



Item.....	
Meeting.....	2010 January 25

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2010 January 20

**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 2010 February 16 at 7:00 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 #09-30</b>	Lot 1, D.L. 165, Group 1, NWD Plan BCP36073	<b>307</b>	<b>310</b>
<b>From:</b>	CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan)		
<b>To:</b>	Amended CD Comprehensive Development District (based on M5 Light Industrial District, P1 Neighbourhood Institutional District and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Ritchie Bros. Childcare" prepared by Bunting Coady Architects Inc.)		

**Address:** 9500 Glenlyon Parkway

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 01 and to a Public Hearing on 2010 February 16 at 7:00 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 amendment of the registered Section 219 Covenant for amenity spaces, to remove the childcare component.
- c) 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.

**Item #2**                      Application for the Rezoning of:  
**Rez #09-31**                  Lot A, D.L. 166, Group 1, NWD Plan BCP11469                      **314**                      **316**

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

**To:**                              Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Big Bend Development Plan guidelines and in accordance with the development plan entitled "Mezzanine Expansion" prepared by Streamline Facility Planning)

**Address:**                  7700 Riverfront Gate

**RECOMMENDATIONS:**

- 1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 01 and to a Public Hearing on 2010 February 16 at 7:00 p.m.
- 2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of the applicable GVS & DD Sewerage Charge.

**Item #3**                      Application for the rezoning of:  
**Rez #09-32**                  Lot "A" Except: Northerly 33 ft. extending from the westerly boundary to the easterly boundary of said lot and adjoining the right-of-way of the BC Electric Railway Company Ltd., D.L. 151, Group 1, NWD Plan 1992, Parcel "A" (BY49405E) Lot 1, D.L. 151, Group 1, NWD Plan 1992 and Easterly Half Lot 1, D.L.'s 151 and 153, Group 1, NWD Plan 1992                      **321**                      **328**

**From:**                      R5 Residential District and M4 Special Industrial District

**To:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Development Plan guidelines and in accordance with the development plan entitled "Phase 2 – High Rise Residential Development" prepared by Chris Dikeakos Architects Inc.)

**Address:** 6130 & 6150 Wilson Avenue and 6149 Kathleen Avenue

**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 01 and to a Public Hearing on 2010 February 16 at 7:00 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits to serve the development.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The utilization of an amenity density bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 4.2 of this report.
  - e) The consolidation of the net project site into one legal parcel.
  - f) The completion of the Highway Closure Bylaw.
  - g) The granting of any necessary easements, statutory rights-of-way and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies, prohibiting driveway gates and providing that all disabled parking to remain as common property. Additionally, reciprocal access easements are required in relation to the initial phase of development to the south.
  - h) The dedication of any rights-of-way deemed requisite.

- i) The undergrounding of existing overhead wires along the east side of Wilson Avenue and within the Kathleen Avenue right-of-way.
- j) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering within the residential portions of the development and a commitment to implement the recycling provisions.
- k) The design and provision (5%) of units adaptable to persons with disabilities (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person) with allocated disabled parking spaces.
- l) The submission of a suitable on-site stormwater management
- m) The review of a detailed Sediment Control System by the Director Engineering.
- n) The submission of a Site Profile and resolution of any arising requirements.
- o) The deposit of the applicable GVS & DD Sewerage Charge.
- p) The deposit of the applicable Parkland Acquisition Charge.
- q) The deposit of the applicable School Site Acquisition Charge.
- r) Compliance with the Council-adopted criteria.
- s) The provision of a public pedestrian walkway with lighting, protected by a statutory right-of-way, within the Kathleen Avenue right-of-way to the approval of the Director Engineering.
- t) Compliance with the guidelines for surface and underground parking for residential visitors.
- u) The provision of facilities for cyclists in accordance with this report.
- v) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

**Item #4**            Application for the Rezoning of:  
**Rez #09-33**        Lot A, D.L. 97, Group 1, NWD Plan 77715

**333**

**335**

**From:**            M2 General Industrial District

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

**Address:**        5700 Sidley Street

304

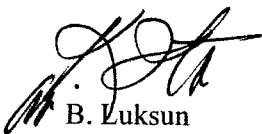
**RECOMMENDATION:**

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 #09-34</b>	Lot 116 Except: Part dedicated road on Plan 67656, D.L. 130, Group 1, NWD Plan 47649	<b>339</b>	<b>342</b>
<b>From:</b>	CD Comprehensive Development District (based on M5 Light Industrial District, A1 Agricultural District) and R2 Residential District		
<b>To:</b>	Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, A1 Agricultural District and Holdom Station Area Plan guidelines) and R2 Residential District		
<b>Address:</b>	<b>6250 Lougheed Highway</b>		

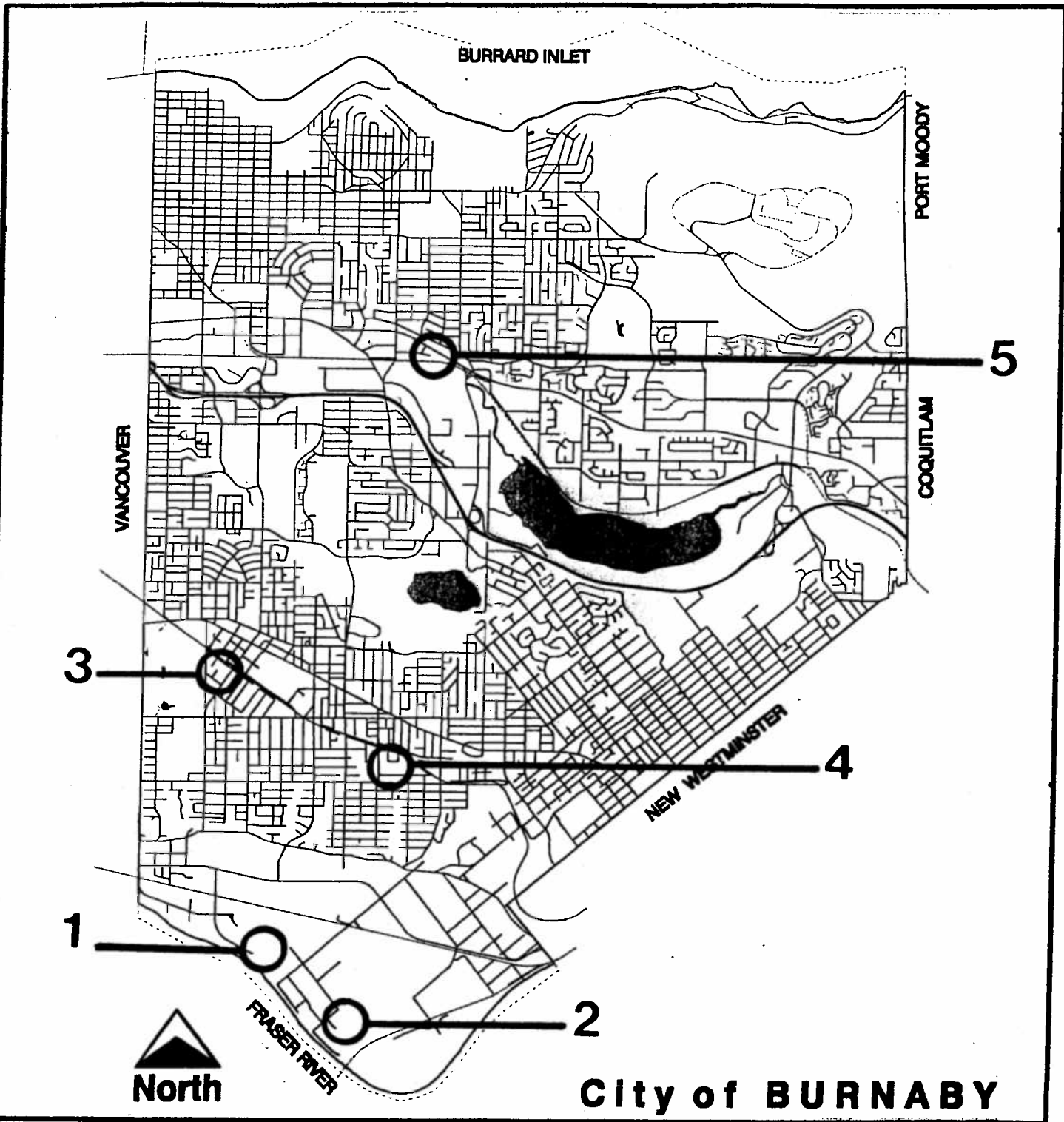
**RECOMMENDATIONS:**

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 01 and to a Public Hearing on 2010 February 16 at 7:00 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 approval of the Ministry of Transportation and Highways to the rezoning application.



B. Luksun  
Director Planning and Building

:gk  
Attach



**Planning And Building Department**

**Scale:**  
**Drawn By:** DB  
**Date:** 2010 January 25

Rezoning Series - January 2010  
 ○ — Item Nos.

# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #09-30 2010 JANUARY 25

### ITEM #1

#### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** MHPM Project Managers Inc.  
310-2609 Granville Street  
Vancouver, B.C. V6H 3H3  
(Attention: Kate Blight)
- 1.2 **Subject:** Application for the rezoning of:  
Lot 1, D.L. 165, Group 1, NWD Plan BCP36073
- From:** CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan)
- To:** Amended CD Comprehensive District (based on M5 Light Industrial District, P1 Neighbourhood Institutional District and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Ritchie Bros. Childcare" prepared by Bunting Coady Architects Inc.)
- 1.3 **Address:** 9500 Glenlyon Parkway
- 1.4 **Location:** The site is located within the Glenlyon Business Park on the north side of Glenlyon Parkway (see **attached** Sketch #1).
- 1.5 **Size:** The site is irregular in shape with a total area of 3.35 ha (8.28 ac).
- 1.6 **Services:** The site is fully serviced
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the operation of a public childcare component.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject lot is located within the Glenlyon Business Park on the north side of Glenlyon Parkway (see **attached** Sketch #1). To the west and to the northwest are a number of office and high technology developments including Nokia, Telus and Ballard Power. To the east

future office and light industrial development, and to the south is the Burnaby Fraser Foreshore Park.

### **3.0 BACKGROUND INFORMATION**

- 3.1 As noted, the subject property is located within the Glenlyon Business Park situated south of Marine Way within the Big Bend Development Plan (see **attached** Sketch #2).
- 3.2 On 2008 May 05, Rezoning Reference #07-05 was granted Final Adoption for the construction of a 165,000 sq.ft. head office building for Ritchie Bros. Auctioneers including a daycare for employee use only. The building is now occupied, including the private daycare component.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning from the Comprehensive Development District (based on the M5 Light Industrial District) to the Amended Comprehensive Development District (based on the M5 Light Industrial District and P1 Neighbourhood Institutional District) for the purpose of amending the previously approved private childcare component of the development to expand its use to include a public childcare component.
- 4.2 The current rezoning application proposes a public childcare component to be located within the existing Ritchie Bros. Auctioneers Head Office at 9500 Glenlyon Parkway (see **attached** Sketch #1). The development currently accommodates a 485.87 m<sup>2</sup> (5,230 sq.ft.) private childcare component for the sole use of the employees, which is restricted by Section 219 Covenant and the current M5 District zoning. The childcare centre accommodates 45 children and 14 employees. Ritchie Bros. now wishes to open the use of the childcare component (with no increase in capacity) to include the general public. This requires an amendment of the prevailing Section 219 Covenant of uses and the inclusion of the P1 Neighbourhood Institutional District. Given that the childcare component was limited to use by employees on site, the registration of the Section 219 Covenant allowed this area to be a company amenity and thus exempt from parking calculations, limiting the required parking spaces to 458 spaces. Now that the childcare component is intended to be opened to the general public, it will generate an additional 12 parking spaces based on the bylaw requirement of 1 space per 2 employees plus 1 space for each 10 children, notwithstanding, no changes to size or capacity are proposed. The development currently has 471 provided parking spaces which is sufficient to accommodate the expanded childcare use.

