



Item.....	
Meeting.....	2010 July 26

COUNCIL REPORT

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

**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 August 31 at 7:00 p.m. except where noted otherwise in the individual reports.

**REPORT**

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

		<b>Page No.</b>	<b>Recommendation Page No.</b>
<b>Item #1</b>	Application for the rezoning of:	310	313
<b>Rez #10-13</b>	Lot 13 Except: Firstly; Part on Plan 5594, Secondly; Part on Plan 5734, Thirdly; Part Dedicated Road on Plan BC P6, DL166A, GRP 1, NWD Plan 524 Part (as shown on Expropriation PL 5594) Lot 13, DL166A, GPR 1, NWD Plan 524)		
<b>From:</b>	M2 General Industrial District		
<b>To:</b>	CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District, Big Bend Development Plan and in accordance with "Attachment 'A' "Design Narrative and Zoning Assumptions" prepared by Omicron Development Inc.)		
<b>Address:</b>	<b>7399 North Fraser Way, 7400 Hugh Dr. and Portion of Hugh Drive Road Allowance Adjacent to 7400 Hugh Dr.</b>		

**RECOMMENDATION:**

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

		<b>Page No.</b>	<b>Recommendation Page No.</b>
<b>Item #2</b>	Application for the Rezoning of:	318	321
<b>Rez #10-14</b>	Lot 6, D.L. 166 & 167, GRP 1, NWD Plan BCP36851		

**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 Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled "NFW 5" prepared by WSB Consulting Structural Engineers)

**Address:** 8118 North Fraser Way

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 July 26 and to a Public Hearing on 2010 August 31 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
  - 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 granting of a Section 219 Covenant respecting flood proofing requirements.
  - e) The review of a detailed Sediment Control System by the Director Engineering.
  - f) The submission of a geotechnical review confirming that the site may be used safely for the intended uses, for review by the Chief Building Inspector and the granting of a Section 219 Covenant respecting the submitted report.
  - g) The submission of a suitable on-site stormwater management plan for the site to the approval of the Director Engineering that meets or exceeds the guidelines established in the Burnaby Business Park Concept Plan and Subdivision Reference #07-69. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
  - h) The deposit of the applicable GVS&DD Sewerage Charge.

		<b>Page No.</b>	<b>Recommendation Page No.</b>
<b>Item #3 Rez #10-15</b>	Application for the rezoning of: Lot 77, D.L. 122, Group 1, NWD Plan 58639	326	328
<b>From:</b>	C4a Service Commercial District		
<b>To:</b>	CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C2 Community Commercial District)		
<b>Address:</b>	4702 Hastings Street		

**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 #4 Rez #10-16</b>	Application for the Rezoning of: North Half Lot 3, Blk 3, D.L. 98, Group 1, NWD Plan 1503, Parcel 1, D.L. 98, Group 1, NWD Plan LMP42986	332	335
<b>From:</b>	M4 Light Industrial District		
<b>To:</b>	CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines)		
<b>Address:</b>	6837 and 6857 Royal Oak Avenue		

**RECOMMENDATIONS:**

1. **THAT** this application for rezoning be held in abeyance pending a review and determination of an approach to resolve the current storage needs for the Burnaby Village Museum currently accommodated at the subject site.
2. **THAT** a copy of this report be sent to the applicant, and to the property owners of 6909 and 6929 Royal Oak Avenue.

<b>Item #5 Rez #10-17</b>	Application for the rezoning of: Lots 4 & 5, D.L. 97, Group 1, NWD Plan 4674, Parcel 'B' (RP14934), Lot 30, D.L. 97, Group 1, NWD Plan 824	339	343
<b>From:</b>	M2 General Industrial District		

**To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Gilley Avenue Townhomes" prepared by B<sup>2</sup> Architecture Inc.)

**Address:** 7449, 7481 and 7515 Gilley Avenue

**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.6 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion with the subject development site in accordance with the terms outlined in Section 3.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 35/08, Bylaw #12482, be abandoned contingent upon the granting by Council of Second Reading of the subject rezoning bylaw.
4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 July 26 and to a Public Hearing on 2010 August 31 at 7:00 p.m.
5. **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 removal all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not

- to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e) The consolidation of the net project site into one legal parcel.
  - f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - g) The granting of Section 219 Covenants including:
    - restricting enclosure of balconies,
    - provision, operation and ongoing maintenance of required of stormwater management facilities.
    - indicating that project driveway access will not be restricted by gates, and
    - providing that all disabled parking is to remain as common property.
  - h) Compliance with the Council-adopted sound criteria.
  - i) Compliance with the guidelines for underground parking for visitors.
  - j) The provision of one covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
  - k) The review of a detailed Sediment Control System by the Director Engineering.
  - l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
  - m) The submission of a Site Profile and resolution of any arising requirements.
  - n) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
  - o) The deposit of the applicable Parkland Acquisition Charge.
  - p) The deposit of the applicable GVS & DD Sewerage Charge.
  - q) The deposit of the applicable School Site Acquisition Charge.
  - r) The completion of the sale of City property.
  - s) The completion of the Highway Closure Bylaw.
  - t) 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.

		Page No.	Recommendation Page No.
<b>Item #6</b> <b>Rez #10-18</b>	Application for the Rezoning of: Lot 2, D.L. 98, Group 1, NWD Plan 4577; Lot 3, D.L. 98, NWD Plan 4577; Lot 4, Blk 13-15, D.L. 98, NWD Plan 2066	352	354
<b>From:</b>	R5 Residential District		
<b>To:</b>	CD Comprehensive Development District (based on RM3 Multiple Family Residential District)		
<b>Address:</b>	5292, 5312 and 5338 Beresford Street		
<b>RECOMMENDATIONS:</b>			
1. <b>THAT</b> a copy of this report be sent to the property owners of 5281, 5307, 5319, 5335 and 5345 Victory Street for information purposes.			
2. <b>THAT</b> the sale be approved in principle of City properties at 5312 and 5338 Beresford Street for inclusion in the subject development site in accordance with the terms outlined in Section 4.2 this report, and subject to the applicant pursuing the rezoning proposal to completion.			
3. <b>THAT</b> 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 #7</b> <b>Rez #10-19</b>	Application for the Rezoning of: Lot A, D.L. 10, Group 1, NWD Plan BCP86	358	360
<b>From:</b>	CD Comprehensive Development District (based on P2 Administration and Assembly District, B2 Urban Office and C1 Neighbourhood Commercial District)		
<b>To:</b>	Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, B2 Urban Office, C1 Neighbourhood Commercial District and Lake City Business Centre Development Plan as guidelines, and in accordance with the development Plan entitled "AECOM" prepared by Priority Sign Inc.)		
<b>Address:</b>	3292 Production Way		

		Page No.	Recommendation Page No.
<b>RECOMMENDATIONS:</b>		358	360
<p>1. <b>THAT</b> a Rezoning Bylaw be prepared and advanced to First Reading on 2010 July 26 and to a Public Hearing on 2010 August 31 at 7:00 p.m.</p> <p>2. <b>THAT</b> the following be established as prerequisites to the completion of the rezoning:</p> <ul style="list-style-type: none"> <li>a) The submission of a suitable plan of development.</li> <li>b) The approval of the Ministry of Transportation to the rezoning application.</li> <li>c) A commitment relating the sky sign's installation to continued occupancy by the head officer user, AECOM, at the subject site.</li> </ul>			
<b>Item #8 Rez #10-20</b>	<p>Application for the rezoning of:            Lot 2, D.L. 166A, Group 1, NWD Plan BCP29939</p> <p><b>From:</b> CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)</p> <p><b>To:</b> Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)</p> <p><b>Address:</b> 7575 North Fraser Way</p>	365	367
<b>RECOMMENDATION:</b>			
<p>1. <b>THAT</b> 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.</p>			
<b>Item #9 Rez #10-21</b>	<p>Application for the Rezoning of:            Lot 19, Blk 5, D.L. 96, Group 1, NWD Plan 1194; Lot 18, Blk 5, D.L. 96, Group 1, NWD Plan 1194; Lot 17, Blk 5, D.L. 96, Group 1, NWD Plan 1194</p> <p><b>From:</b> R5 Residential District</p> <p><b>To:</b> CD Comprehensive Development District (based on P1 Neighbourhood Institutional District)</p> <p><b>Address:</b> 6675, 6683, and 6693 Arcola Street</p>	371	373

**RECOMMENDATIONS:**

371

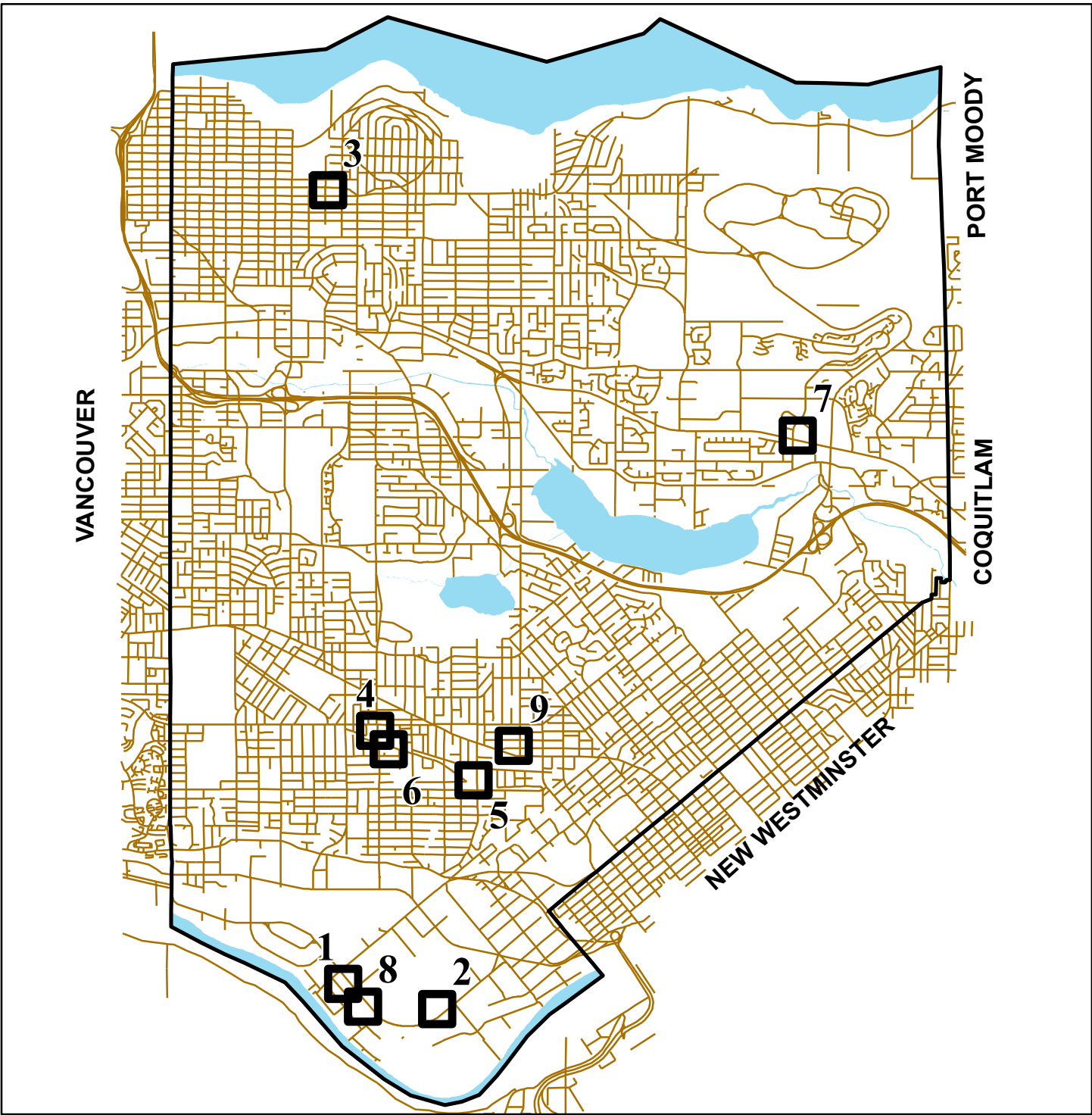
373

1.    **THAT** the amendment to the Edmonds Town Centre Community Plan, as outlined in Section 4.2 of this report, be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
  
2.    **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.
  
3.    **THAT** a copy of this report be sent to the adjacent property owners and occupants at 6613 and 6688 Arcola Street; 6591, 6611, 6629, 6641 Kingsway; 6552, 6558, and 6688 Balmoral Street; and 7019, 7031, 7043, 7069, 7077, 7091, and 7095 Sperling Avenue for information purposes.

  
B. Luksun, Director  
PLANNING AND BUILDING

BL:spf  
*Attachments*





PLANNING & BUILDING DEPARTMENT



DATE:  
JULY 20 2010

SCALE:  
1:70,000

DRAWN BY:  
DJ

REZONING SERIES - 2010 JULY

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #10-13  
2010 July 26

## ITEM #1

### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Omicron Development Inc.  
5<sup>th</sup> Floor, 595 Burrard Street  
Vancouver, BC V7X 1L4  
Attention: David Fawley
- 1.2 Subject:** Application for the rezoning of:  
Lot 13 Except: Firstly; Part on Plan 5594, Secondly; Part on Plan 5734, Thirdly; Part Dedicated Road on Plan BCP6, DL166A, GRP 1, NWD Plan 524 Part (as shown on Expropriation PL 5594) Lot 13, DL166A, GRP 1, NWD Plan 524)
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Big Bend Development Plan as guidelines)
- 1.3 Address:** 7399 North Fraser Way, 7400 Hugh Drive and Portion of Hugh Drive Road Allowance Adjacent to 7400 Hugh Drive
- 1.4 Location:** The subject site is located at the southwest corner of North Fraser Way and Byrne Road (Sketch #1 attached).
- 1.5 Size:** The site is rectangular in shape with a width of 132.42 m, a depth of 250.83 m and net area of approximately 3.285 hectares (8.12 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 establish development guidelines for future CD rezoning of the subject site (based on M2 and M5 Guidelines).

