



Item.....
Meeting..... 2008 November 24

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2008 November 19

**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 December 16 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.

		<b>Page No.</b>	<b>Recommend. Page No.</b>
<b>Item #1</b>	Application for the rezoning of:		
<b>Rez #08-34</b>	Lot G, D.L. 68, Group 1, NWD Plan 12189	<b>307</b>	<b>310</b>
<b>From:</b>	CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and C1 Neighbourhood Commercial District)		
<b>To:</b>	Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and C1 Neighbourhood Commercial District as guidelines and in accordance with the development plan entitled "3855 Sunset Street, Burnaby" prepared by Danuta Rodzki)		
<b>Address:</b>	<b>3855 Sunset Street</b>		

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 November 24 and a Public Hearing on 2008 December 16 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) Compliance with all requirements of the Fraser Health Authority, including the applicable sections of the Child Care Regulations of the *Community Care and Assisted Living Act*.

<b>Item #2</b>	Application for the Rezoning of:		
<b>Rez #08-35</b>	Lot 2, D.L. 129, Group 1, NWD Plan 2366	<b>313</b>	<b>315</b>

**From:** R4 Residential District

**To:** R4b Residential District

**Address:** 6409 Aubrey Street

**RECOMMENDATIONS:**

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2008 November 24 and a Public Hearing on 2008 December 16 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) Compliance with all requirements of the Fraser Health Authority, including the applicable sections of the Child Care Regulations of the *Community Care and Assisted Living Act*.

<b>Item #3</b>	Application for the rezoning of:		
<b>Rez #08-36</b>	Lot "A", D.L. 126, Group 1, NWD Plan 17832	<b>318</b>	<b>320</b>

**From:** R2 Residential District

**To:** R3 Residential District

**Address:** 1591 Holdom Avenue

**RECOMMENDATION:**

1. **THAT** Council not give favourable consideration to this rezoning request.

<b>Item #4</b> <b>Rez #08-37</b>	Application for the Rezoning of: See <u>attached</u> Schedule A	<b>323</b>	<b>327</b>
<b>From:</b>	R1, R2, R4 and R5 Residential Districts and CD Comprehensive Development District		
<b>To:</b>	P3 Park and Public Use District		
<b>Address:</b>	See <u>attached</u> Schedule A		

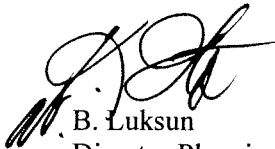
**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 November 24 and a Public Hearing on 2008 December 16 at 7:30 p.m.
2. **THAT** the Director Engineering be authorized to prepare any necessary survey plans to include subdivision/consolidation with road dedication where necessary for the City-owned properties outlined in Section 3.1 of this report.

<b>Item #5</b> <b>Rez #08-38</b>	Application for the Rezoning of: Strata Lot 9, D.L. 1, Group 1, NWD Strata Plan NW1901, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V and common property NWD Strata Plan NW1901	<b>336</b>	<b>338</b>
<b>From:</b>	CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District and M5 Light Industrial District)		
<b>To:</b>	Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District, M5 Light Industrial District and Lougheed Town Centre Plan guidelines)		
<b>Address:</b>	<b>4501 North Road (Strata Lot 9) and common property</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.



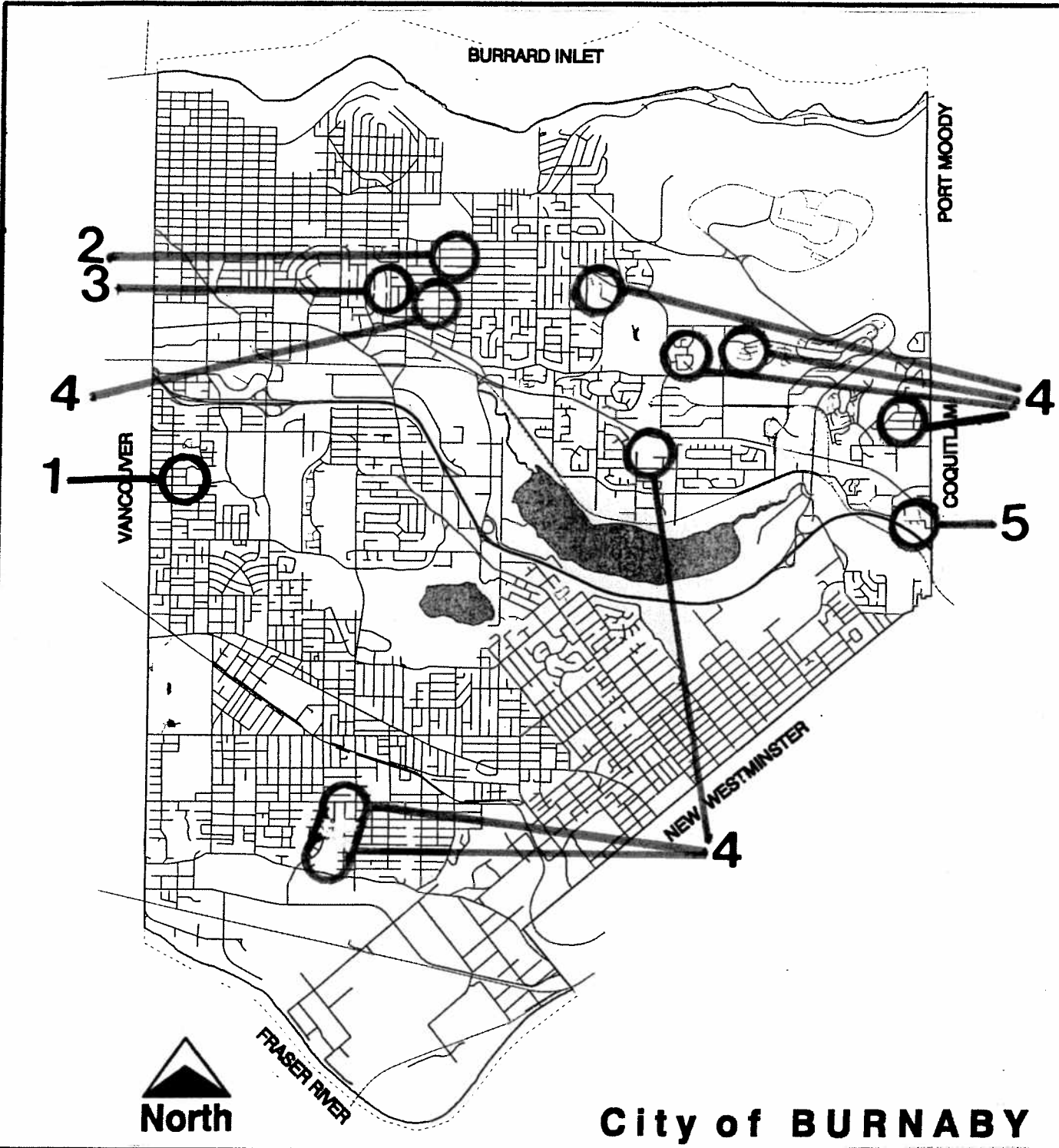
B. Luksun  
Director Planning and Building

:gk  
Attach

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**Rezoning Reference #08-37  
Schedule "A"**

<b><u>Burnaby 200 Conservation Area</u></b>	<b><u>Zoning</u></b>
Ptn. of 8160 Forest Grove - Ptn. of Lot 106, D.L.'s 142 & 143, Group 1 NWD Plan 57820	CD
<b><u>Meadowood Park</u></b>	
2192 Meadowood Park - Lot 270, D.L. 142, Group 1, NWD Plan 63855	R2
<b><u>Frogger's Creek Ravine Park</u></b>	
7841 McGregor Avenue - Lot 85, D.L. 158, Group 1, NWD Plan 55509	R5
7861 McGregor Avenue - Lot 86, D.L. 158, Group 1, NWD Plan 55509	R5
7883 McGregor Avenue - Lot 64, D.L. 158, Group 1, NWD Plan 26690	R5
8012 Nelson Avenue - North Half Lot 14, D.L. 158, Group 1, NWD Plan 1273	R2
7994 Nelson Avenue - Lot 13 Except: Part Subdivided by Plan 45667, D.L. 158, Group 1, NWD Plan 1273	R2
4891 Marine Drive - Lot "H", D.L. 163, Group 1, NWD Plan 12751	R2
Ptn. of Portland Street	R4/R5
<b><u>Parkcrest School Park</u></b>	
Ptn. of 5890 Sherban Court - Lot 288, D.L. 129, Group 1, NWD Plan 32447 & Lot 282, D.L. 129, Group 1, NWD Plan 43349	R4
<b><u>Lyndhurst Park</u></b>	
9763 Casewell Street - Lot 117, D.L. 8, Group 1, NWD Plan 44506	R2
9787 Casewell Street - Lot 96, D.L. 8, Group 1, NWD Plan 39414	R2
<b><u>Charles Rummel Park</u></b>	
Ptn. of 3325 Piper Avenue - Ptn. of Lot 117, D.L. 42, Group 1, NWD PI 47656	R1
7730 Jensen Place - Lot 115, D.L. 42, Group 1, NWD Plan 46164	R1
<b><u>Greystone Park</u></b>	
1560 Augusta Avenue - Lot 133, D.L. 135, Group 1, NWD Plan 24143	R4
1570 Augusta Avenue - Lot 132, D.L. 135, Group 1, NWD Plan 24143	R4
1590 Augusta Avenue - Lot 130, D.L. 135, Group 1, NWD Plan 24104	R4
1620 Augusta Avenue - The North Half of Lot 118, DL 135, Group 1, NWD Plan 4484	R4
1630 Augusta Avenue - The South Half of Lot 118, DL 135, Group 1, NWD Plan 4484	R4
1650 August Avenue - Lot 519, D.L. 135, Group 1, NWD Plan 62441	R4



**Planning And Building Department**

**Scale:**  
**Drawn By:** DB  
**Date:** 2008 November 24

Rezoning Series  
 ○ — Item Nos.

# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #08-34 2008 NOVEMBER 24

### ITEM #1

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Bee House Montessori Daycare Ltd.  
3855 Sunset Street  
Burnaby, B.C. V5G 1T4  
(Attention: Danuta Rodzki)
- 1.2 Subject:** Application for the rezoning of:  
Lot G, D.L. 68, Group 1, NWD Plan 12189
- From:** CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and C1 Neighbourhood Commercial District)
- To:** Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and C1 Neighbourhood Commercial District as guidelines and in accordance with the development plan entitled “3855 Sunset Street, Burnaby” prepared by Danuta Rodzki)
- 1.3 Address:** 3855 Sunset Street
- 1.4 Location:** The subject site is located on Sunset Street, between Smith and Ingleton Avenues (Sketch #1 attached).
- 1.5 Size:** The site is rectangular in shape with an area of 497 m<sup>2</sup> (5,350 sq. ft.) and a width of 15.24 m (50 ft.) and a depth of 32.6 m (107 ft.)
- 1.6 Services:** The Director Engineering has indicated that there are no servicing requirements at this time.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit an increase to the licensed capacity of the child care facility from 20 to 25 children.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located at 3855 Sunset Street between Smith and Ingleton Avenues, just west of Burnaby General Hospital (see attached Sketch #1). The site is currently occupied by an older one-storey commercial building, in which a licensed child care

facility with up to 20 children (aged 30 months to school aged) and three staff is operating. Older apartment buildings are located to the east and south of the subject site across Sunset Street, and a commercial building is situated to the west. Single-family dwellings are to the north across the rear lane. Vehicular access is available from the rear lane.