It is noted that the existing parking layout accommodates space which can be appropriately used for pick-up/drop-off purposes.



4.2 The Fraser Health Authority governs the use and layout of childcare facilities. They have approved the proposed public childcare component.

**5.0 DEVELOPMENT PROPOSAL**

- 4.1 Site Area: - 3.34 hectares (8.25 acres) (unchanged)
- 4.2 Site Coverage: - 17% (unchanged)
- 4.3 Floor Area: - 15,292.18 m<sup>2</sup> (164,580 sq.ft.) (unchanged)
- Office Space - 14,184.81 m<sup>2</sup> (152,660 sq.ft.) (unchanged)
- Childcare - 485.87 m<sup>2</sup> (5,230 sq.ft.) (unchanged)
- (outdoor play area) - 725.45 m<sup>2</sup> (7,809 sq.ft.) (unchanged)
- Amenity Space -
- Cafeteria - 397.15 m<sup>2</sup> (4,275 sq.ft.) (unchanged)
- Fitness Area - 224.35 m<sup>2</sup> (2,415 sq.ft.) (unchanged)
- Subtotal - 1,107.37 m<sup>2</sup> (11,920 sq.ft.) (unchanged)
- 4.4 Floor Area Ratio - 0.46 FAR (unchanged)
- 4.5 Building Height: - 3 storeys (unchanged)
- 4.6 Parking Required:
- 14,184.81 m<sup>2</sup> office @ 3/93m<sup>2</sup> - 458 spaces
- Childcare (45 children/14 employees) - 12  
 (1 space per 2 employees/  
 1 space per 10 children)
- Parking Provided: - 471 spaces
- 4.7 Loading Bays Required: - 4 spaces (unchanged)
- Loading Bays Provided: - 4 spaces (unchanged)
- 4.8 Bicycle Provisions Required: - 16 spaces (unchanged)
- Bicycle Provisions Provided: - 50 spaces (unchanged)  
 (30 visitor spaces in visitor bike racks and 20  
 secure storage spaces)

**6.0 RECOMMENDATIONS:**

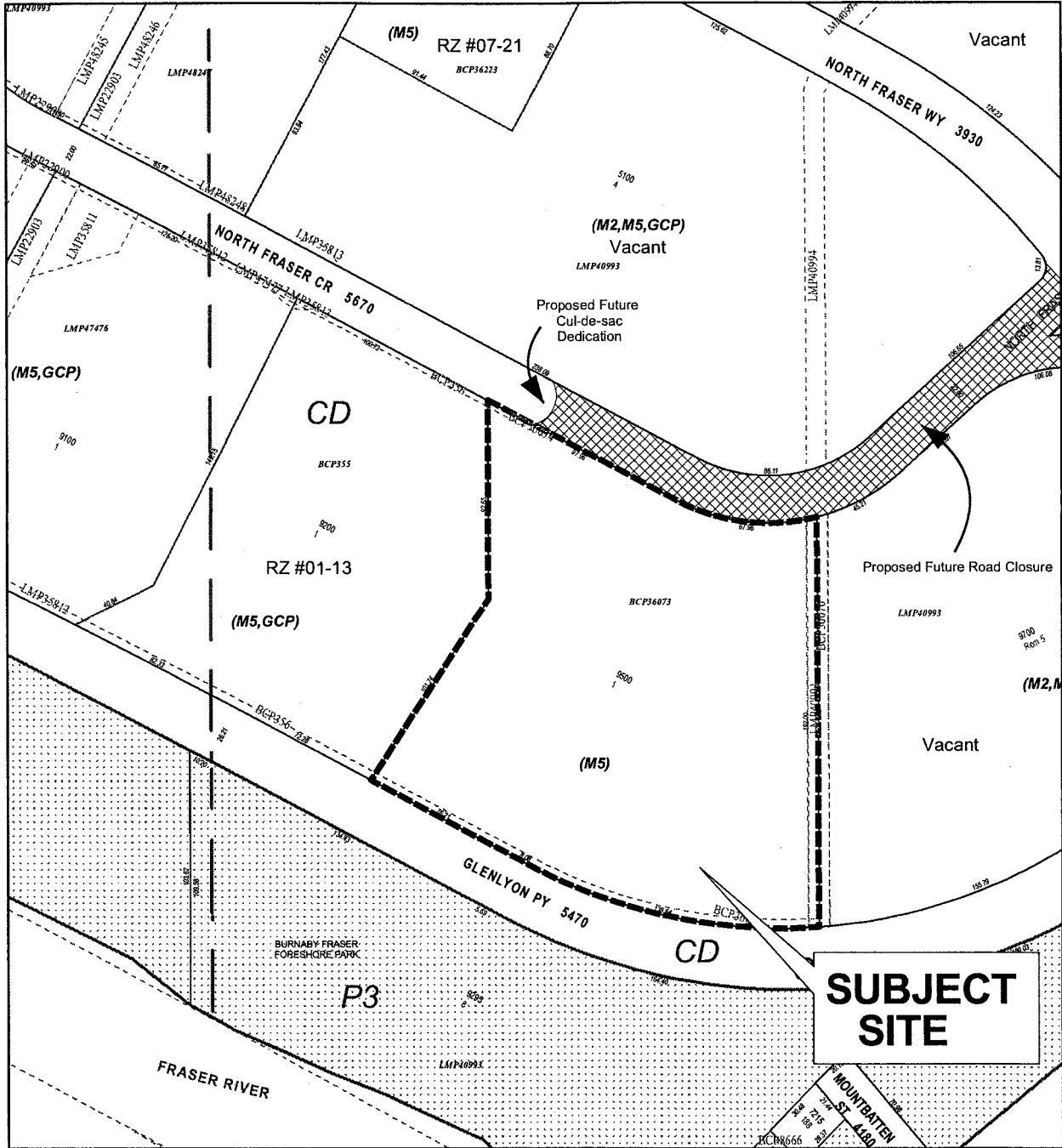
1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 01 and to a Public Hearing on 2010 February 16 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The amendment of the registered Section 219 Covenant for amenity spaces, to remove the childcare component.
  - c) 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*.



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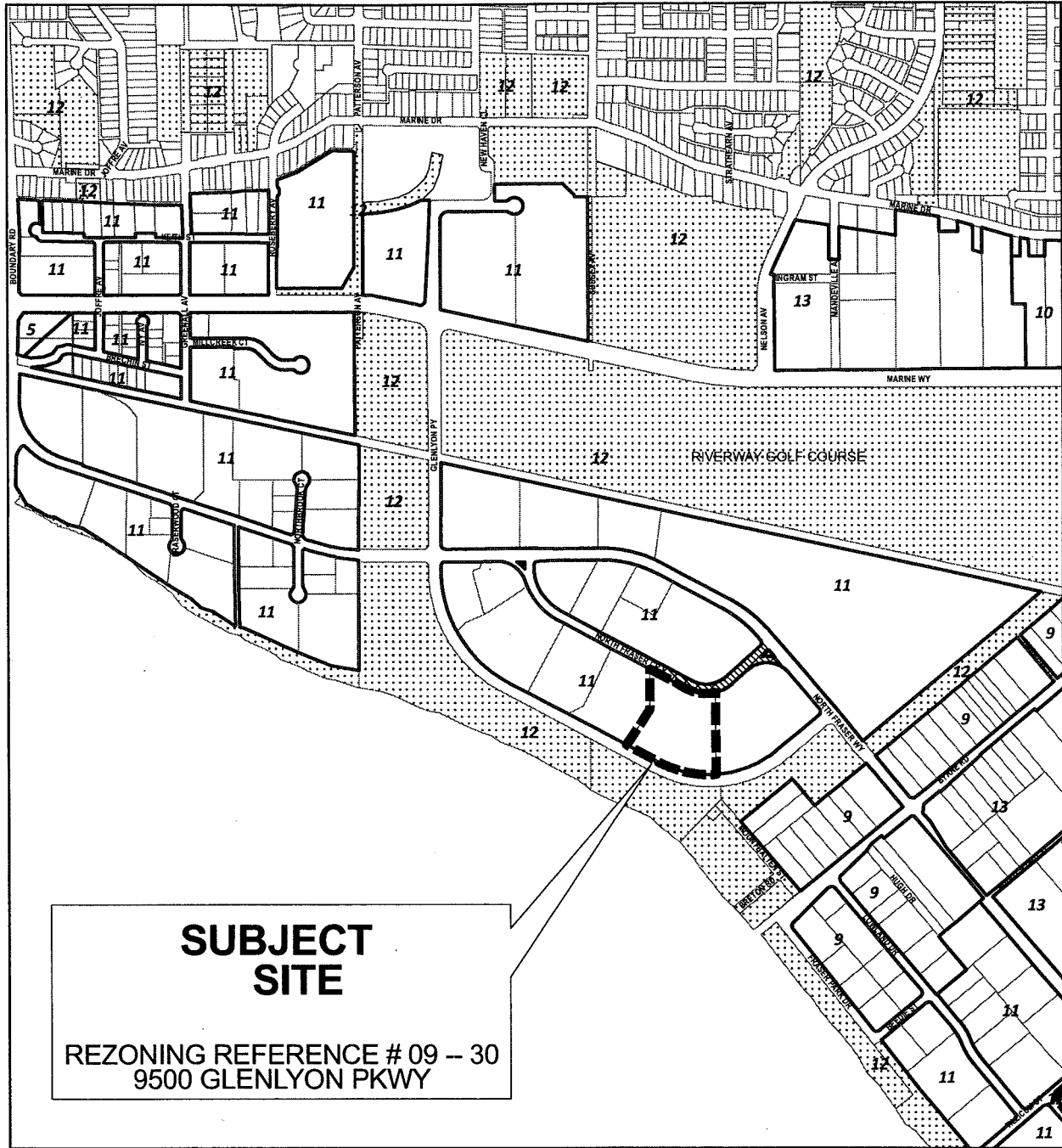
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*Attachments*

cc: Director of Engineering  
City Clerk  
City Solicitor  
Chief Building Inspector  
Fraser Health Authority

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	PLANNING & BUILDING DEPARTMENT 
DATE: JAN 05 2010	<b>REZONING REFERENCE # 09 -- 30</b> <b>9500 GLENLYON PKWY</b> Sketch #1
SCALE: 1:3,000	
DRAWN BY: DJ	



**SUBJECT SITE**

REZONING REFERENCE # 09 - 30  
9500 GLENLYON PKWY

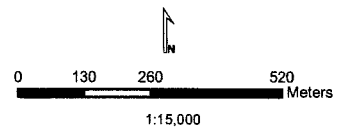
*Big Bend Development Plan*



PLANNING & BUILDING DEPARTMENT

Sketch #2

- 5 > COMMERCIAL
- 9 > INDUSTRIAL
- 10 > INSTITUTIONAL
- 11 > BUSINESS CENTRE DISTRICTS
- 12 > PARK AND PUBLIC USE
- 13 > AGRICULTURAL



December 15, 2009

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

**Re: Rezoning Letter of Intent**  
9500 Glenlyon Parkway, Burnaby BC  
Big Bend Development Plan Area

I, Kate Blight, on behalf of Great West Life Assurance Company and London Life Insurance Company, have submitted this application to rezone 9500 Glenlyon Parkway from the current CD Comprehensive Development District based on the M5 Light Industrial District as a guideline to the CD Comprehensive Development District based on the M5 Light Industrial District and P1 Neighbourhood Institutional District as guidelines for the purpose of permitting the operation of a public childcare centre within the approved private childcare area of the existing Ritchie Bros. Auctioneers International Head Office building.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this application. If you have any further questions regarding this rezoning application, please feel free to contact me.



