



Item .....
Meeting ..... 2010 April 26

COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2010 April 21

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20  
*Reference: Rez #09-17*

**SUBJECT: REZONING REFERENCE #09-17**  
**5686 LAUREL STREET, PTN. OF 5780 LAUREL STREET AND 5630**  
**FULWELL STREET**

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2010 May 18.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 May 03 and to a Public Hearing on 2010 May 18 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The consolidation of the net project site into one legal parcel.
  - b) Completion of the Highway Closure Bylaw.
  - c) Submission of a site profile and resolution of any arising requirements.
  - d) The approval of the Ministry of Transportation to the rezoning application.
3. **THAT** the introduction of a Highway Closure Bylaw be authorized as outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
4. **THAT** the Director Engineering be requested to prepare the requisite road closure and subdivision consolidation plans.

## REPORT

### 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:  
Lot 29, D.L. 76, Group 1, NWD Plan 39661, Portion of Lot A, D.L.  
76, Group 1, NWD Plan BCP25874, Lot 70, D.L. 74 and 76, Group  
1, NWD Plan 28899
- From:** R5 Residential District
- To:** M2 General Industrial District
- 1.3 Address:** 5686 Laurel Street, Ptn. of 5780 Laurel Street and 5630 Fulwell  
Street.
- 1.4 Location:** The subject site is located on Laurel Street, east of Douglas Road and  
west of the Trans Canada Highway (Sketch #1 attached).
- 1.5 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring  
the subject properties into conformance with their designated use as a  
public works yard.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject three properties, all of which are City-owned, form part of the Laurel Street public works yard. The works yard is bounded by the Trans Canada Highway to the east; R5 District single and two-family dwellings and R9 single-family dwellings to the north across Laurel Street and to the west with Douglas Road beyond; and R5 and R12 District single- and two-family dwellings to the south across the lane.

### 3.0 BACKGROUND INFORMATION

- 3.1 The overall Laurel Street public works yard, including the subject properties which form part of the expansion area, is approximately 7.3 acres in area. The subject yard currently serves as the main yard for the City and has been in operation for over 50 years.

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3.2 From time to time, City-owned properties are rezoned as an administrative land designation procedure to bring them into conformance with their designated and operational use.

The development of City facilities is pursued by the Finance and Civic Development Committee in accordance with an overall capital budgeting program. Servicing requirements would be determined in conjunction with a specific future development proposal.

**4.0 GENERAL INFORMATION**

4.1 In 2001, the City retained Cornerstone Planning to explore the options regarding future locations for a new City works yard, Recycling Depot and Parks Nursery. The report 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 Development Plan be undertaken for the redevelopment of the works yard sites. In 2005 November, the City engaged Omicron Consulting Group to undertake the master plan for the Laurel Street works yard site. A report outlining the results of the study for a redevelopment strategy for this works yard site is anticipated to be presented to the Finance and Civic Development Committee shortly.

4.2 The properties under this rezoning application include 5686 Laurel Street, a portion of 5780 Laurel Street and 5630 Fulwell Street. The property at 5686 Laurel Street, which was acquired by the City in October 2003 for the future expansion of the works yard, is occupied with a two-family dwelling, which is being held as an interim rental property. The property now addressed 5780 Laurel Street, originally a part of 5676 Laurel Street, was acquired by the City in September 2006 for the future expansion of the works yard. The property at 5780 Laurel Street is vacant and covered with vegetation. The property at 5630 Fulwell Street, acquired in November 1965, is developed with a parking lot that serves as part of the subject works yard (see attached Sketch #1). Within the proposed future works yard site boundary, there is one remaining privately-owned property at 5676 Laurel Street. Staff will continue to negotiate for this property should it become available in the future.

4.3 The recommended property consolidation of approximately 7.3 acres includes the existing works yard site and approximately 2.26 acres of unopened rights-of-way, and the properties under this rezoning (see attached Sketch #2). Should the City acquire the privately-owned property at 5676 Laurel Street in the future, it will add approximately 0.61 acres to the existing works yard site. Adjacent portions of road rights-of-way within the works yard site to be closed for inclusion in the consolidation include a portion of

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Fulwell Street east of Douglas Road, a portion of Godwin Avenue south of Laurel Street, as well as an area of lane between Laurel Street and Fulwell Street. A Highway Closure Bylaw will be required. The Engineering Department is being requested to prepare and provide the requisite road closure and subdivision consolidation plans. Bylaw funds for the related minor document preparation and registration fees for the requisite road closure and subdivision consolidation are in place under the approved City works yard redevelopment project. Any necessary servicing requirements will be pursued in conjunction with the future specific development proposal for the works yard, and not as a condition of this rezoning.