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the southeast corner of North Fraser Way and Byrne Road (see attached Sketch #1 and #2). One of the lots in the proposed site is currently vacant and one is

occupied by a smaller vacant industrial building and a contractor's yard. To the east, across North Fraser Way, are agricultural lands. To the south are Business Centre Developments. To the north across Byrne Road are M2 Industrial Developments and to the west are M2 / M3 Industrial Developments.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located in the Big Bend Development Plan and is designated for light and general industrial development.
- 3.2 The applicant is applying for rezoning in order to consolidate the site, fulfill the servicing requirements and establish development parameters for future CD rezoning(s) of the site. No site development is proposed in conjunction with this subject rezoning application. As such, any future development or subdivision of the property would require a further rezoning and Public Hearing. These guidelines would be presented at a future Public Hearing.
- 3.3 At its closed meeting of 2003 September 29, Council authorized staff to seek the cooperation, required property dedication and financial contribution of industrial property interests on the south side of North Fraser Way between Byrne Road and Tillicum Street toward a planned City upgrade program for the section of North Fraser Way between Tillicum Street and Byrne Road. Due to the substantive nature of the works, the importance of North Fraser Way in the Big Bend Development Plan and the agricultural lands on the north side of North Fraser Way, the program provided for a phased approach to the completion of North Fraser Way through a sharing of road construction costs between the City and the industrial land owners on the south side of North Fraser Way. The first phase of this program was completed under Rezoning Reference #05-51 under which North Fraser Way was completed from Tillicum Street to Abbotsford Street. The subject development site comprises the second phase of the approved program for the North Fraser Way frontage. Consistent with Council's 2003 September 29 direction, specific Council approval for the proposed cost sharing agreement would be sought as part of a subsequent report based on final estimates to be prepared following completion and approval of the final engineering design to complete the North Fraser Way frontage to a finished standard. Capital funds for the City's contribution are available within the major roads component of the 2010-2015 Capital Program.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (utilizing M2 General Industrial District, M5 Light Industrial District and the Big Bend Development plan as guidelines) in order to permit the future construction of light, general industrial and office development. As noted, the applicant is not proposing a building at this time. As such, the intent of the subject application is to provide a fully

serviced site for future development. At such time that development is proposed, a further rezoning application would be required.

- 4.2 The Director of Engineering will provide an estimate for all services necessary to serve this site which will include, but not necessarily be limited to: a dedication of approximately 12.1 m for the widening of North Fraser Way; an 8.0 m dedication from 7400 Byrne Road for the widening of Byrne Road; separated sidewalk, concrete curbs, street lighting and boulevard trees along Byrne Road fronting the development site; and the completion of North Fraser Way by the development under a cost-share agreement with the City to a finished standard, including separated sidewalk, curb and gutter, street lighting and boulevard trees fronting the development site. In addition, a future traffic signal will be required at the intersection of North Fraser Way and Byrne Road. The developer will be responsible for: 1/3<sup>rd</sup> of the cost of this future signal; undertaking the road and boulevard construction on North Fraser Way and Byrne Road with a cost share contribution from the City for 50% of the curb to curb and street lighting costs on North Fraser Way; and for the undergrounding of overhead wiring abutting the subject site.
- 4.3 The portion of the unopened Hugh Drive adjacent to 7400 Hugh Drive is designated in the Big Bend Development Plan to be closed for development purposes. As previously considered by Council, the redundant road right-of-way that is proposed to be closed and consolidated with the subject site measures approximately 0.56 hectares (1.38 acres). As noted in Section 4.2 of this report, a dedication of approximately 12.1 m will be required from 7399 North Fraser Way for the widening and finishing of North Fraser Way, as well as an 8.0 m dedication on 7400 Hugh Drive for the widening of Byrne Road (see attached Sketch #1). The area for road dedication would be exchanged for an equal area of the road right-of-way to be closed with the remainder sold to and included in the development site. The City Solicitor will be requested to determine a recommended sale price for the property which will be submitted to Council for its consideration and approval. The completion of the sale of City-owned property would be a prerequisite of the rezoning application.
- 4.4 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.5 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance in accordance with an accepted stormwater management plan.
- 4.6 The site is to be consolidated into one legal lot. The consolidation of the site will require the demolition of existing building prior to Final Adoption.

- 4.7 The developer is responsible for the undergrounding of the overhead wiring along the southeast side of Byrne Road and the northwest side of North Fraser Way, abutting the site.
- 4.8 A site profile and the resolution of any arising issues will be required.

**5.0 RECOMMENDATION**

- 1.0** 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.

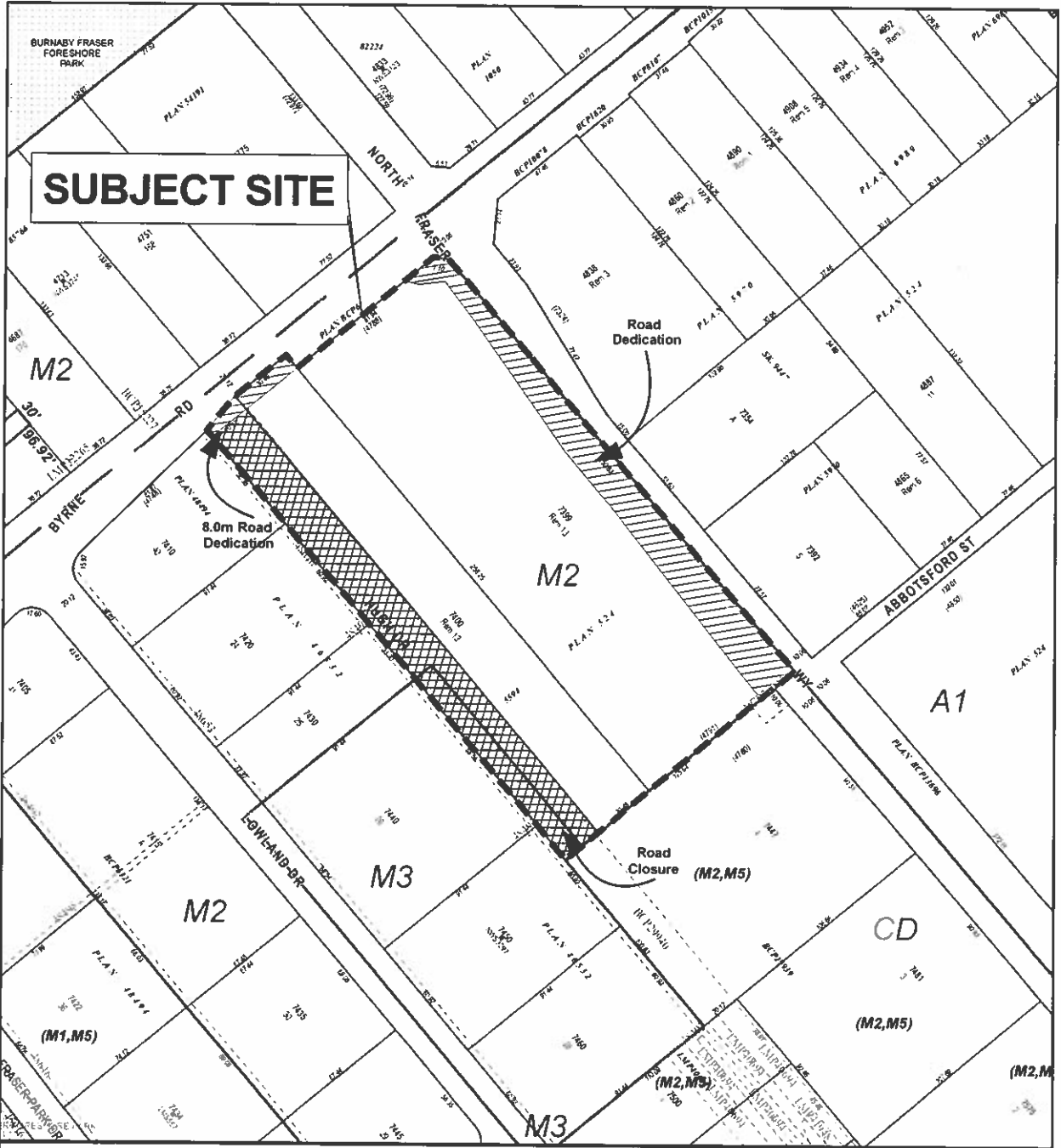
*BSI*

DR:spf

*Attachments*

cc: Director Engineering  
City Clerk  
City Solicitor

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PLANNING & BUILDING DEPARTMENT



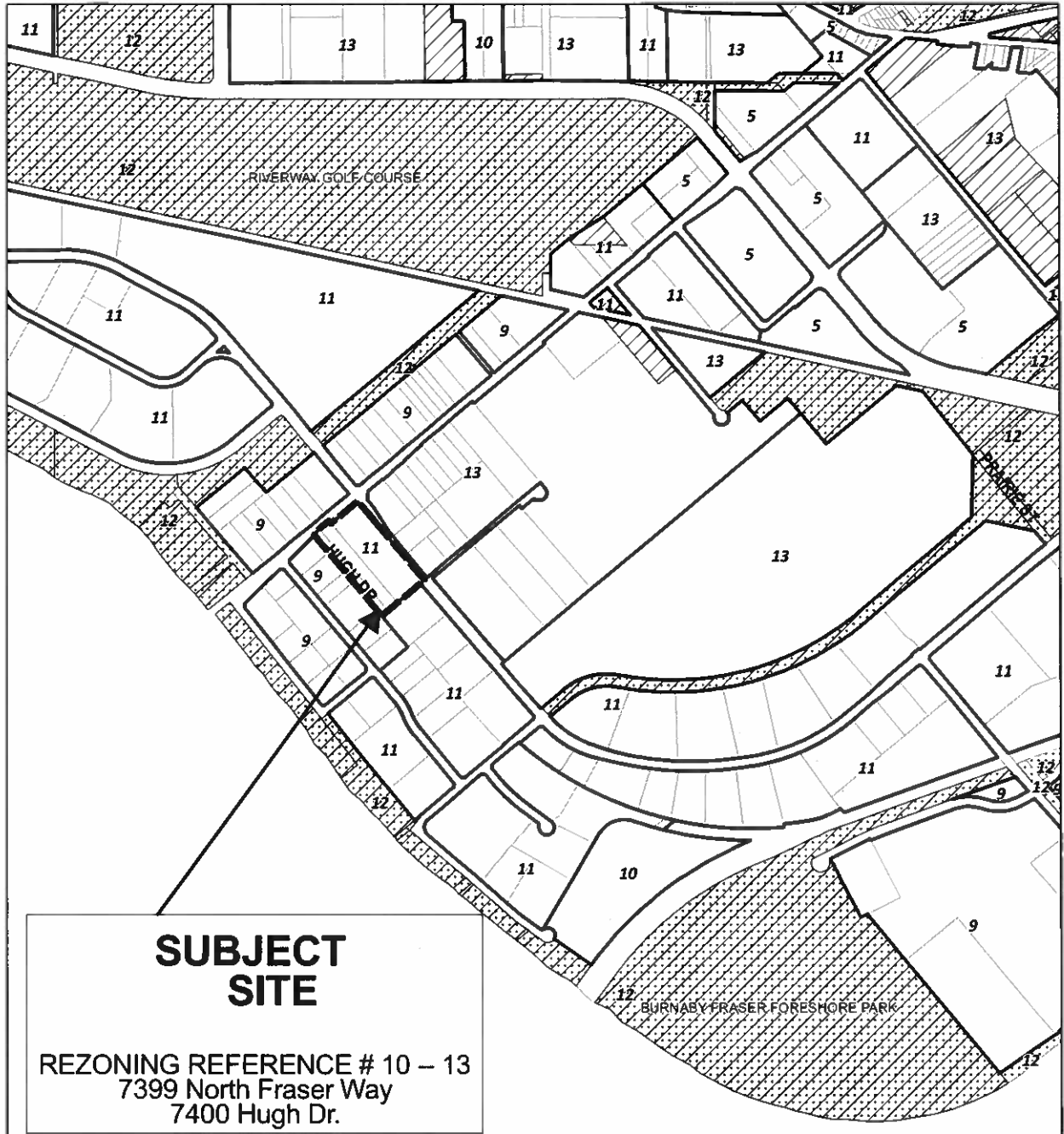
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JUNE 07 2010

SCALE:  
1:3,000

DRAWN BY:  
DJ



**REZONING REFERENCE # 10 -- 13**  
7399 NORTH FRASER WAY  
7400 HUGH DR.



**SUBJECT SITE**

REZONING REFERENCE # 10 – 13  
 7399 North Fraser Way  
 7400 Hugh Dr.

*Big Bend Development Plan*



PLANNING & BUILDING DEPARTMENT

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



May 18, 2010

Mr. Basil Luk Sun, Director, Planning & Building  
C/o Mr. Demian Rueter, Planner  
City of Burnaby – Planning & Building Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re: Rezoning/Subdivision/Road Closure Application  
7399 North Fraser Way, Burnaby, BC**

Dear Mr. Luk Sun:

On behalf of Terra Copia Estates Ltd., Omicron Development Inc. herewith requests Council consideration of our proposal to assemble and rezone an industrial property within the context of the Big Bend Development Plan.

#### **Background**

The subject property is located at 7399 North Fraser Way, at the intersection of North Fraser Way and Byrne Road. The property is approximately 5.50 acres in size and is presently zoned M2. The property is located within the Big Bend area of Burnaby and is subject to the Big Bend Development Plan. The property is owned by Terra Copia Estates Ltd.

The Owner intends to assemble several parcels of land including a 1.27 acre parcel that is an unused lane right-of-way (Hugh Drive) owned by the City of Burnaby and a 1.98 acre parcel owned by Canada Lands Corporation. Both of these properties are to the south of the subject property (see attached reference plan). The total gross land assembly will be approximately 8.75 acres. The Owner understands from preliminary discussions with Planning staff that a land exchange consisting of 0.04 acres along Byrne Road and 0.72 acres along North Fraser Way will be required. With a successful assembly and subdivision, this will create a property that is approximately 7.99 acres in net area.

Please note that the Owner has met with Canada Lands Corporation and they support this rezoning/subdivision application. Their letter of authorization is included with this application.





From our review of the Big Bend Development Plan and discussions with Planning, it is evident that the City considers general industrial and business centre uses to be a suitable form of development. From our experience it is clear that the envisioned uses identified by the Development Plan are an appropriate improvement for this assembled property.

With the ongoing development of similarly zoned properties in the Big Bend, there is an opportunity to assemble and rezone this as a well-designed and positioned property that will be a meaningful contribution to the City of Burnaby and the Big Bend area in particular.

**Rezoning/Subdivision/Road Closure Request**

We seek Council consideration to permit the rezoning, subdivision and road closure necessary to create a viable property that can be successfully developed to meet the goals of the Development Plan provided the proper economic framework is available.

We trust that you will find this submission satisfactory and we thank you for your consideration.

Respectfully Submitted,  
Omicron Development Inc. acting on behalf of  
TERRA COPIA ESTATES LTD.

Prepared by:



David A. Fawley, NCARB, MRAIC, MAIBC  
Development Manager

Reviewed by:



Bill Tucker, P. Eng., MBA  
Principal

Copies: Bryan Williams, Terra Copia Estates Ltd.  
Russ Bougie, Colliers

Encl.