Kate Blight, Dipl. CMT, LEED AP  
Assistant Project Manager  
MHPM Project Managers Inc.

89209-9914

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #09-31  
2010 JANUARY 25

### ITEM #2

#### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Streamline Facility Planning Corporation  
250-4311 Viking Way  
Richmond, B.C. V6V 2K9  
(Attention: Earl Vance)
- 1.2 **Subject:** Application for the rezoning of:  
Lot A, D.L. 166, Group 1, NWD Plan BCP11469
- From:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Big Bend Development Plan guidelines and in accordance with the development plan entitled "Mezzanine Expansion" prepared by Streamline Facility Planning)
- 1.3 **Address:** 7700 Riverfront Gate
- 1.4 **Location:** The site is located on the north side of Riverfront Gate and east of Tillicum Street. (See attached Sketch #1)
- 1.5 **Size:** The site is irregular in shape measuring approximately 2.0 Hectares (5.0 Acres) in area.
- 1.6 **Services:** The site is fully serviced.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a mezzanine expansion.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject property is located on the north side of Riverfront Gate and east of Tillicum Street within the adopted Big Bend Development Plan. The area is generally developed with office, warehouse and manufacturing uses. To the north is the Burnaby Business Park area

which is approximately 50% built-out with office/light industrial developments, directly to the east is a light industrial warehouse building with the provincial youth detention centre beyond and to the south and to the west across Riverfront Gate and Tillicum Street are a number of light industrial/office/warehouse developments.

**3.0 BACKGROUND INFORMATION**

3.1 The subject property at 7700 Riverfront Gate was developed in 2003 under Rezoning Reference #02-52 in line with the CD Comprehensive District Zoning District (utilizing the M2 General Industrial, M5 Light Industrial District and the Big Bend Development Plan as guidelines), see attached Sketch #2. The property accommodates an existing multi-tenant building for manufacturing/warehouse uses with associated office space.

**4.0 GENERAL INFORMATION**

4.1 The applicant is requesting rezoning to Amended CD Comprehensive Development District based on the M5 Light Industrial District and M2 General Industrial District as guidelines for the purpose of constructing a 241.54 m<sup>2</sup> (2,600 sq.ft.) office mezzanine.

4.2 The expanded floor area will increase the required number of parking stalls from 123 to 129. The additional parking can be accommodated within the 166 existing parking spaces on the site.

4.3 All required servicing for the subject site was provided for under Rezoning Reference #02-52 and Subdivision Reference #03-17.

4.4 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. (\$8.73 per m<sup>2</sup>) is required for the proposed additional floor area.

**5.0 DEVELOPMENT STATISTICS**

5.1	Net Site Area:	-	2.0 hectares (5.0 acres)
5.2	Gross Floor Area:		
	Existing Office	-	2,764.0 m <sup>2</sup> (29,752 sq.ft.)
	Proposed Office Mezzanine	-	241.5 m <sup>2</sup> (2,600 sq.ft.)
	Existing Manufacturing	-	3,900.3 m <sup>2</sup> (41,984 sq.ft.)
	Existing Warehouse	-	3,900.3 m <sup>2</sup> (41,984 sq.ft.)
	Total G.F.A.	-	10,806.1 m <sup>2</sup> (116,320 sq.ft.)
5.3	Building Height (unchanged):	-	2 storeys

5.4	Parking:		
	Office (1 stall/46m <sup>2</sup> )	-	60 spaces
	Proposed Mezzanine (1 stall/46m <sup>2</sup> )	-	6 spaces
	Warehouse/Storage (1 stall/186m <sup>2</sup> )	-	21 spaces
	Manufacturing (1 stall/93m <sup>2</sup> )	-	42 spaces
	Total Parking Required:	-	129 spaces
	Total Parking Provided	-	166 spaces
5.5	Loading Bays Required:	-	5 spaces
	Loading Bays Provided:	-	11 spaces

**6.0 RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 01 and to a Public Hearing on 2010 February 16 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of the applicable GVS & DD Sewerage Charge.

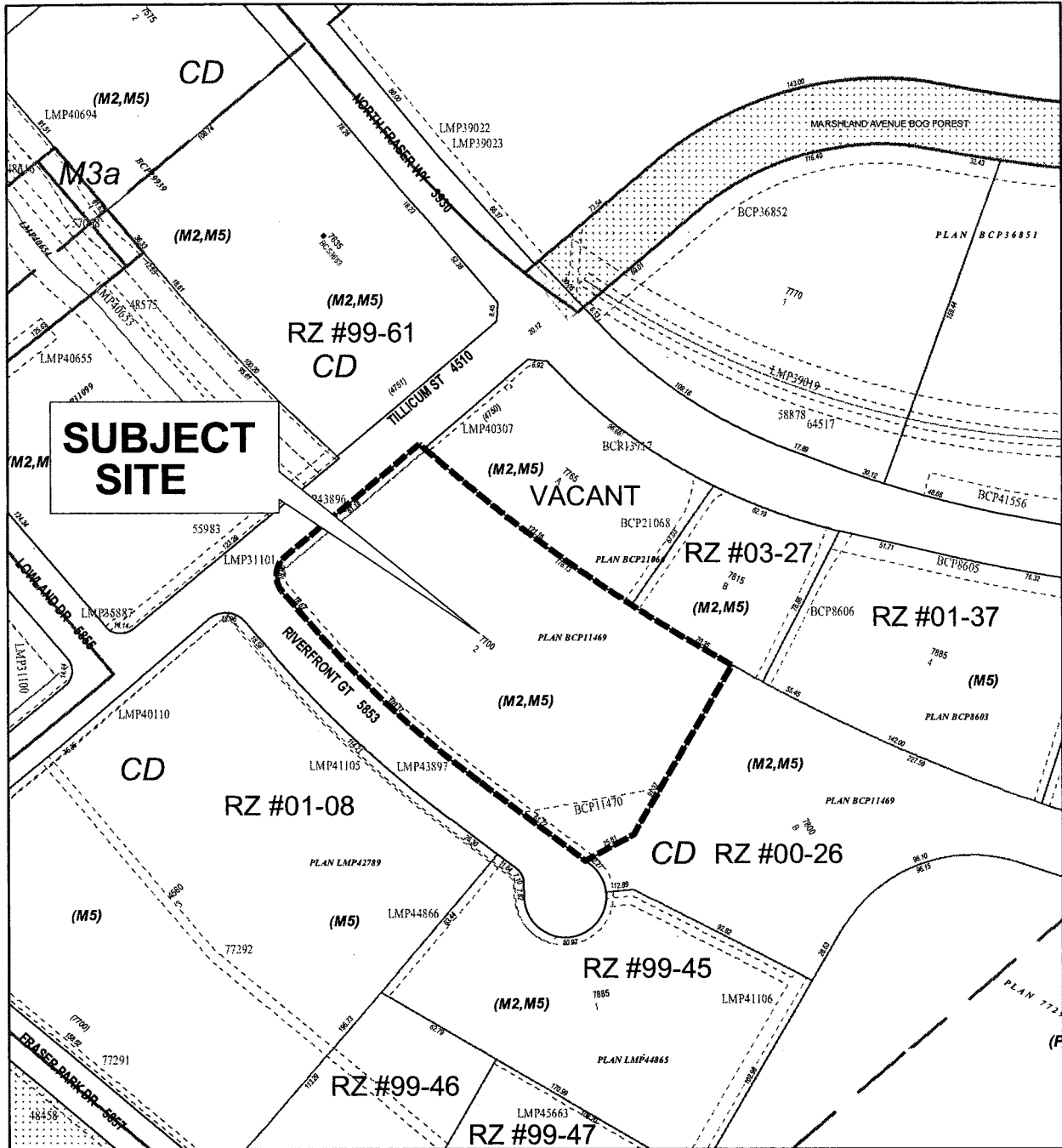
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
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Attachments

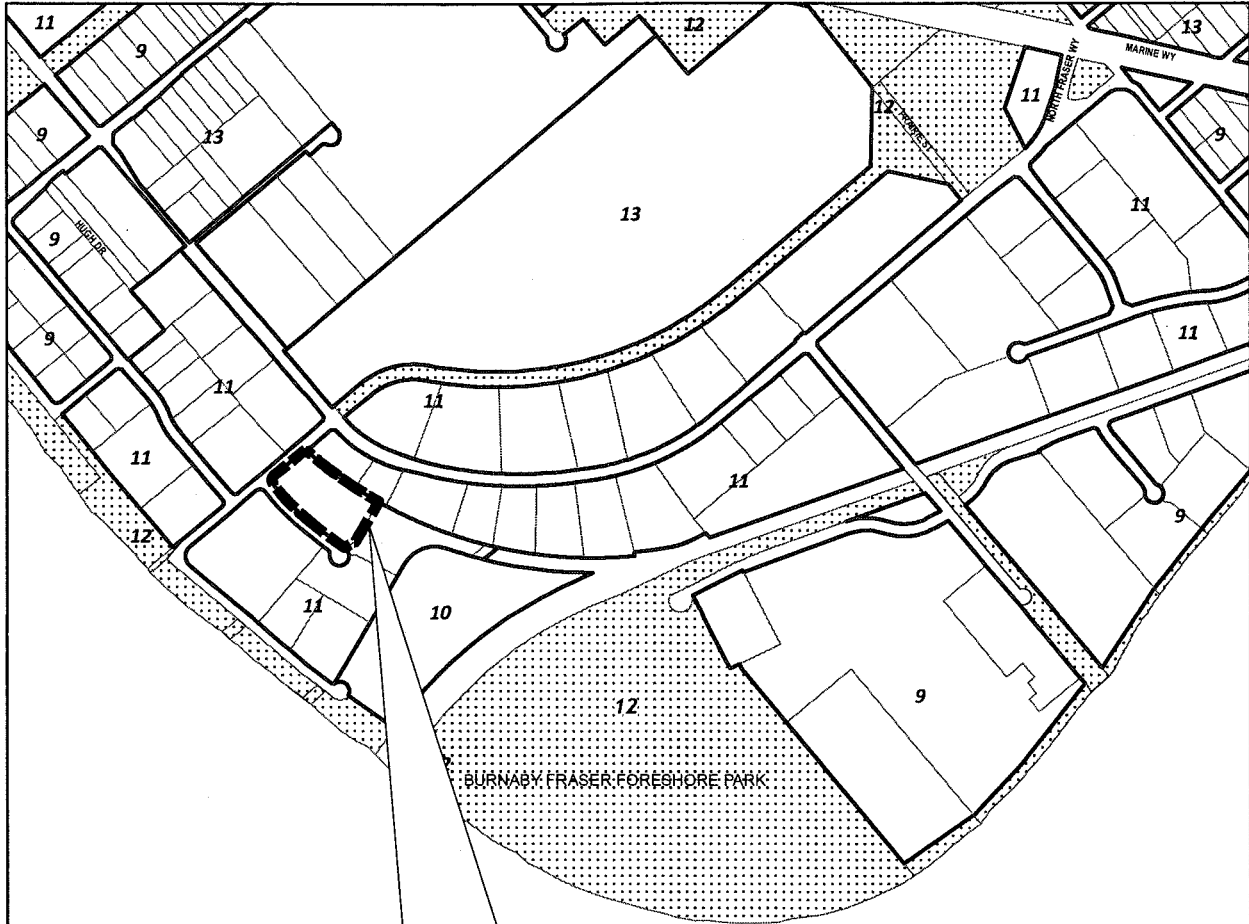
cc: Director of Engineering  
Director Parks, Recreation & Cultural Services  
City Clerk  
Chief Building Inspector

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	<p style="text-align: center;">PLANNING &amp; BUILDING DEPARTMENT</p> 
<p>DATE: JAN 05 2010</p>	<p><b>REZONING REFERENCE # 09 -- 31</b></p> <p>7700 RIVERFRONT GATE</p> <p>Sketch #1</p>
<p>SCALE: 1:3,000</p>	
<p>DRAWN BY: DJ</p>	



**SUBJECT SITE**

REZONING REFERENCE # 09 – 31  
7700 RIVERFRONT GATE

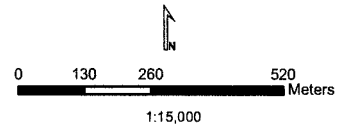
*Big Bend Development Plan*



PLANNING & BUILDING DEPARTMENT

Sketch #2

- 5 > COMMERCIAL
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December 17, 2009

Johannes Schumann  
Planning & Building Department  
City of Burnaby  
4949 Canada Way  
Burnaby, B.C. V5G 1M2

Regarding: Rezoning application for 7700 Riverfront Gate.