- 4.4 Submission of a site profile for the works yard is required.
- 4.5 Granting by Council of Final Adoption to this rezoning will bring the properties into conformance with their designated and approved operational use as a City public works yard.

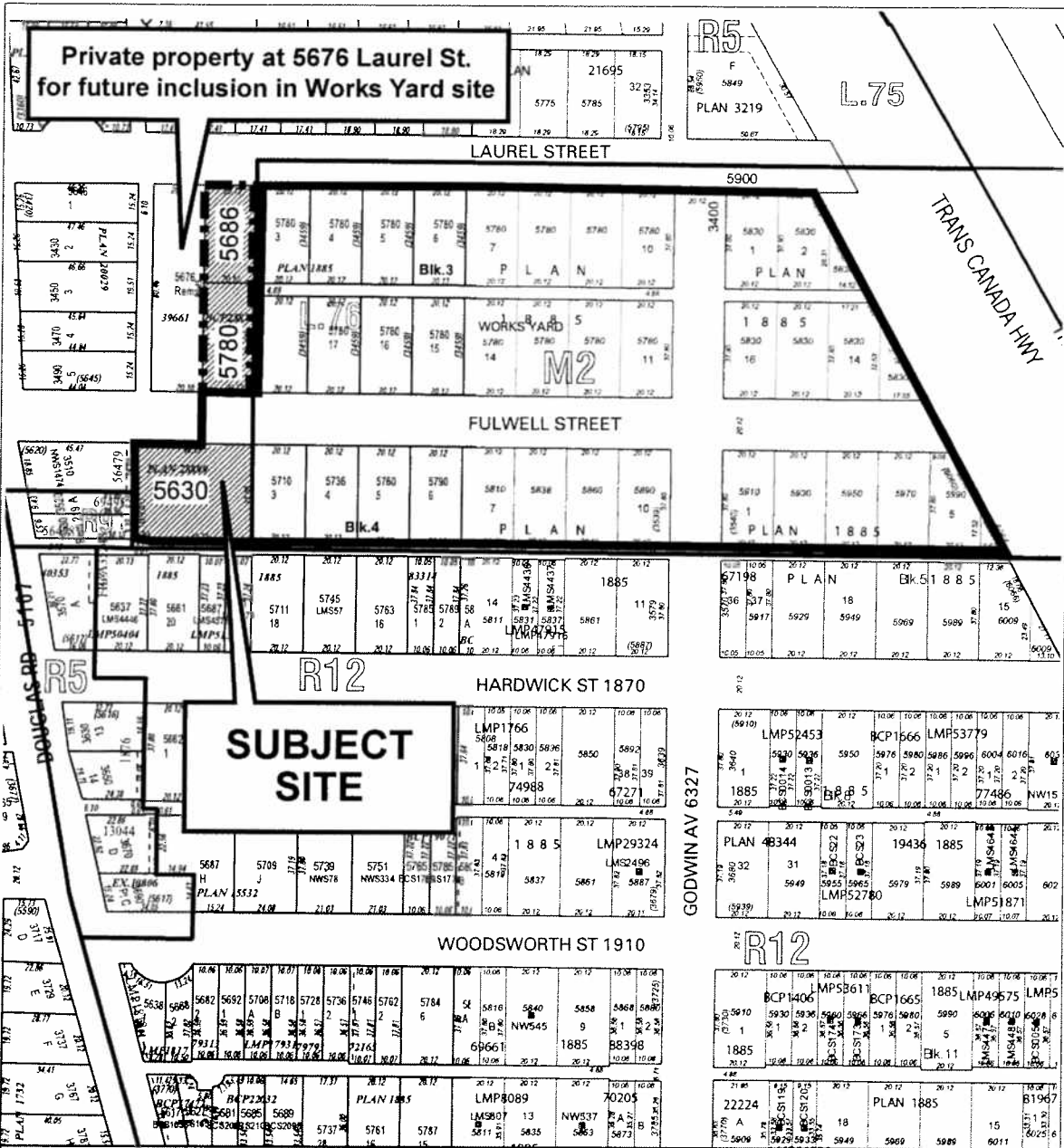
The subject two-family dwelling at 5686 Laurel Street shall retain legal non-conforming protection until such time as its interim rental use ceases, and the area is integrated with the works yard operation.