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #10-14  
2010 JULY 26

### ITEM #2

#### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** The Beedie Group  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4  
Attn: Jordan Creamore
- 1.2 **Subject:** Application for the rezoning of:  
Lot 6, D.L. 166 & 167, GRP 1, NWD Plan BCP36851
- 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 Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled "NFW 5" prepared by WSB Consulting Structural Engineers)
- 1.3 **Address:** 8118 North Fraser Way
- 1.4 **Location:** The site is located on the north side of North Fraser Way between Tillicum Street and Wiggins Street (see attached Sketch #1).
- 1.5 **Size:** The site is irregular in shape with a frontage on North Fraser Way of 130.18 m (427.1 ft) and an area of 1.87 hectares (4.65 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 the construction of a multi-tenant office/warehouse facility.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the north side of North Fraser Way between Tillicum Street and Wiggins Street within the Burnaby Business Park. Directly to the east and west are vacant lots also within the Burnaby Business Park which are identified for future office/industrial redevelopment. Further to the east and to the south are a number of newer office/industrial

buildings constructed in line with the Burnaby Business Park Concept Plan. To the north is a City owned that provides for a linear parkway and agricultural buffer and beyond is the Mayberry cranberry farm. Vehicular access to the site is via North Fraser Way.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is situated within Burnaby Business Park and is designated for business centre and industrial uses in accordance with the adopted Big Bend Development Plan (see attached Sketches #1 and #2).
- 3.2 On 2003 April 07, Council gave Final Adoption to Rezoning Reference #67/97 which involved the phased development of Burnaby Business Park for high quality light and general industrial and business park uses based on the "Burnaby Business Park Concept Plan". Subdivision References #01-64, #02-44 and #04-69 have provided a majority of the required servicing to serve the subject site including upgrading North Fraser Way to its final standard with separated sidewalks, street lighting, boulevard grassing and street trees. In 2008 June, the subdivision to create the lots on the north side of North Fraser Way (Subdivision Reference #07-69) was registered which provided for any remaining servicing, including the design and future construction of the linear parkway agricultural buffer and the provision of two public pedestrian pathway linkages between the linear parkway and North Fraser Way.
- 3.3 Given that all required services to serve the development site have been provided through previous rezoning and subdivision applications with only minor rezoning prerequisites required, and the applicant has submitted a virtually complete suitable plan of development, it is considered appropriate to present the submitted plan to the next available Public Hearing.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the M5 Light Industrial District and the M2 General Industrial District) for the purpose of constructing a new multi-tenant office/warehouse development in line with the Council adopted Burnaby Business Park Concept Plan and the Big Bend Development Plan.
- 4.2 As noted, the required servicing for the subject site has been provided for under Subdivision References #01-64, #02-44, #04-69 and #07-69. No further off-site services are required for the proposed development site as part of the subject rezoning application.
- 4.3 Vehicular access will be provided from North Fraser Way.

- 4.4 A master Stormwater Management Plan was required for the lands on the north side of North Fraser Way within the Burnaby Business Park, including the subject site, under Subdivision Reference #07-69. As part of this application, a specific stormwater management plan including an engineered and landscaped bio-swale design within the front 9.0m of the subject site will be required and will be protected by a Section 219 Covenant to ensure its provision, maintenance and continued operation.
- 4.5 Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 4.6 A geotechnical review and report is required for this site with regard to foundation conditions. A consultant submission of a geotechnical report for review by the Chief Building Inspector and the granting of a Section 219 Covenant respecting the submitted report is required. The report is to include a statement confirming that “the land may be used safely for the use intended if the land is used in accordance with the condition specified in the report.”
- 4.7 A Section 219 Covenant for flood proofing will be required.
- 4.8 Any necessary easements, covenants and statutory rights-of-way are to be provided.
- 4.9 The GVS&DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per square foot of gross floor area will apply to this rezoning.

**5.0 DEVELOPMENT STATISTICS**

5.1	Gross Site Area	-	1.87 ha (4.63 ac) (subject to detailed survey)
5.2	Site Coverage:	-	48%
5.3	Floor Area:		
	Ground Floor Warehouse:	-	8,753.5 m <sup>2</sup> ( 94,225 sq.ft.)
	Future Office Mezzanine	-	2,879.9 m <sup>2</sup> ( 31,000 sq.ft.)
	Total Floor Area:	-	11,633.4m <sup>2</sup> (125,225 sq.ft.)
5.4	Maximum Building Height:	-	9.75 m (32.0 feet)

5.5	Building Use Components & Parking:		
	Office:	2,879.9 m <sup>2</sup> @ 1 per 46 m <sup>2</sup> (495. 16 sq.ft)	- 63 spaces
	Warehouse:	8,753.5 m <sup>2</sup> @ 1 per 186 m <sup>2</sup> (2002.15 sq.ft)	- <u>47 spaces</u>
	Total Parking Required:		- 110 spaces
	Total Parking Provided		- 110 spaces
5.6	Loading Bays:		
	Required:		- 5 spaces
	Provided:		- 20 spaces
5.7	Bicycle Provisions:		
	Required:		- 11spaces
	Provided:		- 11 spaces (outdoor racks)

## 6.0 RECOMMENDATIONS

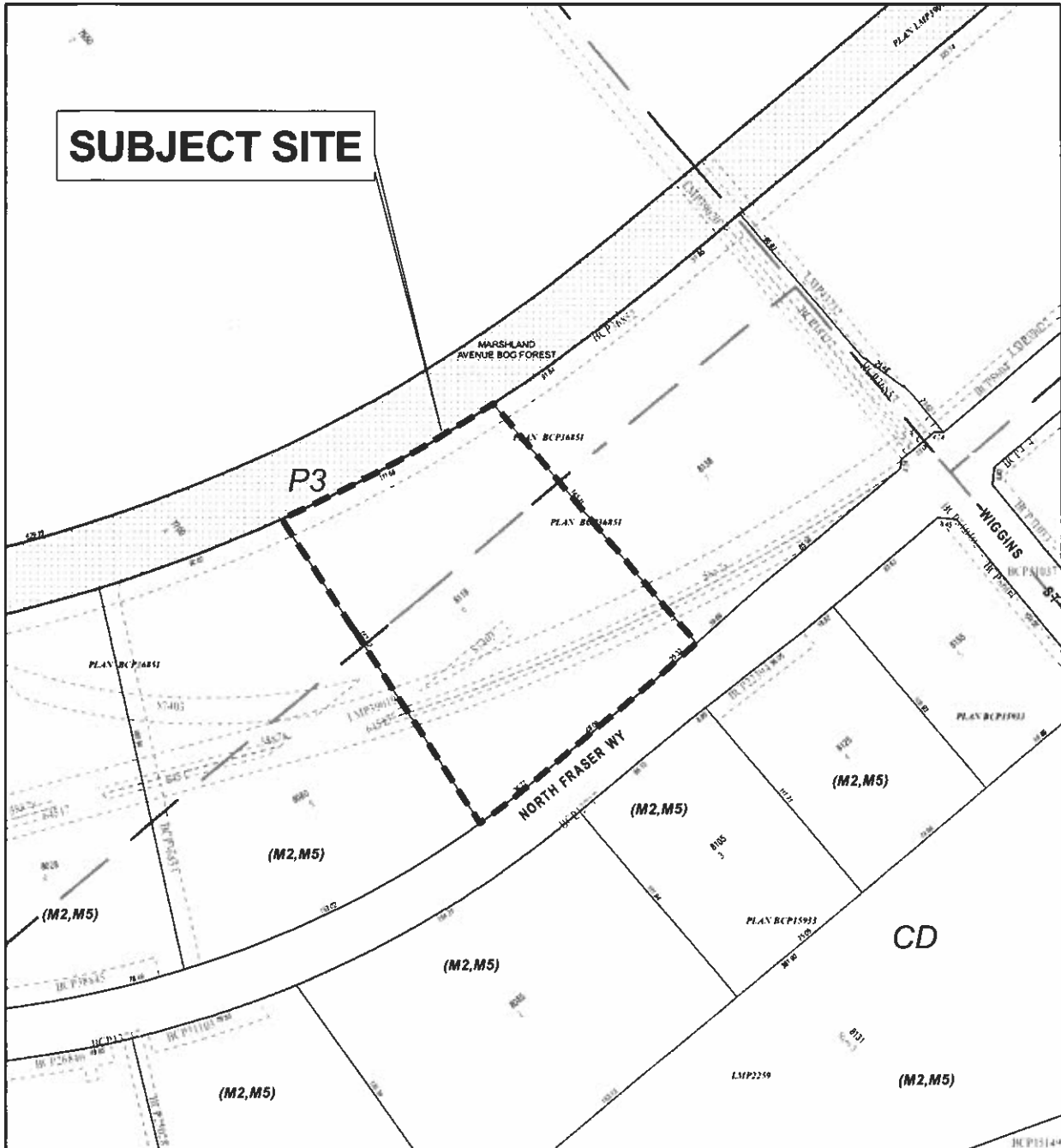
- 1.0 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 July 26 and to a Public Hearing on 2010 August 31 at 7:00 p.m.
- 2.0 **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - 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 granting of a Section 219 Covenant respecting flood proofing requirements.
  - e) The review of a detailed Sediment Control System by the Director Engineering.
  - f) The submission of a geotechnical review confirming that the site may be used safely for the intended uses, for review by the Chief Building Inspector and the granting of a Section 219 Covenant respecting the submitted report.

- g) The submission of a suitable on-site stormwater management plan for the site to the approval of the Director Engineering that meets or exceeds the guidelines established in the Burnaby Business Park Concept Plan and Subdivision Reference #07-69. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
- h) The deposit of the applicable GVS&DD Sewerage Charge.

*FSI.*  
DR:spf  
*Attachments*

cc: Director Engineering  
City Clerk  
City Solicitor

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



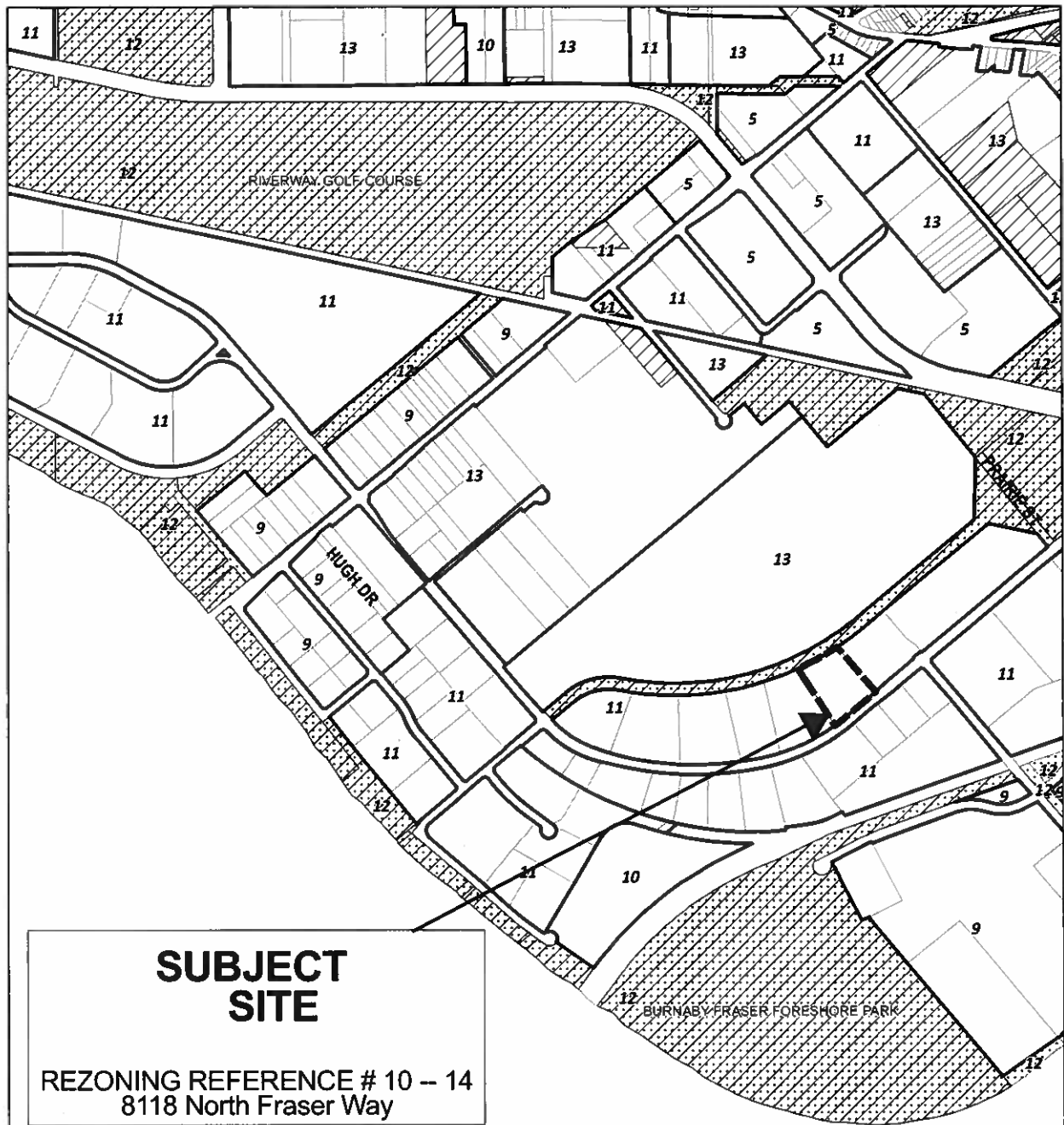
DATE:  
JUNE 07 2010

SCALE:  
1:3,000

DRAWN BY:  
DJ

 Subject Site

**REZONING REFERENCE # 10 -- 14**  
**8118 NORTH FRASER WAY**



**SUBJECT SITE**  
 REZONING REFERENCE # 10 – 14  
 8118 North Fraser Way

*Big Bend Development Plan*



PLANNING & BUILDING DEPARTMENT

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



1:15,921

**Sketch #2**





## THE BEEDIE GROUP

BEEDIE CONSTRUCTION LTD.  
KEBET HOLDINGS LTD.

