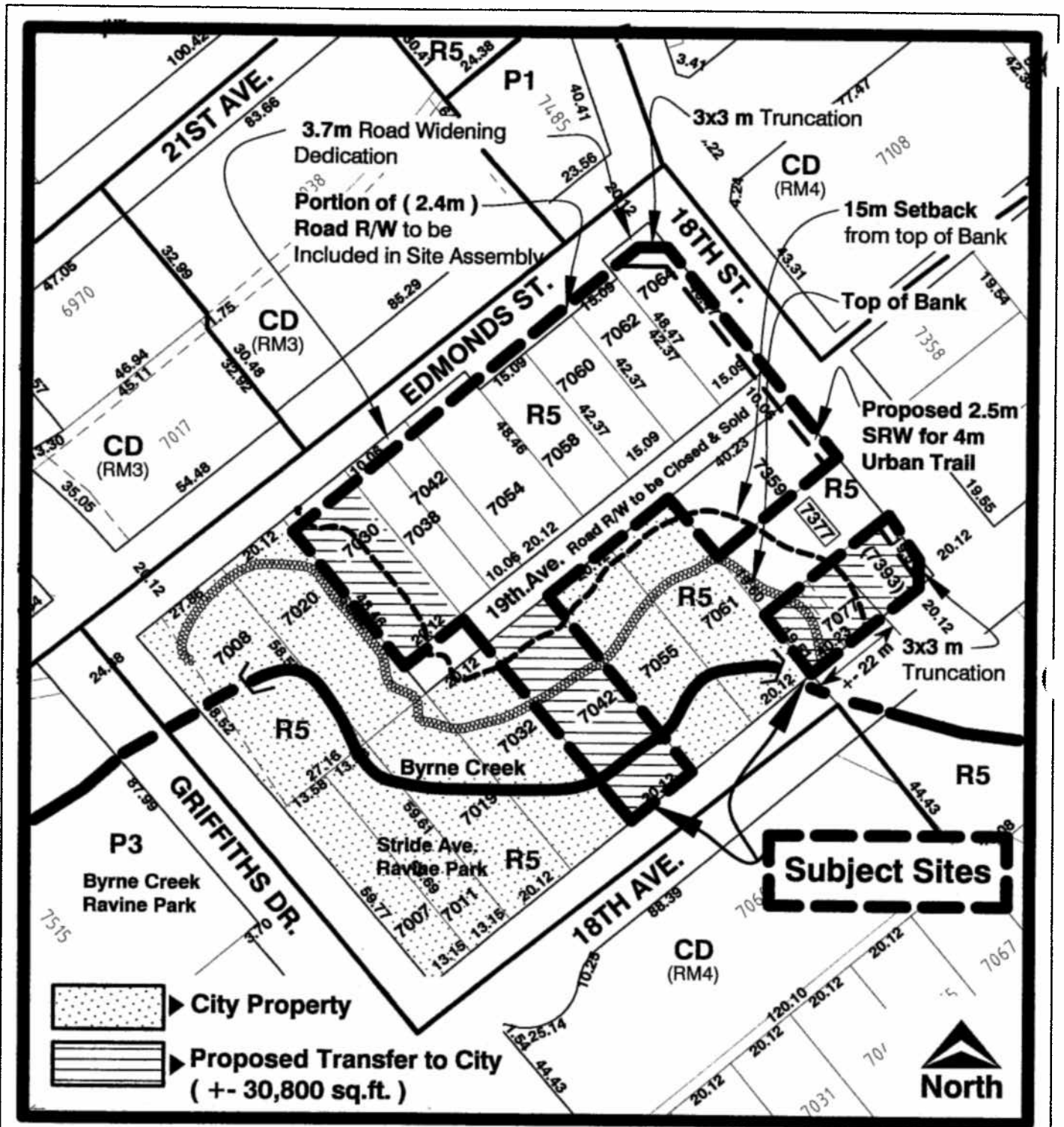
*RR!*  
RR:gk  
**Attachments**

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

P:\Gulzar\Robert Renger\Rezoning 2007\Rez 07-57\Initial Report.doc

**Rezoning Reference #07-57  
Schedule A**

7030 Edmonds Street	Lot 3, Blk 2, DL 95, Group 1, NWD Plan 1981
7038 Edmonds Street	South Half Lot 4, DL 95, Group 1, having a frontage of 33 feet on Mara Road by full uniform depth of said lot and adjoining Lot 3, NWD Plan 1981
7042 Edmonds Street	Parcel A (BY29120E) of Lot 4, DL 95, Group 1, NWD Plan 1981
7054 Edmonds Street	Lot 5, DL 95, Group 1, NWD Plan 1981
7058 Edmonds Street	Lot 160, DL 95, Group 1, NWD Plan 29427
7060 Edmonds Street	Lot 161, DL 95, Group 1, NWD Plan 29427
7062 Edmonds Street	Lot 162, DL 95, Group 1, NWD Plan 29427
7064 Edmonds Street	Lot 163, DL 95, Group 1, NWD Plan 29427
7359 18 <sup>th</sup> Street	Lot 1, DL 95, Group 1, NWD Plan 2485
7077 18 <sup>th</sup> Avenue (7393 18th Street)	Strata Lots 1 and 2, DL 95, Group 1, NWD Strata Plan NW2340 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
7042 19 <sup>th</sup> Avenue	Lot 23, DL 95, Group 1, NWD Plan 1981
Portion of 19 <sup>th</sup> Avenue and Edmonds Street road allowances	



## Planning and Building Department

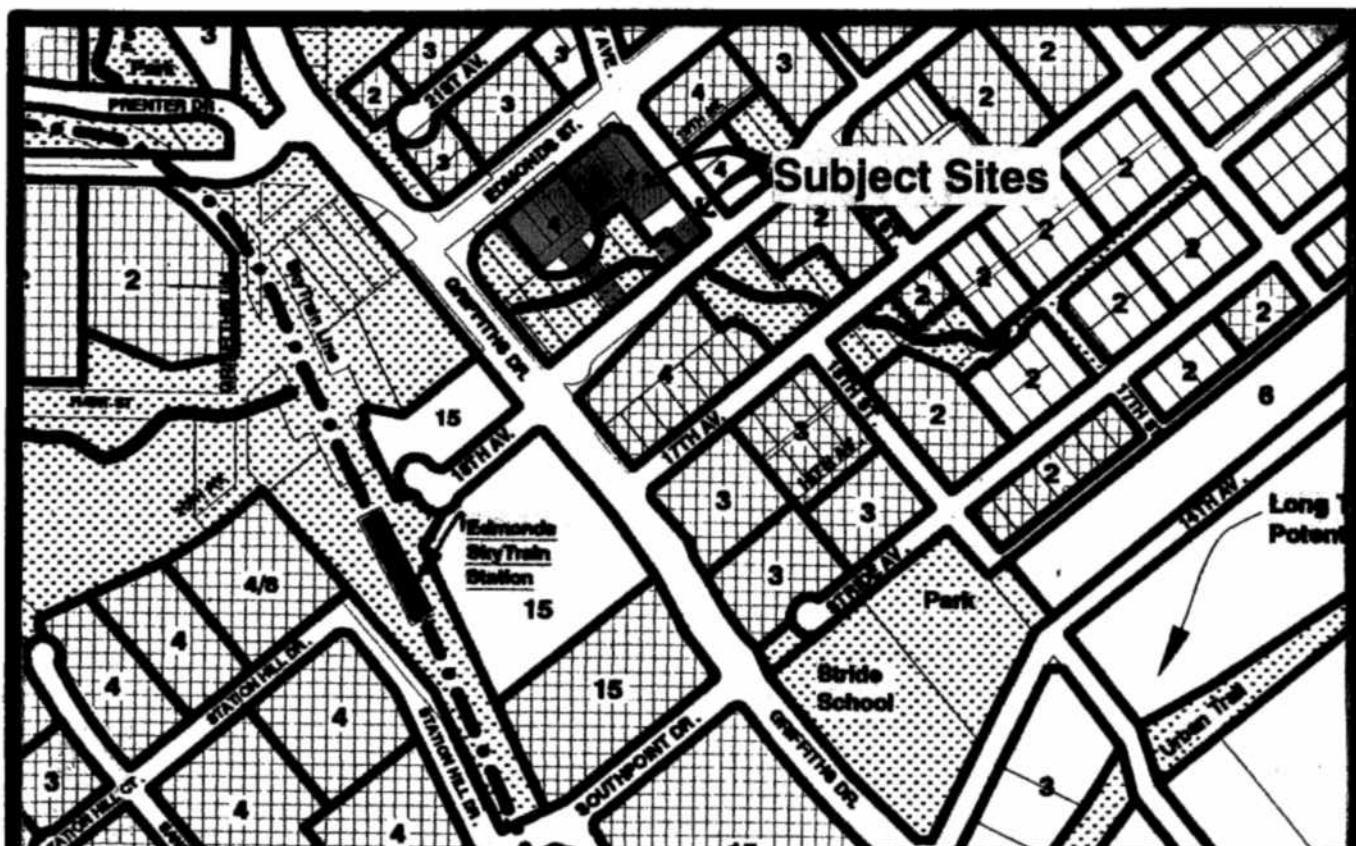
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Drawn By: J.P.C.

