



Item
Meeting 2009 Sept 21

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2009 September 16

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01

SUBJECT: REZONING APPLICATIONS *Reference:* Rez Series

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

RECOMMENDATION:

1. **THAT** these reports be received for information purposes.

REPORT

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

	Page No.	Recommend. Page No.
Item #1 Rez #09-15 Application for the rezoning of: Lot 1, D.L. 155, Group 1, NWD Plan BCP31032	304	307
From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)		
To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Plan)		
Address: 8289 North Fraser Way (Units #107 & 108)		

RECOMMENDATIONS:

1. **THAT** Council reject this rezoning request.
2. **THAT** copies of this report be sent to the rezoning applicant, the property owner and representatives of the Shoppers Home Health Care Automotive Division.

Item #2 Rez #09-16 Application for the Rezoning of: Parcel "C" (Bylaw Plan 60856) D.L. 124, Group 1, NWD Plan 1543, Parcel "B: (Ref. Plan 4406) D.L. 124, Group 1, Except: Part Subdivided by Plan 42351, NWD, Lot 5, D.L.	312	315
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124, Group 1, NWD Plan BCP25458, Lot A, Blk 1, Except:
Part Subdivided by Plan 42037, D.L. 73, Group 1, NWD
Plan 4326

From: CD Comprehensive Development District (based on M1
Manufacturing District, M2 General Industrial District,
M3a Heavy Industrial District)

To: Amended CD Comprehensive Development District (based
on M2 General Industrial District, M3 and M3a Heavy
Industrial District)

Address: 4700 Still Creek Drive, 4855 Still Creek Avenue, 2549
and 2650 Beta 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.

Item #3	Application for the rezoning of:		
Rez #09-18	Lot 4, D.L.'s. 70 and 119, Group 1, NWD Plan BCP25458	318	318

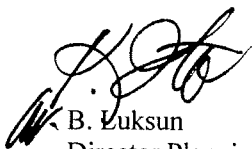
From: CD Comprehensive Development District (based on M1
Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based
on M1 Manufacturing District and M5 Light Industrial
District)

Address: 4451 Still Creek Drive

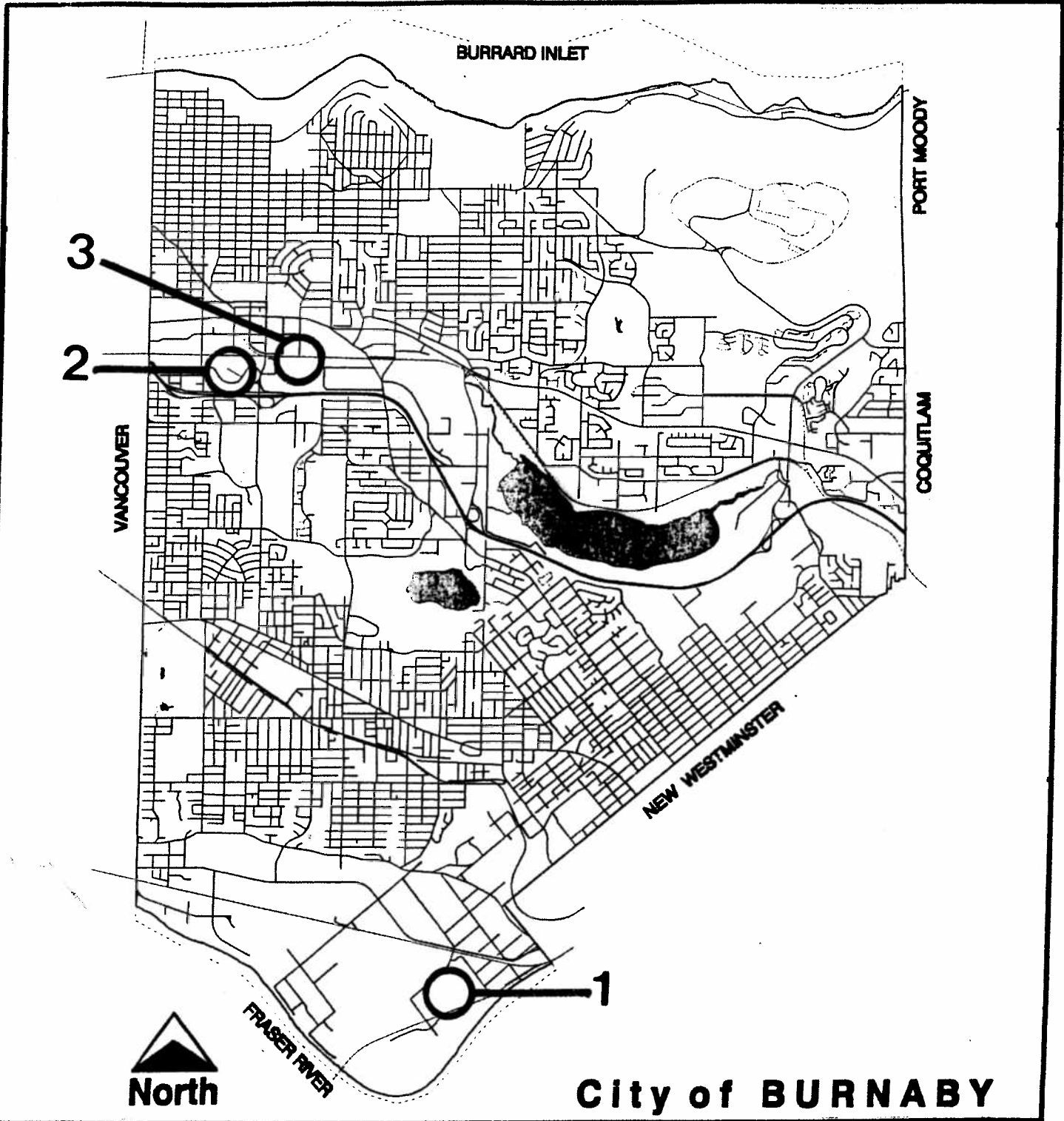
RECOMMENDATION:

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



B. Luksun
Director Planning and Building

:gk
Attach



Planning And Building Department

Scale:

Drawn By: DB

Date: 2009 September 21

Rezoning Series



Item Nos.