Dear Mr. Schuman;

As authorized agent for the building owner, I submit a rezoning application with the intention of adding an enclosed mezzanine floor area, within the existing building at 7700 Riverfront Gate, in Burnaby. Please see enclosed drawings RZ1 & RZ2.

In December 2009, affiliated companies Alpha Technologies and Argus Technologies will be consolidating and moving their manufacturing, warehousing and administrative operations into this facility, bringing approximately 300 of their employees into the Big Bend area.

The proposed build-out of the mezzanine deck will add approximately 2,600 square feet of floor area used specifically for marketing and staff meetings, some product display and some marketing document storage. It is not their intention to use this new space to increase their number of staff; rather, there is no other available space within the existing office areas that can accommodate larger groups of people for such meetings.

I have confirmed that this CD/M2/M5 Zone will allow for additional office space, subject to your detailed review and this rezoning approval. Our site review, building code and zoning reviews indicate that there is sufficient off-street parking and the proposed size of the enclosed mezzanine is well under the limitations in the BC Building Code 2006. Upon approval of this rezoning application, we will proceed with a detailed building code review and requisite building permit application.

Please call or email if you have any question or would like to discuss this application. We look forward to a positive response and hope we can move forward with the building permit application.

Sincerely,



Earl Vance

Streamline Facility Planning Corp.

[earl@streamlinefp.com](mailto:earl@streamlinefp.com)

604-207-1190 ex. 2

Cc: John Kalbfleisch (Argus Tech.)

CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #09-32  
2009 JANUARY 25

ITEM #3

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Boffo Developments (Jewel 2) Ltd.  
201 – 4695 Hastings Street  
Burnaby, B.C. V5C 2K6  
(Attention: Otto Boffo)
- 1.2 **Subject:** Application for the rezoning of:  
Lot “A” Except: Northerly 33 ft. extending from the westerly boundary to the easterly boundary of said lot and adjoining the right-of-way of the BC Electric Railway Company Ltd., D.L. 151, Group 1, NWD Plan 1992, Parcel “A” (BY49405E) Lot 1, D.L. 151, Group 1, NWD Plan 1992 and Easterly Half Lot 1, D.L.’s 151 and 153, Group 1, NWD Plan 1992
- From:** R5 Residential District and M4 Special Industrial District
- To:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Development Plan guidelines and in accordance with the development plan entitled “Phase 2 – High Rise Residential Development” prepared by Chris Dikeakos Architects Inc.)
- 1.3 **Address:** 6130, 6150 Wilson Avenue and 6149 Kathleen Avenue
- 1.4 **Location:** The subject site is located on the south side of Beresford Street, between Kathleen and Wilson Avenues (Sketch #1 attached)
- 1.5 **Size:** The site is rectangular with frontages on Beresford Street and Wilson Avenue of 70.96 m. (233 ft.) and 76.14 m. (250 ft.) respectively, and has a gross site area of 5,402.9 m<sup>2</sup> (1.33 acres)
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a 21-storey apartment building with street-fronting townhouses.

**2.0 NEIGHBOURHOOD CHARACTERISTICS**

2.1 The subject site is located in the Metrotown Development Plan – Sub-Area 8 (see Sketches #1 and #2 **attached**), within an overall site assembly encompassing thirteen properties. The subject site, the second phase of the overall site assembly, is comprised of two single-family dwelling properties zoned R5 Residential District, one industrial property zoned M4 Special Industrial District, as well as a redundant portion of the Kathleen Avenue road right-of-way. The two single-family lots are vacant and clear, while the industrial lot currently accommodates the sales presentation centre for the first phase of development to the south, which is well under construction. Wilson Avenue is currently constructed with concrete curbs and separated sidewalks. Kathleen Avenue is currently constructed to an interim standard, without curbs or sidewalks. As noted, immediately to the south is a high-rise apartment tower and street-fronting townhouses under construction in accordance with Rezoning Reference #06-68 by the applicant of the subject rezoning application. To the east and west are high-rise apartment developments constructed throughout the 1980s and 1990s in accordance with the Metrotown Development Plan. Further to the west beyond Patterson Avenue is Central Park. To the north, across Beresford Street, the Expo SkyTrain Line, the BC Parkway and Central Boulevard are low and high-rise developments constructed in line with the Metrotown Development Plan.

**3.0 BACKGROUND INFORMATION:**

3.1 The Metrotown Development Plan designates this overall site for high-density apartment development under the CD Comprehensive Development District, utilizing the RM5 Multiple Family Residential District as a guideline. Acting as a second phase to the development to the south (Rezoning Reference #06-68), the governing allowable density for the site would be 2.6 FAR applicable to the net site, which is inclusive of the proposed use of the 0.4 FAR amenity bonus.

3.2 As the second phase of development for which specific overall development parameters were established as part of the first phase development, the applicant has provided a plan of development for the second phase suitable for presentation to a Public Hearing.

**4.0 GENERAL INFORMATION**

4.1 The proposed development concept for this second phase includes a single 21 storey high-rise apartment tower with street-fronting townhouses along Wilson Avenue. This is a continuation of the first phase of development, immediately to the south. The tower orientation is compatible with neighbouring existing apartment towers. All parking is proposed to be located underground, and access taken from Wilson Avenue (shared with the initial phase). A north-south walkway along the eastern portion of the development (proposed closed Kathleen Avenue right-of-way) will be required to complete the

pedestrian network in the area by providing a mid-block connection from the Kathleen Avenue cul-de-sac to Beresford Street.

- 4.2 Given the site's Town Centre location, the applicant for this second phase is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.40 FAR, which translates into 19,542 additional sq. ft. of residential floor area. The Legal and Lands Department reports the value of the density bonus to be \$73 per sq. ft. of buildable area, for a total value of \$1,426,566. The Community Development Committee has not considered the use of density bonus funds arising from the subject rezoning proposal. Given the relatively small size of the development site and its purely residential designation under the Metrotown Development Plan, an on-site amenity (i.e. childcare centre, affordable or special needs units, or non-profit office space) is not practical. It is also noted that the applicant has submitted a letter expressing a desire for the contributed amenity to be either off-site or taken as cash in-lieu. In light of the foregoing, it is considered appropriate to advance the subject rezoning amendment to a Public Hearing on the basis that a report pertaining to the allocation and use of density bonus funds would be advanced to the Community Development Committee for consideration and to Council for subsequent approval prior to Third Reading. It is noted that the amenity bonus for the first phase took the form of a cash in-lieu contribution in the amount of \$1,469,888.
- 4.3 The consolidated development site, consisting of three lots, also permits the closure of a portion of the abutting Kathleen Avenue road right-of-way of approximately 6,065 sq.ft. through a Highway Closure Bylaw and its inclusion in the site. A very minor dedication is required on Wilson Avenue to accommodate separated sidewalks with front and rear boulevards. A major dedication of 10.06 m. (33 ft.) is required on Beresford Street to accommodate construction of the road to its final standard. Total dedications for the subject development exceed the area of the Kathleen Avenue road right-of-way proposed to be included in the net development site. As there is no net gain in land to the developer, the noted portion of the Kathleen Avenue right-of-way would be exchanged at no cost for road dedications on both Beresford Street and Wilson Avenue.
- 4.4 The City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to:
- Construction of road widening and a new separated sidewalk on the east side of Wilson Avenue, including street trees, front boulevard and street lighting;
  - Construction of road widening of Beresford Street to its final standard, including separated sidewalks, grassed front and rear boulevards, street trees and street lighting;
  - Construction of an extension to the pedestrian walkway within the proposed closed Kathleen Avenue right-of-way abutting the site connecting the Kathleen Avenue cul-de-sac to Beresford Street. The walkway, which is to be maintained by the property owner, is to be finished with street trees and pedestrian lighting

- and protected by a statutory right-of-way;
  - Undergrounding of overhead wires on Wilson and Kathleen Avenues; and,
  - Storm, sanitary sewer and water main upgrades as required.
- 4.5 One aspect of the original desired overall 13-lot site assembly indicated in the Metrotown Development Plan included the notion that the overall site's servicing, primarily that related to Beresford Street, would be absorbed proportionately over the entire site. Given the applicant's continued interest in pursuing development of the remainder (proposed Phase II) site, he had proposed to contribute, through the deposit of funds, towards servicing Beresford Street on a proportionate area basis in connection with development of Phase I within the context of the previous rezoning application (Rezoning Reference #06-68). At that time, it was noted that when a rezoning application is advanced for the Phase II northern site, the developer of Phase II will be responsible for undertaking the full site servicing work, including provision of necessary dedications and full upgrading of Beresford Street required to service the site. Funds deposited in trust for Beresford Street by the applicant will be paid out upon satisfactory completion of the roadworks.
- 4.6 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies, prohibiting gates from the project surface driveways and providing that all disabled parking to remain as common property. A reciprocal access easement is required for the shared access off Wilson Avenue by Phases I and II.
- 4.7 Much of the site has already been cleared, and a very large portion of the site will be excavated for development. As such, the developer will not be required to submit a tree survey, although a substantial landscape and tree planting plan will be pursued.
- 4.8 Due to the proximity of the subject site to the Expo SkyTrain Line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.9 A Site Profile application and resolution of any resultant conditions is required.
- 4.10 Provision of an adequately sized and sited garbage and recycling area for each building is required. As well, separate car wash stalls are required.
- 4.11 The applicable GVS & DD Sewerage, Parkland Acquisition and School Site Acquisition Cost Charges will be required with this application.
- 4.12 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.



4.13 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

**5.0 DEVELOPMENT PROPOSAL**

5.1 Site Area

Gross Site including closed rights-of-way	-	4,690.8m <sup>2</sup> /1.16 acres
Dedications	-	715.7m <sup>2</sup> /7,704 sq. ft.
Kathleen Avenue closure	-	563.4m <sup>2</sup> /6,065 sq.ft.
Net Site	-	<u>4,538.5 m<sup>2</sup>/1.12 acres</u> (subject to detailed survey)

5.2 Density

F.A.R. Permitted & Provided:	-	2.2 F.A.R. (Base)
	-	<u>0.4 F.A.R. (Amenity Bonus)</u>
	-	<b>Total 2.6 FAR</b>

Gross Floor Area Permitted & Provided:

Base	-	9,984.8 m <sup>2</sup> /107,479 sq. ft.
Bonus	-	1,815.4 m <sup>2</sup> /19,541 sq. ft.
Total	-	11,800.2 m <sup>2</sup> /127,020 sq. ft.