Date: January 2008

**REZONING REFERENCE # 07 -- 57**  
(Edmonds, Griffiths, 18th Ave., 18th St.)

Sketch # 1



**Legend:**

- |  |   |  |
|--|---|--|
| <p><b>High Rise Apartments</b></p> <p>6 — RM5 — (100 units per acre maximum)</p> <p>4 — RM4 — (80 units per acre maximum)</p> <p><b>Low Rise Apartments</b></p> <p>3 — RM3 — (50 units per acre maximum)</p> <p><b>Low Rise Apartments/<br/>Ground-Oriented multiple Family</b></p> <p>2 — RM2 — (40 units per acre maximum)</p> <p><b>Ground-Oriented Multiple Family</b></p> <p>1 — RM1 — (25 units per acre maximum)</p> <p>6 — Townhousing — (12 units per acre maximum)</p> <p><b>Single and Two-Family Infill</b></p> <p>7 — Potential Area Rezoning</p> | <p><b>Commercial</b></p> <p>8 — C1 Neighbourhood Commercial</p> <p>9 — C2 Community Commercial</p> <p>10 — C3 General Commercial</p> <p>11 — C4 Service Commercial</p> <p>12 — Institutional (including Seniors Housing, Churches, etc.)</p> <p>13 — Industrial</p> <p>14 — Nickel Complex (Rez. Ref. # 7/93)</p> <p>15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 36/90)</p> | <p>Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.</p> |
|--|---|--|
- Park, School, Trail, Ravine and Open Space Area

Completed or Rezoned in Accordance with Development Guidelines

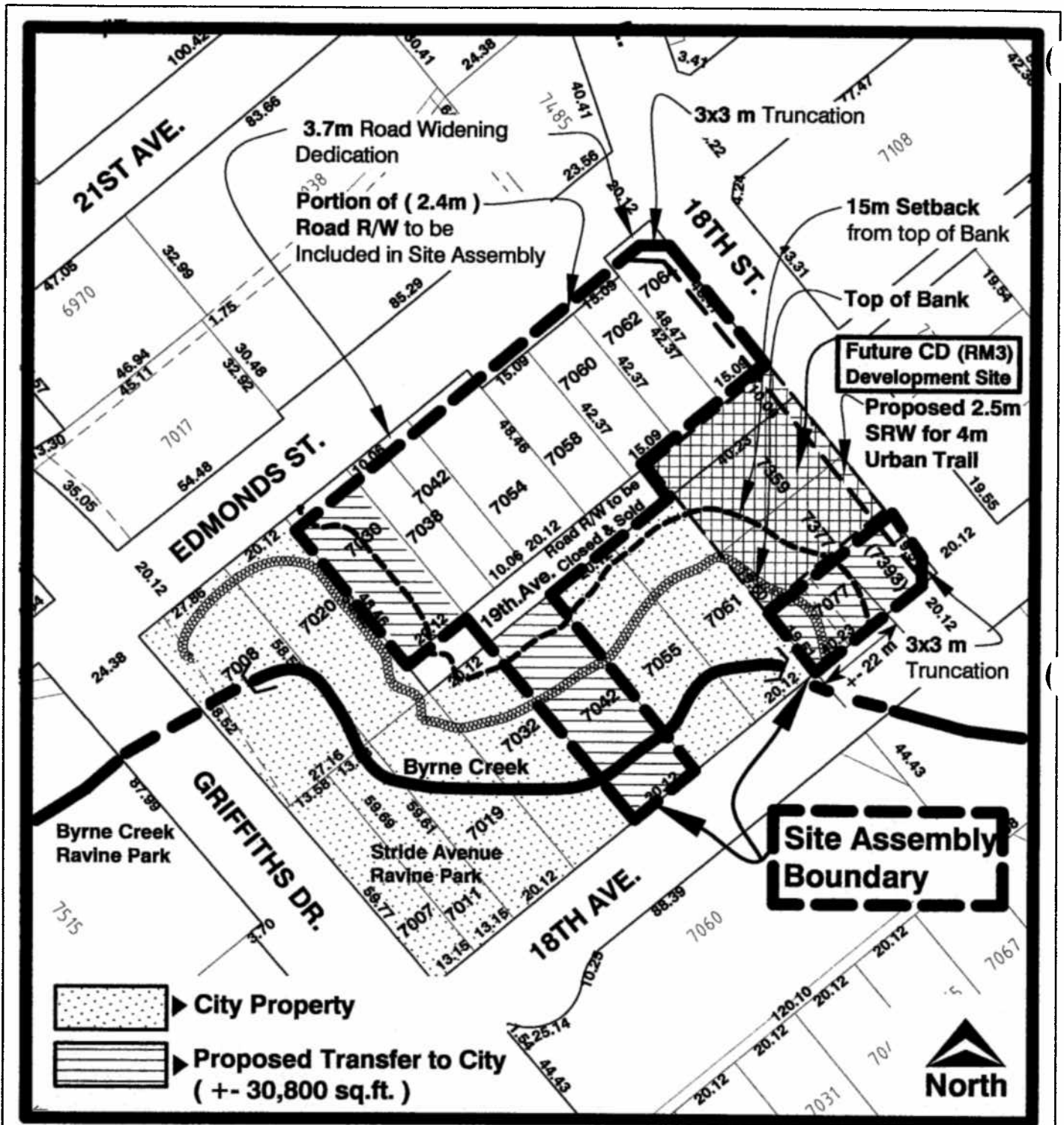
This Sketch is subject to updating on a Continuous basis.