BEEDIE CAPITAL INC.  
KERY VENTURES LP

BEEDIE GROUP DEVELOPMENTS LTD.  
PARKER STREET TERMINALS

3030 GILMORE DIVERSION, BURNABY, BC, V5G 3B4  
WEB: [www.beediegroup.ca](http://www.beediegroup.ca)

PHONE: 604-435-3321 FAX: 604-432-7349  
E-MAIL: [beedie@beediegroup.ca](mailto:beedie@beediegroup.ca)

**May 5, 2010**

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

**Dear Sir or Madam:**

**Re: Lot 6 District Lots 166 and 167 Group 1 New Westminster District  
BCP 36851**

**Be advised that it is the intent of Beedie BBP Lands Ltd to pursue the re-zoning of 8118 North Fraser Way, Burnaby from CD to amended CD based on M2/M5 guidelines to allow the construction of an industrial building with uses as allowed under M2/M5 bylaw. There are no existing buildings on the site.**

**Sincerely,**

**Beedie Construction**

**Jordan Creamore  
Senior Project Manager**

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #10-15  
2010 JULY 26

## ITEM #3

### 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Altezza Development Ltd.  
2410 Charles Street  
Vancouver, BC V5K 2Z9  
Attention: Peter Censorio
- 1.2 **Subject:** Application for the rezoning of:  
Lot 77, D.L. 122, Group 1, NWD Plan 58639
- From:** C4a Service Commercial District
- To:** CD Comprehensive Development District (based on RM3  
Multiple Family Residential District and C2 Community  
Commercial District)
- 1.3 **Address:** 4702 Hastings Street
- 1.4 **Location:** The subject site is located at the southeast corner of Hastings Street and Beta Avenue (Sketch #1 attached).
- 1.5 **Size:** The site is 40.23 m (132 ft.) wide, 36.53 m (120 ft.) deep, with an area of 1,469.6 m<sup>2</sup> (15,819 sq.ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the development of a four-storey mixed use building with grade level retail and three storeys of residential above.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located at 4702 Hastings Street. It is currently improved with a one-storey commercial building. Retail, service, and auto-oriented uses are located to the west, north, and east of the subject site fronting Hastings Street. Single-family dwellings are located to the south across the lane.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located within the recently extended Hastings Street Area Plan. On 2008 April 07, Council adopted an extension to the Hastings Street Area Plan to include the Hastings Street frontage extending from Willingdon Avenue east to Delta Avenue (see Sketch #2 attached). The overall intent of the Plan extension is to revitalize the Hastings Street corridor east of Willingdon Avenue. The Plan extension, which underwent a public review and consultation process, provides for a dual approach to revitalization: permitting a range of commercial uses within the newly created C4a zoning sub-district in the Plan extension area; and permitting the option for individual sites to redevelop to four-storey mixed-use forms on a site-by-site basis through rezoning to the CD Comprehensive Development District (based on RM3 Multiple Family District and C2 Community Commercial District as guidelines).

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting the rezoning of 4702 Hastings Street to the Comprehensive Development District (based on the RM3 and C2 Districts as guidelines) to permit the development of a four-storey mixed-use building, with grade-level retail units and residential uses on the upper three floors. Vehicular access is proposed from the lane. The majority of parking will be provided underground with a few surface commercial spaces at the rear of the building. The proposed development is consistent with the Plan extension adopted by Council.
- 4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary street, boulevard, and pedestrian/cycle improvements, and on-street perpendicular parking on Beta Avenue.
- 4.3 The provision of any necessary road dedications and statutory right-of-ways will be required.
- 4.4 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 4.5 Given the anticipated extent of excavation for the proposed development, a tree survey will not be required.
- 4.6 Given the area of the development is less than one acre, stormwater management best practices in line with established guidelines, rather than a stormwater management plan, will be required.
- 4.7 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.

- 4.8 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.9 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 4.10 The feasibility of undergrounding overhead wiring in the lane abutting the site will be examined. If undergrounding is not feasible, preducting and cash deposit for future works will be required.
- 4.11 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATION**

- 1.0 **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.

*JSM/*  
KH:spf/tn  
**Attachments**

cc: Director Engineering  
City Clerk  
City Solicitor

CONFEDERATION PARK		LMP 46563		P3		15.36	15.40	15.40	15.40	15.40	15.40	15.40	
EX 16863		RM2		Rem A		4720	4720	4740	4750	4760	4770	4780	
Bik.2		Bik.3				J	H	G	F	E	D	C	
87.78		93.27		22.14		37.61		22.26		15.39		15.40	

PLAN														PLAN													
4607	4611	4615	4621	4625	4627	4633	4637	4641	4643	4645	4649	4659	4663	4679	4707	4711	4715	4719	4723	4727	4731	4739	4743	4747	4747	4763	4767
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	2	3	4	5	6	7	8	9	10	11	12	13	14
1 3 0 8														1 3 0 8													
10.06														10.06													

ALBERT ST R5

PLAN														PLAN													
4612	4620	4624	4630	4634	4636	4638	4640	4642	4644	4652	4660	4668	4672	4676	4704	4712	4716	4720	4726	4738	4740	4742	4746	4756	4760	4764	4772
4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	2	3	4	5	6	7	8	9	10	11	12	13	14
Bik.7														Bik.6													
10.06														10.06													


HASTINGS C4a BETA AV

PLAN														PLAN													
4622	4624	4634	4638	4656	4672	4680	4680	4680	4680	4702	4716	4716	4716	4716	4716	4736	4780										
4	73	84	A	49	15	16	17	18	18	77	Rem	Rem	Rem	Rem	Rem	10	1										
Bik.10														Bik.11													
10.06														10.06													


R5 PENDER ST

PLAN														PLAN													
4618	4620	4624	4626	4630	4632	4636	4640	4642	4648	4652	4658	4660	4668	4704	4708	4712	4716	4720	4722	4728	4736	4738	4742	4746	4754	4758	
4	5	6	7	8	9	10	11	12	13	14	15	16	17	2	3	4	5	6	7	8	9	10	11	12	13	14	
Bik.15														Bik.14													
10.06														10.06													

**SUBJECT SITE**




PLANNING & BUILDING DEPARTMENT



DATE: JUNE 16 2010

SCALE: 1:2,000

DRAWN BY: DJ



Subject Site

**REZONING REFERENCE #10 -- 15**

4702 HASTINGS ST.

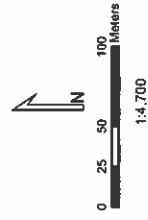


*Hastings Street Area  
Development Plan*



PLANNING & BUILDING DEPARTMENT

- 1 > SINGLE AND TWO FAMILY DWELLINGS (RETAINED)
- 2 > LOW RISE MULTI-FAMILY RESIDENTIAL (RM3)
- 3 > SINGLE, TWO FAMILY OR 2 1/2 STOREY TOWNHOUSING (RM6)
- 4 > 3 1/2 STOREY TOWNHOUSING (CD RM7)
- 5 > COMPREHENSIVE DEVELOPMENT (CD)
- 6 > CORE COMMERCIAL (4 STOREY MIXED USE) (C8)
- 7 > NON-CORE COMMERCIAL (4 STOREY MIXED USE) (C8A)
- 8 > INSTITUTIONAL
- 9 > PARKING
- 10 > NON-CORE COMMERCIAL CD (RM3, C2)
- 11 > COMMERCIAL RETAIL (C4A)



## **ALTEZZA DEVELOPMENT LTD.**

*2410 Charles Street  
Vancouver BC V5K 2Z9  
Tel: 604-250-4945  
Fax: 604-662-8078*

May 13, 2010

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

**Attention: Karin Hung, Director of Planning**

**Re:** Letter of Intent for a proposed Mixed use Development at 4702 Hastings St.

Adapting to the recently expanded community plan for the Hasting's corridor, please consider our Rezoning Application to develop the above noted property to allow for the construction of a Comprehensive Four-Story Mixed Use Development. We are proposing to Re-Zone the property to a CD(Comprehensive Development) Zone based on the RM-3 and C-2 Zoning bylaws which is consistent with the recently approved land use policy adopted by Council on April 7, 2008.

The proposal will consist of a Four-Storey Mixed-Use Development comprising Commercial/Retail uses at street level fronting Hastings & Beta and three stories of market condominiums. Parking access will be from the lane with some commercial parking at grade and some underground.

This exciting new development in the Heights Area of Burnaby will provide the community with additional flare to the ongoing revitalization of the Hastings Corridor.

We look forward to working with staff and the community to develop a suitable plan of development.

Regards,



Peter Censorio  
604.250.4945

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #10-16  
2010 JULY 26

### ITEM #4

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Aldea Homes Ltd.  
7429 Morley Drive  
Burnaby, BC V5E 3X9  
Attention: Bimaljit Sahdev
- 1.2 Subject:** Application for the rezoning of:  
North Half Lot 3, Blk 3, D.L. 98, Group 1, NWD Plan 1503, Parcel 1,  
D.L. 98, Group 1, NWD Plan LMP42986
- From:** M4 Light Industrial District
- To:** CD Comprehensive Development District (based on C9  
Urban Village Commercial District and Royal Oak  
Community Plan guidelines)
- 1.3 Address:** 6837 and 6857 Royal Oak Avenue
- 1.4 Location:** The subject site is located on the west side of Royal Oak Avenue south of Imperial Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Royal Oak Avenue of approximately 40.13m (131.66 ft.), a depth of approximately 45.57m (149.50 ft.) and an area of 1,838.34 m<sup>2</sup> (19,788.37 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a new low-rise mixed-use development with retail on the ground floor and residential above to a maximum of four storeys in height.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently occupied by a warehouse building at 6857 Royal Oak Avenue and an older single-family home at 6837 Royal Oak Avenue. The property at 6857 Royal Oak Avenue is City-owned with the building currently utilized by the Parks, Recreation and Cultural Services Department as a collection storage facility for the Burnaby Village Museum. The area surrounding and including the subject site is currently zoned M4 Special Industrial District, which permits a range of industrial, commercial and existing residential uses. To the north across the lane is an automotive repair shop. To the east across Royal Oak Avenue are vacant properties currently under rezoning to



permit construction of a new mixed-use commercial/residential development (Rezoning Reference #06-46). Directly to the south is a City-owned industrial property that is currently leased and to the west across the lane are a number of industrial properties.

### 3.0 BACKGROUND INFORMATION

The subject site is within Sub-Area 7 of the adopted Royal Oak Community Plan (see *attached* Sketch #2) and is intended for rezoning to the Comprehensive Development District in accordance with the Plan's C9 Urban Village Commercial District designation.

### 4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the C9 Urban Village Commercial District and Royal Oak Community Plan guidelines) in order to permit the construction of a four-storey mixed-use commercial/residential development with full underground parking, to a maximum allowable FAR of 2.2.
- 4.2 The adopted Royal Oak Community Plan has identified the two subject properties at 6837 and 6857 Royal Oak Avenue along with the properties at 6875, 6909 and 6929 Royal Oak Avenue for consolidation and future CD (C9) development. The desirable assembly pattern under the Plan is not achievable as the applicant has indicated that a fair market offer had been presented to the owners of 6909 and 6929 Royal Oak Avenue in 2009, both of which were declined. Specifically, the applicant recently contacted the owners with a view to acquiring the properties, however, neither of the owners has indicated a willingness to participate in the consolidated development of the site at this time. The City Solicitor has reviewed the offers for the purchase of 6909 and 6929 Royal Oak Avenue and has determined the offers to be within the range of fair market value. It is thus concluded that the applicant has made legitimate efforts at achieving the desired consolidated development site. It is also noted that the City-owned property at 6875 Royal Oak Avenue is fully occupied, with a lease in place until 2013, which precludes its inclusion for future consolidation and development in the near term. The remainder properties when consolidated in the future would, however, provide an appropriately sized development site for redevelopment under the adopted plan. Therefore, as the properties at 6875, 6909 and 6929 Royal Oak Avenue cannot be included as part of this application, they would proceed as part of a future Comprehensive Development rezoning for mixed-use commercial/residential development utilizing the C9 Urban Village Commercial District as a guideline.
- 4.3 As noted, the property at 6857 Royal Oak Avenue is City-owned with the building currently utilized by the Parks, Recreation and Cultural Services Department as a collection storage facility for the Burnaby Village Museum. On 2000 May 17 Council approved the acquisition of the property for consolidation and future redevelopment in accordance with the property's C9 Urban Village Commercial District designation. Until such a time that development in line with the Plan could be pursued, the property was intended to be leased on an interim basis for uses that could include the accommodation of warehouse space for City storage purposes. On 2001 August 27 Council adopted the recommendation to establish an agreement between the City and the Friends of Interurban #1223 Society in order to permit the temporary use of 6857 Royal Oak Avenue for the restoration and housing of tram car

Interurban #1223. Subsequent to the restoration of the tram, the Parks, Recreation and Cultural Services Department entered into a two-year internal agreement to utilize the warehouse as a collection storage facility for the Burnaby Village Museum. The agreement was in place from 2007 January 01 to 2009 December 31 and was intended to provide adequate time to pursue a permanent storage facility for the Museum collection.

The Parks, Recreation and Cultural Services Department has not secured an alternate storage location for its Museum collection. Staff will work with the Parks, Recreation and Cultural Services Department to review Museum storage requirements and seek an alternative location or approach suitable to address the current storage needs currently accommodated at the subject site.

- 4.4 The application involves the sale of the City-owned lot at 6857 Royal Oak Avenue which has an area of approximately 1,310.84 m<sup>2</sup> (14,110.22 sq.ft.) net of the required 69.16 m<sup>2</sup> road dedication area (subject to detailed survey). A further report related to the purchase price of the City land will be submitted to Council at a later date to seek Council approval of the purchase price.
- 4.5 The Director Engineering will be requested 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 a new sidewalk in its ultimate future location with stamped concrete back boulevard, a temporary grassed front boulevard and provision for street lighting. Payment for future works will be required for future road widening.  
  
Road widening dedications of 2.3m on Royal Oak Avenue will be required for a future left turn lane at Imperial Street. A 1.83m lane widening dedication for the east-west lane to the north with a 3m x 3m corner truncation at the intersection of the rear lane will be required. Access to the site will be from the east-west lane.
- 4.6 Undergrounding of the existing overhead wires abutting the site along the west side of Royal Oak Avenue and within the east-west lane is required.
- 4.7 The consolidation of the net project site into one legal parcel will be required.
- 4.8 A tree survey of the site will be required to determine the suitability of preserving any of the existing trees.
- 4.9 Due to the subject site's proximity to Royal Oak Avenue, Imperial Street and SkyTrain, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.10 Required Covenants will include but not be limited to a restriction on the enclosure of balconies, prohibiting gates on the project's surface driveways and retaining disabled parking as common property administered by the Strata Corporation.
- 4.11 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.

4.12 Due to the subject site's past industrial uses, a Site Profile and the resolution of any arising issues will be required.

4.13 Applicable Development Cost Charges include:

- a) Parkland Acquisition Charge.
- b) GVS & DD Sewerage Charge.
- c) School Site Acquisition Charge.

## 5.0 RESOLUTION OF MUSEUM STORAGE NEEDS

As noted in Section of 4.3 of this report, a resolution to the storage needs of the museum is required in order to provide for vacant possession of the subject City property at 6857 Royal Oak for advancement of the development in line with Council adopted Royal Oak Community Plan and the intent and purpose of the City's acquisition of this property. As noted, the current museum storage use of this property was established to provide for some interim use of the property pending its inclusion within a suitable plan of development consistent with Council's approved land use directions for this area.

Given, however, that the temporary museum storage use has yet to secure an alternate location or approach to meet or resolve the existing storage needs, staff would recommended that the subject rezoning application be held in abeyance pending resolution of this matter.