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #09-15 2009 SEPTEMBER 21

ITEM #1

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Christopher Bozyk Architects Ltd.
414 – 611 Alexander Street
Vancouver, B.C. V6A 1E1
(Attention: Chris Bozyk)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, D.L. 155, Group 1, NWD Plan BCP31032
- From:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Plan)
- 1.3 Address:** 8289 North Fraser Way (Units #107 & 108)
- 1.4 Location:** The subject site is located on the south side of North Fraser Way between Wiggins Street and Glenwood Drive. (Sketch #1 **attached**)
- 1.5 Size:** The site has an area of approximately 5.04 hectares (12.45 acres) with the subject Units measuring approximately 1,976.91m² (21,280 sq.ft.)
- 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 sale, servicing and outdoor storage of vehicles related to the proposed use of Units 107 and 108.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject (Units 107 and 108) at 8289 North Fraser Way are located within the Glenwood Industrial Estates component of the Big Bend Development Plan. The subject property was developed with two buildings in 2007 under Rezoning Reference #06-25,

with the southern building (Glenwood 4) fronting Trapp Avenue being developed specifically for Horizon Food Distributors and the northern building (Glenwood 5) fronting North Fraser Way, including Units 107 and 108, being developed as a multi-tenant office/industrial building. Directly to the east are the Canadian Motion Picture Parks film studios, directly to the west is a vacant property currently under development (Rezoning Reference #06-26) following the same form and zoning guidelines as the subject site, and to the north across North Fraser Way is a vacant parcel within Burnaby Business Park owned by the Greater Vancouver Transit Authority.

3.0 BACKGROUND INFORMATION:

- 3.1 As noted, the subject property was rezoned under Rezoning Reference #06-25 to the Comprehensive Development District (utilizing the M2 General Industrial District and M5 Light Industrial District as guidelines) in 2007. Specifically, the rezoning identified the southern building (Glenwood 4) fronting Trapp Avenue to be zoned CD (M2, M5) for the purpose of developing a building for Horizon Food Distributors and the subject northern building (Glenwood 5) fronting North Fraser Way to be zoned CD (M5) for the purpose of developing a high amenity business centre building with a provision for a minimum of 25% office uses. Glenwood 4 was completed in spring 2008 and the subject building, Glenwood 5, was completed in 2009.
- 3.2 In 2009 March, an enquiry was received from Christopher Bozyk Architects on behalf of PCI Developments, regarding the relocation the a Shoppers Home Health Care Automotive Division from their current location at 8385 St. George Street in Vancouver to Units 107 and 108 of Glenwood 5. Shoppers Home Health Care is a division of Shoppers Drug Mart, which sells and services handicap accessible equipment, including motorized wheelchairs, lifts and accessible automobiles. In addition to the sale, storage and repair of chair lifts, motorized wheelchairs and scooters, the on-site sale of accessible automobiles, the outside storage of automobiles, and the installation, repair and maintenance of accessible equipment in automobiles are integral components of the proposed operation. The department advised that the sale, service and storage of automobiles were not permitted uses under the prevailing CD (M5) zoning and are specifically restricted uses in the Council-adopted Glenwood Industrial Estates Concept Plan, as such uses set a negative precedent for future commercial auto-oriented proposals, including used car sales along North Fraser Way.
- 3.3 On 2009 April 28, a delegation comprised of Mr. Christopher Bozyk of Christopher Bozyk Architects, Mr. Brad Howard of PCI Developments and Mr. Craig Tschritter and Mr. Fred Kossein of Shoppers Home Health Care Automotive Division came before the Community Development Committee to request consideration for the location of the Shoppers Home Health Care Automotive Division at the subject location. After the delegation's presentation, the Committee introduced a motion that the issue be referred to staff for review and that a report be prepared to address the Shoppers Home Health Care proposal and its relationship to the adopted plan and prevailing zoning.

- 3.4 At its regular meeting of 2009 June 02, the Community Development Committee received the aforementioned report which outlined that the Council-adopted Glenwood Industrial Estates Plan specifically excludes outdoor storage uses and the sale and servicing of automobiles from any site within the business park. Further the proposed Shoppers Home Health Care Automotive Division use does not conform to the prevailing CD (M5) District zoning as the M5 District does not permit outdoor storage or automotive sales and servicing. However, it was noted that the proposed use would be permitted within sites zoned M1, M2, M3 and C4 within the Big Bend and throughout the City, and staff are available to assist Shoppers Home Health in identifying an appropriate alternative location within Burnaby for their use. The Committee requested that Council receive a copy of the report for information pending the potential receipt of a rezoning application for the subject development. A further copy of the report has been provided to Council under separate cover.
- 3.5 On 2009 August 11, the subject rezoning application was received to rezone Units 107 and 108 of Glenwood 5 at 8289 North Fraser Way from the CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Plan as a guideline) to the A.CD Amended Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District and Glenwood Industrial Estates Plan as a guideline) to permit the operation of the Shoppers Home Health Care Automotive Division, to specifically allow automotive sales and installation repair and maintenance of accessible equipment in automobiles, and the outdoor storage of accessible automobiles related to this business.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to locate the Shoppers Home Health Care Automotive Division within Units 107 and 108 of Glenwood 5 at 8289 North Fraser Way. Glenwood 5 comprises two storeys along North Fraser Way with a total area of 89,844 sq.ft. The proposed development would encompass a total floor area of 21,280, consisting of 8,825 sq.ft. of warehouse, 3,650 sq.ft. of vehicle service area, 2,205 sq.ft. of showroom, 2,060 sq.ft. of ground floor office, 4,450 sq.ft. of second floor office and an enclosed outdoor storage area within the loading court for 11 vehicles of approximately 5,700 sq.ft. There are no proposed changes to the façade of the building with the exception of indicated fencing/screening and landscaping for the outdoor vehicle storage.
- 4.2 The components of the business related to the proposed sale, service and warehousing of accessible equipment, including wheelchairs, stair lifts and bathtubs is permitted under the prevailing CD (M5) District zoning and the adopted Glenwood Industrial Estates Plan. However, as noted, the sale, servicing and outdoor storage of accessible automobiles are not permitted under the prevailing CD (M5) District zoning and the adopted Glenwood Industrial Estates Plan