## Edmonds Town Centre Plan Development Guidelines



### Planning and Building Department

<p><b>Scale:</b> N.T.S.</p>	<p><b>REZONING REFERENCE # 07 -- 57</b> (Edmonds, Griffiths, 18th Ave., 18th St.)</p>	<p><b>Sketch #2</b></p>
<p><b>Drawn By:</b> J.P.C.</p>		
<p><b>Date:</b> January 2008</p>		



## Planning and Building Department

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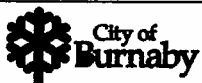
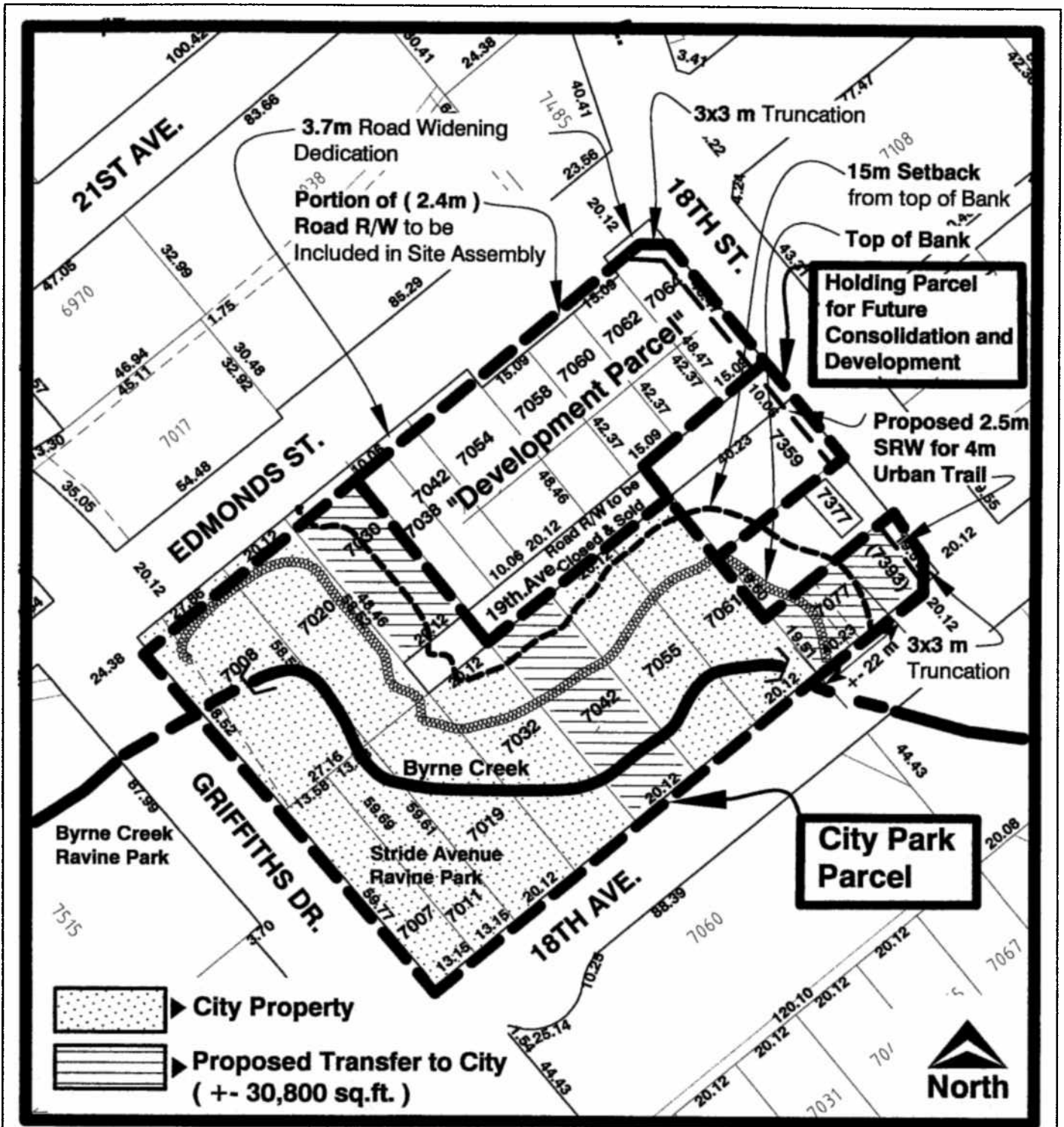
Drawn By: J.P.C.

Date: January 2008

**REZONING REFERENCE # 07 -- 57**  
**Proposed development Site**

Sketch # 3





## Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: January 2008

**REZONING REFERENCE # 07 -- 57**  
**Proposed Subdivision**

Sketch # 4





## **LEDINGHAM McALLISTER**

#800 - 1199 West Hastings Street, Vancouver, B.C., Canada V6E 3T5 / (604) 662-3700-FAX: (604) 684-9004

December 20, 2007

Robert Renger, Senior Current Planner  
City of Burnaby  
3rd Floor – 4949 Canada Way  
Burnaby, B.C. V5G 1M3

Dear Robert,

RE: REZONING APPLICATION  
7030, 7038, 7042, 7054, 7058, 7060, 7062 & 7064 Edmonds Street  
7359 - 18th Street, 7077 - 18th Avenue and 7042 -19th Avenue

---

Please accept this letter and attachments as our rezoning application for the above-noted properties located in the Edmonds Town Centre Plan, from R5 Residential District to Comprehensive Development District based on RM4, P3 and RM3 guidelines.

CD (RM4) density would apply to 7030, 7038, 7042, 7054, 7058, 7060, 7062 & 7064 Edmonds Street, 7077 - 18th Avenue and 7042 -19th Avenue, and the Edmonds Street and 19th Avenue road closure areas we propose to purchase from the City. We are proposing that 7030 Edmonds Street, 7077 18th Avenue and 7042 19th Avenue be included in the development site only for the purpose of RM4 District density allocation to the net development site (7038, 7042, 7054, 7058, 7060, 7062 and 7064 Edmonds Street and road closure areas), but that title be transferred to the City for park and/or conservation purposes at no cost. These transferred lands would be designated P3 for public open space purposes. The Parkland Acquisition Charge would continue to apply to the development.

We also propose to utilize the amenity density bonus provisions of the Zoning Bylaw for this development.

This assembly pattern differs from what is shown in the Edmonds Town Centre Plan, and is being proposed due to our inability acquire the private property at 7377 – 18th Street. We have made numerous offers to purchase this property at fair market value but have not been able to come to an agreement on the purchase price with the owner.

We are therefore proposing that 7359 – 18th Street and the adjacent portion of 19th Avenue be zoned and set aside for potential future consolidation with 7377 – 18th Street as an appropriate infill redevelopment site with a CD (RM3) designation. We have demonstrated that the remnant parcel (i.e. 7359 and 7377 – 18th Street, and the adjacent portion of 19th Avenue) would be a feasible development site at RM3 density.

It is our intent to remove the existing single-family houses and redevelop the RM4 portion of the site with a highrise residential building. All parking on the site is to be provided underground. Given the adjacency to Byrne Creek, we did consult with the City of Burnaby Environmental Review Committee on

**Robert Renger**  
**Rezoning Application**  
**- 2 -**

January 24, 2007 regarding our proposed site (preliminary land assembly) and proposed a 15m setback from the top of the bank. This setback was accepted by the Committee and will be reflected in our development plan.

We look forward to working with the City on this exciting opportunity.

Yours truly,  
LEDINGHAM MCALLISTER COMMUNITIES LTD.

A handwritten signature in black ink, appearing to read 'Paul Faibish', with a stylized flourish at the end.

Paul Faibish  
Development Manager

Attach

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #07-58 2008 JANUARY 21

#### ITEM #8

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Ivanhoe Cambridge II Inc.  
604 – 4720 Kingsway  
Burnaby, B.C. V5H 4N2  
(Attention: Shane Eldstrom)
- 1.2 Subject:** Application for the rezoning of:  
Lot 1, D.L.'s 32, 152 & 153, Group 1, NWD Plan BCP6303
- From:** CD Comprehensive Development District (based on C3 General Commercial District)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District and Metrotown Development Plan guidelines)
- 1.3 Address:** 4800 Kingsway
- 1.4 Location:** The subject site is located within the core area of Metrotown, in the surface parking lot of Metropolis at Metrotown (East), fronting Kingsway and west of Nelson Avenue (Sketches #1 and #2 attached).
- 1.5 Size:** The site has an area of approximately 3,055 m<sup>2</sup> (32,885 sq. 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 a portion of the surface parking area to support seasonal exhibits and events during the months of May to September.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is located in the surface parking lot alcove of Metropolis at Metrotown (East) fronting Kingsway between The Bay and Sears department stores. Metropolis at Metrotown (East) is one of three properties that form the Metropolis at Metrotown retail and office complex, which is located at the heart of the Metrotown commercial precinct. The specific site is currently occupied by a surface parking lot and drop-off area that is located above two levels of underground parking. To the west is the Sears department

store and beyond is Metropolis at Metrotown (West). To the south is Metropolis at Metrotown (East). To the north across Kingsway are high-rise apartments and commercial uses fronting Kingsway. To the east is The Bay department store and commercial uses fronting Nelson Avenue beyond. Vehicular access to the subject site is from Kingsway, Nelson Avenue, and Bennett Street.