**3.0 BACKGROUND INFORMATION:**

3.1 On 2006 August 21, Council gave Final Adoption to Rezoning Reference #06-05, which permitted the operation of a licensed child care facility for a maximum of 20 children (30 months to school aged) and three staff within the existing building on site. As a prerequisite of Rezoning Reference #06-05, a Section 219 Covenant was registered to ensure that when a child care facility is operating on the site, it would be the sole permitted use.

**4.0 GENERAL INFORMATION**

4.1 This rezoning application is in order to permit the operation of a licensed child care facility with up to 25 children (aged 30 months to school aged) in the existing building. The licensed child care facility will continue to have three staff. The building has an area of approximately 258.4m<sup>2</sup> (2,782 sq. ft.) and will be renovated in accordance with the Child Care Licensing Regulation of the *Community Care and Assisted Living Act*, including the provision of one additional toilet and wash basin. The provision of an outdoor play area in accordance with these requirements will continue to be provided off-site at nearby Avondale Park. Parks staff have indicated no objection to this limited use of the park.

The Fraser Health Authority has provided documentation that the building would meet the physical space requirements of the Child Care Licensing Regulation for a child care facility with up to 25 children, and that the continued use of Avondale Park as an alternative to the required outdoor play area would be supportable.

4.2 An amendment to the CD Comprehensive Development District is necessary as the subject site does not meet the minimum lot area and width requirements of the P1 Neighbourhood Institutional District on its own, as well as off-street parking requirements. The P1 District requires a lot area of 890 m<sup>2</sup> (9,580 sq. ft.) and a width of 24.5 m (80.3 ft.), except that the lot area shall be increased by 19 m<sup>2</sup> (204.5 ft.) for each child over 20 in number accommodated by a child care facility. For a child care facility with 25 children, the P1 District would require a minimum lot area of 985 m<sup>2</sup> (10,602 sq. ft.). The C1 District will be retained as part of the underlying guideline of the CD District zoning so the building can revert back to C1 District uses should the child care facility cease operations in the future.

The proposed increase to the licensed capacity of the child care facility requires one additional space for a total of five parking spaces. For this small low-scale facility, the



fifth parking space will serve a dual purpose as a required parking space or loading bay when necessary. If the building reverts back to C1 District uses in the future, parking and loading requirements and provisions will also revert back to the provision of five parking spaces and one legal non-conforming layby space.

- 4.3 The hours of operation of the child care facility will continue to be between 7:30 am and 6:00 pm, Monday to Friday. The facility has a policy requiring children to arrive between 7:30 am to 10:00 am. Drop-off and pick-up of children is dispersed between the rear entrance with its off-street parking accessed from a lane and the front entrance accessed from the Sunset Street frontage.
- 4.4 The proposed increase from 20 to 25 children to the child care facility is not likely to have any significant impact on adjacent land uses. The operator indicates that they have not received any complaints since they have been in operation. Noise of children playing outdoors is not an issue as the children’s outdoor play area is provided off-site.
- 4.5 The proposed increase to the licensed capacity of the child care facility will contribute to the limited supply of licensed child care spaces in the area bounded by Boundary Road, Grandview Highway, Willingdon Avenue and Moscrop Street. In addition to the subject child care facility, the above described area is currently served by one other group child care centre for 25 children (30 months to school age entry), one preschool for up to 20 children (3 to 5 years old), and two family child care centres for 7 children each.

**5.0 DEVELOPMENT PROPOSAL**

5.1 Site Area

Total floor area (no change)	497 m <sup>2</sup> (5,350 sq. ft.)
Building Height (no change)	One storey
Site Coverage (no change)	52%

5.2 Parking (surface)

P1 option

25 children @ 1/10	3 spaces (available for drop-off and pick-up use)
3 staff @ 1/2	<u>2 spaces</u>
Total Required and Provided	5 spaces

C1 option

Total Required and Provided	5 spaces
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5.3 Loading

P1 option	1 space (dual use as required parking space)
C1 option	1 space (legal non-conforming layby space)

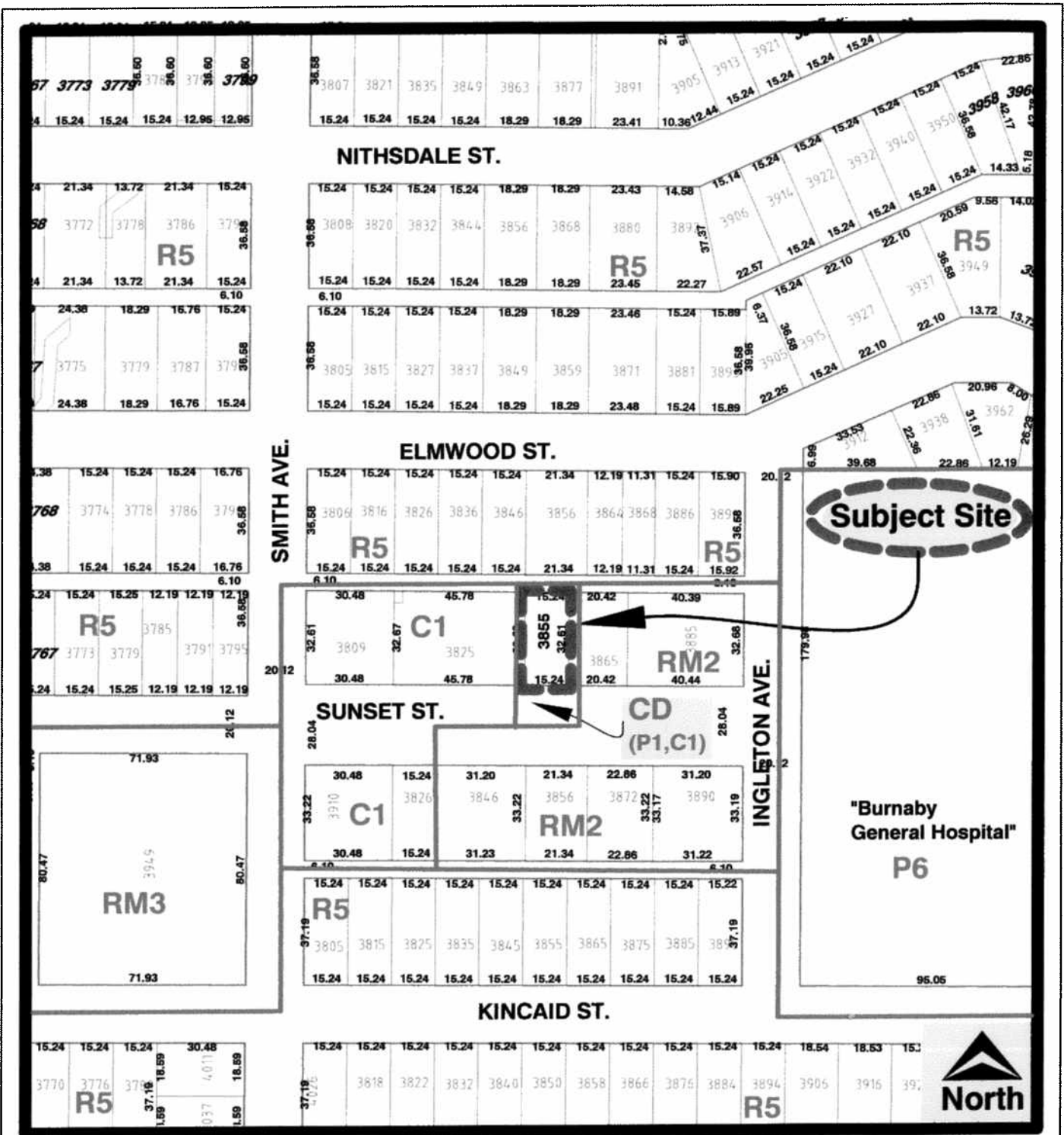
**6.0 RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 November 24 and a Public Hearing on 2008 December 16 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) Compliance with all requirements of the Fraser health Authority, including the applicable sections of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act*.

*ZM/gk*

ZM:gk  
Attachment (3)

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



**Planning and Building Department**

**Scale: 1 : 2000**

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

**Date: November 2008**

**REZONING REFERENCE # 08 -- 34**  
**3855 Sunset St.**  
 ( Proposed Childcare Capacity Increase )

**Sketch # 1**

Bee House Montessori Day Care

October 06 2008

3855 Sunset Street

Burnaby BC V5G 1T4

(604) 433-9760

To Mayor and Council

We are asking for your verbal consideration to increase our child care license by five children. The facility is currently licensed for 20 children. We have a long waiting list, and there is a shortage of Day Cares in Burnaby, therefore it would be beneficial for the community if we could accommodate five more children in our Day Care. Our physical space meets the requirements for 25 children, we have five parking stalls, and Avondale Park has been approved as an alternative outdoor play space for the children. We thank you for your time in considering our application.

Yours Truly



Dana Rodzki (President of Bee House Montessori Day Care LTD)

# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #08-35 2008 NOVEMBER 24

### ITEM #2

#### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Jacob Tran  
6409 Aubrey Street  
Burnaby, B.C. V5B 2C9
- 1.2 **Subject:** Application for the rezoning of:  
Lot 2, D.L. 129, Group 1, NWD Plan 2366
- From:** R4 Residential District
- To:** R4b Residential District
- 1.3 **Address:** 6409 Aubrey Street
- 1.4 **Location:** The subject site is located on Aubrey Street, between Fell and Kensington Avenues (Sketch #1 **attached**).
- 1.5 **Size:** The site is rectangular in shape with a lot area of 680.05 m<sup>2</sup> (7,320 sq. ft.) and width of 18.29 m (60 ft.).
- 1.6 **Services:** The Director Engineering has indicated that there are no servicing requirements at this time.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit an increase in the licensed capacity of the child care centre from 7 to 10 children.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located at 6409 Aubrey Street, between Fell and Kensington Avenues. The site is currently improved with a two storey single-family dwelling. A licensed family child care centre that can accommodate up to seven children operates within the ground floor of the dwelling, with care provided by one resident staff and one non-resident staff. The subject site is located within a stable single- and two-family neighbourhood. Further to the north at Curtis Street are Kensington Park and Burnaby North Secondary School. Further to the west at Curtis Street and Stratford Avenue is

Aubrey Elementary School. Vehicular access to the site is available off Aubrey Street and the rear lane (see attached Sketches #1 and #2).