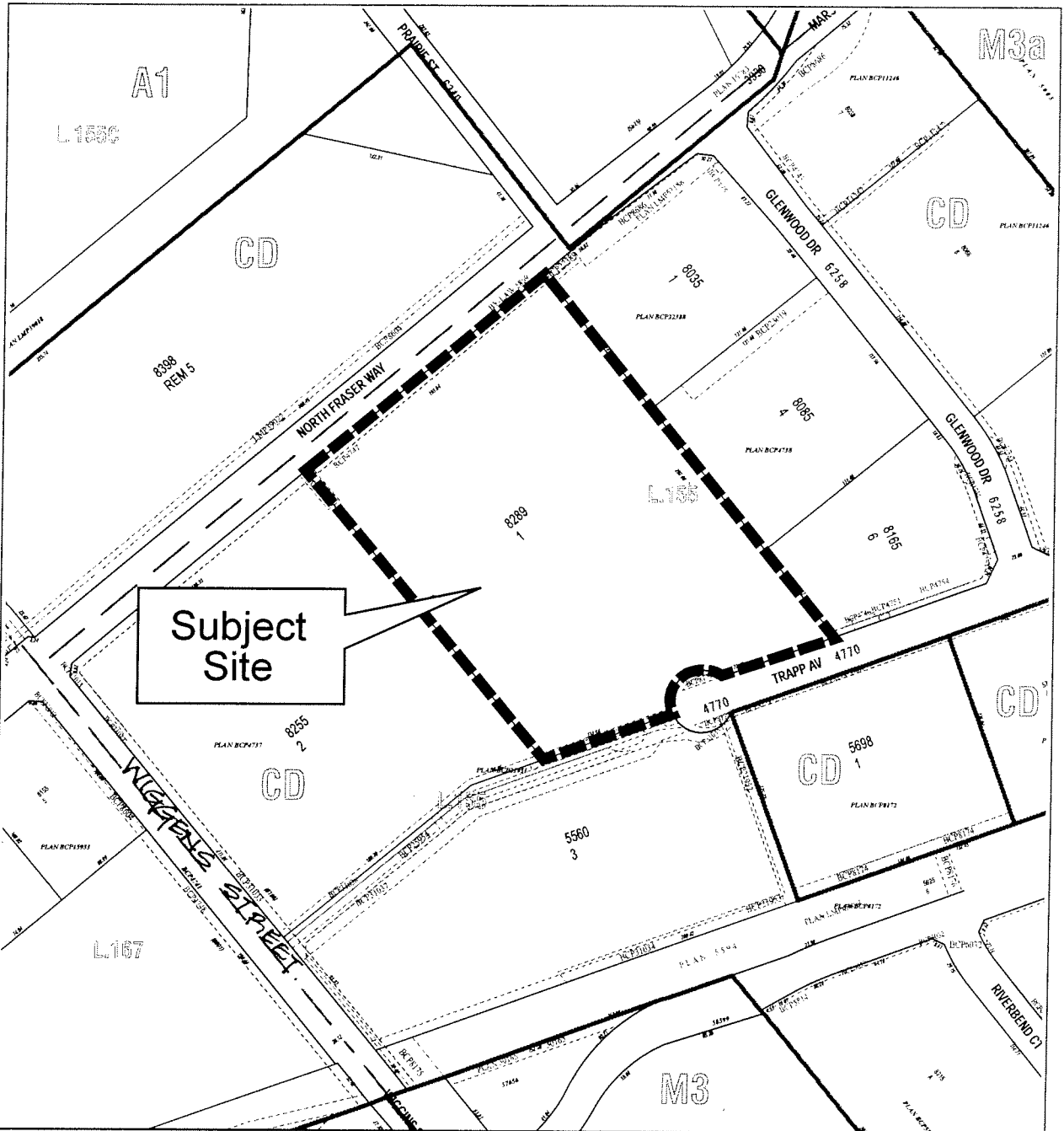
4.3 The Glenwood Industrial Estates Concept Plan was adopted by Council in 2003 April for a high amenity office industrial park with high quality architectural and landscape elements commensurate with other business parks in Burnaby. The Glenwood Industrial Estates Business Park is generally bound by North Fraser Way to the north, the Canadian National (CN) Railway to the south, Wiggins to the west and Meadow Avenue to the east. Specific mention of permitted uses were noted in the Plan, including office and light industrial uses fronting North Fraser Way, general and light industrial uses fronting Trapp Avenue and an opportunity for a component of rail dependent uses to the south adjacent to the rail line. As noted, the Plan explicitly excluded automobile-oriented and outdoor storage uses including the sales, servicing and outdoor storage of automobiles. As such, the proposed automotive sales, service and outdoor storage use does not conform to the adopted Glenwood Industrial Estates Concept Plan and the prevailing zoning. In staff's view the subject rezoning to accommodate these aspects of the proposed use would set a negative precedent for the Business Centre and other designated business centre lands in the Big Bend Plan area, as it would introduce a commercial auto-oriented use, and encourage further automotive sales and service enquiries along North Fraser Way, which are contrary to the adopted plan objectives of supporting and encouraging high order office, research and development, film production and other similar activities. Therefore, the proposed use which includes the sale, servicing and outdoor storage of automobiles is not considered supportable.