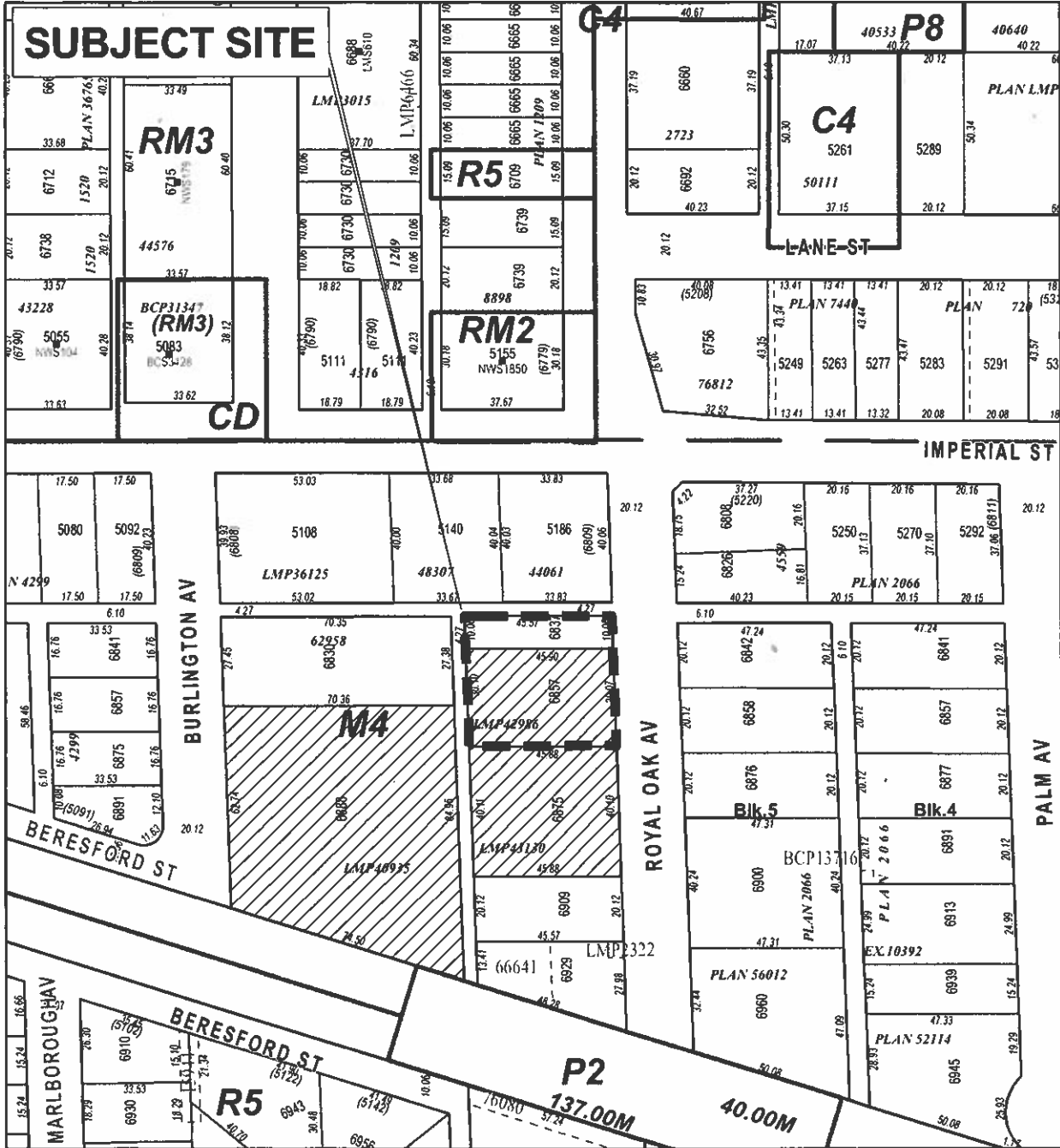
Upon determination of suitable alternative storage facilities or approaches for the Museum storage needs, the Planning and Building Department will seek Council authorization to work with the applicant towards the preparation of a suitable plan of development suitable for presentation to a Public Hearing.



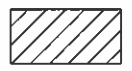
## 6.0 RECOMMENDATIONS

- 1.0 **THAT** this application for rezoning be held in abeyance pending a review and determination of an approach to resolve the current storage needs for the Burnaby Village Museum currently accommodated at the subject site.
- 2.0 **THAT** a copy of this report be sent to the applicant, and to the property owners of 6909 and 6929 Royal Oak Avenue.

*SMN*  
SMN:spf  
**Attachments**

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



 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p>
<p>DATE: JUNE 29 2010</p>	<p> Subject Site      City-Owned Properties</p>
<p>SCALE: 1:2,000</p>	<p><b>REZONING REFERENCE #10 -- 16</b> 6837 &amp; 6857 ROYAL OAK AVE</p>
<p>DRAWN BY: DJ</p>	

Sketch #1



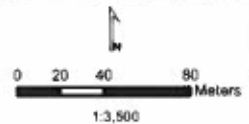
**SUBJECT SITE**  
 REZONING REFERENCE #10 -- 16  
 6837 and 6857 Royal Oak Ave

**Royal Oak Community Plan**



PLANNING & BUILDING DEPARTMENT

- 1 > CD (RM2)
- 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



# ALDEA HOMES LTD.

Quality Home Builders

7429 Morley Drive

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(604)719-1374

Burnaby, B.C. V5E 3X9

Fax: (604)433-7220

---

The City of Burnaby  
4949 Canada Way,  
Burnaby BC, V5G1M2

June 11, 2010

Attention: **Mr. B. Luksun,**

**Director: Planning and Building**

Reference: 6837 and 6857 Royal Oak Avenue

Subject: Application for the new Development under C9 Zoning By Laws

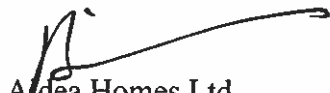
**Dear Sir,**

We would like to apply for rezoning under C9 bylaw for the properties of 6837 and 6857 Royal Oak Avenue. We are planning to build a commercial complex on the main floor, and a combination of one, two and three bedrooms 4-story condominiums with an underground parkade. Our endeavor is to build a magnificent building that will serve as a gem of the city.

We feel that this will serve as an important development for the city of Burnaby and the community as a whole due to the rising population, and the shortage of housing. This building will be convenient for the community as it will be a center point of the city and will be situated near public transit (Royal Oak Skytrain), bonsor park, libraries as well as Metrotown shopping center. This is will be a development that will be like no other ordinary building. Our endeavours need your support, and your co-operation will be greatly appreciated.

In essence, if you have any questions that need further clarification, please contact me at 604-781-7797

Sincerely,



Aldea Homes Ltd.

Bimaljit Sahdev, President

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #10-17  
2010 July 26

### ITEM #5

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** B Squared Architecture Inc.  
600 – 318 Homer Street  
Vancouver, BC V6B 2V2  
(Attention: Brian Billingsley)
- 1.2 Subject:** Application for the rezoning of:  
Lots 4 & 5, D.L. 97, Group 1, NWD Plan 4674, Parcel 'B'  
(RP14934), Lot 30, D.L. 97, Group 1, NWD Plan 824
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Gilley Avenue Townhomes" prepared by B<sup>2</sup> Architecture Inc.)
- 1.3 Address:** 7449, 7481 and 7515 Gilley Avenue
- 1.4 Location:** The subject site is located on the west side of Gilley Avenue and north of Rumble Street (Sketch #1 and #2 attached).
- 1.5 Size:** The site is rectangular in shape with a frontage on Gilley Avenue of approximately 97.73 m (320.63 ft.), an average depth of 67.0 m (219.82 ft.) and a gross site area of approximately 5,677.4 m<sup>2</sup> (1.4 acres - subject to detailed survey).
- 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 construction of a 47 unit townhouse development with garage and surface parking.

**2.0 NEIGHBOURHOOD CHARACTERISTICS**

2.1 The subject property is located on the west side of Gilley Avenue between Beresford Street and Rumble Street and is currently occupied by older industrial buildings. Directly north are older industrial properties utilized as construction offices and smaller industrial buildings under prevailing M2 zoning. To the north-west of the subject property, and across Gilley Avenue to the east, are older industrial buildings zoned M2 General Industrial District. Directly adjacent to the south is the SkyTrain guideway and BC Parkway, with a mix of older and newer single and two-family dwellings and a City-owned property used for public open space related to the BC Parkway. Vehicular access to the site is from Gilley Avenue.

**3.0 BACKGROUND INFORMATION**

3.1 The subject site is located within the Council-adopted Royal Oak Community Plan area, on the west side of Gilley Avenue and north of Rumble Street and is designated for Comprehensive Development (CD) zoning utilizing the RM3 District as a guideline. The subject site includes three lots at 7449, 7481 and 7515 Gilley Avenue which are currently improved with smaller industrial buildings. The property at 7499 Gilley Avenue is City-owned and is currently leased on a month to month basis for a trade contractors business, with an agreement in place for the provision of six months notice to end tenancy.

3.3 Under a previous rezoning application, Rezoning Reference #08-04, a proposed suitable plan of development was submitted that included 7423 Gilley Avenue to the north as part of the proposed site consolidation and development. The proposal was presented to Public Hearing on 2008 July 22, with its corresponding Bylaw receiving Second Reading on 2008 August 25. Rezoning Reference #08-04 was subsequently withdrawn. Under the current application, the applicant is proposing to pursue a smaller consolidation without 7423 Gilley Avenue, but which remains in line Royal Oak Community Plan. Minor design changes involving building facades, site layout and floor plans are also proposed. The number of units has been reduced from the previous proposal of 49 to 47 units.

The applicant has now submitted a revised plan of development suitable for presentation to a Public Hearing.

**4.0 GENERAL INFORMATION**

4.1 As noted, the development proposal is for a 47 unit townhouse development comprised of four 3-storey buildings. Vehicular access is by two driveways off Gilley Avenue. The maximum density of the project under the RM3 District guidelines is 0.9 F.A.R with surface parking.



4.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the construction of new curb, gutter and a separated sidewalk with boulevard grass, street trees and street lighting along the Gilley Avenue frontage.

Road widening dedications of 1.97m from 7449 and 7481 Gilley Avenue are required for the provision of separated sidewalks.

4.3 Any necessary easements, covenants and statutory rights-of-way are to be provided, including, but not necessarily limited to:

- 219 Covenant restricting enclosure of balconies;
- 219 Covenant restricting driveway gates;
- 219 Covenant to guarantee the provision, operation and continuing operation of stormwater management facilities; and
- 219 Covenant providing that all disabled parking is to remain as common property.

4.4 In light of the proximity to SkyTrain and Rumble Street, a noise study is required to ensure compliance with the Council-adopted sound criteria.

4.5 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.

4.6 The proposed development site encompasses the closure of a redundant east-west lane right-of-way and a portion of the Gilley Avenue road right-of-way for inclusion in the proposed development site. The proposed road closure area to be sold to the applicant is approximately 308.4 m<sup>2</sup> (3,319.63 sq.ft.) after required road dedications of approximately 69.4 m<sup>2</sup> (747.03 sq.ft.) (subject to detailed survey). A Highway Closure Bylaw will be required, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw. The City Solicitor has determined a recommended sale price for the net road right-of-way area of \$90.00 per sq.ft., resulting in a potential total value of \$298,767.

4.7 The property at 7449 Gilley Avenue is City-owned and is intended to be sold to the applicant and consolidated into the proposed development site as a requirement of the subject rezoning. The property has a net area of approximately 1,748.4 m<sup>2</sup> (18,820.23 sq.ft.) after dedications of 52.8 m<sup>2</sup> (568.35 sq.ft.) (subject to detailed survey). The completion of the sale of City-owned property is a prerequisite of this rezoning application. The City Solicitor has determined a recommended sale price for the City property of \$90.00 per sq.ft., resulting in a potential total sale value of \$1,693,821.

4.8 Development Cost Charges:

- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area

- b) School Site Acquisition Charge of \$700.00 per unit
- c) GVS&DD Sewerage Charge of \$1,515.00 per townhouse unit

- 4.9 Engineering Environmental Services Division will need to review a detailed plan of Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 4.10 A suitable on-site stormwater management system is required to the approval of the Director Engineering. A Section 219 Covenant will be required to guarantee its provision and continuing operation will also be required.
- 4.11 A tree survey has been undertaken and it has been determined that there are no trees on site suitable for preservation.
- 4.12 Due to the industrial history of the site, a site profile and resolution of any resultant conditions is required.

**5.0 DEVELOPMENT PROPOSAL**

5.1 Site Area

Gross Lot area:	-	5,677.4 m <sup>2</sup> (61,111 sq.ft.)
Gross Road Closure Area	-	377.8 m <sup>2</sup> (4,066 sq.ft.)
Gross Road Dedication Area:	-	122.2 m <sup>2</sup> (1,315 sq.ft.)
Net Site	-	5,933.0 m <sup>2</sup> (63,864 sq.ft.)

5.2 Density

Permitted & Provided

F.A.R. Permitted	-	0.9 F.A.R.
Floor Area (G.F.A.) Permitted	-	5,339.7 m <sup>2</sup> (57,477 sq.ft.)

<u>Site Coverage</u>	-	32.6%
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5.3 Height

- 3 storeys

5.4 Unit Mix

13 two-bedroom units:	-	95.77-109.5 m <sup>2</sup> (1,031-1,179.3 sq.ft.)
<u>34 three-bedroom units:</u>	-	105.16-124.15 m <sup>2</sup> (1,132-1,336.4 sq.ft.)
<b>Total 47 Units</b>		

5.5	<b><u>Parking:</u></b>	<b><u>Permitted &amp; Provided</u></b>
	Vehicle Parking	
	Provided Parking 1.75 spaces per unit (Tandem @ 2 = 1.5)	94 Tandem = 70 spaces <u>plus 12 visitors spaces</u>
	<b>Total Parking Provided</b>	<b>- 82 (including 12 visitor spaces)</b>
	Shared Covered Car Wash Stall/ Visitor Space Provided	- 1
	Bicycle Parking:	<i>Required &amp; Provided</i>
	Secure Residential @ 1 /unit	- 47
	Visitors racks @ 0.2 spaces/unit	- 10
5.6	Communal Facilities:	- Children's play area (tot lot), green/ garden space and internal walkways