### **3.0 BACKGROUND INFORMATION**

- 3.1 Metropolis at Metrotown was originally developed in the 1980's as two separate retail/office complexes, Eaton Centre and Metrotown Centre. The two centres are now under single ownership and have been combined to form a single retail/office complex, now known as Metropolis at Metrotown.
- 3.2 In 2002, a three-phased rezoning (Rezoning Reference #02-27) was initiated to permit a greater degree of unification and integration of the two retail/office complexes and the development of a third office tower. Phases I and II of the rezoning, which included the relocation and development of a new, high amenity and focal point food court, construction of a two-level retail mall connection between the two retail complexes, and numerous improvements to underground parking and loading facilities, exterior plazas, and the public realm, have been finalized and construction completed. Phase III of the rezoning for Metrotower III is currently being pursued towards final adoption of its Rezoning Bylaw.
- 3.3 This rezoning application is for a two-phased proposal for the subject portion of the surface parking lot of Metropolis at Metrotown (East). The first phase of the rezoning application would allow for a one time dinosaur exhibit, with the second phase allowing for a permanent site for recurring similar seasonal festival events in the months of May to September.

### **4.0 GENERAL INFORMATION**

- 4.1 As presented in the applicant's proposal, the first phase of the rezoning application is intended to permit a dinosaur exhibit tentatively called "Dinosaurs Unearthed" to be held on a one time basis between June and September 2008. This educational exhibit is a partnership between Metropolis at Metrotown, Burnaby Tourism and Dinosaurs Unearthed and would feature approximately 16 full-sized, full-motion dinosaur replicas within a large tent structure on the existing parking area. It is estimated that the exhibit would draw between 100-160 thousand local visitors and tourists. The hours of operation for the exhibit are proposed to match the operating hours of Metropolis at Metrotown. The applicant's proposal is generally comprised of a tent structure with an area of approximately 929 m<sup>2</sup> (10,000 sq. ft.) and a height of 9 m (30 ft.) at its maximum point for the proposed exhibit area.
- 4.2 Following the conclusion of the "Dinosaurs Unearthed" exhibit, the second phase of the rezoning application would provide for the consideration of other recurring seasonal festivals and events in future years. The second phase would be pursued if the initial

dinosaur exhibit was successful and provided encouragement for similar recurring proposals in subsequent years. This phase would see the redevelopment of the existing parking area to facilitate other recurring festivals and events during the months of May to September in a permanent pedestrian-friendly 'plaza'. These future events would only proceed on the basis that permanent changes and enhancements including the provision of necessary permanent service provisions would be made to turn the area into a permanent, suitably designed venue for such potential recurring exhibits. As a key site in the Metrotown Regional Town Centre, Metropolis at Metrotown is considered a suitable location for such complementary seasonal outdoor public exhibits and events, which would appeal to regular patrons of Metropolis, and attract other visitors to the Metrotown Regional Town Centre. Examples of other seasonal exhibits and events would include educational and cultural exhibitions or special day celebrations such as Canada Day and BC Day.

- 4.3 Preliminary analysis of the subject development project has been undertaken and a number of issues have been identified. These issues to be pursued further and incorporated into the suitable plan of development and outlined in a further Public Hearing rezoning report to Council, include:

#### **4.3.1 Parking, Loading and Vehicular Access**

- The subject surface parking lot is located between the Bay and Sears Department stores and is made up of 97 parking spaces, including three parking spaces for the disabled. In total, within Metropolis at Metrotown, 6,823 parking spaces are provided for retail use, with an additional 411 parking spaces available on weekends (from the office component). Approximately 80-84 existing parking spaces would need to be taken up to accommodate the dinosaur exhibit. A traffic consultant's report will be required to determine if these off-street parking spaces may be forgone for the periods of operation of this seasonal proposal while still providing sufficient parking to meet the needs of the shopping centre and the proposed exhibit.
- The 'loop' driveway adjacent to the mall entrance would be maintained for passenger pick-up/drop-off, access to loading areas, parking for the disabled, taxis, tourist busses and emergency vehicle access. On a preliminary basis, it is considered that the first row of parking spaces adjacent to the south side of the subject site would be maintained and the existing handicapped spaces would be relocated to this retained portion of parking (adjacent to the mall entrance).

#### **4.3.2 Summer Events Plaza Issues**

- It is desirable that the subject area for use as a venue for recurring summer seasonal events and exhibitions from May to September, be enhanced with paving treatments and other improvements that provide an attractive pedestrian-friendly 'plaza' and setting for the proposed summer exhibits and functions; and also

continues to accommodate surface parking at other times. It is noted that there is an existing pedestrian plaza with fountain and landscaping directly south of this area.

- Potential noise conflicts with adjacent residential areas during events will be reduced by precluding late evening operating hours beyond mall hours.
- Exhibition structures shall be designed in a manner that will contribute positively to the aesthetics of the area and follow guidelines that include maximum height. It is noted that the dinosaur exhibit would be contained within the proposed tent enclosure.
- Exterior public walkways within and abutting the area would be maintained and improved, including lighting.
- Signs would be integrated into the comprehensive sign plan.
- Servicing requirements will include but not necessarily be limited to electrical, water and sanitary services to the proposed site to facilitate its use for events and exhibits.

4.4 The subject proposal represents a significant and desirable venue for recurring seasonal use as an outdoor amenity space for exhibitions, festivals and events. A pedestrian-friendly 'plaza' will have a positive impact on this vital retail/office component of the Metrotown Regional Town Centre and further advance the desired kind of uses consistent with the City's Town Centre objectives. The proposed dinosaur exhibit as the initial proposal for 2008 is considered to have merit.

