



Item
Meeting2010 April 26

COUNCIL REPORT

2010 April 20

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #09-16
Still Creek Recycling / Green Waste Depot &
Conceptual Plan for Works Yard**

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

LEGAL: 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 and M3a Heavy Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, and M3 and M3a Heavy Industrial Districts and in accordance with the development plan entitled "Still Creek Recycling / Green Waste Depot & Works Yard" prepared by Walter Francl Architecture Inc.)

APPLICANT: City of Burnaby
4949 Canada Way
Burnaby B.C V5G 1M2

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 May 3 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 submission of a suitable plan of development.

- b) Completion of the Engineering Design for all services necessary to serve the site and provision of funding for construction.
 - 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 subdivision of the net project site into two legal parcels.
 - e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The granting of Section 219 Covenants for riparian setback areas, for floodproofing requirements, to ensure the water table at the property lines is not drawn down, and to ensure the site is developed in accordance with the accepted Geotechnical Report.
 - h) Completion of the Highway Closure Bylaw.
 - i) The deposit of the applicable GVS & DD Sewerage Charge.
 - j) 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.
 - k) The review of a detailed Sediment Control System by the Director Engineering.
 - l) Submission of a site profile and resolution of any arising requirements.
 - m) The approval of the Ministry of Transportation to the rezoning application.
3. **THAT** Council authorize dedications from 4700 Still Creek Drive, 4855 Still Creek Avenue, 2549 and 2650 Beta Avenue, and the site consolidation and subdivision as shown on Sketch #1 and outlined in Section 4.2 of this report, as well as registration of any necessary statutory rights-of way and covenants.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of the City's Still Creek Recycling / Green Waste Depot and to establish a Conceptual Plan for the Works Yard.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on Still Creek Avenue, east of Eastbrook Parkway and west of Westminster Avenue (Sketches #1 and #2 *attached*). It 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.

The subject properties comprising the proposed Still Creek works yard will be consolidated and re-subdivided into two lots separated by the planned extension of Still Creek Avenue (see *attached* Sketch #1). Lot A on the south side will be the main works yard encompassing the Engineering Department and Parks, Recreation and Cultural Services Department facilities and vehicle storage, and Lot B on the north side will be the Recycling / Green Waste Depot.

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 Parks 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 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 Still Creek works yard site, 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 has engaged Walter Francl Architecture to undertake the detailed design phase of the Still Creek Works Yard and Recycling/Green Waste Depot.

On 2009 September 21, Council received a report of the Planning and Building Department concerning the rezoning of the subject site, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

It has now been decided to pursue the rezoning and redevelopment of the works yard in two phases, in order to maintain uninterrupted operation of the public Recycling /Green Waste depot and the City's recycling pick-up services. The first phase will be development of the new Recycling / Green Waste Depot on Lot B on the north side of the new road, with Lot A to the south temporarily used for that purpose during construction. The current rezoning includes specific plans to permit construction of Lot B and a Conceptual Plan for the Works Yard on Lot A, which will be the subject of a future amendment rezoning once specific plans have been prepared

The applicant has now submitted a plan of development suitable for presentation to a 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 planned extension of Still Creek Avenue (see *attached* Sketch #1). Dedications of between 27.0m and 29.5m are required to accommodate the construction of Still Creek Avenue and its boulevard works. Completion of the necessary subdivision application will be a prerequisite of this rezoning.
- 4.3 The property north of the new road, Lot B with an area of 1.59 ha (3.93 ac.) is being developed for the new Recycling / Green Waste Depot as Phase 1 of the overall development. It includes a small administration building, as well as covered garden waste and recycling areas. The property south of the new road, Lot A with an area of 3.52 ha (8.70 ac.), will be developed as the main works yard serving the Engineering Department and the Parks, Recreation and Cultural Services Department, with two main buildings. The Operations Building will be a 2 storey building of approximately 2,700 m² (29,000 sq.ft.) gross floor area, primarily for office use and daily crew staging areas. The second building for Storage Use, with approximately 1,400 m² (15,000 sq.ft.) gross floor area, will be developed to provide shop space for painting and welding, as well as storage

facilities for Parks operations equipment. Accessory buildings for vehicle garages and materials storage will also be provided. The site will also include parking for City vehicles operated by Sanitation, Street Signage, Traffic Operations, and Parks Operations, as well as truck wash and fuelling facilities.