Site Coverage	-	20%
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5.3 <u>Height</u> (all above grade)	-	Apartment Tower: 21 storeys
	-	Townhouses: 2 storeys

5.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
High-Rise:	
17 – 1 Bedroom + Den	744 sq. ft.
18 – 2 Bedroom	1,034 – 1,056 sq. ft.
51 – 2 Bedroom + Den	1,109 – 1,270 sq. ft.
<u>09 – 3 Bedroom</u>	1,343 – 1,460 sq. ft.
95 units subtotal	

Townhouses:	
3 – 3 Bedroom	1,757 sq. ft.

**TOTAL: 98 UNITS**

5.5	<u>Parking:</u>	
	<b>Vehicle Parking</b>	<u>Required and Provided Spaces</u>
	95 Apartment Units (1.6 spaces/unit)	- 152 (inclusive of 24 visitor spaces)
	3 Townhouse Units (1.75 spaces/unit)	- 6 (inclusive of 1 visitor space)
	<u>Car Wash Stalls</u>	- 2

	<b>Bicycle Parking</b>	<u>Required and Provided Spaces</u>
	<u>Residential</u>	
	Resident - 1/unit @ 98 units	- 98 in storage
	<u>Visitor</u>	
	(20% of required vehicle parking)	- 40 in racks

5.6 Communal Facilities - Major central garden/green space and internal amenity spaces.

**6.0 RECOMMENDATIONS**

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 01, and to a Public Hearing on 2010 February 16 at 7:00 p.m.
4. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The utilization of an amenity density bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 4.2 of this report.

- e) The consolidation of the net project site into one legal parcel.
- f) The completion of the Highway Closure Bylaw.
- g) The granting of any necessary easements, statutory rights-of-way and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies, prohibiting driveway gates and providing that all disabled parking to remain as common property. Additionally, reciprocal access easements are required in relation to the initial phase of development to the south.
- h) The dedication of any rights-of-way deemed requisite.
- i) The undergrounding of existing overhead wires along the east side of Wilson Avenue and within the Kathleen Avenue right-of-way.
- j) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering within the residential portions of the development and a commitment to implement the recycling provisions.
- k) The design and provision (5%) of units adaptable to persons with disabilities (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person) with allocated disabled parking spaces.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- m) The review of a detailed Sediment Control System by the Director Engineering.
- n) The submission of a Site Profile and resolution of any arising requirements.
- o) The deposit of the applicable GVS & DD Sewerage Charge.
- p) The deposit of the applicable Parkland Acquisition Charge.
- q) The deposit of the applicable School Site Acquisition Charge.
- r) Compliance with the Council-adopted sound criteria.
- s) The provision of a public pedestrian walkway with lighting, protected by a statutory right-of-way, within the Kathleen Avenue right-of-way to the approval of the Director Engineering.

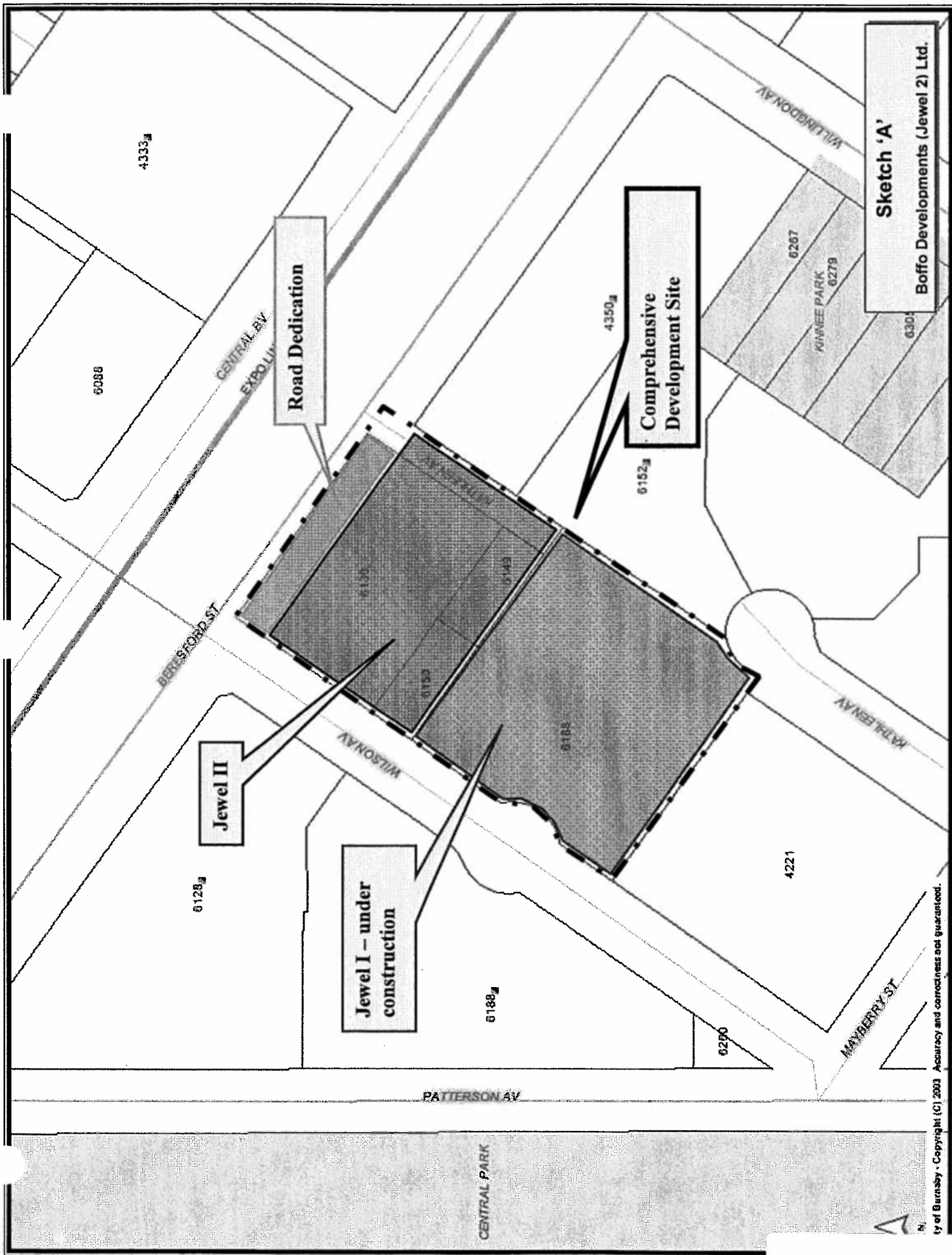
- t) Compliance with the guidelines for surface and underground parking for residential visitors.
- u) The provision of facilities for cyclists in accordance with this report.
- v) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

*B.M.*

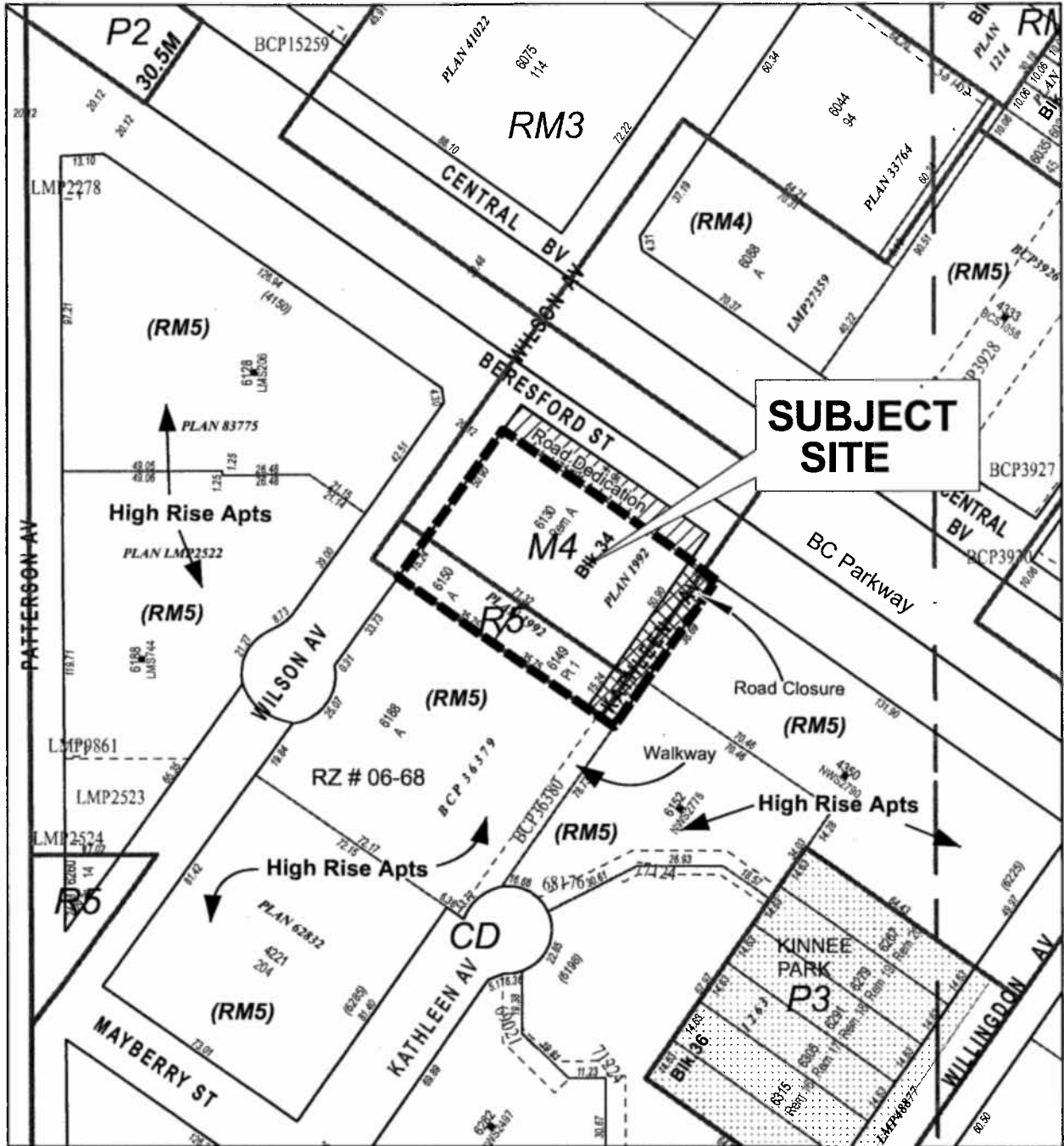
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*Attachments*

- cc: Director Engineering
- Director Finance
- Director Parks, Recreation and Cultural Services
- City Solicitor
- City Clerk
- Chief Licence Inspector