**6.0 RECOMMENDATIONS**

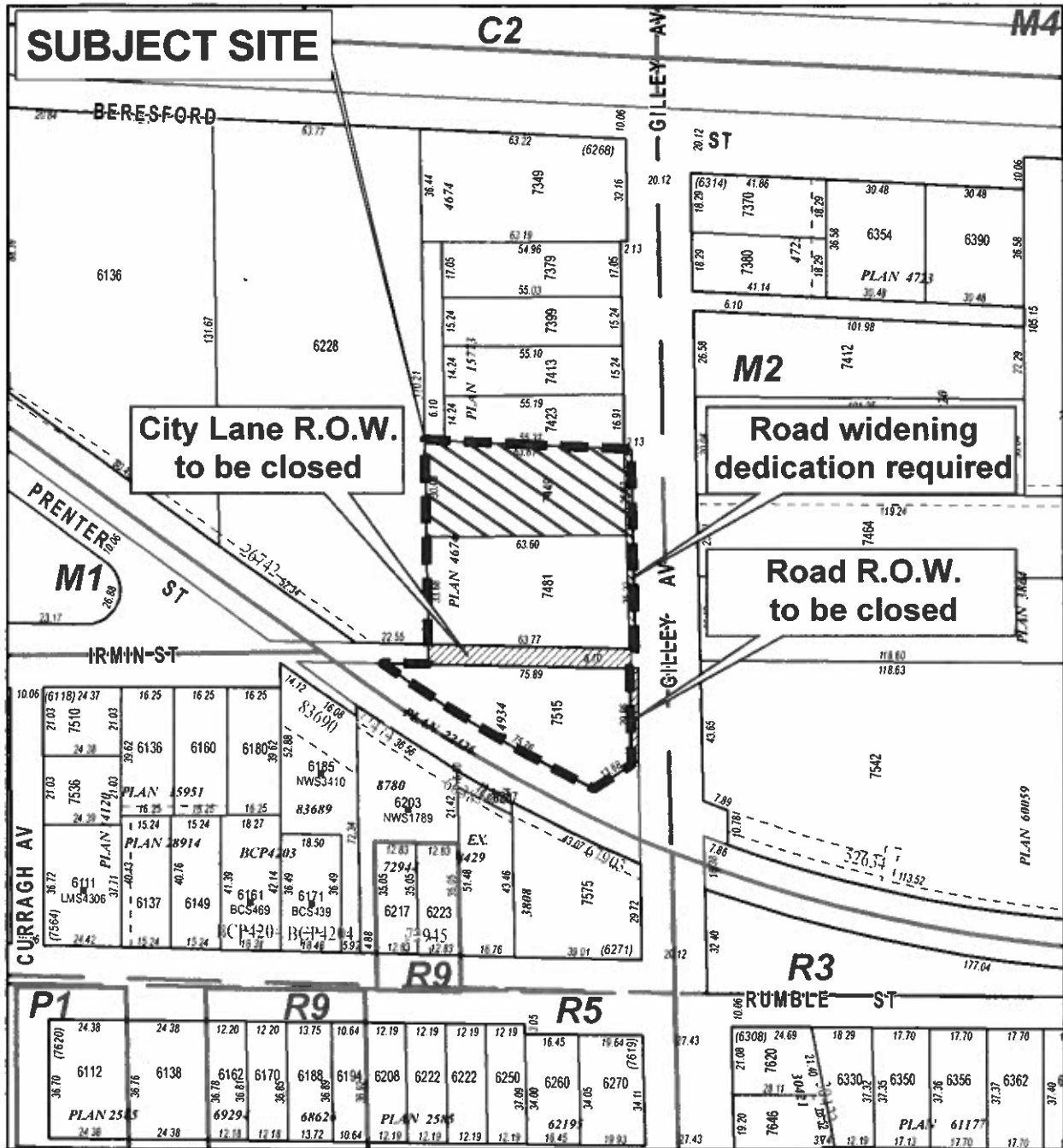
1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.6 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion with the subject development site in accordance with the terms outlined in Section 4.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 35/08, Bylaw #12482, be abandoned contingent upon the granting by Council of Second Reading of the subject rezoning bylaw.
4. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 July 26 and to a Public Hearing on 2010 August 31 at 7:00 p.m.
5. **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 removal all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The granting of Section 219 Covenants including:
  - restricting enclosure of balconies,
  - provision, operation and ongoing maintenance of required of stormwater management facilities.
  - indicating that project driveway access will not be restricted by gates, and
  - providing that all disabled parking is to remain as common property.
- h) Compliance with the Council-adopted sound criteria.
- i) Compliance with the guidelines for underground parking for visitors.
- j) The provision of one covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.

- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- o) The deposit of the applicable Parkland Acquisition Charge.
- p) The deposit of the applicable GVS & DD Sewerage Charge.
- q) The deposit of the applicable School Site Acquisition Charge.
- r) The completion of the sale of city property.
- s) The completion of the Highway Closure Bylaw.
- t) 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.

*SMN/*  
SMN:spf  
**Attachments**

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



PLANNING & BUILDING DEPARTMENT



DATE: JUNE 29 2010



Subject Site



City-Owned Property

SCALE: 1:2,000

REZONING REFERENCE #10 -- 17

7449, 7481 & 7515 GILLEY AVE  
AND PORTION OF LANE RIGHT-OF-WAY

DRAWN BY: DJ

Sketch #1



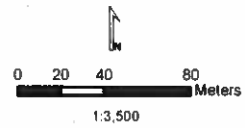
**SUBJECT SITE**  
 REZONING REFERENCE #10 -- 17  
 7449, 7481 and 7515 Gilley Ave

*Royal Oak Community Plan*



PLANNING & BUILDING DEPARTMENT

- 1 > CD (RM2)
- 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



**Sketch #2**

# letter of intent

**Burnaby City Hall**  
**Planning Department**  
4949 Canada Way  
Burnaby, BC  
V5G 1M2  
t. 604.294.7944

Hand delivery

June 18, 2010

## **Re: Gilley Avenue Townhouses Rezoning Design Rationale**

### **Overview**

The site of the proposed 47-unit townhouse development is located in central Burnaby adjacent to the Sky Train Line at Gilley Avenue. The area falls under the Council-adopted Royal Oak Community Plan and is a transitional pocket ranging from light industrial to medium industrial use. To the north along Gilley Avenue towards Beresford Street is a mixture of light and medium industrial enterprises, with most buildings having a setback from the road with surface parking in front. To the south is Rumble Avenue, which is comprised largely of single-family residences (old and new construction) with a few neighbourhood stores interspersed randomly. The south portion of the site abuts the Sky Train elevated rail line and park right of way / bike path underneath. To the west is a large operation warehouse used for television production.

This development would be the first rezoning in the area seeking to establish a higher density slab-on-grade townhouse building form. It will therefore be of a high caliber and standard, integrating quality building form and pedestrian friendly landscaping along Gilley Avenue.

Through Burnaby's comprehensive rezoning process the proposed development is to convert the land use from M-2 (industrial) to an adopted townhouse use with the RM-3 district schedule serving as a guideline.

### **Background**

This project was originally submitted by Mosaic Homes with b Squared Architecture in June 2008 and was subsequently abandoned in October 2008 after it had passed Third Reading. The previous rezoning reference is #08-04. The current new lot consolidation no longer includes the northern property at 7515 Gilley Avenue and the adjacent rear lane closure.

**b squared architecture inc.**

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# letter of intent

## Site Plan

### Legal

The site is to be consolidated through a complex means of acquisitions, dedications, road closures and lot amalgamations. A survey has been prepared by Butler Sundvick showing a new property line established along Gilley Avenue, which uses the existing curb line to establish a width of 4.5m or (14'-9"). The survey plan indicates areas to be acquired and dedicated. The total proposed site area is 63,862sf or 5,933sm.

### Setbacks

The gable end units facing Gilley Avenue have a 15'-0" front setback from the east property line. Along the west property line at the rear the distances vary slightly with the tightest distance at 14'-7". The northern side yard setback is averaged to give a 20'-0" setback, while at the south side yard setback the distances are obtuse, angling to a pinch point of 10'-0" and varying along the building face.

### Design

The site is arranged around two fire access roads that are entered off Gilley Avenue on an east-west axis. As required by the Burnaby Fire Department, the access roads are 24'-0" wide. Each road is fronted by two bar buildings for a total of 4 buildings on the site. The perpendicular arrangement is efficient and provides a large amount of permeable site area for on-site drainage, landscaping and amenity space.

The northern most building (No.1) has a continual stagger along its elevation to accommodate the new obtuse property line at 7449 Gilley Avenue. Unlike the other townhouse units, these frontages have a front entry and an overhead garage door at grade. Each unit has its own fenced yard along the north property line with a deck above.

Buildings No. 2 and 3 are facing each other in a courtyard or mews arrangement. The two buildings are spaced a minimum of 30'-0" apart and share a common 10'-0" wide access path in the middle. Each unit has a concrete monument with address and a gated private yard. Each of the buildings facing the access road has a rear deck above the asphalt parking apron.

Building No. 4 is similar to buildings No. 2 and 3 in that the front doors are accessed from the Amenity and Tot Lot area at the south end. This arrangement enhances a pedestrian friendly point of arrival separated from the access road. Each unit has a gated private yard. Parking is accessed off the access road at the rear with a deck above.

The site has a large natural cross slope dropping a total of 12'-0" from the northwest to the southeast corner. As a result, the buildings have a staggering slab elevation which drops 12" on increments of two to three units.

### Townhouse Mix

The 47 units are comprised of seven variants of townhouse layouts. The units range in size from the smallest A unit with two bedrooms at 1,066sf, to the largest C unit with 2 bedrooms plus den at 1,340sf. Building No.1 has a fully enclosed two car tandem parking garage. The remaining buildings have one enclosed garage stall with one exterior parking stall on the asphalt apron.

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## Architectural Expression

The buildings are designed to establish a new architectural expression based upon a modern vernacular – shingles from the existing single family housing stock south of Rumble Avenue are used in a massed and colourful manner, beveled cement panel is reminiscent of the industrial past with a softer, artful treatment of spacing interval, and concrete is refashioned with intimate signage and address numbering.

The gable end units facing Gilley Avenue have side door access directly to the street. The look is composed of a play between the shingles on one plane and the beveled cementitious panel extending out of the plane to articulate the unit entry. A rhythm of horizontal siding is used to add visual interest. The pattern repeats with 2-12" panels then 4-6" panels in repetition.

The long building facades are playfully alternated between long vertical slots and a bay window expression to break any monotony, but also to provide a sense of identity for each owner.

## Landscape

The proposed rezoning would enhance the streetscape along Gilley Avenue through a new widened boulevard as mentioned above. This new width allows for a layering of pedestrian experiences, creating a sequence from the curb, to the treed 6'-0" boulevard, to the 5'-0" concrete sidewalk, to additional planting, to a low 3' high wood fence. The entry to the mews is marked by a covered central mailbox kiosk complete with emergency fire fighter information. Six visitor bike stalls are also provided. The entry kiosk is designed with a low, flat off-centre roof to welcome visitors but not detract from the meandering central walk.

Trees at the access road are to be placed wherever possible at each unit in order to take advantage of the natural storm run-off for low maintenance watering.

Pedestrian circulation throughout the development is achieved through a number of connecting walks which link the central garbage and the Tot Lot at the south.

In an effort to individualize each unit, most units have a gated private yard with low planting at the edge. Each individual entry has a metal screen to allow vines to grow. The landscape consultant has chosen a variety of creepers and vines that flower at different times of the year for changing visual and olfactory interest.

## Parking

The parking requirement has been met through negotiation that tandem parking would be allowed if a ratio of 2 cars per unit is provided instead of 1.25 per unit. Visitor parking is .25 per unit as required. Only the unit at building No.1 facing Gilley Avenue has surface parking.

## Garbage / Recycling

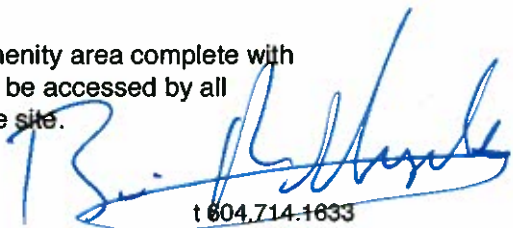
A decision was made to create a centralized garbage area rather than having garbage stored and serviced at each individual garage. At the west end of Road B, we have located the covered carwash and integrated the garbage and recycling under one roof. Two bins have been provided for domestic waste, and four blue bins for recycling of plastic, glass, paper and metal.

## Tot Lot and Amenity Area

At the most southern portion of the site, we have located 4,000sf amenity area complete with children's play structures and seating areas. This amenity area can be accessed by all residents through the pathway system along the western edge of the site.

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# letter of intent

## PROJECT DATA

Legal Description      Lot 4 District Lot 97 Group 1 N.W.D. Plan 4674  
 PID # 002-543-753

Lot 5 District Lot 97 Group 1 N.W.D. Plan 4674  
 PID # 002-660-059

Parcel 'B' (Reference Plan 14934) Lot 30 District Lot 97 Group 1  
 N.W.D. Plan 824  
 PID # 004-945-379

Parcel 2 Road Plan 824

Civic Address      7449,7481, 7515 Gilley Avenue, Burnaby

Site Area      Gross area:      5,677.4 sm      (61,111 sq ft)      (1.40ac)  
 Dedication area:      122.2 sm      (1315.3 sq ft)      subtract  
 Road area closure:      373.0 sm      (4,015 sq ft)      add  
 City area:      4.8 sm      (51.7 sq ft)      add  
 Net area:      5,933 sm      (63,862.3 sq ft)      (1.47ac)

Note: Areas indicated above are from Bullter Sundvick survey dated June 16/2010.

Zoning      Current: M2  
 Proposed: RM-3 (Comprehensive)

GFA (Density)	Required or Allowed .90 F.A.R. or 5,339.7 sm (57,476 sq ft)	Proposed .853 F.A.R. or 5,061.1 sm (54,477.4 sq ft)
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### Setbacks

Front yard	7.5m (24.61')	4.57m (15'-0")
Side yard (west)	6.0m (19.69')	4.45m (14'-7")
Side yard (south)	6.0m (19.69')	3.0 m (10'-0")
Rear yard (north)	10.5m (34.45')	6.1m (20'-0")

Building height	12.0m (39.37')	10.21m (33.5')
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### Unit Summary

	Quantity
Unit type 'A' (2 bed)	11
Unit type 'B' (2 bed+den)	28
Unit type 'C' (2 bed+den)	3
Unit type 'C1' (2 bed+den)	3
Unit type 'C1A' (2 bed+den)	1
Unit type 'C2' (2 bed)	1
Total Units	47

Parking	Required	Proposed
Resident	1.5/unit (70.5) 70	1.5/unit (70.5) 70 (46 tandem stalls + 1 unit side x side)
Visitor	.25/unit (11.75) 12	12
Total	1.75/unit (82.25) 82	82

Regular car stalls	86*.65 = 56	86
Small car stalls	86*.35 = 30	20 (19%)

Car wash	1	1
Disabled	n/a	n/a

Resident Bike Stall	47	47 (located in garage)
Visitor Bike Stall	10	10 (located at Mews entry, Tot Lot)

\* Note garbage and recycling to be located at covered area w/ covered car wash

Amenity space      Outdoor tot lot

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## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #10-18 2010 JULY 26

#### ITEM #6

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Aldea Homes Ltd.  
7429 Morley Drive  
Burnaby, BC V5E 3X9  
(Attention: Bimaljit Sahdev)
- 1.2 Subject:** Application for the rezoning of:  
Lot 2, D.L. 98, Group 1, NWD Plan 4577; Lot 3, D.L. 98, NWD Plan 4577; Lot 4, Blk 13-15, D.L. 98, NWD Plan 2066
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 Address:** 5292, 5312 and 5338 Beresford Street
- 1.4 Location:** The subject site is located on the south side of Beresford Street mid-block between Royal Oak Avenue and Antrim Avenue (Sketch #1 attached).
- 1.5 Size:** The site is irregular in shape with a width of 50.65 m (166.2 ft) and an average depth of 51.37 m (168.5 ft) for a total area of 2559.8 m<sup>2</sup> (27,553 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new multi-family townhouse development with underground parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site consists of three R5-zoned properties. The subject lot at 5292 Beresford Street currently accommodates a two-family dwelling and the other two lots are currently vacant. Directly to the north is the sky train line with an industrial area beyond. To the east, across the lane, are townhouse developments constructed between 1992 and 1996. To the west are older single family dwellings and to the south, across the lane are single family dwellings.