5.0 RECOMMENDATIONS:

1. **THAT** Council reject this rezoning request.
2. **THAT** copies of this report be sent to the rezoning applicant, the property owner and representatives of the Shoppers Home Health Care Automotive Division.

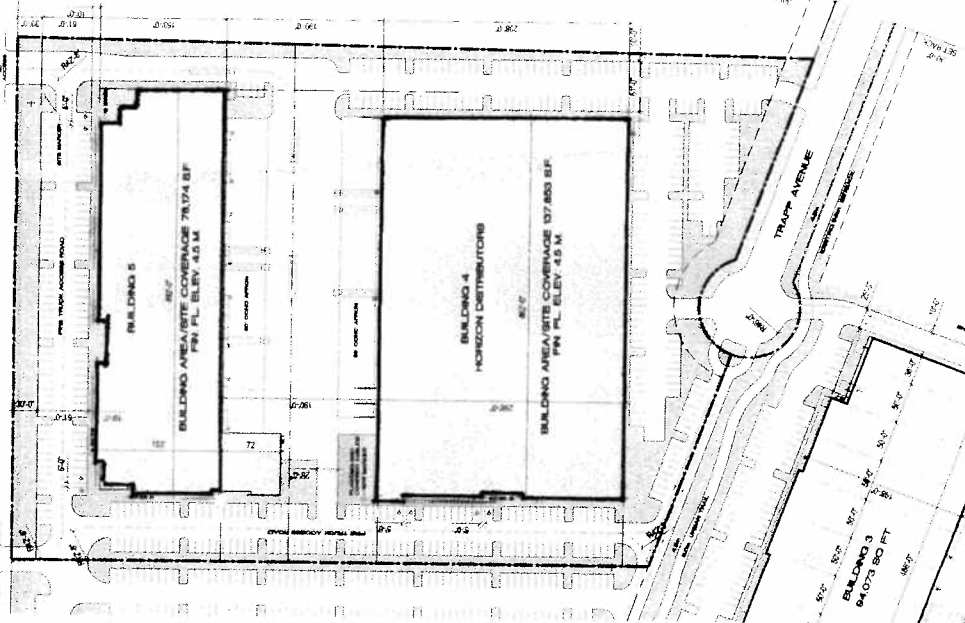
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cc. Director Engineering
Director Parks Recreation and Cultural Services
Chief Licence Inspector
City Clerk
City Solicitor

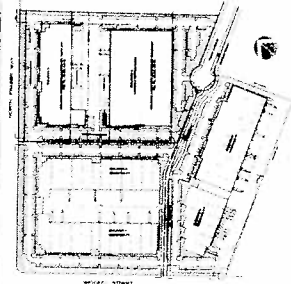


		PLANNING & BUILDING DEPARTMENT		
DATE:	2009 08 12	REZONING REFERENCE #09-15 ——— 8289 North Fraser Way		
SCALE:	1:4000			
DRAWN BY:	rcn			
		Sketch #1		

NORTH FRASER WAY



**GLENWOOD 4 + 5
SCALE: 1/64" = 1'-0"**



**KEY PLAN
SCALE: 1/256" = 1'-0"**

SPLINTERS
SOCIAL BRANCON
PTN. OF LOT 101, V63 GROUP 1 LINDSAY PLAN RFP 2005 PTN. OF P. 4
BY PLAN BRN72, TRAPP PLANT SUBDIVISION BY PLAN RFP 2000,
BY PLAN BRN72, TRAPP PLANT SUBDIVISION BY PLAN RFP 2000,
BY PLAN BRN72, TRAPP PLANT SUBDIVISION BY PLAN RFP 2000,
ADDRESS PTN. OF 8404 NORTH FRASER WAY, AND PTN. OF 8885 1
TRAPP AVENUE VANCOUVER, B.C. V6R 1G2

LOT AREA	PROPOSED SPLIT	PROPOSED SPLIT	PROPOSED SPLIT
72	10	10	10
73	10	10	10
74	10	10	10
75	10	10	10
76	10	10	10
77	10	10	10
78	10	10	10
79	10	10	10
80	10	10	10
81	10	10	10
82	10	10	10
83	10	10	10
84	10	10	10
85	10	10	10
86	10	10	10
87	10	10	10
88	10	10	10
89	10	10	10
90	10	10	10
91	10	10	10
92	10	10	10
93	10	10	10
94	10	10	10
95	10	10	10
96	10	10	10
97	10	10	10
98	10	10	10
99	10	10	10
100	10	10	10

RELATED SUPPLEMENT APPLICATIONS
FOR THE PROPOSED APPLICATION
FOR THE PROPOSED APPLICATION

DRAWING LIST

- A.100 SITE PLAN
- A.101 GLENWOOD 4 - MAIN FLOOR PLAN
- A.102 GLENWOOD 4 - BUILDING SECTIONS
- A.103 GLENWOOD 4 - ELEVATIONS
- A.104 GLENWOOD 5 - MAIN FLOOR PLAN
- A.105 GLENWOOD 5 - ELEVATIONS