B. Luksun  
DIRECTOR PLANNING AND BUILDING

ZM:SMN:bd

Attach  
cc: Director Engineering  
City Clerk  
City Solicitor



PLANNING & BUILDING DEPARTMENT



DATE:  
2009 08 20

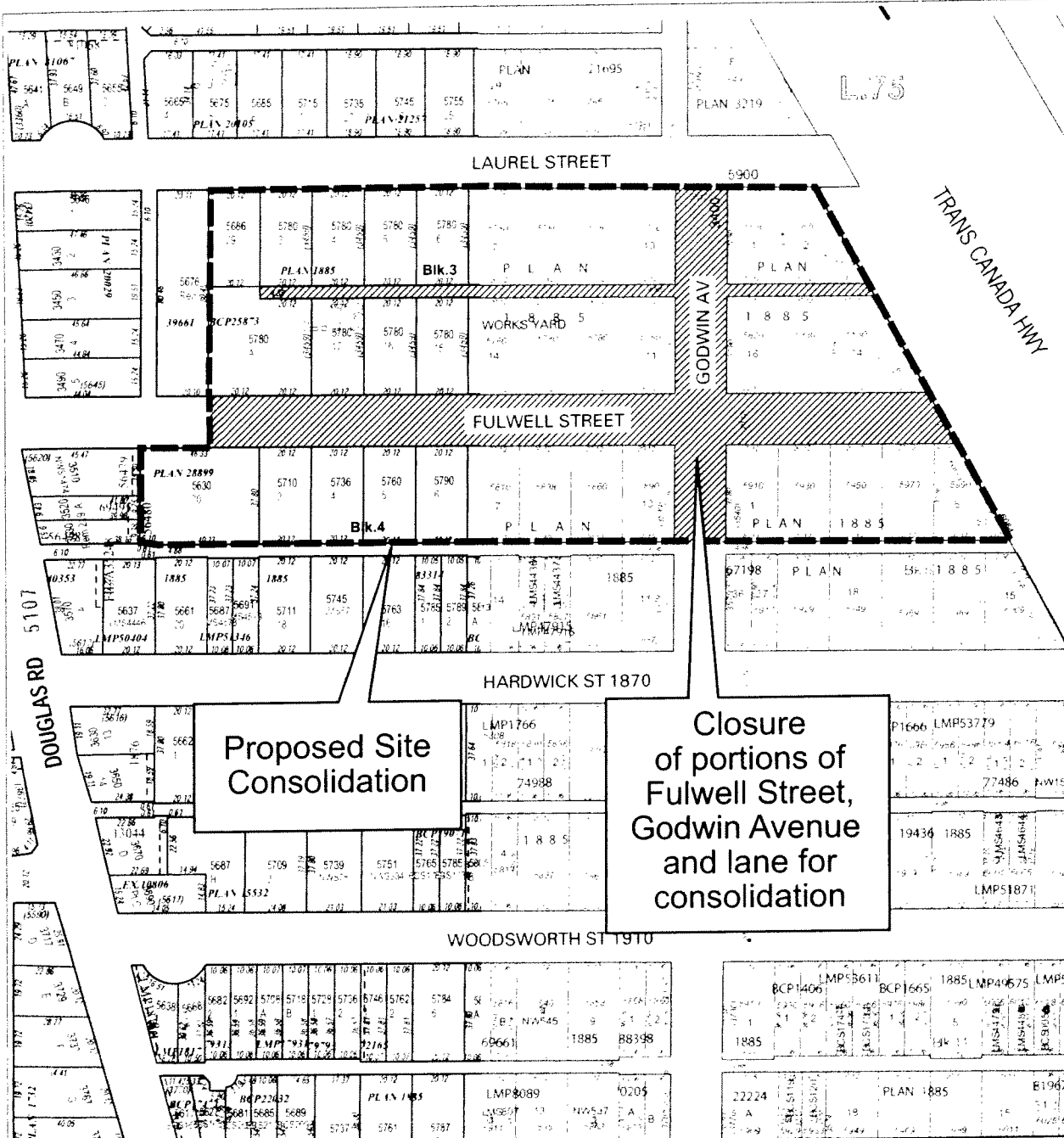
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rcn

**REZONING REFERENCE #09-17**

- Subject City Properties**  
5686 Laurel Street, 5780 Laurel Street, 5630 Fulwell Street
- Existing City Works Yard boundary**
- City Works Yard expansion boundary**

**Sketch #1**



 <b>City of Burnaby</b>
DATE: <b>2010 03 10</b>
SCALE: <b>1:2000</b>
DRAWN BY: <b>rcn</b>

PLANNING & BUILDING DEPARTMENT

**PROPOSED SITE CONSOLIDATION**  
 Rezoning Reference #09-17

**Sketch #2**