- 2.2 There are a total of six family child care centres, one group day care, one out of school care, and two preschools within 1 km of the subject site. The nearest family child care centre (accommodating up to seven children) is located within the subject block at 6470 Aubrey Street.

### **3.0 BACKGROUND INFORMATION:**

- 3.1 On 1989 August 21, Council gave Final Adoption to a text amendment to the Zoning Bylaw, creating the R1b through R6b Zoning Districts. The R “b” zoning sub-categories were created in order to permit the development of small group child care centres for eight to ten full-time children within residential dwellings, once staff, adjacent residents and Council have had the opportunity to review the proposal through a rezoning application. Guidelines for minimum site areas for this type of child care centre were established in conjunction with this text amendment.

- 3.2 For information, the operation of a licenced family child care centre (accommodating up to seven children) is permitted by the Zoning Bylaw as a “Home Occupation” in the single-family, two-family and most of the multiple-family zoning districts (subject to certain conditions). The current child care operation on the subject site conforms to the definition of “Home Occupation”.

### **4.0 GENERAL INFORMATION**

- 4.1 This rezoning application has been submitted in order to permit the operation of a small group child care facility with up to 10 children (under 36 months) within the existing dwelling on the subject property. This upgraded facility would require up to three staff as per Fraser Health Authority requirements, of which only one can be a non-resident person as stipulated by the Burnaby Zoning Bylaw. The applicant has indicated that care will be provided by two resident staff and one non-resident staff. Hours of operation are proposed to be between 8:00 am and 5:00 pm. Required outdoor play space will be provided on-site in the rear yard.

Documentation from the Fraser Health Authority has been received indicating that the proposed operation would meet the minimum indoor and outdoor space requirements of the *Community Care and Assisted Living Licensing Act*.

- 4.2 An increase in capacity of the current child care centre from seven to ten children and from two to three staff would bring the overall parking requirement for the site to three spaces. Two parking spaces are currently provided within a two-car carport and one space is available within a single-car garage. With regards to the times and frequency of

pick-up and drop-off activities, the applicant has indicated that arrival times are expected to be between 8:00 am – 9:00 am and departures between 4:00 pm – 5:00 pm.

4.3 With regards to potential increases in noise levels from the additional children using the outdoor play area, it is noted that the rear yard is screened with a 6 ft. fence along the side property lines and 4 ft. fence along the rear property line. The applicant owner has also advised this Department that no complaints have been received from neighbouring properties.

## 5.0 CONCLUSION

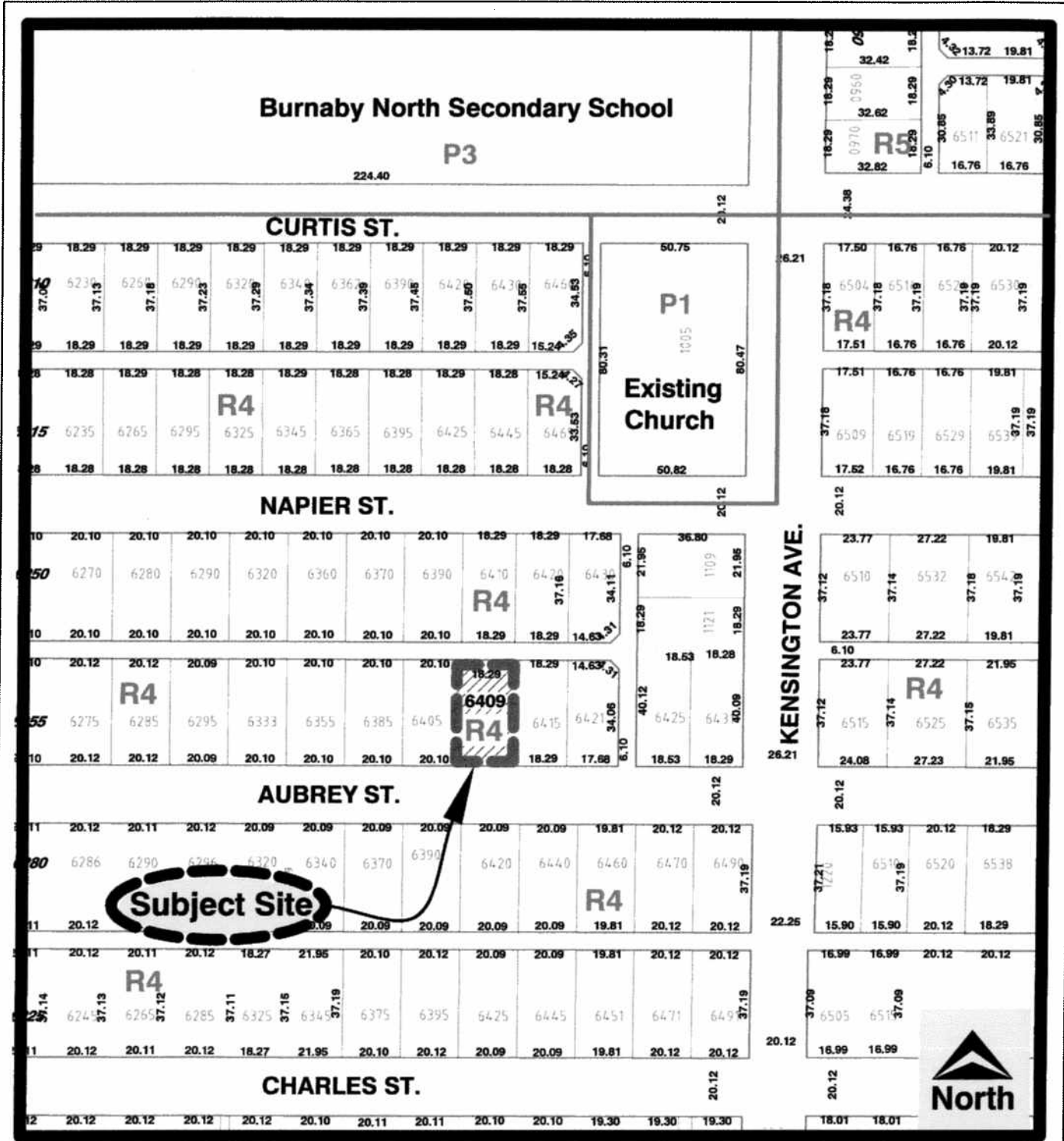
The proposed increase from 7 children to 10 children for this group child care centre is considered a modest proposal. Such child care centres provide a desirable social benefit for the community. This proposal will be required to meet all applicable requirements of the Fraser Health Authority.

## 6.0 RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 November 24 and a Public Hearing on 2008 December 16 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) Compliance with all requirements of the Fraser Health Authority, including applicable sections of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act*.

*JWS/*  
ZM:gk  
Attach

cc: Chief Licence Inspector  
City Solicitor  
City Clerk  
Director Engineering  
Fraser Health Authority – Attn. N. Marshall



**Planning and Building Department**

Scale: 1 : 2000  
 Drawn By: J.P.C.  
 Date: October 2008

**REZONING REFERENCE # 08 -- 35**  
 6409 Aubrey St.  
 ( Proposed Childcare Capacity Increase )

**Sketch # 1**



Jacob Tran  
6409 Aubrey Street  
Burnaby, BC V5B 2C9

**October 6, 2008**

Zeralynne Modequillo

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

**LETTER OF INTENT**

Dear Ms. Zeralynne Modequillo:

I would like to rezone the following property from an R4 to an R4-B:

6409 Aubrey Street, Burnaby, BC V5B 2C9

Currently we have a Group Licensed Daycare facility operating on the ground level of the property. We would like to increase our intake from 7 children to 10. Our hours of operation are as follows:

Monday	8:00am – 5:00pm
Tuesday	8:00am – 5:00pm
Wednesday	8:00am – 5:00pm
Thursday	8:00am – 5:00pm
Friday	8:00am – 5:00pm

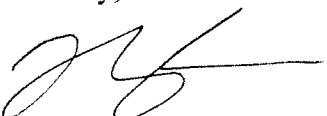
Peak time are from 8:00am – 9:00am when staff arrive and parents drop off their child and 4:00pm – 5:00pm when staff depart and parents pick up their child.

There are 3 parking spaces available on the property: two under a carport and one inside a covered garage. They all meet the required dimensions, ingress and egress outlined in *Schedule No. VIII Off-Street Parking*.

I have spoken to our Fraser Health Officer, Nicole Marshall regarding the change from 7 children to 10.

Please let me know if you require anything else.

Sincerely,



Jacob Tran

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #08-36  
2008 NOVEMBER 24

### ITEM #3

#### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Olaf M. Olson  
1591 Holdom Avenue  
Burnaby, B.C. V5B 3V7
- 1.2 **Subject:** Application for the rezoning of:  
Lot "A", D.L. 126, Group 1, NWD Plan 17832
- From:** R2 Residential District
- To:** R3 Residential District
- 1.3 **Address:** 1591 Holdom Avenue
- 1.4 **Location:** The subject site is located at the southwest corner of Holdom Avenue and Grant Street (Sketch #1 attached).
- 1.5 **Size:** The site is rectangular in shape with an area of 1,202.02 m<sup>2</sup> (12,938 sq. ft.) and frontages of 36.58 m (120 ft.) on Grant Street and 32.86 m (108 ft.) on Holdom Avenue.
- 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 subdivision to create two single-family lots.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located at the southwest corner of Holdom Avenue and Grant Street and is currently occupied by an older single-family dwelling with attached garage, and a legal non-conforming one-storey storage building which is sited on the northeast corner of the lot. The site slopes down to the south. Single-family dwellings of varied age and condition are located to the north, south and west of the site. To the east of the site, across Holdom Avenue, is a newer two-family dwelling. The site has a frontage on both Holdom Avenue and Grant Street. Holdom Avenue is constructed to a full standard with

abutting sidewalks while Grant Street is constructed to an interim standard with no sidewalks. The site is currently accessed from Holdom Avenue, which is designated a major collector-secondary. Any redevelopment of the site would desirably require access to Grant Street only with a new separated sidewalk on this frontage.

- 2.2 The subject site is situated within a well established R2 District neighbourhood on the west side of Holdom Avenue. To the east of Holdom is an established R4 Residential District. The R2 District permits the development of single-family dwellings only. The R4 District permits the development of single- and two-family dwellings, subject to lot size.

### **3.0 GENERAL INFORMATION**

- 3.1 The applicant has requested rezoning of the subject site from the R2 to the R3 Residential District in order to allow for subdivision of the subject site into two lots, in order to construct two new single-family dwellings.