NO. 100 101
NO. 100 102
NO. 100 103
NO. 100 104
NO. 100 105

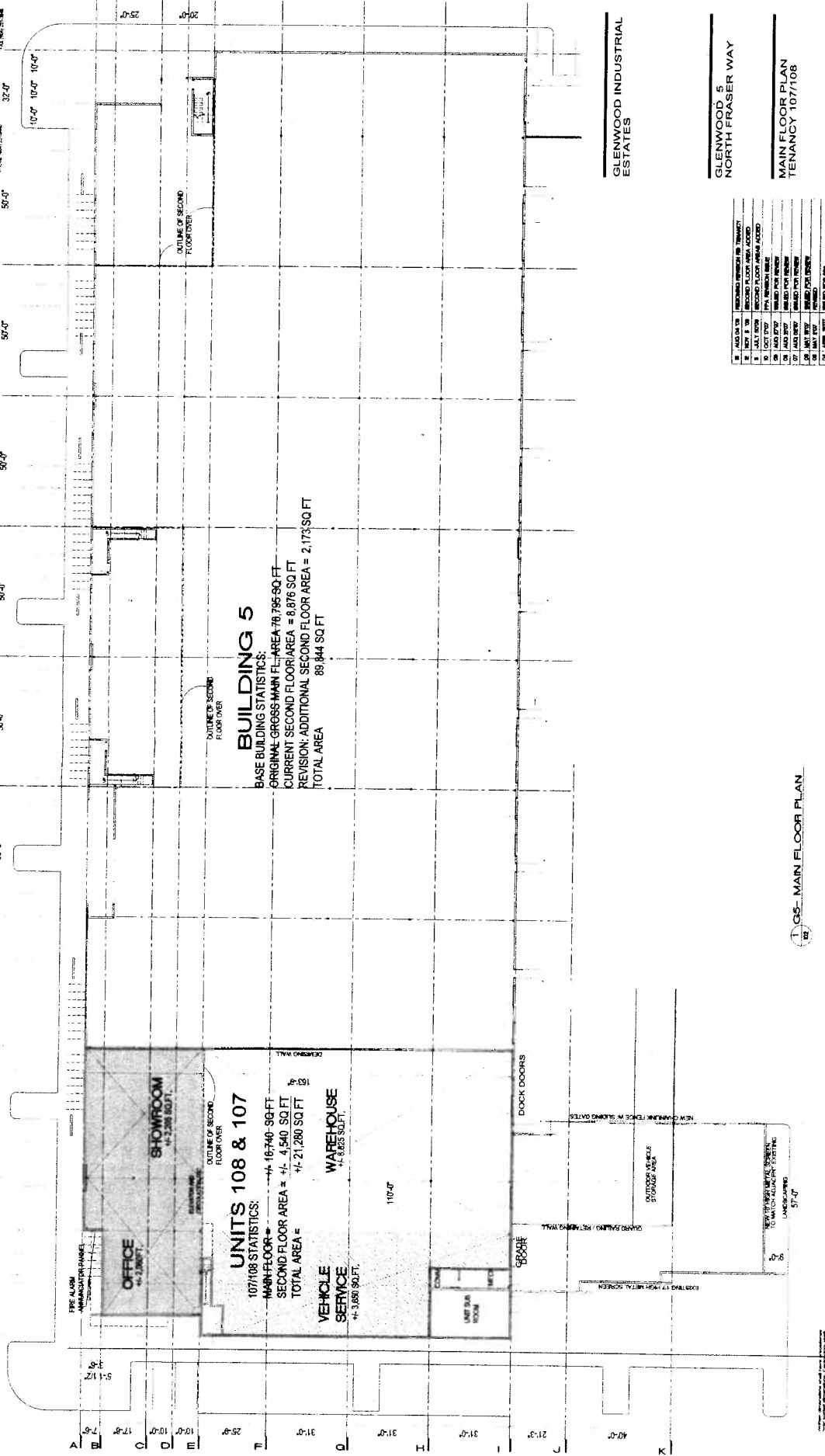
GLENWOOD INDUSTRIAL
ESTATES

GLENWOOD 4 & 5
NORTH FRASER WAY

SITE PLAN

A.1.00

CHRISTOPHER BOZYK ARCHITECTS
 4141 811 ALEXANDER STREET VANCOUVER, BC, V6A 1E1
 TEL: 604 251 9844



BUILDING 5
 BASE BUILDING STATISTICS:
 ORIGINAL GROSS MAIN FLOOR AREA = 79,795 SQ. FT.
 CURRENT SECOND FLOOR AREA = 8,876 SQ. FT.
 REVISION: ADDITIONAL SECOND FLOOR AREA = 2,173 SQ. FT.
 TOTAL AREA = 88,844 SQ. FT.

UNITS 108 & 107
 107/108 STATISTICS:
 MAIN FLOOR = 16,740 SQ. FT.
 SECOND FLOOR AREA = 4,540 SQ. FT.
 TOTAL AREA = 21,280 SQ. FT.
WAREHOUSE
 4,825 SQ. FT.
VEHICLE SERVICE
 3,855 SQ. FT.