## 5.0 RECOMMENDATION

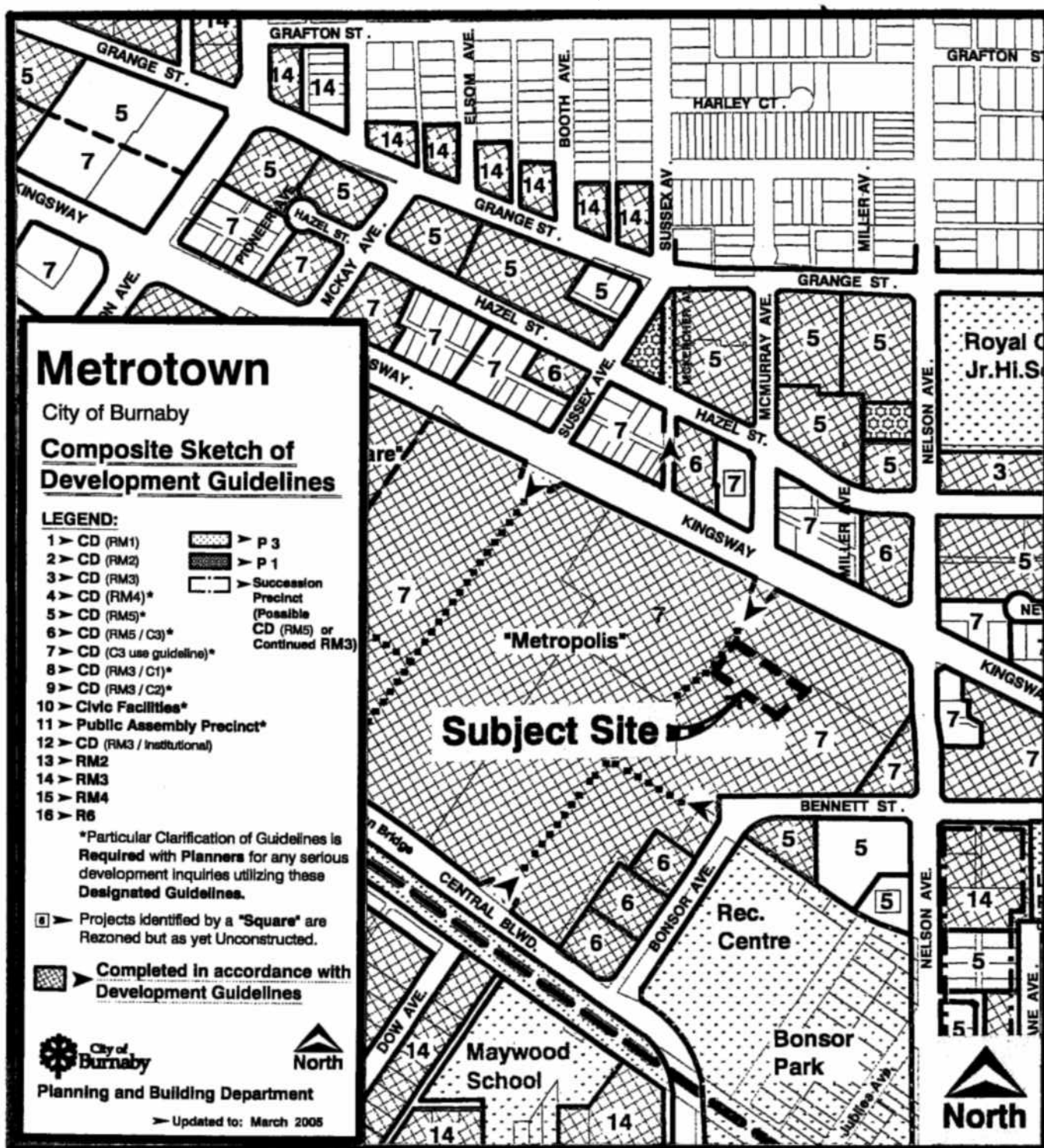
1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*Res/*

SMN/MW:gk  
Attach

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





## Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2008

## REZONING REFERENCE # 07-- 58

4800 Kingsway

(Proposed Seasonal Festive Area for Portion of the Surface Parking Area

Sketch # 2





METROPOLIS  
at metrotown

Suite 604  
4720 Kingsway  
Burnaby, BC  
Canada  
V5H 4N2  
Telephone:  
[604] 438-4700  
Facsimile:  
[604] 438-3974

December 28, 2007

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

Attention: Kenji Ito, Assistant Director, Current Planning

Dear Mr. Ito:

**Re: Application for Rezoning a Portion of 4800 Kingsway  
Seasonal Festival Events**

Attached find Application for Rezoning for a portion of 4800 Kingsway (Metropolis at Metrotown) to permit seasonal installation of festival events during the months January to November. Also enclosed are two checks payable to the City of Burnaby totaling \$1,514.00 to for the rezoning fee.

We are currently reviewing a partnership brought to us by the City of Burnaby's own "Burnaby Tourism" to host a dynamic animatronics dinosaur exhibit tentatively called "Dinosaurs Unearthed." This educational exhibit would feature at least 16 full sized, full motion dinosaur replicas. Metropolis at Metrotown and Burnaby Tourism are confident that this will draw significant unique visitors and tourists to the Burnaby core and Metropolis at Metrotown with early estimates ranging between **100 and 160 thousand persons**.

It would be our intention to re-zone the area so that similar such events could take place at any time in the future also, hence the general nature of the actual application.

We are also attaching a copy of a letter dated December 11, 2007 from Roger M. Steers, M.Eng., P.Eng of Read Jones Christoffersen, our professional structural engineers, verifying that the existing **building structure is sufficient to support** the weight of the exhibit.

We have retained Bunt & Associates to provide comment based on their extensive prior **studies of the traffic and parking** at Metropolis

at Metrotown to ensure that there will be no adverse affect on these  
aforementioned items. They have already made favorable  
commentary, however due to application deadlines written comments  
will be delivered within two (2) weeks.

When you have opportunity to review I would request you contact me  
to advise what further information you may require 604 630-3312.

Yours truly,  
**IVANHOE CAMBRIDGE II INC.**  
**METROPOLIS AT METROTOWN**



Shane Eldstrom, RI  
General Manager  
Email: [seldstrom@ivanhoecambridge.com](mailto:seldstrom@ivanhoecambridge.com)

cc: Judy Black, Marketing Director  
Pat Carlson, Tourism Marketing Supervisor  
Gordon Wylie, Director, Development  
Matthew Coyne, Executive Director, Tourism Burnaby  
Ted Williams, Director, Metrotown Properties

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #07-60 2008 JANUARY 21

#### ITEM #9

##### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Thomas Chalissery  
4808 Chesham Avenue  
Burnaby, B.C. V5G 2X2
- 1.2 Subject:** Application for the rezoning of:  
Parcel A (J94157E) Lot 75 and Parcel A (428211E) of Lot 74 Except:  
Part subdivided by Plan 36459, D.L. 95, Group 1, NWD Plan 1152
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2  
Multiple Family Residential District and Edmonds Town  
Centre Plan guidelines)
- 1.3 Address:** 7189 & 7195 Sixteenth Avenue
- 1.4 Location:** The subject site is located on the northwest corner of 16<sup>th</sup> Avenue and 16<sup>th</sup> Street. (Sketch #1 attached)
- 1.5 Size:** The site is rectangular in shape with a depth of 32.8 m (107.6 ft), a width of 40.24 m (132 ft), and a total area of 1319.27 m<sup>2</sup> (14,200 sq.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 a three-storey townhouse development with under-unit parking.

##### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site consists of two lots at 7189 and 7195 - 16<sup>th</sup> Avenue, both with existing older single-family dwellings, which are not listed on the city's heritage inventory. Directly to the west is an older two-family dwelling. To the north, across the lane are two older single-family dwellings, to the east, across 16 Street are single family and two-family dwellings and to the south across 16<sup>th</sup> Avenue are single-family and two-family dwellings.

### 3.0 **BACKGROUND INFORMATION:**

- 3.1 The subject site, within the Edmonds Town Centre Plan – Sub-Area 2, is identified as part of a series of larger block assemblies in the area bounded by Stride Avenue, 16th Street, 17th Avenue and 18th Street (see attached Sketch #2). The Plan calls for the eventual closure of 16th Avenue within this block. In the long term, 16th Avenue is seen as becoming a pedestrian greenway connection to Stride Avenue Ravine Park and beyond. Within this larger block, there are, on the western portion, two RM2-type townhouse developments, one a large project and the other a smaller infill project, as well as a portion of the Stride Avenue Ravine Park. Also of note is Rezoning Reference 06-45, which proposes a similar two-lot consolidation utilizing RM2 guidelines and access from Stride Avenue. The eastern portion, approximately two-thirds of the block, has to-date not experienced any further multiple-family development in line with the Plan. This eastern portion is currently developed with single and two-family dwellings in line with the prevailing R5 Residential District. A number of lots along 16th Avenue, have dwellings with relatively high improvement values. It is, therefore, unlikely that the balance of the block will be redeveloped in line with the adopted Plan in the near future and that redevelopment initiatives will likely entail smaller infill site assemblies and a slower incremental process.

In light of this situation, 16th Avenue and the lane that runs between 16<sup>th</sup> and 17<sup>th</sup> Avenues will need to be retained for some time to serve the current R5-type development. As feasible, through-block assemblies for multiple-family development fronting Stride Avenue and 17th Avenue will continue to be encouraged. Once multiple-family development is achieved on this basis for this complete larger block, 16th Avenue will be able to be closed to function then as a public greenway corridor for this larger block and linking to the Byrne Creek Ravine Park.