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City of Burnaby

PLANNING & BUILDING DEPARTMENT



DATE:  
JAN 05 2010

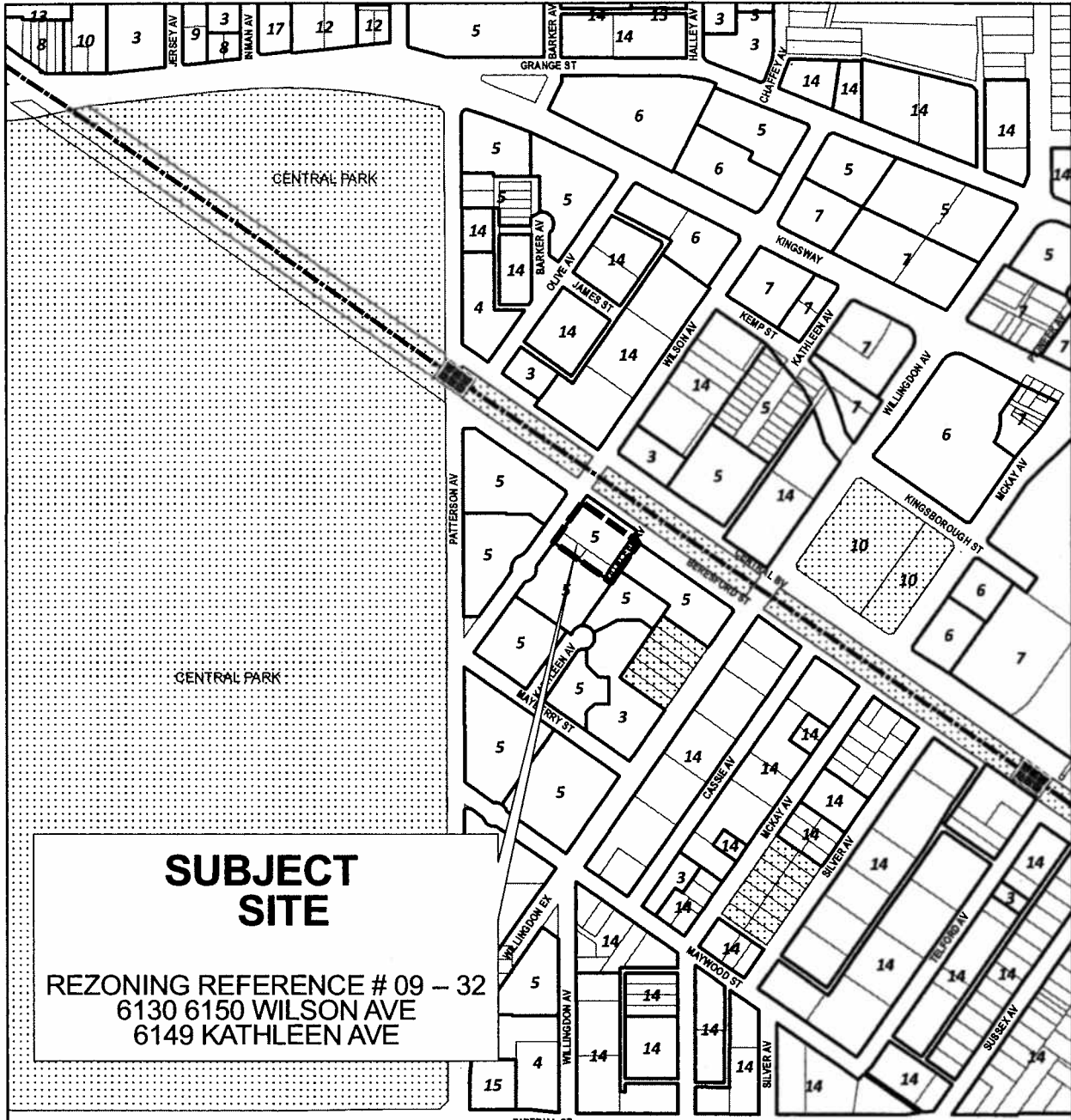
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DJ

**REZONING REFERENCE # 09 -- 32**

6130 6150 WILSON AVE  
6149 KATHLEEN AVE

Sketch #1



**SUBJECT SITE**

REZONING REFERENCE # 09 – 32  
 6130 6150 WILSON AVE  
 6149 KATHLEEN AVE

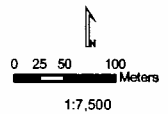
*Metrotown Development Plan*



PLANNING & BUILDING DEPARTMENT

Sketch #2

- 2 > CD (RM2)
- 3 > CD (RM3)
- 4 > CD (RM4)\*
- 5 > CD (RM5)\*
- 6 > CD (RM5 / C2, C3)\*
- 7 > CD (C3 USE GUIDELINE)\*
- 8 > CD (RM3 / C1)\*
- 9 > CD (RM3 / C2)\*
- 10 > CIVIC FACILITIES
- 12 > CD (RM3 / INSTITUTIONAL)
- 13 > RM2
- 14 > RM3
- 15 > RM4
- 16 > R6
- 17 > CD (C2)



# **BOFFO DEVELOPMENTS (JEWEL 2) LTD.**

#201 – 4695 E. Hastings Street  
Burnaby, BC V5C 2K6  
Tel. 604.299.3443 | Fax 604.291.2907

December 18, 2009

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

**Attention: His Worship Mayor Corrigan and Members of Council**

Re: Letter of Intent to Develop Jewel II High Rise at Beresford Street & Wilson Avenue  
- 6130 & 6150 Wilson Ave, 6149 Kathleen Ave

We are writing to request favorable consideration of our Development Proposal and Rezoning Application to allow for the construction of Tower II of the Jewel High Rise Residential Development within the Metro-Town Community Plan.

Tower II of the proposal will consist of a single residential high rise tower with ground level townhouses fronting Wilson Avenue over a common underground parking structure on the north portion of the site as shown on Sketch 'A' attached. The properties are currently zoned M4 & R5 but are designated CD (Comprehensive Development) based on the RM-5 (High Density Residential) zoning guideline. We are proposing to rezone the properties to this Land Use Designation.

The property is currently improved with a temporary sales and marketing center which will eventually be relocated into tower I and removed to allow for construction upon approval.

Our initial planning studies incorporated the entire site as shown in Sketch 'A' attached. Tower I is well under way and will be completed in the late spring of 2010 and Tower II on the north portion of the site is to be constructed upon approval.

The proposed development is one of the last remaining High Density Sites within the Metro-Town Community Plan therefore it is our intent to create and maintain the design concepts for this high quality residential complex as approved in Tower I. The property is strategically located near the Sky Train, Central Park and Metropolis @ Metro-town. The sites location and proximity to these amenities lends itself to a High Density Residential land use as intended in the Metro-Town Community Plan.

We look forward to working with Burnaby Council and staff on Tower II of this marquee residential development.

Yours truly,

**BOFFO DEVELOPMENTS (JEWEL 2) LTD.,**



Otto Boffo  
Principal



# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #09-33 2010 JANUARY 25

### ITEM #4

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Hallmark Holdings Ltd.  
520 – 789 West Pender Street  
Vancouver, B.C. V6C 1H2  
(Attention: Michael Hungerford)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, D.L. 97, Group 1, NWD Plan 77715
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM3  
Multiple Family Residential District and Royal Oak  
Community Plan guidelines)
- 1.3 Address:** 5700 Sidley Street
- 1.4 Location:** The subject site is located on the south side of Sidley Street between  
Kenneth Avenue and Daisy Avenue. (Sketch #1 attached)
- 1.5 Size:** The site is irregular in shape measuring 7,816 m<sup>2</sup> (84,133 sq.ft.) in  
area, with a Sidley Street frontage of approximately 125.72 m (412  
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 townhouse/low-rise apartment project with full  
underground parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently occupied by two light industrial warehouse buildings at 5700 Sidley Street. Directly to the south is a new townhouse/low-rise apartment development that is currently under construction (Rezoning Reference #06-44), to the west is a recently constructed townhouse/low-rise apartment development (Rezoning Reference #02-49), to the east are older industrial/warehouse buildings and to the north across

Sidley Street are a number of older industrial/warehouse buildings. Vehicular access to the site will be from Sidley Street.

**3.0 BACKGROUND INFORMATION:**

The subject site is within Sub-Area 6 of the adopted Royal Oak Community Plan (See attached Sketch #2) and is designated for medium-density multiple-family residential, emphasizing townhouse forms and requiring rezoning to the Comprehensive Development District utilizing the RM3 District as guidelines.

This project, along with the development to the west at 7388 MacPherson Avenue and to the south at 5661 and 5881 Irmin Street, which is currently under construction, will realize a significant component of the Royal Oak Community Plan in this area and provide a strong residential frontage to the constructed urban trail to the south.

**4.0 GENERAL INFORMATION**

4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on RM3 Multiple-Family Residential District and Royal Oak Community Plan guidelines) in order to permit the construction of a three to four-storey, ground-oriented townhouse/low-rise apartment development with full underground parking, to a maximum allowable FAR of 1.1.

4.2 Given the existing width of the Sidley Street right-of-way to the north of the development site, a road widening dedication of 2.7m to accommodate a separated sidewalk and boulevards fronting the site, is required along the north property line.

4.3 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 construction of Sidley Street abutting the site, with a new curb and gutter, and separated sidewalk with a 1.8m treed and grassed boulevard, a 1.5m concrete sidewalk and a 1.2m grassed rear service boulevard along the south side.
- Sidley Street will be constructed to an interim 7.3m pavement width adjacent to the west part of the site where future dedication is required from the property to the north. To the east, Sidley Street will be constructed to the final 11m pavement width including a new curb and gutter on the north side..

4.4 There are no overhead wires currently serving the site along Sidley Street, therefore the undergrounding of overhead wires will not be required as a prerequisite of this rezoning application.

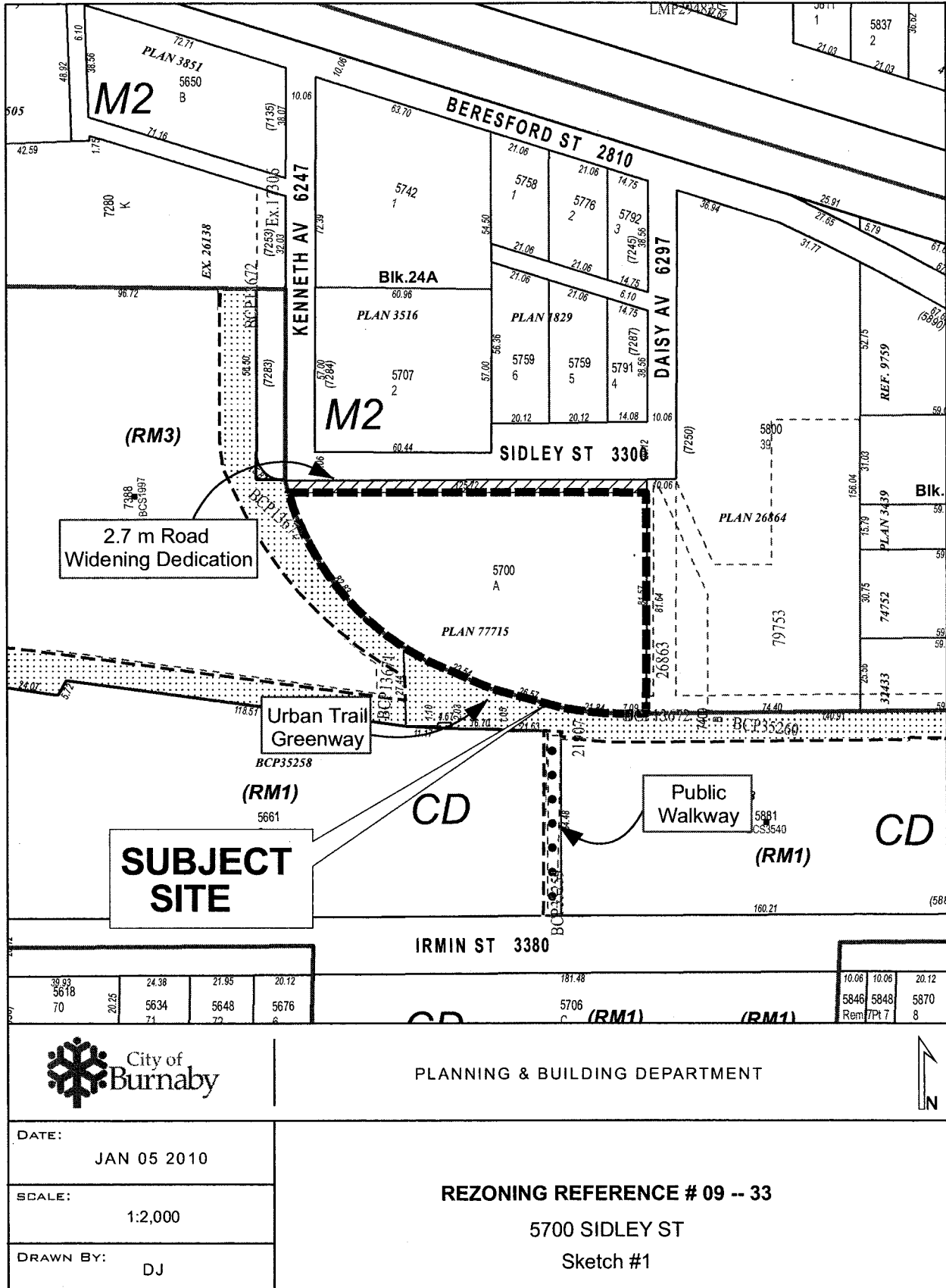
- 4.5 Given that there are no significant trees on this site, a tree survey will not be required as a prerequisite of this rezoning application.
- 4.6 Given that this site is not within direct proximity to major roads or SkyTrain an acoustical study will not be required as a prerequisite of this rezoning application.
- 4.7 Required Covenants will include, but not be limited to, a restriction on the enclosure of balconies, that surface driveways be restricted from having gates and that all disabled parking become common property.
- 4.8 An on-site Stormwater Management Plan will be required for this site.
- 4.9 Due to its current industrial use, a Site Profile and the resolution of any arising issues will be required.
- 4.10 The subject site is located within an industrial area and accessed by substandard roads. This situation will persist for some time to come, and the City will require purchasers to be made aware of this through the developer's disclosure statement. Upgrading of the Sidley Street frontage will be provided in conjunction with the proposal.
- 4.11 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge.
  - b) GVS & DD Sewerage Charge.
  - c) School Site Acquisition Charge.
- 4.12 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**