GLENWOOD INDUSTRIAL ESTATES

GLENWOOD 5 NORTH FRASER WAY

MAIN FLOOR PLAN TENANCY 107/108

A.1.02

NO.	DATE	DESCRIPTION
1	10/11/08	ISSUED FOR PERMITS
2	10/11/08	ISSUED FOR PERMITS
3	10/11/08	ISSUED FOR PERMITS
4	10/11/08	ISSUED FOR PERMITS
5	10/11/08	ISSUED FOR PERMITS
6	10/11/08	ISSUED FOR PERMITS
7	10/11/08	ISSUED FOR PERMITS
8	10/11/08	ISSUED FOR PERMITS
9	10/11/08	ISSUED FOR PERMITS
10	10/11/08	ISSUED FOR PERMITS
11	10/11/08	ISSUED FOR PERMITS
12	10/11/08	ISSUED FOR PERMITS
13	10/11/08	ISSUED FOR PERMITS
14	10/11/08	ISSUED FOR PERMITS
15	10/11/08	ISSUED FOR PERMITS
16	10/11/08	ISSUED FOR PERMITS
17	10/11/08	ISSUED FOR PERMITS
18	10/11/08	ISSUED FOR PERMITS
19	10/11/08	ISSUED FOR PERMITS
20	10/11/08	ISSUED FOR PERMITS

105 - MAIN FLOOR PLAN

Inactive Projects\Glenwood 4 & 5 - Horizon\CADD\WorkingDrawings\G4&5_Rezoning App - Revised 090730\G5 - Rezoning 090730\G5 - RezoningRev_090730_Plans-SectionsElevations.dwg, 06/08/2009 12:08:20 PM, Adobe PDF

**CHRISTOPHER
BOZYK ARCHITECTS LTD.**

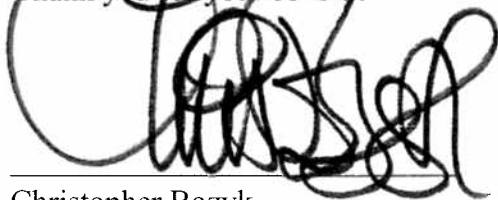
August 5, 2009

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

Re: Letter of Intent
Glenwood 5 – 8289 North Fraser Way
BIG BEND DEVELOPMENT PLAN

I, Christopher Bozyk of Christopher Bozyk Architects Ltd., on behalf of the property owner Big Bend Equities Inc., have submitted this application to rezone Units # 107 & 108 within Building 5 – 8289 North Fraser Way from the CD Comprehensive Development District (based on the M5 Light Industrial District and Glenwood Industrial Estates as guidelines) to the Amended CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District and the Glenwood Industrial Estates as guidelines) to permit the sale, service and outdoor storage of accessible vehicles in connection with the Shoppers Home Health Care. If you have any concerns regarding this application please contact Chris Bozyk, Project Architect.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Chris Bozyk', written over a horizontal line.

Christopher Bozyk

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #09-16
2009 September 21

ITEM #2

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:
Parcel "C" (Bylaw Plan 60856) D.L. 124, Group 1, NWD Plan 1543,
Parcel "B" (Ref. Plan 4406), D.L. 124, Group 1, Except: Part
Subdivided by Plan 42351, NWD, Lot 5, D.L. 124, Group 1, NWD
Plan BCP25458, Lot A, Blk 1, Except: Part Subdivided by Plan
42037, D.L. 73, Group 1, NWD Plan 4326
- From:** CD Comprehensive Development District (based on M1
Manufacturing District, M2 General Industrial District,
M3a Heavy Industrial District)
- To:** Amended CD Comprehensive Development District (based
on M2 General Industrial District, M3 and M3a Heavy
Industrial District)
- 1.3 **Address:** 4700 Still Creek Drive, 4855 Still Creek Avenue, 2549 and 2650
Beta Avenue
- 1.4 **Location:** The subject site is located on Still Creek Avenue, east of Eastbrook
Parkway and west of Westminster Avenue. (Sketches #1 and #2
attached)
- 1.5 **Size:** The site is irregular in shape with an area of approximately 4.85
hectares (12 acres).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant
servicing information.

- 1.7 Rezoning** The purpose of the proposed rezoning bylaw amendment is to permit
Purpose: the development of the City's Still Creek Works Yard.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is primarily vacant, occupied only by a number of temporary buildings and facilities for the Burnaby Recycling Depot. To the west is the new Costco Wholesale development, to the north is the BNR rail line, to the south is Still Creek and to the east are existing industrial properties zoned M2 General Industrial District. Access to the site will be via a newly constructed Still Creek Drive.

3.0 BACKGROUND INFORMATION:

In 2001, the City retained Cornerstone Planning to explore options regarding future locations for a new City works yard, Recycling Depot and Park's Nursery. The consulting team explored a number of options with the objective of locating all the functions on one site, but it was determined that it would be very difficult to acquire and consolidate the necessary 25 to 30 acre site within a central location on suitable soils. As a result, it was determined that the retention and expansion of the existing City-owned sites including the Laurel Street works yard and Still Creek Lands would be the most viable strategy to address the immediate and long term needs of the City.

In 2003 November, Council adopted a report recommending that a multi-phased Burnaby works yard Redevelopment Master Plan be undertaken for the redevelopment of the Still Creek works yard site. In 2005 November, the City engaged Omicron Consulting Group to undertake the master plan, including specific recommendations on the type and extent of proposed uses, and to provide cost estimates and construction schedules to the City. In 2009 May 04, Council adopted a report of the Finance and Civic Development Committee, granting approval in principle to the overall Still Creek works yard Master Plan as the basis to pursue the subject rezoning application and related subdivision. The City is currently pursuing the selection of an architectural consultant for the specific design who would undertake the preparation of a suitable plan of development for presentation to a future Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The subject City properties have been identified for a new City works yard, for Engineering and Parks Department operations, including an improved City recycling depot and composting demonstration garden, following green building and green infrastructure guidelines.
- 4.2 The subject properties comprising the proposed Still Creek works yard will be consolidated and re-subdivided into two lots separated by the proposed extension of Still Creek Avenue (see attached Sketch #1). Lot A will encompass the Engineering

Department and Parks, Recreation and Cultural Services Department facilities and vehicle storage, and Lot B will be the future Yard Waste and Recycling Depot.