The current R2 District permits the development of single-family dwellings provided that each lot has an area and width of not less than 668.88 m<sup>2</sup> (7,200 sq. ft.) and 18.28 m (60 ft.). The subject property does not have subdivision potential under the prevailing R2 District zoning as it does not have sufficient area to meet the requirements for the creation of lots with a minimum area of 7,200 sq. ft. The requested R3 District would permit the subdivision to create two lots for single-family development with each lot having an area and width of not less than 557.40 m<sup>2</sup> (6,000 sq. ft.) and 15.0 m (49.2 ft.). Were the subject lot to be subdivided, each new lot would have a width and area of approximately 16.4 m (53.9 ft.) and 601 m<sup>2</sup> (6,469 sq. ft.). As such, the subject site would appear to meet the lot area and width requirements for subdivision under the requested R3 District rezoning. It is also noted that the resulting lots under the proposed R3 District would be similar, although smaller, in area than the prevailing lot pattern in the surrounding neighbourhood.

- 3.2 The Planning and Building Department submits that the rezoning of single- and two-family residential sites in stable single-family residential areas solely in order to permit subdivision not permitted by the prevailing zoning and outside the established policy for small lot subdivision is inadvisable from a general policy viewpoint. From a general policy viewpoint, this type of rezoning is not supported as it reduces certainty in single-family residential areas regarding future redevelopment potential of lots, and results in undesirable precedents that could affect this and other areas.

It should also be noted, however, that the Community Development Committee is undertaking a broader policy review to determine the advisability of taking into account prevailing historical lot patterns in an area, in terms of area and width, in determining eligibility for subdivision to create similar lots. It is anticipated that the Committee could conclude its deliberations in spring of 2009.

As an alternative, Council has established an applicant initiated area rezoning process which, in appropriately designated areas, allows for consultation with a broader neighbourhood area, and requires support of affected properties in the area rezoning. This process could be made available to the applicant, with Committee and Council approval, should initial support from affected neighbouring properties be demonstrated by the applicant.

3.4 In light of the policy issues of the rezoning of individual residential lots in established single-family residential areas on a spot rezoning basis and the review underway by the Community Development Committee, this Department advises that it cannot support this rezoning request.

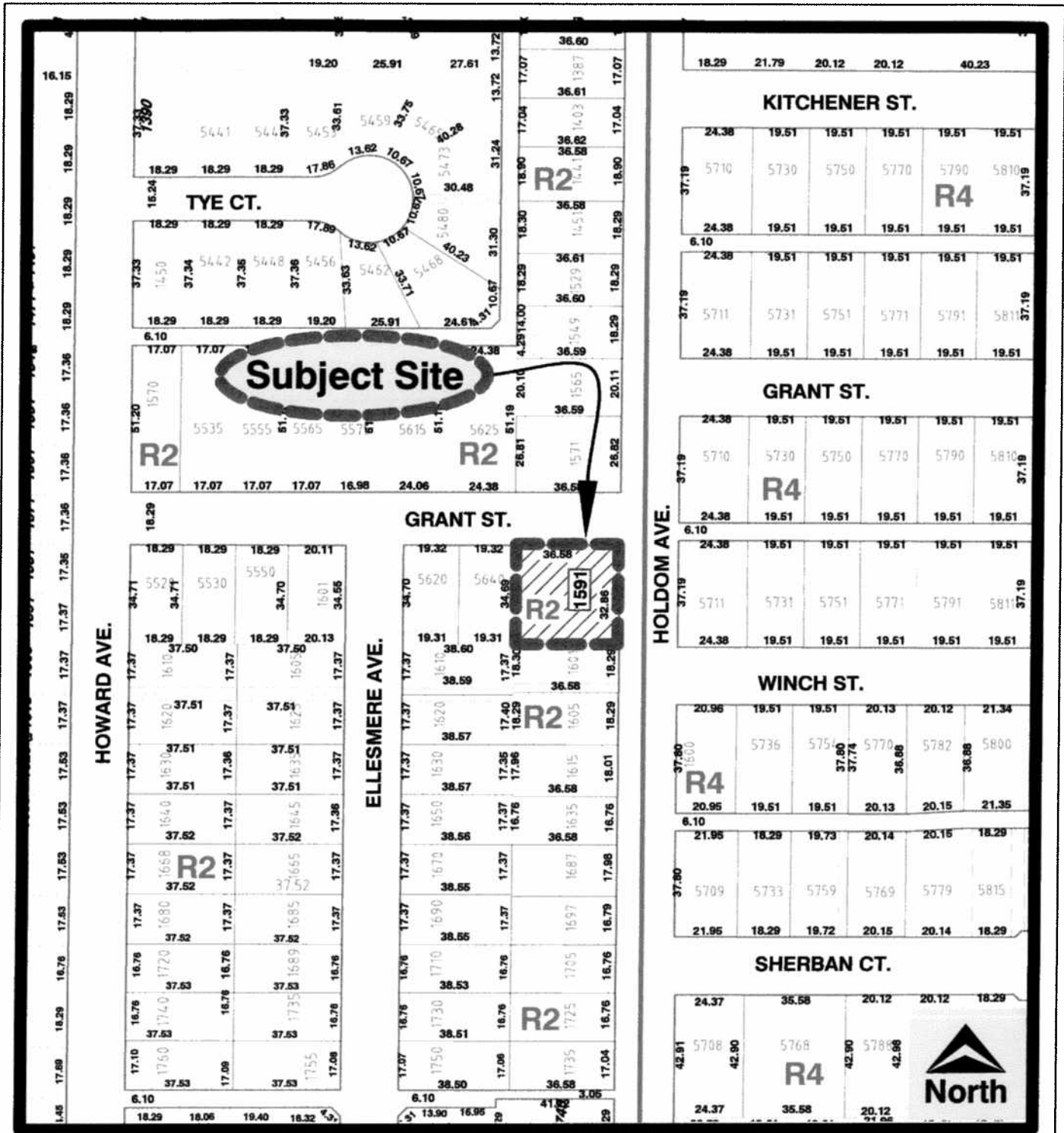
**4.0 RECOMMENDATION**

1. **THAT** Council not give favourable consideration to this rezoning request.

*ZM/gk*

ZM:gk  
Attach

cc: City Clerk  
Housing Planner



**Planning And Building Department**

**Scale:** 1 : 1500

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

**Date:** October 2008

**REZONING REFERENCE # 08 -- 36**

1591 Holdom Ave.

( Proposed SD into Two Single Fam. Lots )

**Sketch # 1**

Olaf Milford Olson / Phyllis M. Olson  
1591 Holdom Ave. Burnaby BC.

Planning Division  
Planning and Building Department  
City of Burnaby

September 18, 2008

**RE: 1591 HOLDOM AVE LEGAL DESCRIPTION LOT D/L 126 PLAN 17832**  
**PID 002-705 613 12840 SQUARE FEET**

**CO-OWNERS, OLAF MILFORD OLSON, PHYLLIS M OLSON**

We seek approval to remove this large parcel of land from zone **R2**, and place it in zone **R3**; for the purpose of dividing into two normal sized lots conforming more effectively with the square footage of most lots in the area.

This would permit the building of two homes, and not one mega-house; and the plan would not adversely impact the existing character of the neighborhood in any way. The present house and buildings will be demolished or removed. Established traffic patterns, and space values in the community will be preserved. Eventually this would result in two single-family residential homes.

We trust Council will look favourably on our request, presented by:

Milford Olson (604)340 7348, (604)298 3640



# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #08-37  
2008 November 24

## ITEM #4

### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby  
4949 Canada Way  
Burnaby, B.C. V5G 1M2
- 1.2 Subject:** Application for the rezoning of:  
See attached Schedule A
- From:** R1, R2, R4 and R5 Residential Districts, CD  
Comprehensive Development District
- To:** P3 Park and Public Use District
- 1.3 Address:** See attached Schedule A
- 1.4 Location:** The subject properties are situated:
- a) On the south side of Forest Grove Drive, east of Underhill Avenue (Sketch #1);
  - b) On Meadowood Park, immediately west of the Shell Tank Farm (Sketch #2);
  - c) On the northern, southern, western and eastern edges of Frogger's Creek Ravine Park on McGregor Avenue, Nelson Avenue, Marine Drive and Portland Street (Sketch #3a);
  - d) On Sherban Court, immediately west of the Parkcrest Elementary School site (Sketch #4);
  - e) On Casewell Street, between Willoughby and Pritchard Avenues (Sketch #5);
  - f) On Piper Avenue, north of Government Street (Sketch #6); and
  - g) On Augusta Avenue, between Halifax and Kitchener Streets (Sketch #7).
- 1.5 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring the subject City-owned properties into conformance with approved park/conservation use designation.

**2.0 BACKGROUND**

2.1 From time to time, properties acquired by the City for park, conservation and public use purposes are rezoned to the P3 Park and Public Use District to bring them into conformance with approved use designations as park or conservation area. Rezoning is carried out as an administrative land designation procedure to ensure that the zoning conforms to the approved use, but does not indicate further park development of the subject lands is being pursued at this time.

The development of park sites is pursued by the Parks, Recreation and Culture Commission and the Parks, Recreation and Cultural Services Department in accordance with an overall capital budgeting program. Servicing requirements would be determined in conjunction with specific park development proposals.

**3.0 GENERAL COMMENTS**

3.1 The designated park and public use sites, all of which are City-owned sites are:

<u>Park</u>	<u>No. of properties included in this rezoning</u>
A) Burnaby 200 Conservation Area	1
B) Meadowood Park	1
C) Frogger's Creek Ravine Park	6 (Ptn. of Portland Street)
D) Parkcrest School Park	2
E) Lyndhurst Park	2
F) Charles Rummel Park	2
G) Greystone Park	6



A) Burnaby 200 Conservation Area (Sketch#1)

The portion of property at 8160 Forest Grove Road is vacant and covered with native vegetation. The subject portion was obtained for conservation area purposes at the time of the rezoning of the adjacent townhouse development.

B) Meadowood Park (Sketch #2)

The property at 2192 Meadowood Park is cleared and improved with park/recreation amenities.

C) Frogger's Creek Ravine Park (Sketch # 3)

The properties at 7841 and 7883 McGregor Avenue are vacant and partially cleared of native vegetation. The property at 7883 McGregor Avenue was dedicated as park in 2002 (Bylaw #11430) as part of a series of properties dedicated for Frogger's Creek Ravine Park. The property at 7861 McGregor Avenue is occupied with a single-family dwelling which is held as an interim rental property.

The properties at 7994 and 8012 Nelson Avenue are vacant and covered with native vegetation. Frogger's Creek, a Class A watercourse, traverses across the two properties. The property at 7994 Nelson Avenue was dedicated as park in 1991 (Bylaw #9425) as part of a series of properties dedicated for Frogger's Creek Ravine Park.

The property at 4891 Marine Drive, which was dedicated as park in 2002 (Bylaw #11430) as part of a series of properties dedicated for Frogger's Creek Ravine Park, is vacant and covered with native vegetation.

The subject portion of Portland Street is an unopened road which is generally cleared of native vegetation.

Staff propose to initiate the future road dedication along the frontage of 8012 Nelson Avenue and consolidation of the park site, as feasible.

A number of privately-owned properties on Nelson, Arthur and McGregor Avenues are within the overall proposed park site boundary and have been included in the Parkland Acquisition Program. Staff will pursue the acquisition of these properties should they become available in the future.