- 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*  
JBS:RR:gk  
Attachments

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



PLANNING & BUILDING DEPARTMENT



DATE: JAN 05 2010

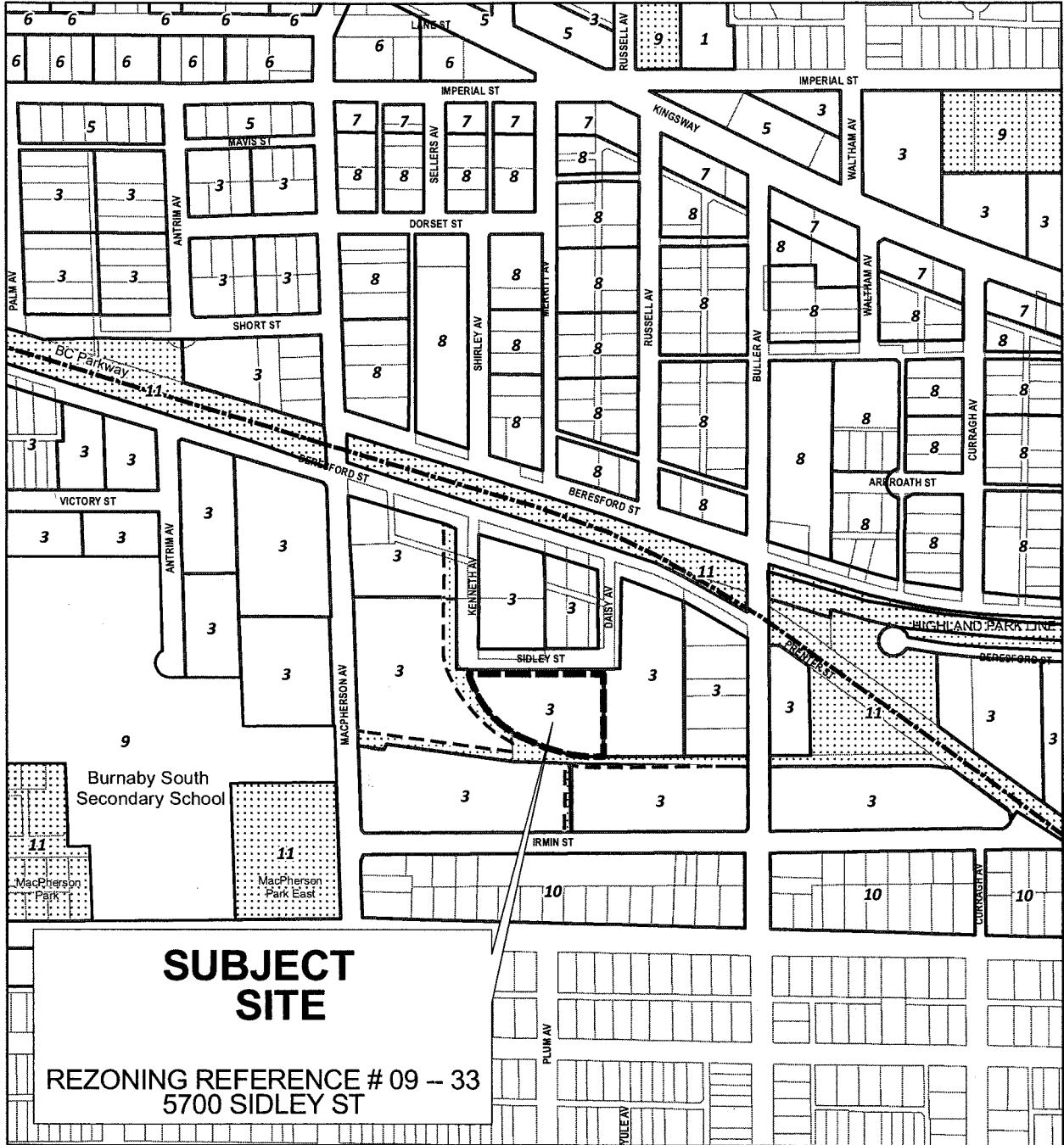
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REZONING REFERENCE # 09 -- 33

5700 SIDLEY ST

Sketch #1



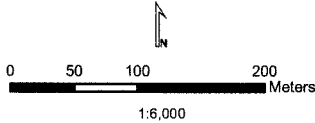
**SUBJECT SITE**  
 REZONING REFERENCE # 09 -- 33  
 5700 SIDLEY ST

*Royal Oak Community Plan*



PLANNING & BUILDING DEPARTMENT

- 1 > CD (RM2 OR INFILL)
- 2 > CD (RM2 & C1 AT GRADE)
- 3 > CD (RM3)
- 4 > (RM3 & C1 AT GRADE)
- 5 > CD (PROPOSED C9)
- 6 > CD (PROPOSED C9A)
- 7 > CD (C2)
- 8 > CD (M5)
- 9 > INSTITUTIONAL (SCHOOL, CHURCH, ASSEMBLY)
- 10 > TRANSITION AREA
- 11 > PARK/ PARKWAY/ PUBLIC SPACE.



--- SKYTRAIN LINE

Sketch #2

# Hallmark Holdings Ltd.

520-789 West Pender Street  
Vancouver, B.C.  
V6C 1H2  
Tel: (604) 736-8500  
Fax: (604) 736-8550

December 22, 2009

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

**Attention: Johannes Schumann**

Dear Sir:

**Subject: Application to rezone 5700 - 5750 Sidley Street, Burnaby or legally described as Parcel A, District Lot 97, Group 1, New Westminster District, Reference Plan 77715, PID 010-957-171 ("the Property")**

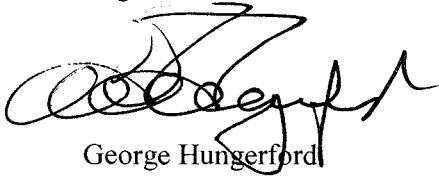
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Hallmark Holdings Ltd. is pleased to submit for your review an application to rezone the Property at 5700 - 5750 Sidley Street. It is our intent to change the use from the existing M2 general industrial zone to the Royal Oaks Community Plan designation of RM3 residential by way of rezoning the Property to a Comprehensive Development District. The existing industrial property's two buildings would be demolished and will make way for a residential development. Our intention is to develop a wood-framed multi-family residential development. Please find attached the following documentation to support this application:

1. Application Form
2. Authorization Form
3. Title Search
4. Application Fee in the amount of \$4,280

We look forward to your feedback on this process.

Regards,



George Hungerford  
Director  
Hallmark Holdings Ltd.

# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #09-34 2010 JANUARY 25

### ITEM #5

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Canada Gardenworks Ltd.  
6250 Lougheed Highway  
Burnaby, B.C. V5B 2Z9  
(Attention: John Zaplatynsky)
- 1.2 Subject:** Application for the rezoning of:  
Lot 116 Except: Part dedicated road on Plan 67656, D.L. 130, Group 1, NWD Plan 47649
- From:** CD Comprehensive Development District (based on M5 Light Industrial District, A1 Agricultural District) and R2 Residential District
- To:** Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, A1 Agricultural District and Holdom Station Area Plan guidelines) and R2 Residential District
- 1.3 Address:** 6250 Lougheed Highway
- 1.4 Location:** The site is located at the east end of Kingsland Court, between the Lougheed Highway and the B.N.S.F. rail right-of-way (Sketches #1 and #2 **attached**).
- 1.5 Size:** The subject site is triangular in shape and has an area of 18,613.5m<sup>2</sup>, (4.6 acres) with a frontage of 344.7m (1,131 ft.) on Lougheed Highway.
- 1.6 Services:** The site is fully serviced.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit an internal café use.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The site is occupied by a one-storey commercial greenhouse and nursery, with a large display area at the rear and parking and vehicular access off Kingsland Court. To the north and east of the site beyond Lougheed Highway and the Millennium Skytrain line is

a single-family residential area, while low-scale light industrial uses, including storage and distribution facilities and a milling company, are located to the west. To the south is the B.N.S.F. rail right-of-way with Burnaby Lake Park beyond. The existing garden centre has an internal area in the range of 30,000 sq.ft. The only establishments serving food in the vicinity include a Starbucks Coffee shop on Holdom Avenue adjacent to Holdom SkyTrain Station and four small restaurants in the nearby Parkcrest Shopping Plaza.

### **3.0 BACKGROUND INFORMATION:**

- 3.1 On 1979 April 02, Council gave Final Adoption to a text amendment to the Burnaby Zoning Bylaw to create the M'r' zoning district, which accommodates cafés or restaurants serving the day-to-day needs of industrial developments and their employees. The provision of restaurants in industrially zoned areas was considered appropriate in recognition of the apparent lack of public restaurant facilities in certain industrial areas. However, due to the potential problems that could result from the blanket addition of cafés and restaurants as a permitted principal use in industrial zones, it was considered prudent for Council to consider each application on its own merits, through the utilization of a sub-category in each zoning district. A set of locational policy guidelines were also adopted at that time to assist in the evaluation of each proposed rezoning to an M'r' District.
- 3.2 On 1975 February 3, Council gave Final Adoption to Rezoning Reference #3/75, which involved a 20.85 acre staged Comprehensive Development proposal. One of the four development sites involved rezoning the existing commercial nursery facility, which is located on the subject property. In the late 1970s, two further CD Comprehensive Development amendment rezonings (Rezoning Reference #25/75 and #27/75) were approved by Council which permitted additional retail floor area for the nursery. On 1998 October 19, Rezoning Reference # 98/18 was adopted by Council which permitted a seasonal outdoor market.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting that the subject site be rezoned to permit a small café with less than 50 seats within the gift department of the existing garden centre and occupying the space of a former florist shop. The proposed location of the café is served by handicap accessible women's and men's washroom facilities. The proposed café is intended to operate during regular business hours to meet the service needs of customers and employees of the Gardenworks operation and employees of nearby industrial uses. As the proposed café is occupying a former retail space with the same parking requirement (1 space per 495.16 sq.ft.), no additional parking is require.
- 4.2 The following is an assessment of this rezoning proposal utilizing Council adopted guidelines for M 'r' restaurants:



1. *Existing commercial restaurant facilities should not be situated in close proximity nor within easy walking distance of the people working within the industrial area.*

Limited commercial restaurant facilities are located within close proximity or easy walking distance of the people working within the subject property. A Starbucks Coffee is located adjacent to the Holdom Street Skytrain Station approximately 0.7 km's from the subject site making walking possible but onerous for many employees. While Starbucks Coffee is within walking distance it does not serve full meals making an on-site café feasible. Four other restaurants are located to the north within Parkcrest Shopping Plaza. However these establishments are approximately 1.0 km uphill from the subject property, making walking onerous.