- 4.3 Completion of the necessary subdivision application will be a prerequisite of this rezoning. As such, Council approval of this subdivision application will be sought in a future, more detailed report.
- 4.4 Four driveways will provide vehicular access to the two sites, two for Lot A and two for Lot B off Still Creek Avenue.
- 4.5 Still Creek Avenue will be extended from the northwest portion of the site to the east of the site including four moving lanes of traffic with bicycle provision within a 15.2m to 16.4m wide pavement. Still Creek Avenue will be constructed with a separated sidewalk on the south side and a separated urban trail, a component of the Central Valley Greenway, along the north side (see **attached** Sketch #2). A double row of street trees will be planted on either side of the Urban Trail to the north and separated sidewalk to the south, with the second row of trees being located within the front yards of Lots A and B (see **attached** Sketch #2). Street lights and pedestrian lighting will be provided. To further enhance the visual character of the proposed works yard sites, a green wall natural landscaping feature is proposed within the front yards to screen works the yard operations from street view.
- 4.6 To accommodate the required second row of street trees, green wall and enhanced landscaping features, minimum front yard landscaped setbacks of 4.2m to 4.8m are required on Lot A and a minimum 4.4m front yard landscaped setback is required for Lot B. These setbacks are lesser than the typical 6.0m requirement due to the substantial nature of the Still Creek road right-of-way requirements and the space needed to meet the City's program. These lesser setback requirements are mitigated by the provision of the aforementioned green wall along the setback line. Landscaped setbacks of 3.0m adjacent to the BNR rail line to the north of Lot B and 3.0m to the south and east of Lot A are provided. Riparian setbacks from top of bank (TOB) of 30.0m from Still Creek, 15.0m from the Beta Avenue tributary and 10.0m from the Westminster Avenue tributary will also be provided.
- 4.7 Dedications of between 26.7m and 29.5m are required to accommodate the construction of Still Creek Avenue and its boulevard works.
- 4.8 The Director Engineering will provide a schedule and cost estimate for the required servicing of the subject site which will include but not limited to the following:
 - Construction Still Creek Avenue to full City standards including construction of curb and gutter, grassed boulevard with street trees, separated asphalt Urban Trail and second row of street trees on the north side; and the construction of curb and

- gutter, grassed boulevard with street trees, separated concrete sidewalk and a second row of street trees on the south side.
 - Construction of a temporary 13mm crushed granite Central Valley Greenway urban trail connection through Lot A during construction of Still Creek Avenue.
- 4.9 A tree survey will be undertaken to determine whether any existing significant trees on the site are worthy of retention along with a raptor study to ensure that any tree removal will be undertaken outside of bird nesting season. It is expected that most trees will be removed due to the development requirements of the proposed works yard.
- 4.10 Relocation of the existing overhead wires abutting Still Creek Avenue and the BNR rail line will be required.
- 4.11 A Site Profile and the resolution of any arising issues will be required.
- 4.12 An on-site Stormwater Management Plan will be required for this site.
- 4.13 The submission of an environmental review and provision to address arising requirements regarding the closure of the Beta Avenue tributary and necessary setbacks from top-of-bank from Still Creek and Westminster Tributary, to the approval of the Environmental Review committee (ERC).
- 4.14 The GVS&DD Sewerage Development Charge (Fraser Sewerage Area) of \$0.811 per sq. ft. of gross floor area will apply to this rezoning.
- 4.15 Ministry of Transportation approval to the rezoning is required.

5.0 RECOMMENDATION

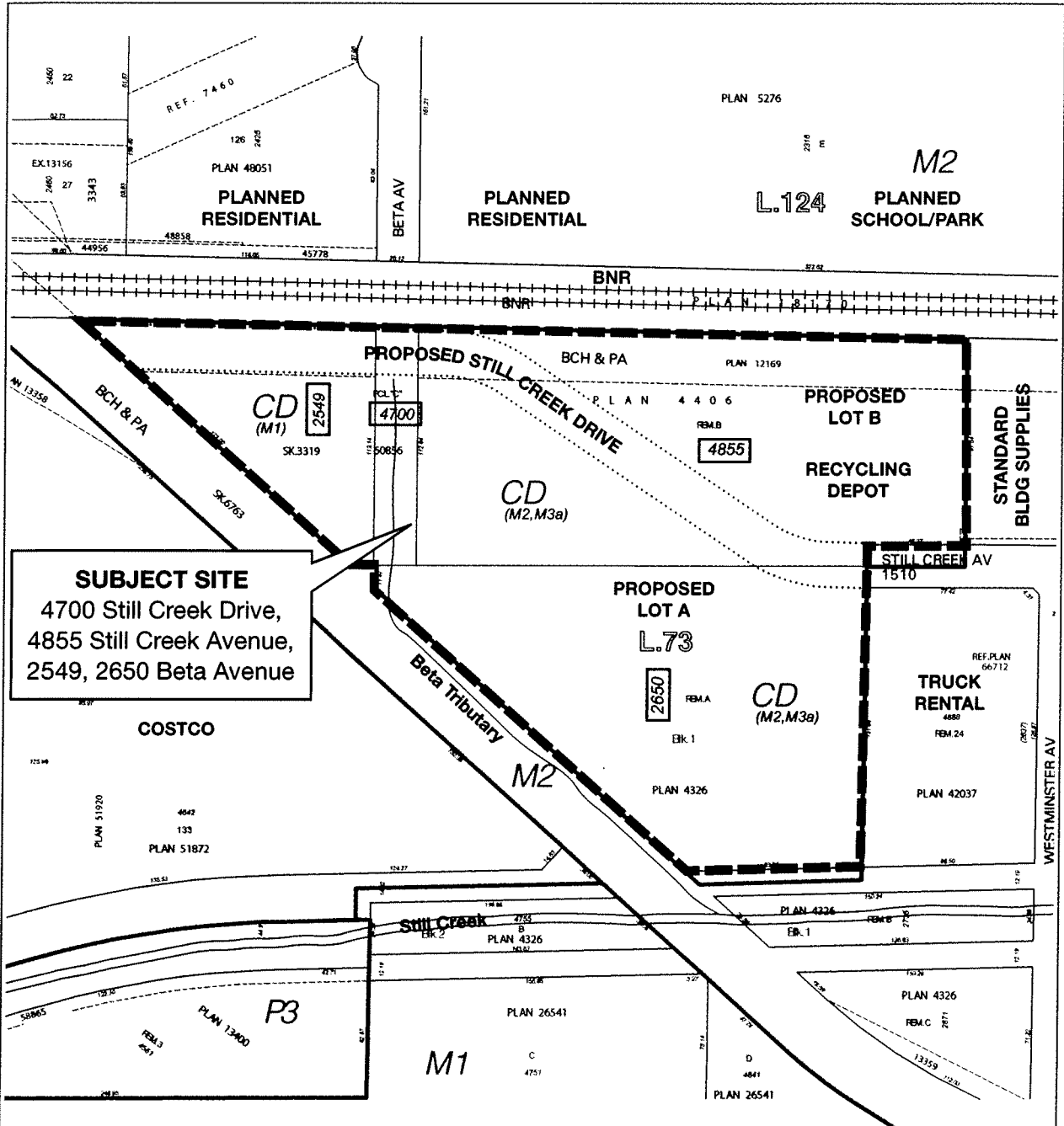
1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JWS/
JBS:gk
Attach