- 3.2 The subject properties at 7195 and 7189 - 16<sup>th</sup> Avenue are identified for an eight-lot consolidation with the properties at 7183, 7177 - 16<sup>th</sup> Avenue and 7194, 7188, 7182, 7176 - 17<sup>th</sup> Avenue. The properties at 7183 and 7177 - 16<sup>th</sup> Avenue have fairly high improvement values and when the owner of the adjacent 7183 - 16<sup>th</sup> Avenue was contacted by the applicant, the property owner indicated that they were not interested in selling at this time. The applicant also made purchase offers to the property owners of 7194 and 7188 - 17<sup>th</sup> Avenue, but these offers were not responded to. These offers have been assessed by the City Solicitor and were considered reasonable offers for those properties. These offers were sent via registered mail and the Planning Department confirmed with the property owners that the offers were received. As such, the proposed assembly is suitable for RM2 type development on the two consolidated lots.

The Edmonds Town Centre Plan indicates the eventual closure of 16<sup>th</sup> Avenue as a future greenway and the future closure of the lane that runs between 16<sup>th</sup> and 17<sup>th</sup> Avenues. Due to the subject site's corner peripheral location, permitting this two-lot consolidation would not significantly affect these planned future closures. However, mid-block lots fronting 16<sup>th</sup> Avenue will continue to be encouraged to consolidate with adjacent lots fronting 17<sup>th</sup> Avenue.

It is proposed that copies of this report be sent to the owners of 7194, 7188 - 17<sup>th</sup> Avenue and 7183, 7177 - 16<sup>th</sup> Avenue.

#### **4.0 GENERAL INFORMATION**

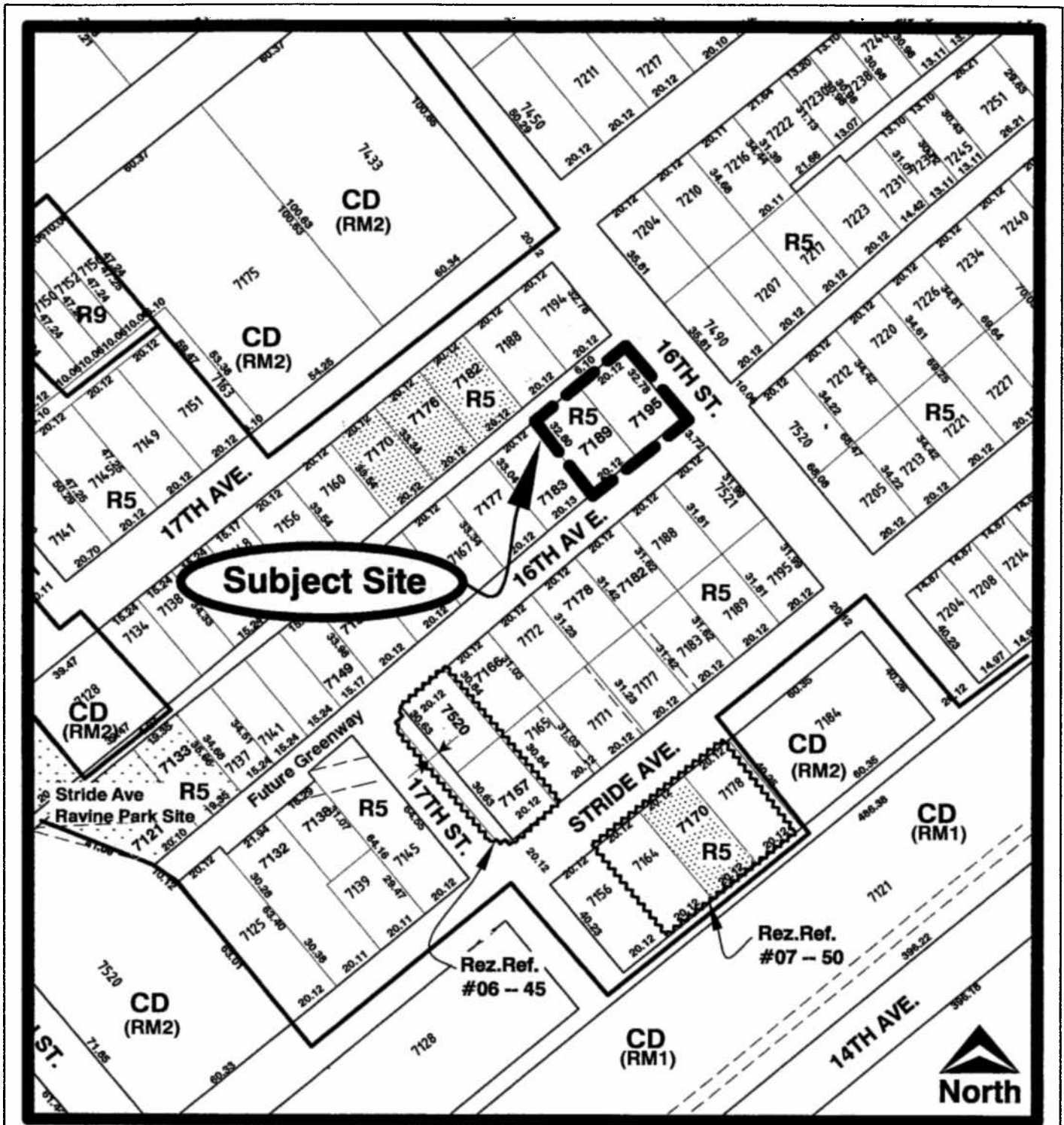
- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines) in order to permit the construction of a three-story townhouse project with under-unit parking and a maximum Floor Area Ratio (FAR) of 0.7. Access would be from 16<sup>th</sup> Street.
- 4.2 The Director of Engineering will be required to provide an estimate for all services necessary to serve this site which will include, but not necessarily be limited to: a new separated sidewalk, curb and gutter, street lighting, and boulevard trees along 16<sup>th</sup> Street fronting the development site and a separated sidewalk and curb on 16<sup>th</sup> Avenue. The development will not be permitted to take any servicing from the lane to protect its future possible closure.
- 4.3 The site contains some significant conifers and a tree survey is required.
- 4.4 The consolidation of the site into one legal parcel is required.
- 4.5 As a small site, Storm Water Management Best Practices will apply.
- 4.6 The Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition charges will apply
- 4.7 All prerequisite conditions to the rezoning will be outlined in a further report to Council.

#### **5.0 RECOMMENDATIONS**

- 1. **THAT** a copy of this report be sent to the property owners of 7194 and 7188 – 17<sup>th</sup> Avenue and the property owners of 7183 and 7177 - 16<sup>th</sup> Avenue for information purposes.
- 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.