D) Parkcrest School Park (Sketch #4)

Lots 288 and 282, which comprise a portion of 5890 Sherban Court, are developed as park open space. Lot 282 is improved with a pedestrian pathway which provides access from Sherban Court to the adjoining elementary school site (Parkcrest Elementary School).

E) Lyndhurst Park (Sketch #5)

The properties at 9763 and 9787 Casewell Street are developed as park open space. The southern portion of the two properties is improved with an asphalt recreational court. Staff propose to initiate the consolidation of the park site.

F) Charles Rummel Park (Sketch #6)

The property at 7730 Jensen Place is generally cleared and improved with a pedestrian pathway, providing access from the adjacent residential area to the park. The portion of property at 3325 Piper Avenue is generally cleared and improved with an internal park trail. Staff propose to initiate the consolidation of the park site.

G) Greystone Park (Sketch #7)

The properties at 1560, 1570, 1590 and 1620 Augusta Avenue are occupied with single-family dwellings which are held as interim rental property. The properties at 1630 and 1650 Augusta Avenue are developed as park open space. The property at 1650 Augusta Avenue is improved with a pedestrian pathway, which provides access to the park from Augusta Avenue and Woodbrook Place. Staff propose to initiate the consolidation of the properties at 1630 and 1650 Augusta Avenue.

The property at 1596 Augusta Avenue is within the overall park site boundary. Staff will pursue the acquisition of this property should it become available in the future.

- 3.2 No development of any of the subject park sites is being proposed at this time.
- 3.3 While any necessary subdivision/consolidation of the subject properties, road dedications or servicing requirements are not a condition of this rezoning, Council authorization is being sought to initiate the subdivision/consolidation (with minor road dedication) of a number of the above discussed City-owned properties, as described in Section 3.1 of this report and the corresponding **attached** sketches as an administrative procedure. This authorization will permit the City Survey and Legal staff to pursue the ultimately needed subdivision/consolidation plans with required road dedication as time permits within work schedules.
- 3.4 If Council gives Final Adoption to this rezoning, it will bring the properties into conformance with their long term intended park and public use.

4.0 **RECOMMENDATIONS:**

- 1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 November 24 and to a Public Hearing on 2008 December 16 at 7:30 p.m.

2. **THAT** the Director Engineering be authorized to prepare any necessary survey plans to include subdivision/consolidation with road dedication where necessary for the City-owned properties outlined in Section 3.1 of this report.

*BWS/*

ZM:gk

***Attachments***

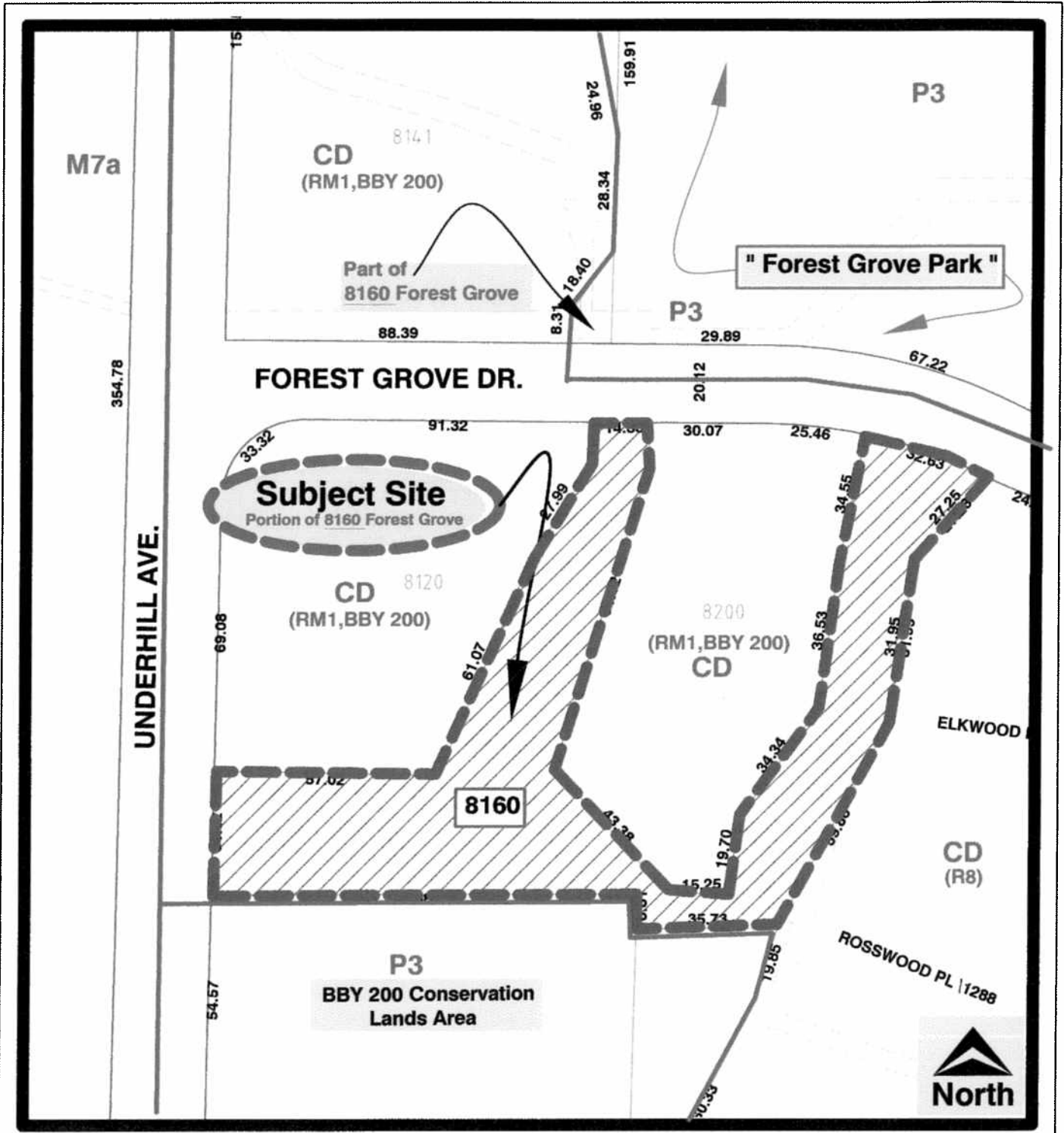
cc: City Clerk  
City Solicitor  
Director Engineering  
Director Parks, Recreation and Cultural Services

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**Rezoning Reference #08-37  
Schedule "A"**

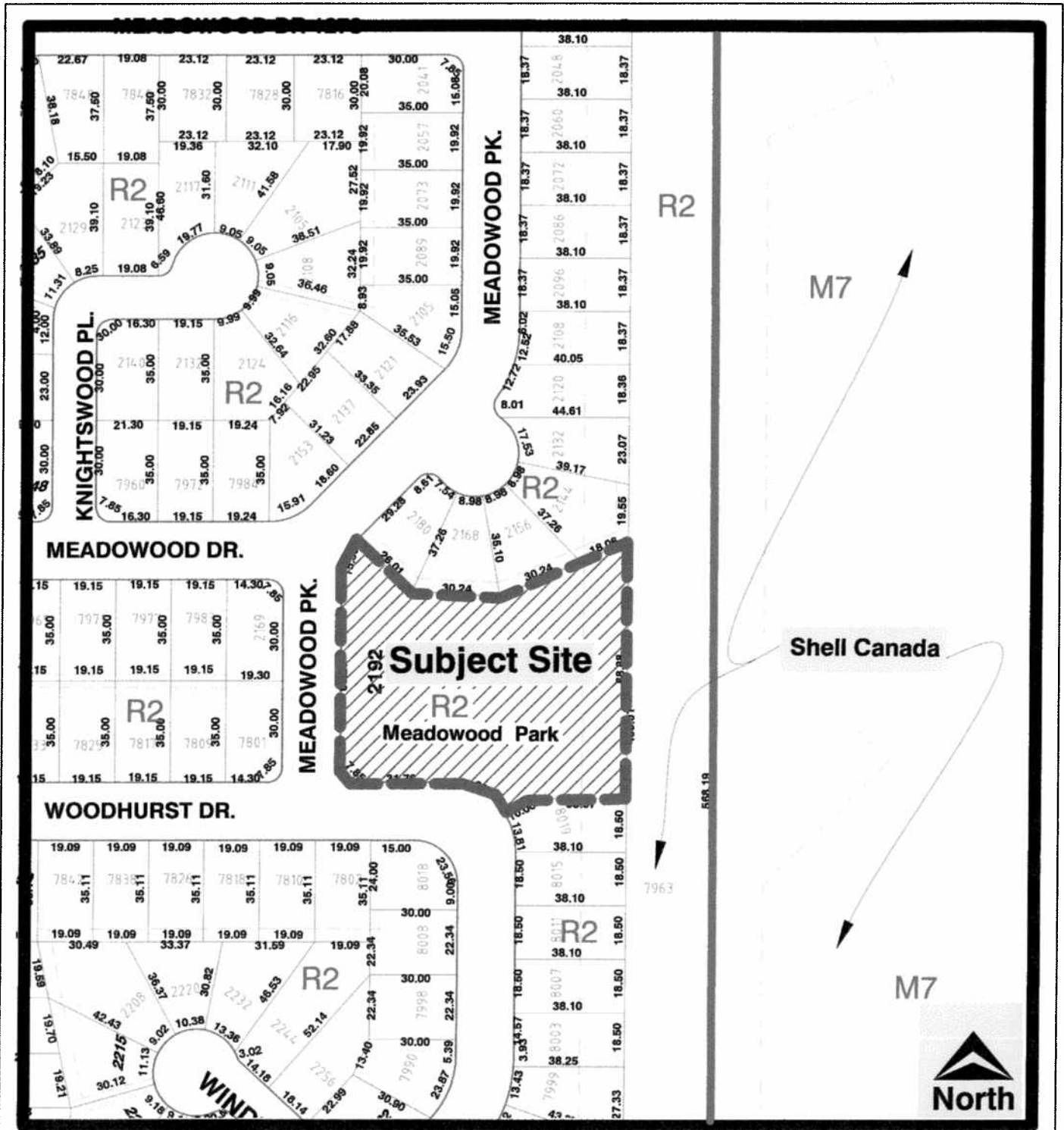
<u><b>Burnaby 200 Conservation Area</b></u>		<u><b>Zoning</b></u>
Ptn. of 8160 Forest Grove	- Ptn. of Lot 106, D.L.'s 142 & 143, Group 1 NWD Plan 57820	CD
<u><b>Meadowood Park</b></u>		
2192 Meadowood Park	- Lot 270, D.L. 142, Group 1, NWD Plan 63855	R2
<u><b>Frogger's Creek Ravine Park</b></u>		
7841 McGregor Avenue	- Lot 85, D.L. 158, Group 1, NWD Plan 55509	R5
7861 McGregor Avenue	- Lot 86, D.L. 158, Group 1, NWD Plan 55509	R5
7883 McGregor Avenue	- Lot 64, D.L. 158, Group 1, NWD Plan 26690	R5
8012 Nelson Avenue	- North Half Lot 14, D.L. 158, Group 1, NWD Plan 1273	R2
7994 Nelson Avenue	- Lot 13 Except: Part Subdivided by Plan 45667, D.L. 158, Group 1, NWD Plan 1273	R2
4891 Marine Drive	- Lot "H", D.L. 163, Group 1, NWD Plan 12751	R2
Ptn. of Portland Street		R4/R5
<u><b>Parkcrest School Park</b></u>		
Ptn. of 5890 Sherban Court	- Lot 288, D.L. 129, Group 1, NWD Plan 32447 & Lot 282, D.L. 129, Group 1, NWD Plan 43349	R4
<u><b>Lyndhurst Park</b></u>		
9763 Casewell Street	- Lot 117, D.L. 8, Group 1, NWD Plan 44506	R2
9787 Casewell Street	- Lot 96, D.L. 8, Group 1, NWD Plan 39414	R2
<u><b>Charles Rummel Park</b></u>		
Ptn. of 3325 Piper Avenue	- Ptn. of Lot 117, D.L. 42, Group 1, NWD PI 47656	R1
7730 Jensen Place	- Lot 115, D.L. 42, Group 1, NWD Plan 46164	R1
<u><b>Greystone Park</b></u>		
1560 Augusta Avenue	- Lot 133, D.L. 135, Group 1, NWD Plan 24143	R4
1570 Augusta Avenue	- Lot 132, D.L. 135, Group 1, NWD Plan 24143	R4
1590 Augusta Avenue	- Lot 130, D.L. 135, Group 1, NWD Plan 24104	R4
1620 Augusta Avenue	- The North Half of Lot 118, DL 135, Group 1, NWD Plan 4484	R4
1630 Augusta Avenue	- The South Half of Lot 118, DL 135, Group 1, NWD Plan 4484	R4
1650 August Avenue	- Lot 519, D.L. 135, Group 1, NWD Plan 62441	R4