### **3.0 BACKGROUND INFORMATION**

Falling within Sub-Area 2 of the adopted Royal Oak Community Plan, the subject properties at 5292, 5312 and 5338 Beresford Street along with the properties at 5281, 5307, 5319, 5335 and 5345 Victory Street, together with the abutting lane rights-of-way to the east and south are designated for multiple-family redevelopment under the CD Comprehensive Development District utilizing the RM3 Multiple-family District as a guideline (see attached Sketch #2). The applicant is proposing an alternative consolidation in order to pursue development with the City-owned properties at 5312 and 5338 Beresford Street together with 5292 Beresford Street.

Given the number of properties in the designated assembly which are currently occupied with single-family dwellings which are in fair to good condition and the fact that the proposed development will not hamper future consolidated redevelopment of the single family lots to the south, the proposed infill development is considered supportable. The subject development will also achieve the required road works and dedications on Beresford Avenue in line with the Royal Oak Community Plan. It is proposed that the lane to the east remain open to serve as access to the subject development as well as access to the future development fronting Victory Street. The lane to the south would remain available for future closure and incorporation into a future development site to the south.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM3 Multiple-Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a three-storey townhouse project with underground parking to a maximum Floor Area Ratio (FAR) of 1.1. Access to the site will be from the lane to the east.
- 4.2 The City-owned properties at 5312 and 5338 Beresford Street have a combined gross area of 1702.8 m<sup>2</sup> (18,329 sq.ft.) and a net area of 1367.7 m<sup>2</sup> (14,722 sq.ft) after the required 10.06 m dedication for the completion of Beresford Street. The City Solicitor will be requested to determine a recommended sale price for the property which will be submitted to Council for its consideration and approval. The completion of the sale of City-owned property would be a prerequisite of the rezoning application.
- 4.3 The Director of Engineering will be required to provide an estimate for all services necessary to serve this site which will include, but not necessarily be limited to: completion of Beresford Avenue to a 14.0 m standard with curb and gutter and separated sidewalk with street lighting and street trees adjacent to the development site. As noted, in order to accommodate the Beresford Street works, a 10.06 metre dedication is required.
- 4.4 The site contains a number of mature trees and a tree survey will be pursued to determine whether it is feasible to preserve any.

- 4.5 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to, a Section 219 Covenant restricting enclosure of balconies.
- 4.6 The developer is responsible for the undergrounding of overhead wiring along the south side of Beresford Avenue fronting the development site.
- 4.7 Due to the site's proximity to SkyTrain, an acoustical study will be required for this rezoning to ensure compliance with the Council adopted noise criteria.
- 4.8 As this is a small site of under one acre, Storm Water Management Best Practices will apply.
- 4.9 Provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions are required.
- 4.10 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area.
  - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit.
  - c) School Site Acquisition Charge of \$800 per unit.

**5.0 RECOMMENDATIONS**

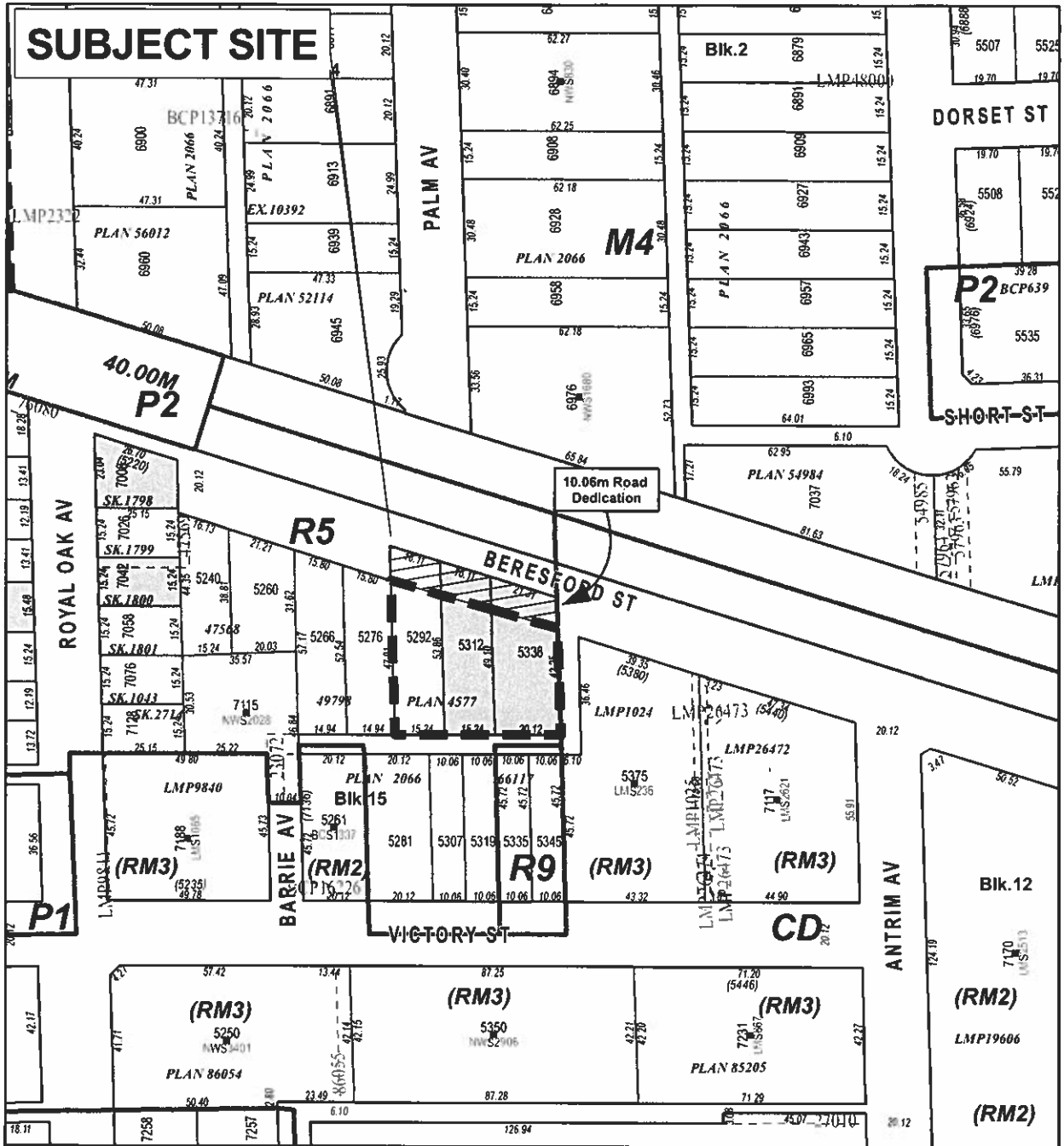
- 1.0 **THAT** a copy of this report be sent to the property owners of 5281, 5307, 5319, 5335 and 5345 Victory Street for information purposes.
- 2.0 **THAT** the sale be approved in principle of City properties at 5312 and 5338 Beresford Street for inclusion in the subject development site in accordance with the terms outlined in Section 4.2 this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 3.0 **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.

*DR*

DR:spf

*Attachments*

cc: Director Engineering  
City Clerk  
City Solicitor



PLANNING & BUILDING DEPARTMENT

DATE: JUNE 29 2010

SCALE: 1:2,000

DRAWN BY: DJ



Subject Site



City-Owned Properties

REZONING REFERENCE #10 -- 18  
5292, 5312 & 5338 BERESFORD ST

Sketch #1



**SUBJECT SITE**

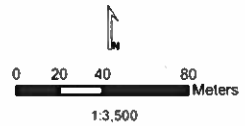
REZONING REFERENCE #10 -- 18  
5292, 5312 and 5338 Beresford St

*Royal Oak Community Plan*



PLANNING & BUILDING DEPARTMENT

- 1 > CD (RM2)
- 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





# ALDEA HOMES LTD.

Quality Home Builders

7429 Morley Drive

Phone: (604)781-7797

(604)719-1374

Burnaby, B.C. V5E 3X9

Fax: (604)433-7220

---

The City of Burnaby  
4949 Canada Way,  
Burnaby BC, V5G1M2

June 11, 2010

Attention: **Mr. B. Luksun,**  
**Director: Planning and Building**

Reference: 5292, 5312 and 5338 Beresford Street  
Subject: Application for the new Development under RM3 Zoning By Laws


**Dear Sir,**

We would like to apply for rezoning under RM3 bylaw for the properties of 5292, 5312 and 5338 Beresford Street. We are planning to build a combination of one, two and three bedrooms townhomes, with an underground parkade. Our endeavor is to build an outstanding masterpiece that will serve as a gem of the city.

We feel that this will serve as an important development for the city of Burnaby and the community as this building will serve as a hub of convenience for the community as this building will be situated right across of public transit (Royal Oak Skytrain). Our endeavors need your support, and your co-operation will be greatly appreciated.

In essence, if you have any questions that need further clarification, please contact me at 604-781-7797

Sincerely,

  
Aldea Homes Ltd.  
Bimaljit Sahdev, President

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #10-19  
2010 JULY 26

### ITEM #7

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Northstar Signs and Lighting Ltd.  
12763 60<sup>th</sup> Avenue  
Surrey, BC V3X 2K9  
(Attention: Mike Otto)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, D.L. 10, Group 1, NWD Plan BCP86
- From:** CD Comprehensive Development District (based on P2 Administration and Assembly District, B2 Urban Office and C1 Neighbourhood Commercial District)
- To:** Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, B2 Urban Office, C1 Neighbourhood Commercial District and Lake City Business Centre Development Plan as guidelines, and in accordance with the development Plan entitled "AECOM" prepared by Priority Sign Inc.)
- 1.3 Address:** 3292 Production Way
- 1.4 Location:** The subject site is located at the northeast corner of Lougheed Highway and Production Way (Sketch #1, attached).
- 1.5 Size:** The site has an area of 6,882 m<sup>2</sup> (74,079 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 installation of a sky sign on the existing building on site.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject property is located at the northeast corner of the Lougheed Highway and Production Way, within the Lake City Business Centre (see Sketches #1 and #2, attached). Warehouse, wholesale and distribution facilities are located to the west, north, and east of the subject site. An R1-zoned single family neighbourhood and light industrial developments are located to the south across the Lougheed Highway.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is developed with a 10,624m<sup>2</sup> (114,361 sq. ft.), six-storey office/retail building that is integrated with the Production Way SkyTrain station and bus loop. The building was approved through Rezoning References REZ #00-04 and REZ #06-08. The approved Comprehensive Development plans for REZ #06-08 indicated a potential sky sign facing Production Way for an office tenant, subject to a future amendment rezoning application.
- 3.2 Sky signs are defined as signs that are located at the top of major commercial buildings (e.g. offices and hotels) at the third floor level or higher. Sky Sign Guidelines have been developed and are used to assist in the evaluation of sky signs approved to date, including sky signs at Ericsson, Electronic Arts, Pacific Blue Cross, and IBM.

### **4.0 SKY SIGN PROPOSAL**

- 4.1 The applicant is proposing to install a sky sign on the Production Way frontage of the existing building on the subject site for AECOM, an international company that provides professional, technical and management support services. The proposed sky sign is intended to increase the exposure of the company.
- 4.2 The proposed sky sign will be mounted 29 m (95.4 ft.) above grade and 0.9 m (3 ft.) below the top of the main building face. This location is consistent with the potential sky sign location identified in the Comprehensive Development plans for REZ #06-08. The proposed sky sign is comprised of illuminated individual channel letters reading "AECOM" (see Sketch #3, *attached*). The channel letters, which are 1.2 m (4 ft.) high, will appear black during the daytime and white at night. The overall length of the sign is 5.6 m (18.3 ft.) and the total area is 6.83 m<sup>2</sup> (73.52 sq. ft.). The proposal falls within the Sky Sign Guidelines which recommend that sky signs be less than 9.3 m<sup>2</sup> (100 sq.ft.) in area and located within 6.1 m (20 ft.) of the top of the main face of a building.
- 4.3 The sky sign will be affixed to the building with no visible mounting brackets or electrical components and is considered to be architecturally integrated with the existing office building. Criteria for the evaluation of sky signs for commercial buildings also include consideration of an active and major head office user, including occupation of a minimum 5,574 m<sup>2</sup> (60,000 sq.ft.) and a minimum 25% of gross leasable floor area. The applicant has confirmed that AECOM will be occupying the third and fourth floors which have a total gross leasable floor area of 3,861 m<sup>2</sup> (41,558 sq.ft.) and comprise 36.3% of total office space in the building, which is considered supportable.
- 4.4 The sky sign will be visible from Production Way, Lougheed Highway, and the SkyTrain guideway.

4.5 Given that the proposed sky sign location is consistent with that identified in Rezoning Reference #06-08, and the proposal meets guidelines that have been developed and used to evaluate sky signs approved to date, this Department is supportive of the subject rezoning application. The plan of development that has been presented is considered to be suitable for presentation to a Public Hearing.

**5.0 RECOMMENDATIONS**

**1.0 THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 July 26 and to a Public Hearing on 2010 August 31 at 7:00 p.m.