cc:

Director Engineering
Director of Parks, Recreation and Cultural Services
Asst. Chief Building Inspector, Project Management
City Clerk

P:\Gulzar\Johannes\Rez 2009\Rez 09-16 Works Yard\Initial Rezoning Report.doc



 City of Burnaby		PLANNING & BUILDING DEPARTMENT		
DATE:	2009 08 20	REZONING REFERENCE #09-16 4700 Still Creek Drive, 4855 Still Creek Avenue 2549, 2650 Beta Avenue		
SCALE:	1:3000			
DRAWN BY:	rcn			
		Sketch #1		

CITY OF BURNABY

PLANNING AND BUILDING
Rezoning Reference: 09-18
Council Date: 2009 September 21

ITEM #3

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

1. **Applicant:** CEI Architecture, Planning, Interiors, 500 – 1500 West Georgia Street, Vancouver, B.C. V6G 2Z6 (Attention: Albert Leung)
2. **Project Address:** 4451 Still Creek Drive
3. **Location:** The subject site is located on the west side of Still Creek Drive at Still Creek Avenue, just south of the Burlington Northern Railway.
Site: The subject site has an area of approximately 7.78 acres (3.15 hectares)
4. **From:** CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)
To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)
5. **Rezoning:** For the phased development of up to three car dealerships on the site.
6. **Rezoning considerations will include, but not necessarily be limited to, the following:**
 - a. To conform to the business centre/automobile dealership guidelines established under Rezoning Reference #03-51 and to be consistent with the adjacent Willingdon Business Park Community Plan.
 - b. Rezoning Reference #06-64 for the development of two automotive dealerships on the subject site was granted Second Reading but was not advanced to completion.
 - c. Servicing requirements and lot configuration have been provided in accordance to the prerequisite conditions of Rezoning Reference #03-51 and Subdivision Reference #03-88. Notwithstanding the Director of Engineering will be requested to provide all relevant servicing information.
 - d. The submission of a phased development plan for the site will be required. The site is not intended to be further subdivided.
 - e. Minimum floodproofing requirements and the granting of a Section 219 covenant respecting these requirements will be necessary.
 - f. An on-site stormwater management plan and the granting of a Section 219 Covenant to ensure its installation, use and maintenance will be required.
 - g. The GVS & DD (Vancouver) Sewerage Charge applies.

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

This Department will work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing on the understanding that a further report will be submitted at a later date.

7. RECOMMENDATION:

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

JBS

JBS:gk

Attachment: Sketch #1

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



ARCHITECTURE
PLANNING
INTERIORS

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T 604 687 1898 F 604 682 5398
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VANCOUVER BC V6G 2Z6

VICTORIA

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202 - 455 YVEE ROAD
VICTORIA BC V9A 6X5

KELOWNA

T 250 861 1887 F 250 861 1810
100 - 1060 MANHATTAN DRIVE
KELOWNA BC V1Y 9X9

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Manager of Invoicing Operations

Eddie WILLIAMS
MAIBC (Dist. Arch)

INTERIORS

Heidi MATTHEWS
BA (BID) BLDG EXC LEED AP
Director of Interior Design

27

August 28, 2009

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

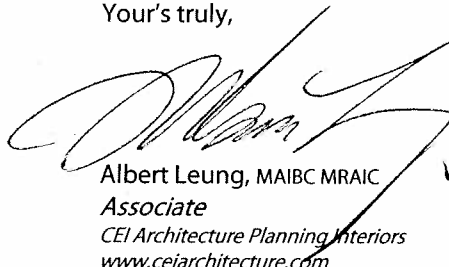
Re: Rezoning Letter of Intent
4451 Still Creek Drive

Dear Sir,

On behalf of the property owner 4451 Still Creek Investment Ltd., we hereby submit this application to rezone 4451 Still Creek Drive from the CD Comprehensive Development District (based on the M1 Manufacturing District and M5 Light Industrial District) to the Amended CD Comprehensive Development District (based on the M1 Manufacturing District and M5 Light Industrial District) to permit the development of up to three auto dealerships with auto services and ancillary parking.

We look forward to working with you, thank you for your consideration.

Your's truly,



Albert Leung, MAIBC MAIBC
Associate
CEI Architecture Planning Interiors
www.ceiarchitecture.com

cc: 4451 Still Creek Investment Ltd.