*Busi.*  
DR:gk  
Attach

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



Planning and Building Department



Scale: 1 : 1500

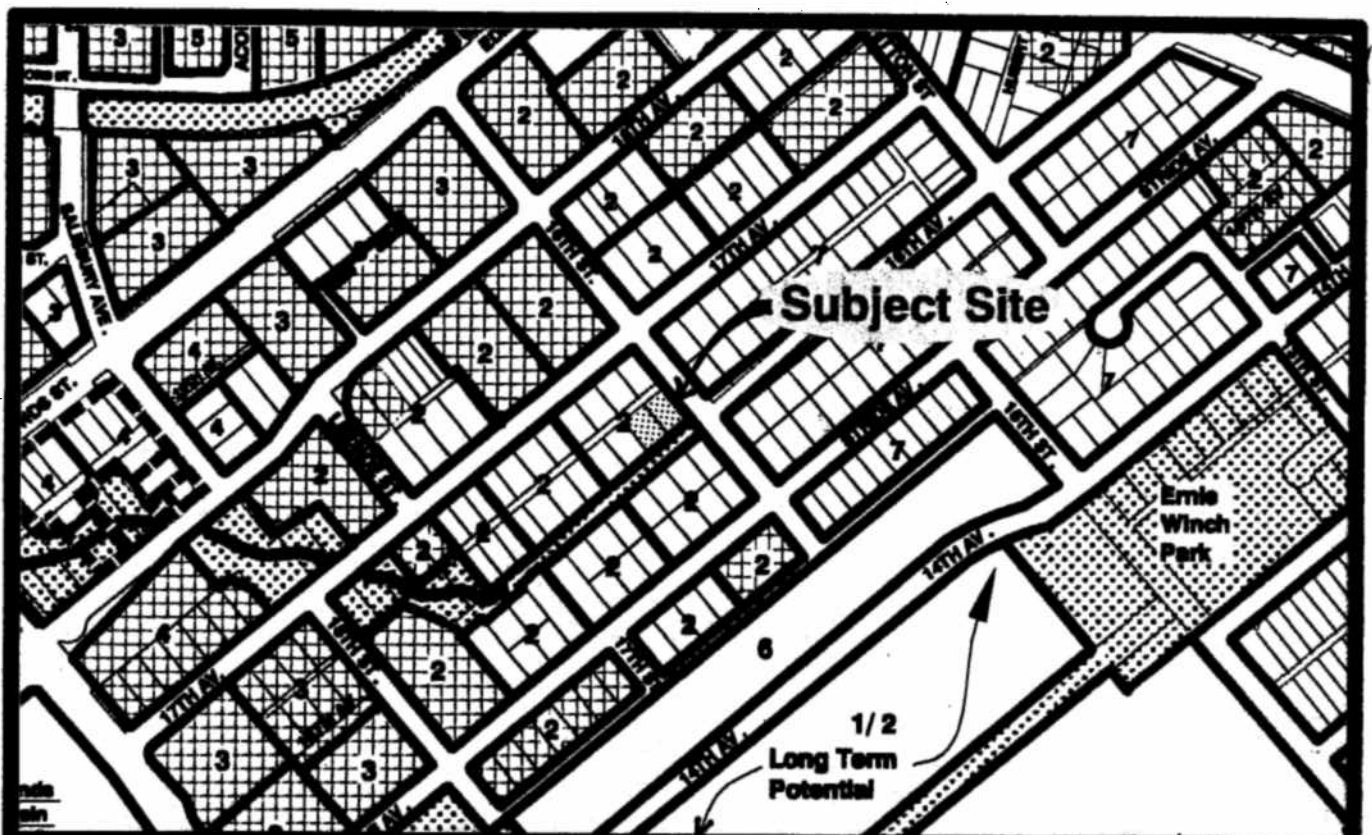
Drawn By: J.P.C.

Date: January 2008

## REZONING REFERENCE # 07 -- 60

7189,7195 16th Ave.  
( Proposed Townhouses )

Sketch # 1



### Legend:

#### High Rise Apartments

- 5 — RM5 — (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/ Ground-Oriented multiple Family

- 2 — RM2 — (40 units per acre maximum)

#### Ground-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 — Nikkel Complex (Rez. Ref. # 7/93)
- 15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 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

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2008

### REZONING REFERENCE # 07 -- 60

7189,7195 16th Ave.  
(Proposed Townhouses)

Sketch #2

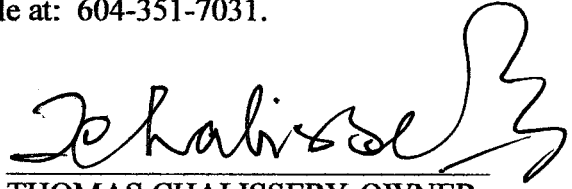
**LETTER OF INTENT  
REZONING OF 7189 AND 7195 16TH AVE, BURNABY**

The subject properties are currently in the R5 Residential District and are located in a portion of the Council-adopted Edmonds Town Centre Plan, Sub-Area 2.

The consolidated lot formed by the two subject properties would more than meet the minimum area requirements, as per Planning Department, for a small infill Comprehensive Development based on RM2 District Guidelines, with a maximum Floor Area Ratio (FAR) of 0.7 with surface parking and up to 0.90 FAR with provision of underground parking.

My interest would be to follow these guidelines and build a small townhouse site similar to a development at 3760 Dominion St or 3139 Smith Ave, Burnaby both of which were completed around 2004-2005, with attached garages on the first level, with living room, dining and kitchen on the main floor and 3 bedrooms on the top floor, each suite ranging from 950-1200 sq ft.

Should you need any further information, I will be available at: 604-351-7031.

  
THOMAS CHALISSERY, OWNER

Received: 2007 December 28



## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #07-61 2008 JANUARY 21

#### ITEM #10

##### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** DCM Projects Ltd.  
302 – 4885 Kingsway  
Burnaby, B.C. V5H 4T2  
(Attention: Bryan Bains)
- 1.2 Subject:** Application for the rezoning of:  
South Half of Lot 9 and Lot 10, Blk 6, D.L. 94, Group 1, NWD Plan 1117
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 Address:** 6564 & 6576 Elgin Avenue
- 1.4 Location:** The subject site is located on the east side of Elgin Avenue, mid-block between Irving Street and Kingsway. (Sketch #1 attached)
- 1.5 Size:** The site is rectangular in shape with a width of approximately 30.18 m (99 ft.) and an area of 1,489.98 m<sup>2</sup> ( 16,038.5 sq. 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 a two-storey townhouse development with underground parking utilizing the RM3 District as guidelines.

##### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site consists of one privately owned single-family dwelling at 6564 Elgin Avenue and one vacant City-owned lot at 6576 Elgin Avenue. Directly to the north at 6538 Elgin Avenue is a three-storey multiple-family development currently under construction (Rezoning Reference # 05-38), to the east are a mixture of single and two-

family dwellings, to the south are two newer two-family dwellings constructed in 1997 and 2002 and to the west across Elgin Avenue are newer single-family dwellings and a three to four-storey multiple-family development constructed in 2001 (Rezoning Reference # 01-04)

### 3.0 **BACKGROUND INFORMATION:**

Falling within Sub-Area 9 of the adopted Royal Oak Community Plan (see attached Sketch #2), the subject properties at 6564 and 6576 Elgin Avenue are identified to be consolidated with the properties at 6590 and 6616 Elgin Avenue for multiple-family redevelopment under the CD Comprehensive Development District (utilizing the RM3 Multiple-family District as a guideline). As noted above, the two-family dwellings at 6590 and 6616 Elgin were constructed in 1997 and 2002 respectively and as such are not available for consolidation with the subject sites. It should be noted that Elgin Avenue is planned to be eventually terminated with a cul-de-sac just north of the subject sites. Provisions were taken as part of Rezoning Reference #05-38 to provide vehicular access to the subject development via the future cul-de-sac bulb. In future, a multiple-family development could be pursued for the remainder consolidated site comprising 6590 and 6616 Elgin Avenue which would gain access from the planned roadway to the south as indicated in the adopted plan. The completion of the cul-de-sac and closure of Elgin Avenue would not likely be achieved in the near future due to a number of dwellings in good condition fronting Elgin Avenue south of the proposed cul-de-sac.

The applicant for the subject rezoning was also the applicant for the multiple-family development directly to the north (Rezoning Reference #05-38). At the time, the applicant was unable to acquire the property at 6564 Elgin Avenue for inclusion in the original assembly. The applicant has now been able to acquire the property and wishes to pursue acquisition of the City-owned property at 6576 for development in line with the CD Comprehensive Development District (utilizing the RM3 District as a guideline). It is proposed that a copy of this report be sent to the owners of 6590 and 6616 Elgin Avenue for their information.

The applicant previously applied to rezone the subject site for the purpose of constructing a three-story townhouse development utilizing RM3 guidelines (Rezoning Reference #07-40). However, due to the fact that the subject property did not meet the minimum site size requirement of 1,670 m<sup>2</sup> (17,976.32 sq. ft.) for a three-story RM3 development, the applicant was advised that an application utilizing the RM2 district as a guideline would be supportable for a three-storey structure at a maximum density of 0.9 FAR with full underground parking. However, the applicant chose to withdraw their application at that time. The current application calls for a two-storey development utilizing RM3 guidelines. The subject site does meet the minimum site size requirement of 1,110 m<sup>2</sup> (11,948.33 sq. ft.) for two-storey RM3 development, and is therefore supportable on this basis.