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Planning and Building Department

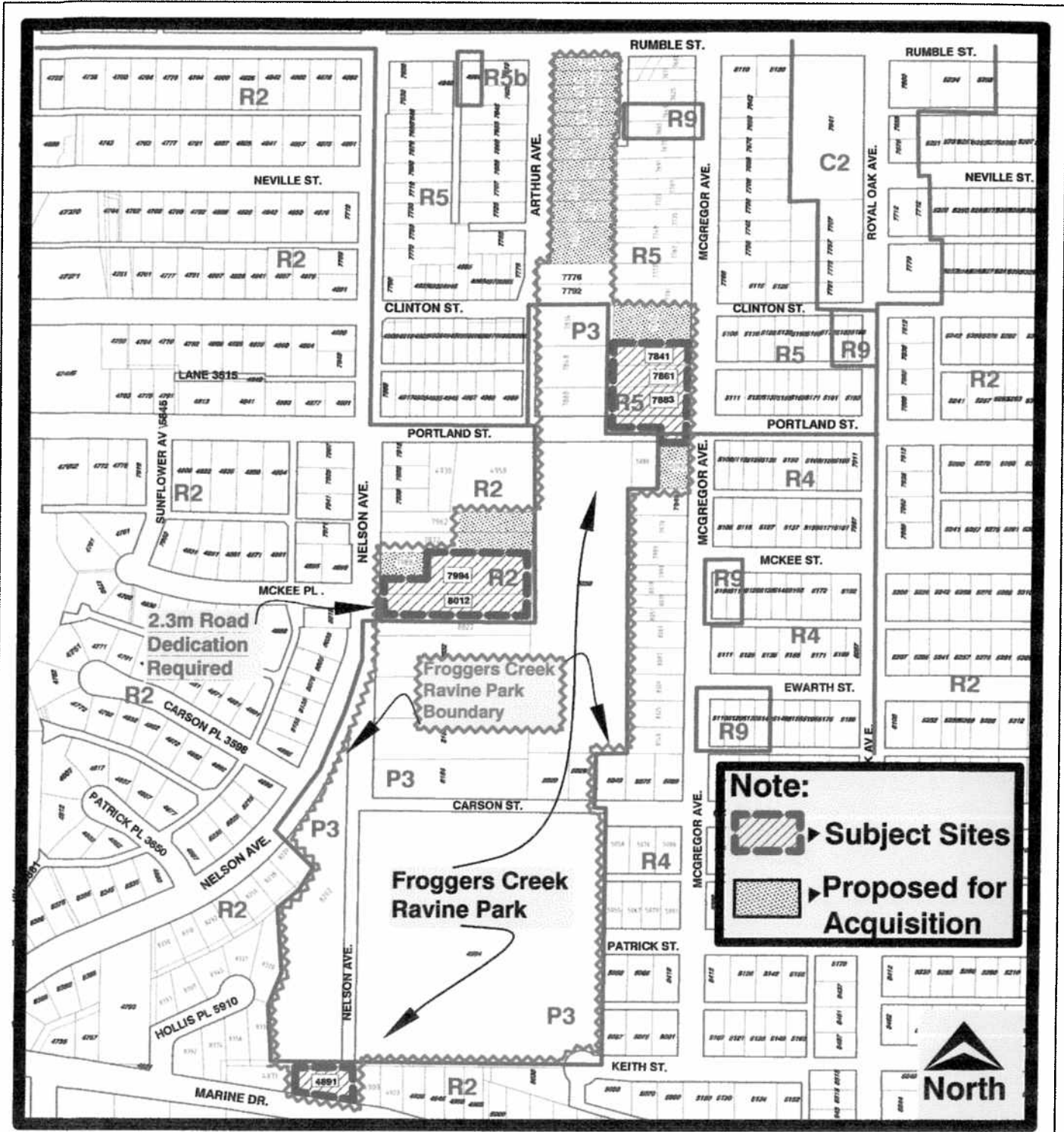
Scale: 1 = 1500	<b>REZONING REFERENCE # 08 -- 37 A</b> Burnaby 200 Conservation Area Portion of 8160 Forest Grove Dr.	Sketch # 1
Drawn By: J.P.C.		
Date: November 2008		



**Planning and Building Department**

**Scale:** 1 = 2000  
**Drawn By:** J.P.C.  
**Date:** November 2008

**REZONING REFERENCE #08 -- 37 B**  
**Meadowood Park**  
**2192 Meadowood Park**  
**Sketch # 2**

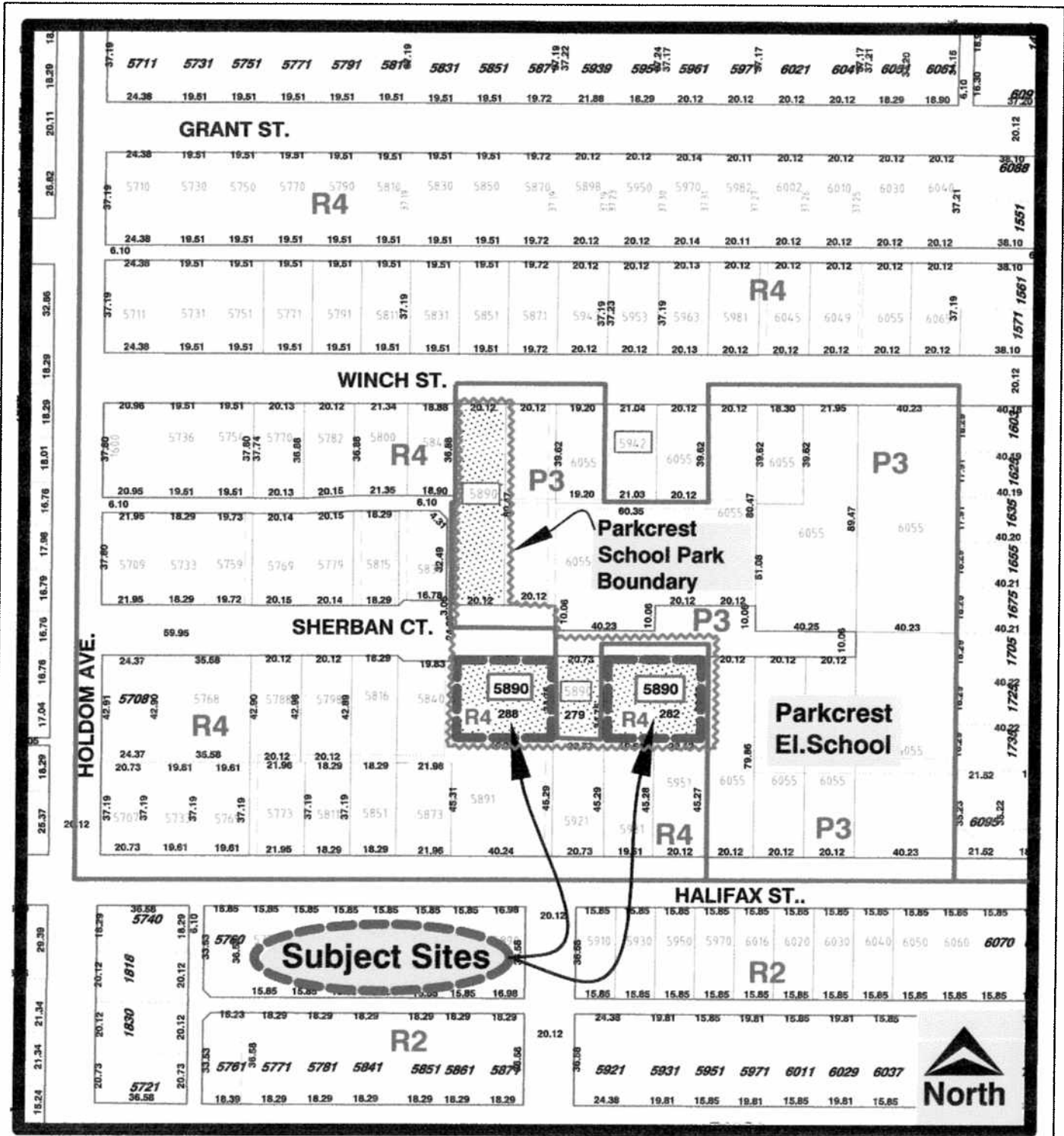


**Planning and Building Department**

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

**REZONING REFERENCE # 08 -- 37 C**  
**Froggers Creek Ravine Park**  
 7841,7861&7883 McGregor Ave.and Ptn. of Portland St.  
 8012 and 7994 Nelson Ave. and 4891 Marine Dr.