- 4.4 The City's intent is to develop the works yard as an Environmental Centre of Excellence. The first phase Recycling / Green Waste Depot is situated on a highly visible and newly developed section of Still Creek Avenue, adjacent to the Central Valley Greenway. The site design maximizes the potential of this visible location by incorporating landscape features that engage the adjacent Greenway. Functional elements such as bio-swales, rain water cisterns and rain gardens are integrated with the design of public gathering spaces to maximize their interaction with the public realm, and to offer educational potential with respect to site water quality management. The design of the Recycling Depot Office, along with other accessory structures on site, draws on the concept of Recycling as a principal design direction. The use of reclaimed materials for construction is a fundamental element of the building design, with the aim of salvaging materials from the Burnaby Heights Resource Centre that is currently being demolished. The reuse of site water resources and site generation of energy will also be considered as potential demonstration components of the building design.
- 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 or enhanced natural landscaping features are proposed within the front yards to screen works the yard operations from street view. Four driveways off Still Creek Avenue, two for each of the two sites, will provide vehicular access.
- 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 setback requirements are augmented by the provision of the aforementioned green wall/enhanced landscaping 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 30m variable from Still Creek, 10m from the Beta Avenue tributary, and at the existing fenceline (approximately 7.5m average) adjacent the Westminster Avenue tributary will also be provided.

- 4.7 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 of Still Creek Avenue to full City standards including construction of curb and gutter, grassed boulevard with street trees, street lighting, 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, street lighting, separated concrete sidewalk and a second row of street trees on the south side.
 - Construction of a temporary crushed granite Central Valley Greenway urban trail connection through Lot A during construction of Still Creek Avenue.
 - Watermain, sanitary sewer, and storm sewer as required.
- 4.8 The following Section 219 Covenants are required:
- a) For riparian setback areas including landscape plans as identified by the Environmental Review Committee.
 - b) Respecting flood proofing requirements as follows:
 - Lot A – 14.86 m
 - Lot B – 14.86 mNote: These elevations are to be confirmed with the Director Engineering and the Geotechnical Consultant.
 - c) To ensure the water table at the property lines is not drawn down during or after construction.
 - d) To ensure the provision, utilization, maintenance and a three (3) year monitoring program for an approved on-site storm water management system.
 - e) To ensure the site is developed in accordance with the accepted Geotechnical Report.
- 4.9 It has been determined that there are no existing significant trees worthy of retention on the north site Parcel B.
- 4.10 The proposed development will meet requirements regarding the closure of the north portion of the Beta Avenue tributary and necessary setbacks from top-of-bank from Still Creek, south portion of the Beta Avenue tributary, and Westminster Tributary, as established by the Environmental Review committee (ERC).
- 4.11 Relocation of the existing BC Hydro overhead transmission line abutting Still Creek Avenue and the BNR rail line has been completed. An approximately 25m wide Statutory ROW for BC Hydro remains on the north part of the site and restricts development in this area.
- 4.12 A Site Profile and the resolution of any arising issues will be required.
- 4.13 An on-site Stormwater Management Plan including swales has been designed for this site.

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- 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 DEVELOPMENT PROPOSAL
PARCEL B - RECYCLING / GREEN WASTE DEPOT

- 5.1 Site Area: - 1.59 ha (3.93 ac.)
Building Site Coverage: - 0.5%
- 5.2 Gross Floor Area: - 85m² (915 sq.ft.)
Floor Area Ratio: - 0.005
- 5.3 Height: - 1 storey; approximately 4.2m (14 ft)
- 5.4 Parking Required: - 1 space (1 space/3 employees)
Parking Provided: - 6 spaces
- 5.5 Bicycle Parking Provided: - 6 spaces
- 5.6 Loading Bay Required: - 1 space
Loading Bay Provided: - 12 spaces for depot operations

6.0 CONCEPTUAL PLAN
PARCEL A – WORKS YARD

- 6.1 Site Area: - 3.52 ha (8.70 ac.)
- 6.2 Gross Floor Area: - 4100m² (44,000 sq.ft.)
Floor Area Ratio: - 0.12


B. Luksun, Director
PLANNING AND BUILDING

RR:bd
Attachments
cc: Director Engineering
Director of Parks, Recreation and Cultural Services
Asst. Chief Building Inspector, Project Management
City Clerk