#### **4.0     GENERAL DISCUSSION**

- 4.1     The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM3 Multiple-Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a two-storey townhouse project to a maximum Floor Area Ratio (FAR) of 1.1 with full underground parking. Adherence with the minimum building setbacks as permitted under Rezoning Reference #05-38 to the north will be required. The development is not to exceed the two-storey height limit.
- 4.2     The City-owned property at 6576 Elgin Avenue has an area of 993.32 m<sup>2</sup> (10,692.36 sq.ft.). This City-owned parcel is currently vacant and is proposed to be included in the subject application. The City Solicitor has been requested to determine a recommended sale price for the property which will be submitted to Council for its consideration and approval. The completion of the sale of City-owned property would be a prerequisite of the rezoning application.
- 4.3     A tree survey will be required as the site contains some significant conifers on both properties. Any retained trees are to be protected during site development and construction by chain link fencing and damage deposit and by a 219 Covenant where warranted.
- 4.4     The Director Engineering will be required to provide an estimate for all services necessary to serve this site which will include, but not necessarily be limited to, a new separated sidewalk and boulevard trees along the cul-de-sac bulb fronting the development site. As the construction of the cul-de-sac is a longer term proposal, the adjacent Elgin Avenue will be maintained in its interim linear alignment. However, the separated sidewalk will follow the curve of the cul-de-sac dedication, providing some notice of the future cul-de-sac. Notwithstanding, due to the fact that completion of the cul-de-sac is unlikely to occur in the near future, the Engineering Department will review upgrades to the current interim standard to a higher interim standard to provide for an interim asphalt sidewalk and curb on the east side of Elgin Avenue fronting the development site to meet the existing concrete curb and sidewalk in front of 6616 Elgin Avenue.
- 4.5     The consolidation of the site into one legal parcel is required.
- 4.6     The developer is responsible for the undergrounding of overhead wiring along the east side of Elgin Avenue.
- 4.7     An acoustical study will be required for this rezoning to ensure compliance with the Council adopted noise criteria.
- 4.8     As a small site, Storm Water Management Best Practices will apply.

4.9 Provision of adequately sited and sized garbage and recycling areas and of a separate car wash stall is required.

4.10 Applicable Development Cost Charges include:

- 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.

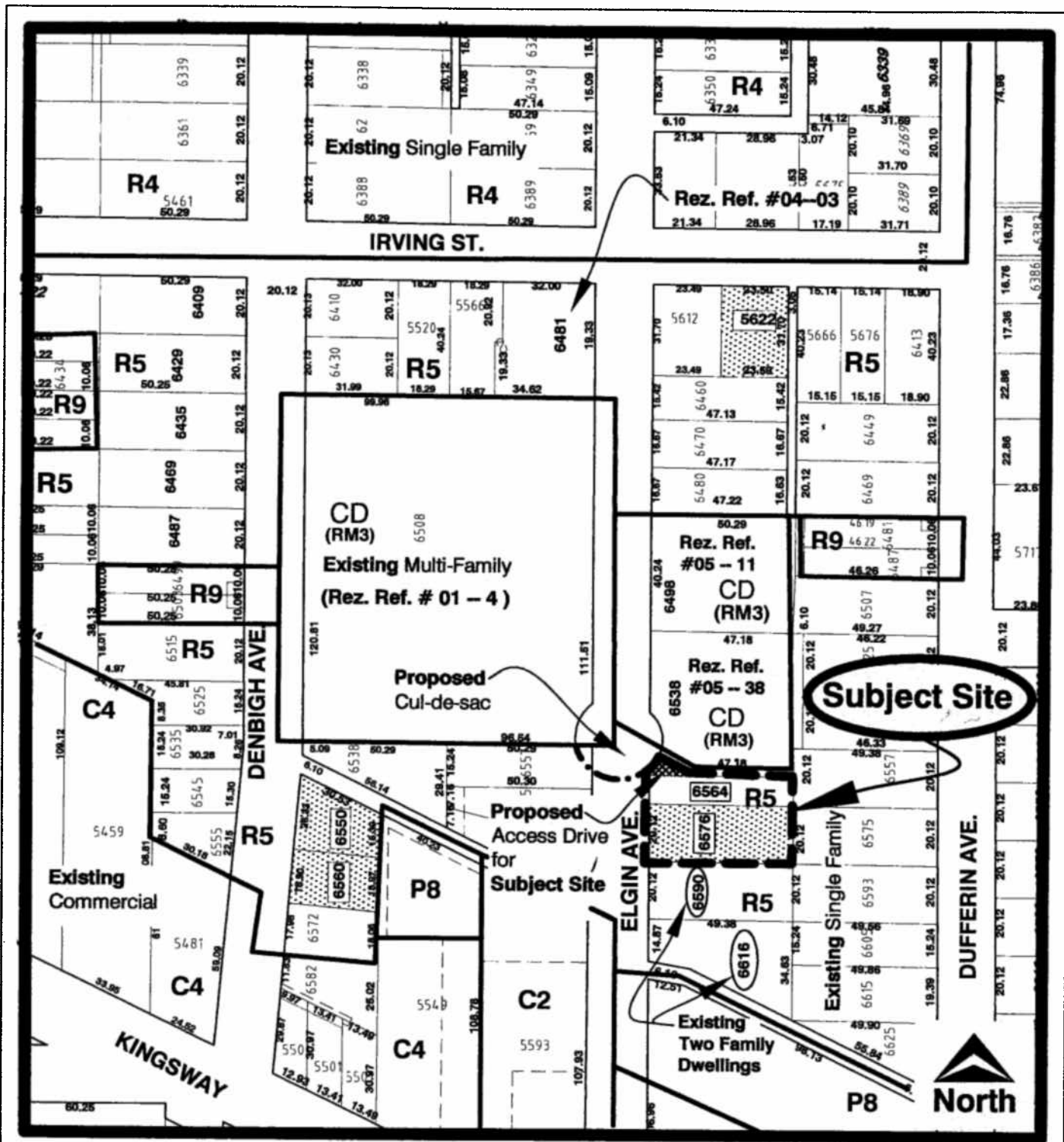
**5.0 RECOMMENDATIONS:**

- 1. **THAT** copies of this report be sent to the owners of 6590 and 6616 Elgin Avenue for their information.
- 2. **THAT** the sale be approved in principle of City property at 6576 Elgin Avenue for inclusion in the subject development site in accordance with the terms outlined in Section 4.2 this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 3. **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

*301.*  
DR:gk  
Attach

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

P:\Gulzar\Demian\Rez 07-61\Initial Report.doc



## Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: January 2008



**REZONING REFERENCE # 07 -- 61**  
6564, 6576 Elgin Ave.

Sketch # 1





## **"Distinctive Custom Homes"**

**Phone: (604) 808-8581**

Basil Luksun,  
Director, Planning & Building Department,  
City of Burnaby,  
4949 Canada Way,  
Burnaby, BC

December 27, 2007

Subject: Proposed Rezoning for 6564 Elgin Avenue.

Dear Sir,

This is with reference to the potential consolidation and rezoning for 6564 – 6576 Elgin Avenue.

Based on our discussions with the Planning Department, we have reviewed our rezoning application for the subject property, and would like to apply for rezoning of the property from the existing R5 to CD (RM3).

The proposed development will include 28 – 30 townhouse units in a two-storey building with underground parking, based on Section 203.3(1) of the Burnaby Zoning Bylaw. The proposed FAR of the development will not exceed 1.10, in line with Section 203.5(1) of the Burnaby Zoning Bylaw.

We will continue to work with City staff to develop acceptable drawings for the proposed development.

Thanks,

Regards,



For Bryan Bains  
Director