**Sketch # 3**



**Planning and Building Department**

**Scale:** 1 = 2500

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

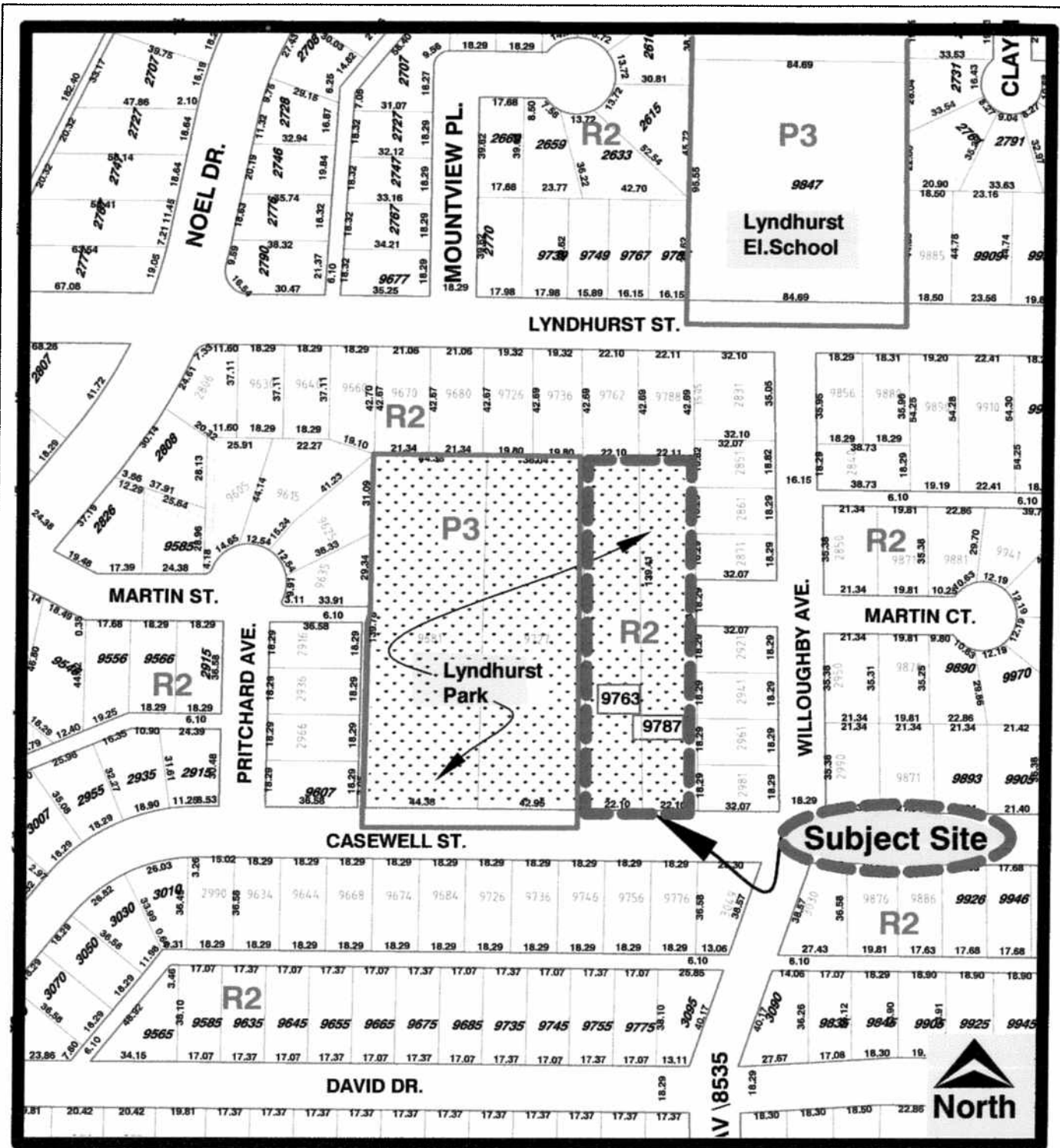
**Date:** November 2008

**REZONING REFERENCE # 08 -- 37 D**  
**Parkcrest School Park**  
**5890 Sherban Ct. ( Lot #282 & 288 )**

 City Property

**Sketch # 4**





**Planning and Building Department**

Scale: 1 = 1000

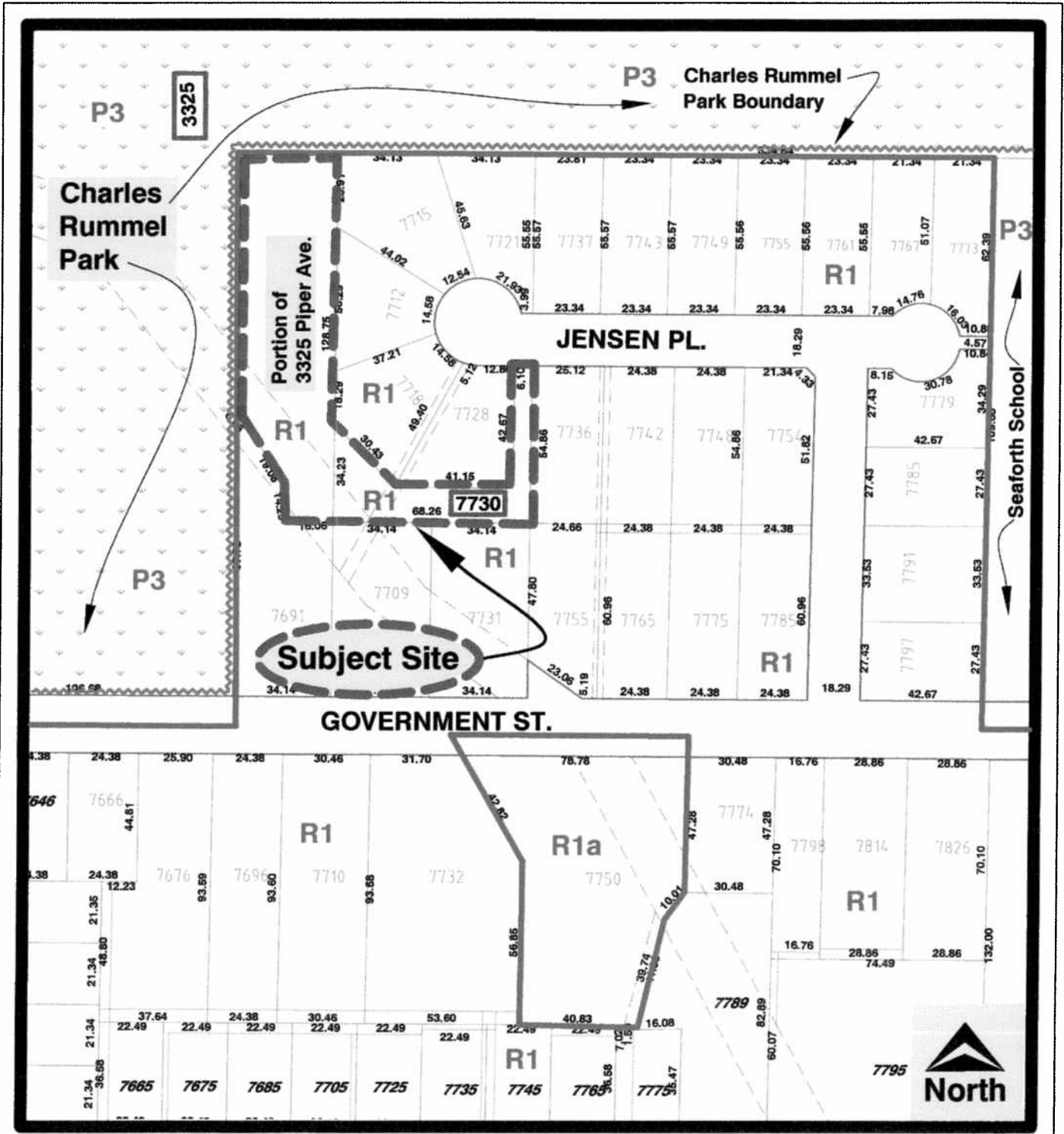
Drawn By: J.P.C.

Date: November 2008

**REZONING REFERENCE # 08 -37 E**

Lyndhurst Park  
9763 and 9787 Casewell St.

Sketch # 5



**Planning and Building Department**

Scale: 1 = 2000

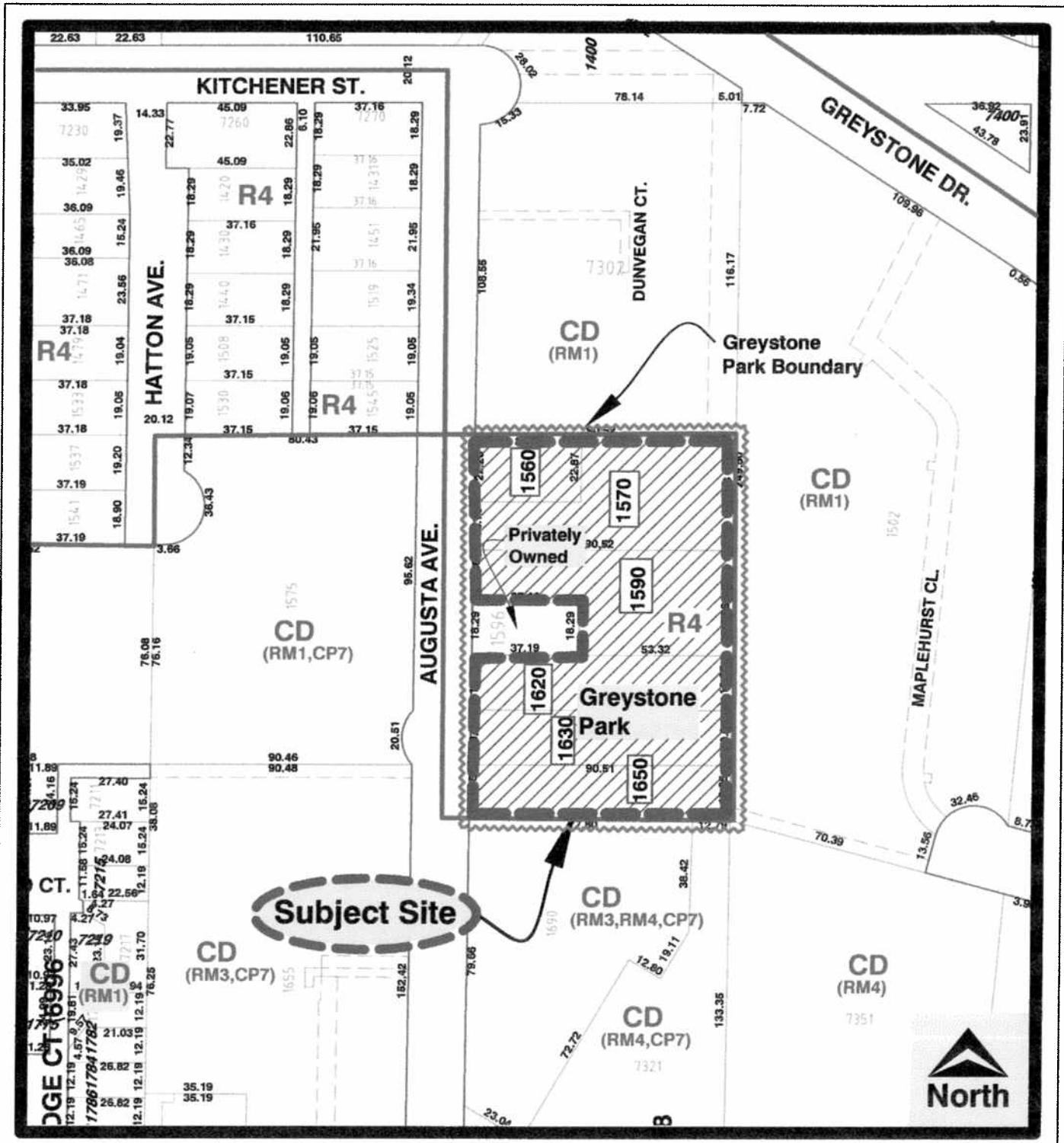
Drawn By: J.P.C.