2. *M'r' restaurants should not be located in close proximity, nor have direct access to a major traffic thoroughfare.*

Although the subject property has frontage on the Lougheed Highway, its only access is from Kingsland Court. Café signage is to be limited to the interior of the building.

3. *The accessibility to industrial development guidelines state that the site of M5 "r" restaurants should be centrally located, convenient, and accessible to the employees of the industrial area it will serve.*

The proposed café is centrally located within easy walking distance to all industrial buildings within the Holdom Station Area, making it convenient and accessible to adjacent employees.

4. *The restaurant facility should have a sufficient market in the industrial area to support it. Alternatively, the restaurant is not likely to draw a significant proportion of its patronage from outside locations and thus attract large volumes of traffic into the area.*

The proposed café is not likely to draw a significant portion of its patronage from outside locations, other than from its existing customer base, because of its relatively small size, internally oriented signage and lack of access to major roads. In summary, the proposed café generally meets Council-adopted guidelines for assessing rezoning applications for M'r' restaurants.

- 4.3 If café use within the subject space ceases in the future, the space would revert back to its garden centre retail use.
- 4.4 The overall property has been serviced in connection with Rezoning References #55-73, #3/75, #25/75, #27/75A and #98/18.
- 4.5 The applicant has submitted a plan of development suitable for presentation at a Public Hearing.

**5.0 DEVELOPMENT PROPOSAL**

The site size (4.6 acres), density (gross floor area), parking and loading are not affected by the subject rezoning request. The proposed rezoning is for an internal change of use to allow for a 760 sq.ft. café with less than 50 seats.

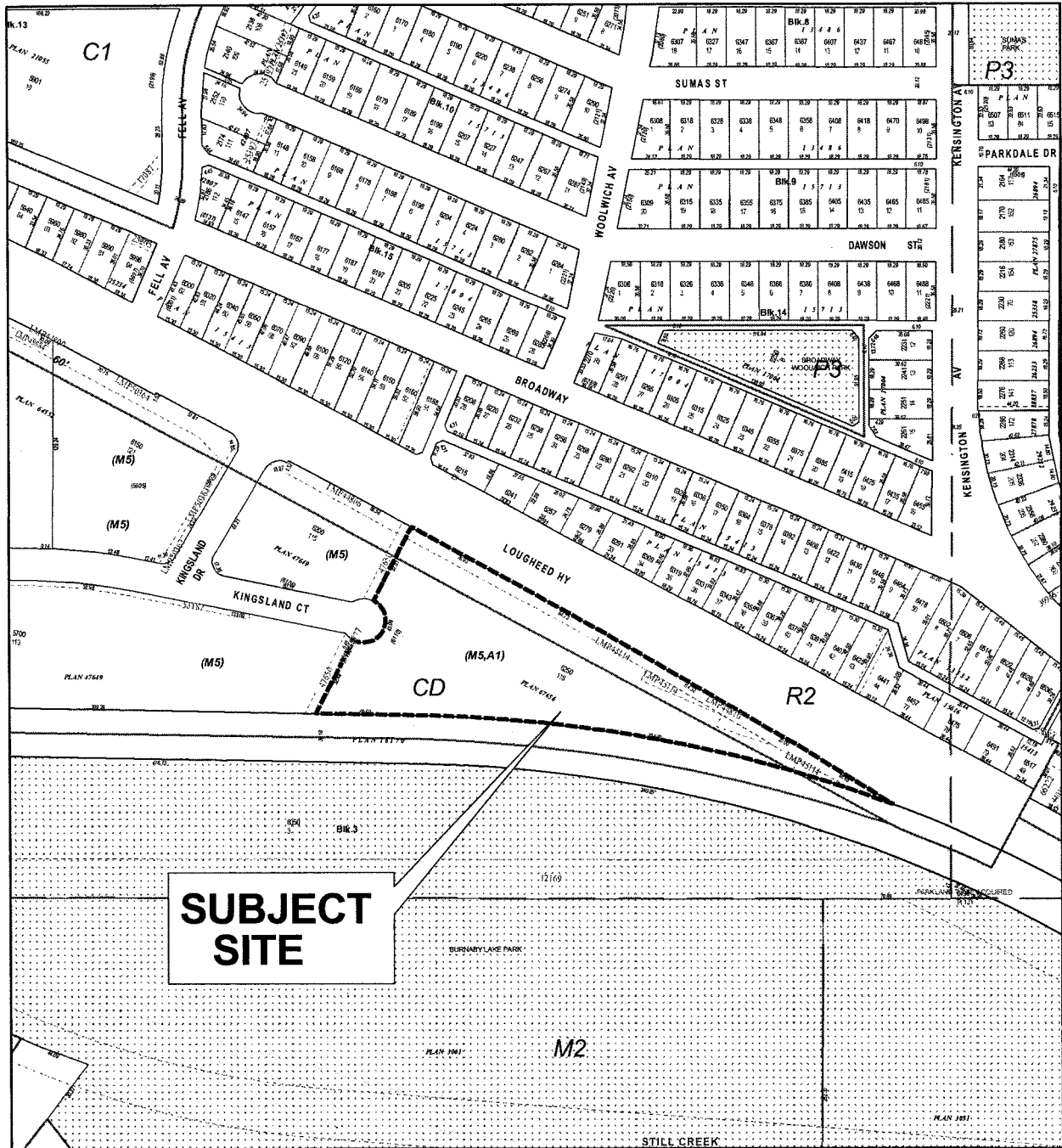
**6.0 RECOMMENDATIONS**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 01, and to a Public Hearing on 2010 February 16 at 7:00 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 approval of the Ministry of Transportation and Highways to the rezoning application.

*B.M.*  
BG:gk  
Attachments

- cc: Director Engineering  
City Clerk  
Chief Licence Inspector  
Chief Building Inspector  
Fraser Health Authority

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**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:  
JAN 07 2010

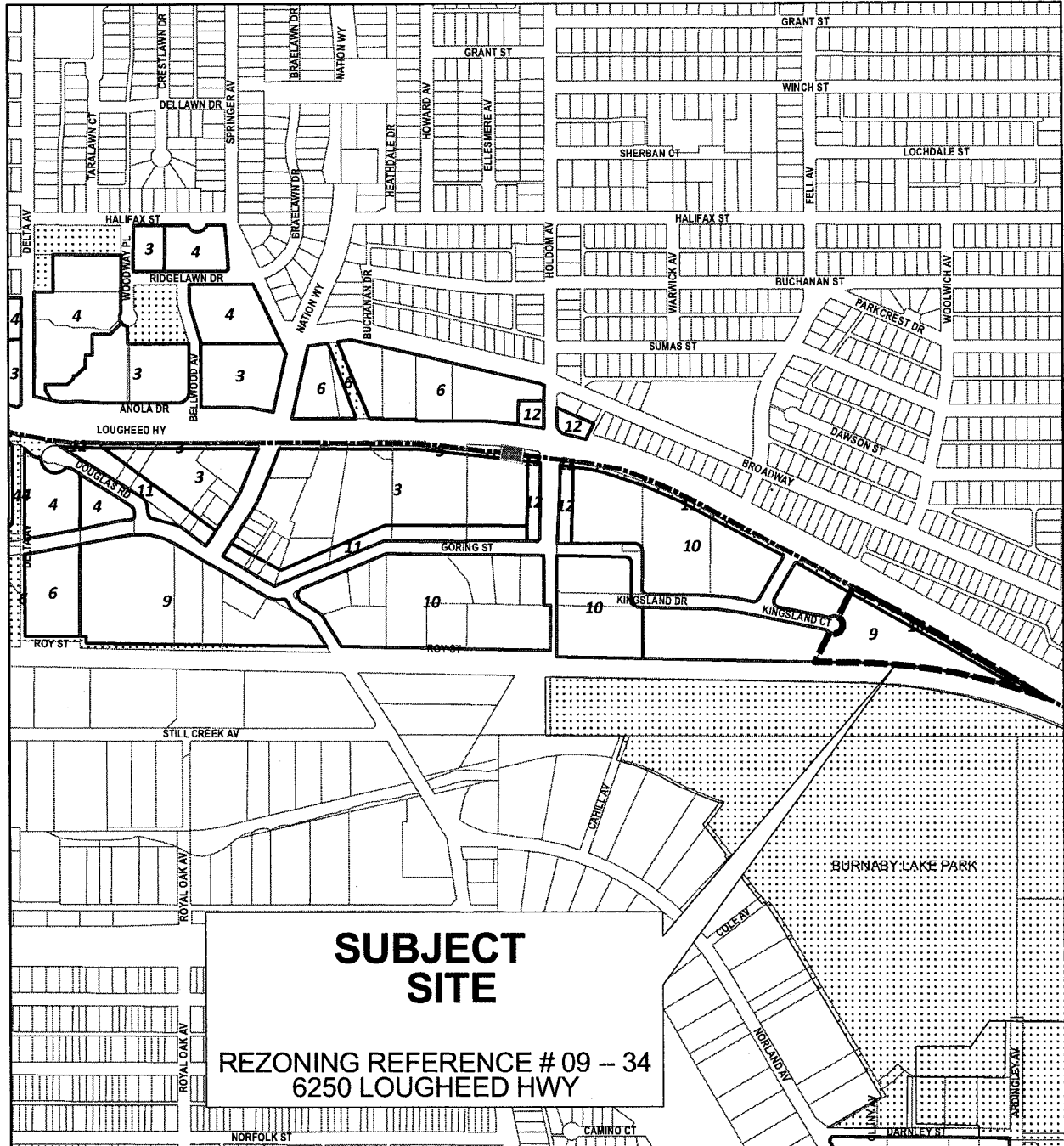
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DJ

**REZONING REFERENCE # 09 -- 34**

6250 LOUGHEED HWY

Sketch #1



*Holdom Station Area Plan*



PLANNING & BUILDING DEPARTMENT

Sketch #2

- 3 > RESIDENTIAL (HIGH DENSITY) CD (RM5)
- 4 > RESIDENTIAL (MEDIUM DENSITY) CD (RM3)
- 6 > RESIDENTIAL (LOW-DENSITY TOWNHOUSING) CD (RM1)
- 9 > SUBURBAN BUSINESS CENTRE (B1)
- 10 > URBAN BUSINESS CENTRE (B2)
- 11 > LIVE/WORK OR TOWNHOUSE BUFFER CD (C2, RM2)
- 12 > STREET FRONTAGE COMMERCIAL MIXED USE CD (C2, RM3)