Date: November 2008

**REZONING REFERENCE #08 -- 37 F**

Charles Rummel Park  
7730 Jensen Pl. & Portion of 3325 Piper Ave.

**Sketch # 6**



**Planning and Building Department**

Scale: 1 = 2000

Drawn By: J.P.C.

Date: November 2008

**REZONING REFERENCE #08 -- 37 G**

Greystone Park  
1560,1570,1590,1620,1630,1650 Augusta Ave.

Sketch # 7

CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #08-38  
2008 NOVEMBER 24

ITEM #5

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Jimmy Kim  
2509 St. Johns Street  
Port Moody, B.C. V3H 2B3
- 1.2 **Subject:** Application for the rezoning of:  
Strata Lot 9, D.L. 1, Group 1, NWD Strata Plan NW1901, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V and common property NWD Strata Plan NW1901
- From:** CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District and M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District, M5 Light Industrial District and Lougheed Town Centre Plan guidelines)
- 1.3 **Address:** 4501 North Road (Strata Lot #9) and common property
- 1.4 **Location:** The subject site is located at the northwest corner of North Road and Rochester Street (see attached Sketch #1)
- 1.5 **Size:** The site is irregular in shape with an area of 17,548.13 m<sup>2</sup> (188,888 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 conversion of a portion of a deck to office space and the change of use of Strata Lot #9 from light industrial to neighbourhood commercial.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

The subject site, in the southeast corner of the Lougheed Town Centre Plan (see **attached** sketch #1), is occupied by a three-storey, strata-owned building. It is primarily occupied with C1 and C2 commercial uses with some M5 uses in the lower eastern portion and is surrounded by parking. The site is largely flat and sunk below the abutting roads. The elevated SkyTrain line abuts to the east along North Road. Other commercial properties lie across North Road to the east and Rochester Street to the northeast while a greenway separates the site from multiple-family housing to the northwest and the Trans Canada Highway is located to the south.

## **3.0 BACKGROUND INFORMATION:**

3.1 On 1981 May 4, Council gave Final Adoption to Rezoning Reference #32/79 which involved the development of a three-storey warehouse-commercial complex on the subject site. The prevailing zoning is CD Comprehensive Development District. Over the years, minor rezoning amendments have altered the original, complicated zoning designations for the site, so that they now are as follows:

- For the ground floor, the majority of the ground floor uses are C1 Neighbourhood Commercial District except for Strata Lots 9, 13, 14 and 16. Strata Lots #9, 13 and 14 are presently M5 Light Industrial District and Strata Lot #16 is CD (C1 and C2) limited to the sale of furniture. In addition, Strata Lots 18, 19, 20 and 21 also include the C2 Community Commercial Use of Fitness and Health Facility.
- The Second Floor is C1 Neighbourhood Commercial District .
- The Third Floor is C1 Neighbourhood Commercial District, but oriented to office use.

3.2 The subject site is within the revised Lougheed Town Centre Plan, which was adopted by Council in 1997, and is designated for high density multiple family residential development with street fronting commercial. This rezoning is minor in nature, involving very little construction and is, therefore, not considered in conflict with the long term planning objectives of the area.

## **4.0 GENERAL INFORMATION**

4.1 The applicant is proposing a change of use for one of the remaining M5 strata lots on the ground floor to C1 Commercial and a conversion of a portion of outdoor deck on the third floor to two C1 Commercial strata lots. The outdoor decks along the south frontage are basically unused. The enclosure of 578.5 sq. ft. would not significantly alter the appearance of the building and requires only two more parking spaces. Additional parking could be achieved by converting the 90 degree parking along the west side of the

building to angled parking. However, detailed plans and statistics are being pursued towards a suitable plan of development.

- 4.2 A revised strata plan will need to be registered to accommodate this proposal.
- 4.3 The GVS & DD Sewerage Charge of \$0.443 per square foot is applicable to the enclosed deck area.
- 4.4 The developer is to provide on easement a statutory right-of-way for a future Urban Trail along the west side of North Road.
- 4.5 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

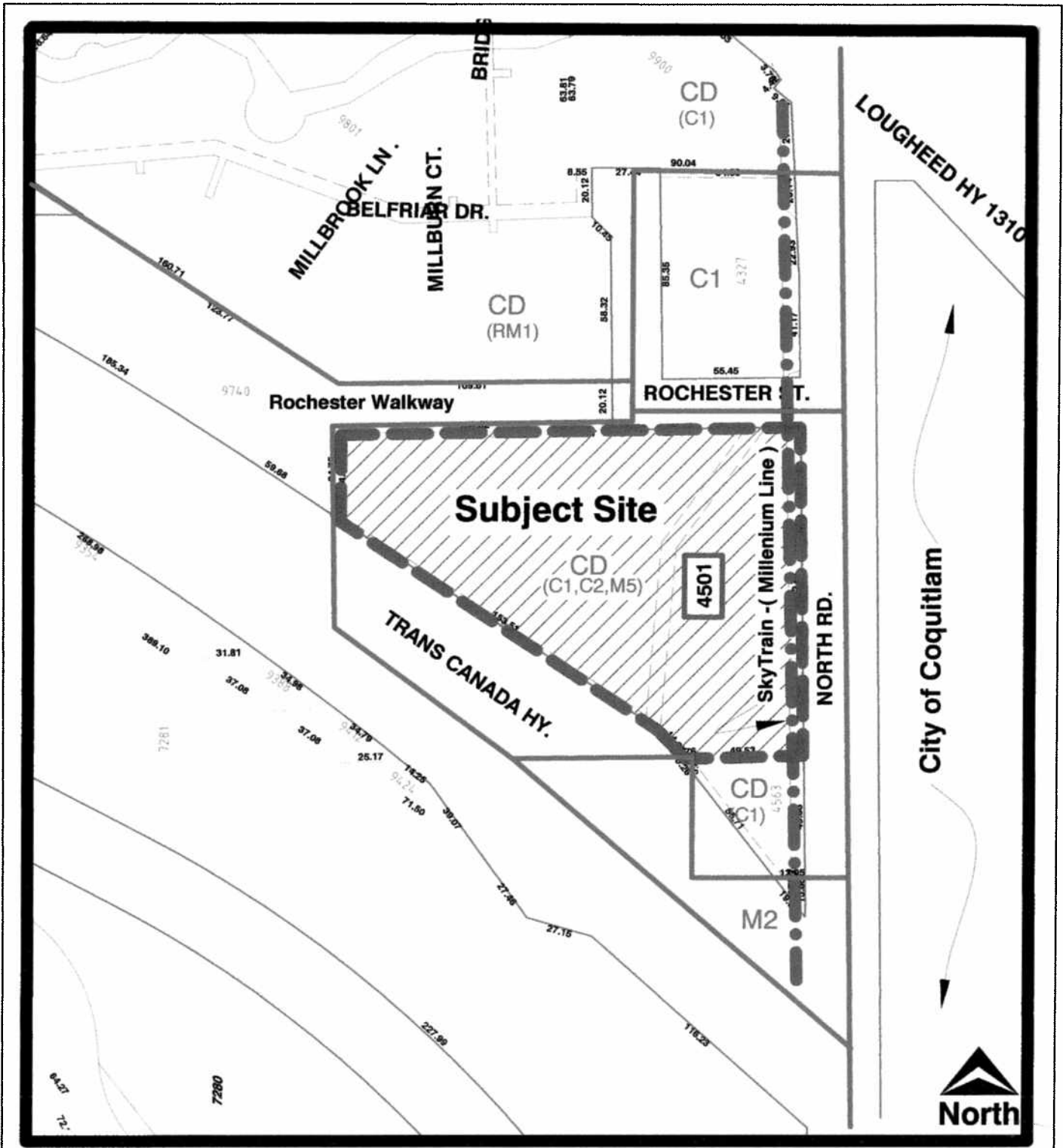
**5.0 RECOMMENDATION:**

5.1 **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.

*FA*

FA:gk  
Attach

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



**Planning and Building Department**

Scale: 1 = 2000

Drawn By: J.P.C.

Date: November 2008

**REZONING REFERENCE # 08 -- 38**  
4501 North Road

Sketch # 1

## LETTER OF INTENT

October 29, 2008

To: **The City Council of Burnaby**  
RE: **Rezoning Application**

Dear Sirs and Madams:

The purpose of this letter is to set forth the intentions of the applicant to rezone the following properties of Plan NW 1901:

1. Lot 9 (PID 023-836-229) from M5 to C1      Big Al's Aquarium (4008 sq.ft.)
2. Open deck – zone to C1      From open deck to office space (578.5 sq.ft.)

### **History and Background:**

The 4501 North Road property was established in the 1970s. Portions of the property's zoning are M5 and C1, in order to foster sustainable development in the region. Traffic and demography around the North Road area have changed substantially since the building's establishment. Some factors include:

1. Increase in population
  - increase in ethnic diversity
  - increase in population, 3%~5% per year since 1995
2. Increase in traffic
  - Skytrain
  - Coquitlam commuters
  - visitors from the U.S. and overseas
3. Increase in land value and rent
  - value of property has almost doubled over the last 8 years
  - rent has increased in proportion to the increase in property value
4. Change in the business environment
  - retail shops and service businesses are concentrated in the area
  - many light manufacturing companies have moved out or gone bankrupt



Presently the North Road area is a largely service- and retail-focused area, with much of the manufacturing companies moving out. With rising land costs and busy traffic, manufacturing is very difficult. We ask the City Council of Burnaby for a rezoning that would better reflect the reality in the area.

**Intention on the use of the property:**

In order to meet the changing needs of the community, we require a versatile and flexible commercial zoning. We have sought advice from the Planning Department.

**Parking Requirement:**

The Planning Department has informed us that we will require four (4) additional parking spaces to apply for rezoning from M5 to C1, and two (2) additional parking spaces for rezoning the open deck to C1. The strata council has already approved the rezoning application and occupancy of six (6) parking stalls – there was a land readjustment project performed in January 2008 to secure additional parking spaces.

(on file) → Attached are the strata council meeting minutes, and the proposed parking lot description.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jimmy Kim', written in a cursive style.

Jimmy Kim