**2.0 THAT** the following be established as prerequisites to the completion of the rezoning:

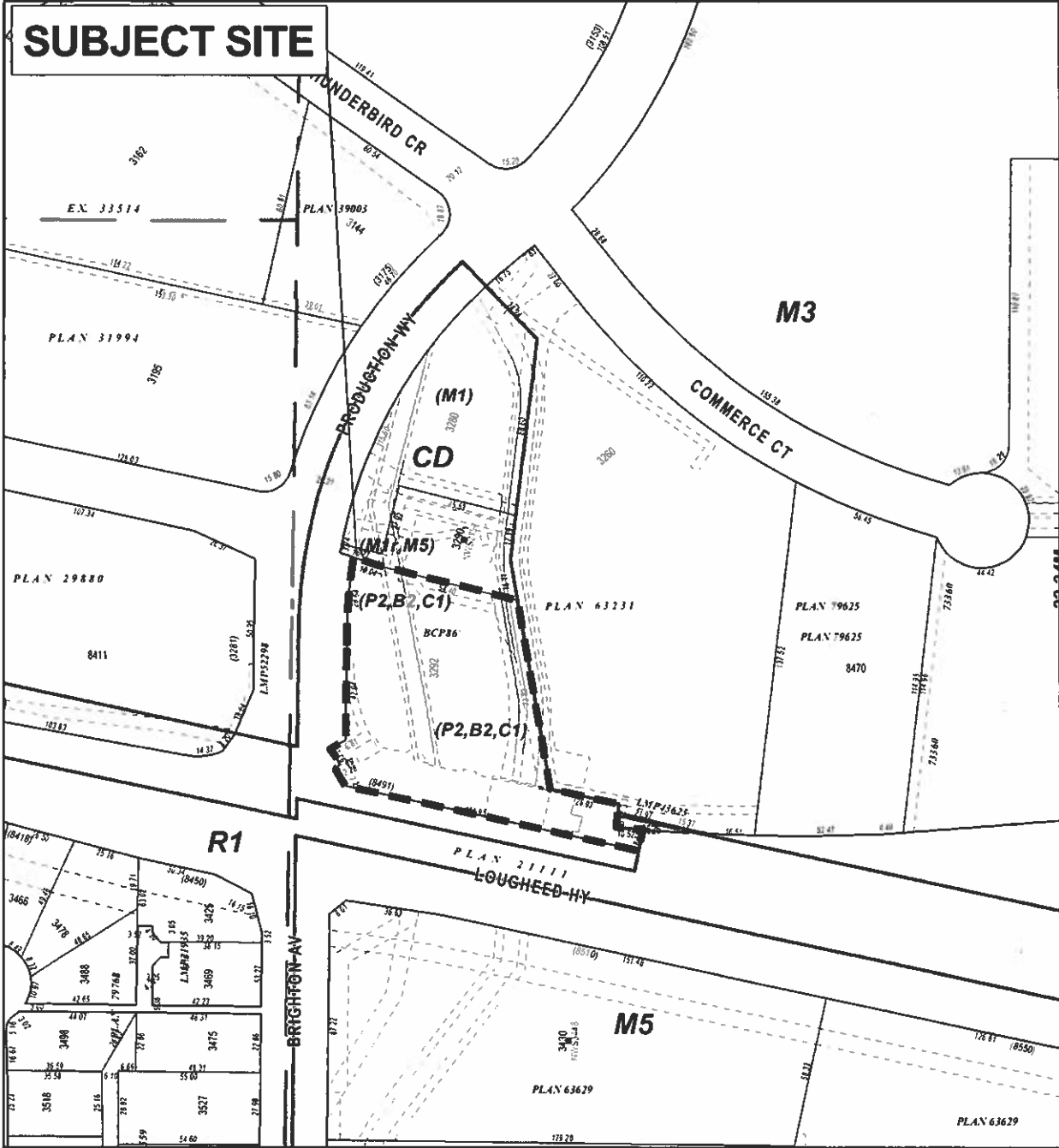
- a) The submission of a suitable plan of development.
- b) The approval of the Ministry of Transportation to the rezoning application.
- c) A commitment relating the sky sign's installation to continued occupancy by the head office user, AECOM, at the subject site.

*BSM.*

KH:spf/tn

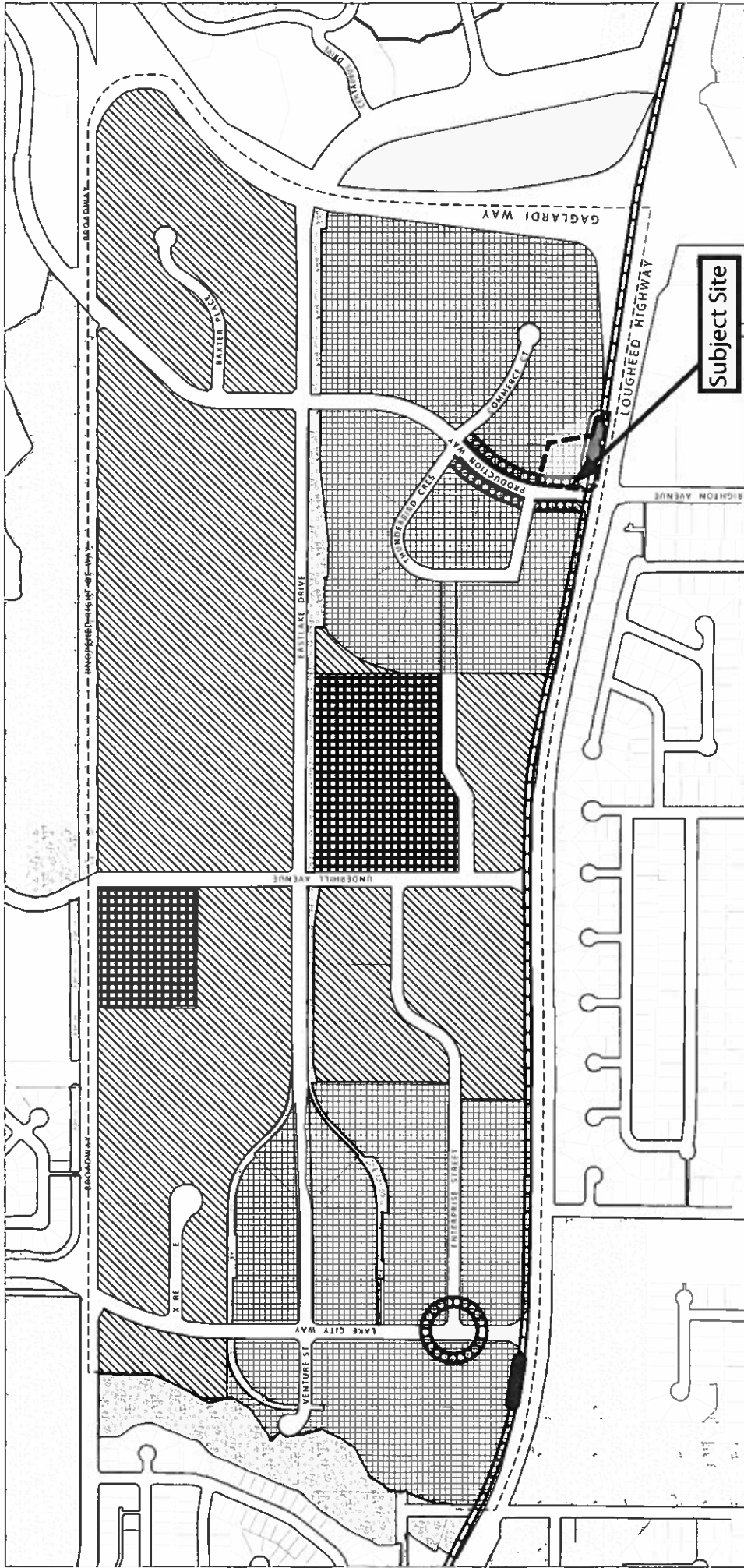
*Attachments*

cc: Director Engineering  
City Clerk  
City Solicitor  
Chief Building Inspector











 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p> 
<p>DATE:</p> <p>JUNE 29 2010</p>	 Subject Site
<p>SCALE:</p> <p>1:2,500</p>	<p>REZONING REFERENCE #10 -- 19</p>
<p>DRAWN BY:</p> <p>DJ</p>	<p>3292 PRODUCTION WAY</p>

Sketch #1



LAKE CITY BUSINESS CENTRE

Land Use  
Concept

-  Urban Business Centre Lands
-  Suburban Business Centre Lands
-  Long Term Potential Suburban Business Centre Lands (existing petroleum uses)
-  Park and Open Space
-  Local Commercial Service Centres
-  SkyTrain Alignment
-  SkyTrain Station and Bus Loop
-  SkyTrain Station (Future ~ 2003/2004)



Planning & Building Dept.

2000 January  
Drawn by RCN

SKETCH #2



PLANNING & BUILDING DEPARTMENT

REZONING REFERENCE #10 - 19  
3292 PRODUCTION WAY



June 20, 2010

City of Burnaby  
Planning and Building Department

Dear Members of Council,

Please be advised that I, Mike Otto of Northstar Signs and Lighting, will be representing the landlord, Lake City Centre Properties Ltd., in this application for rezoning from CD (P2, B2/C1) to allow for the installation of a sky sign at Lot A, D.L. 10, Plan BCP86.

This will not require any alterations to the existing building. The signage would be attached to the exterior at the top of the building. This sign would allow the prime tenant, AECOM, to have the exposure their business requires. AECOM is a global leader in providing fully integrated professional technical and management support services in a broad range of markets. It is important for them to get the get the right exposure to conduct their business. This will bring more opportunities to the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Otto', with a long horizontal stroke extending to the right.

Mike Otto  
Northstar Signs and Lighting  
12763 – 60<sup>th</sup> Avenue  
Surrey, BC V3X 2K9



## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #10-20  
2010 JULY 26

### ITEM #8

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Sandford Design Group  
205 – 3751 Jacombs Road  
Richmond, BC V6V 2R4  
Attention: Harve Fuller
- 1.2 Subject:** Application for the rezoning of:  
Lot 2, D.L. 166A, Group 1, NWD Plan BCP29939
- 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 and M5 Light Industrial District)
- 1.3 Address:** 7575 North Fraser Way
- 1.4 Location:** The subject site is located on the south-west side of North Fraser Way between Tillicum Street and Byrne Road (Sketch #1 and #2 attached).
- 1.5 Size:** The site is rectangular in shape with a width of 91.26 m (299.4 ft) and a depth of 108.74 m (356.8 ft) with a total area of 9,890 m<sup>2</sup> (106,456 sq. ft).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a multi-tenant industrial building with related office space.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on North Fraser Way between Tillicum Street and Byrne Road. To the south-east is a newer industrial/business centre development; to the north-west are vacant lands and an older industrial building, to the north-east, across North Fraser Way are agricultural lands and to the south-west is existing industrial development.

### **3.0 BACKGROUND INFORMATION**

The subject property is identified for Business Centre Development under the adopted Big Bend Development Plan. The proposed development includes the construction of a multi-tenant warehouse/manufacturing building with related office space which is consistent with the land use objectives of this area. The subject property is currently vacant.

On 2007 May 14, Council gave Final Adoption to Rezoning Reference #05-51 which involved the servicing of the subject lot along with the adjacent 7635, 7481 and 7447 North Fraser Way. The lot at 7635 North Fraser Way has since developed under Rezoning Reference #99-61 which was given final adoption on 2007 July 23. Subdivision Reference #05-55 has provided a majority of the required servicing to serve the subject site including upgrading North Fraser Way to its final standard with separated sidewalks and street lighting (see attached Sketch #1).

### **4.0 GENERAL INFORMATION**

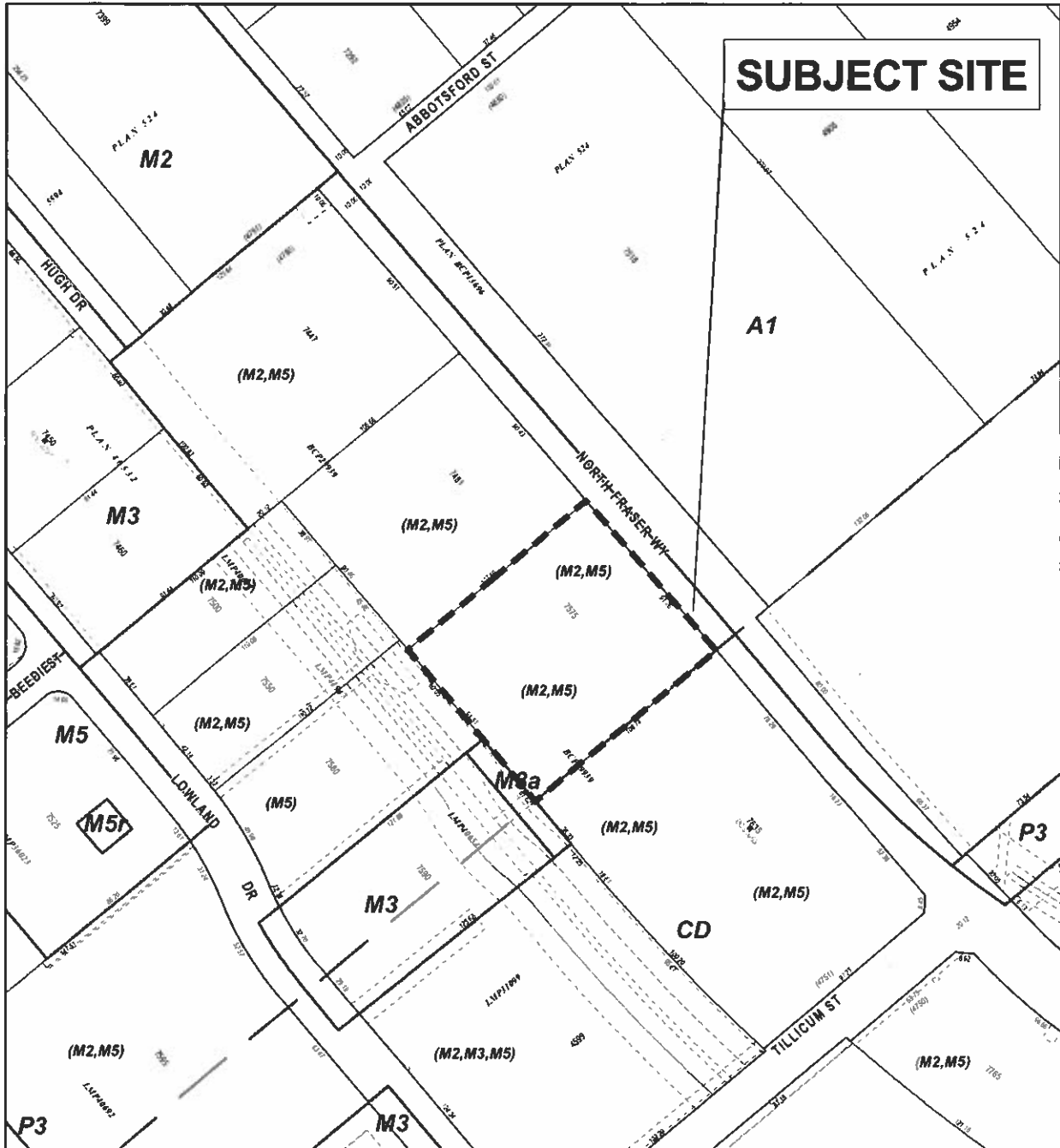
- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 and M5 Districts and the Big Bend Development Plan as guidelines) in order to permit the construction of a multi-tenant industrial building in accordance with the Big Bend Development Plan. Access is from North Fraser Way.
- 4.2 As noted, the majority of required servicing for the subject site has been provided for under Subdivision References #05-55. Notwithstanding, The Director of Engineering will be required to provide an estimate for any further services necessary to serve this site.
- 4.3 The GVS & DD Sewerage Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.4 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as registration of a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater management system and landscape features will be required.
- 4.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 4.6 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.7 A site profile and the resolution of any arising issues will be required.

**5.0 RECOMMENDATION**

**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.

*Busl.*  
DR:spf  
*Attachments*

cc: Director Engineering  
City Clerk  
City Solicitor



PLANNING & BUILDING DEPARTMENT



DATE:  
JUNE 29 2010

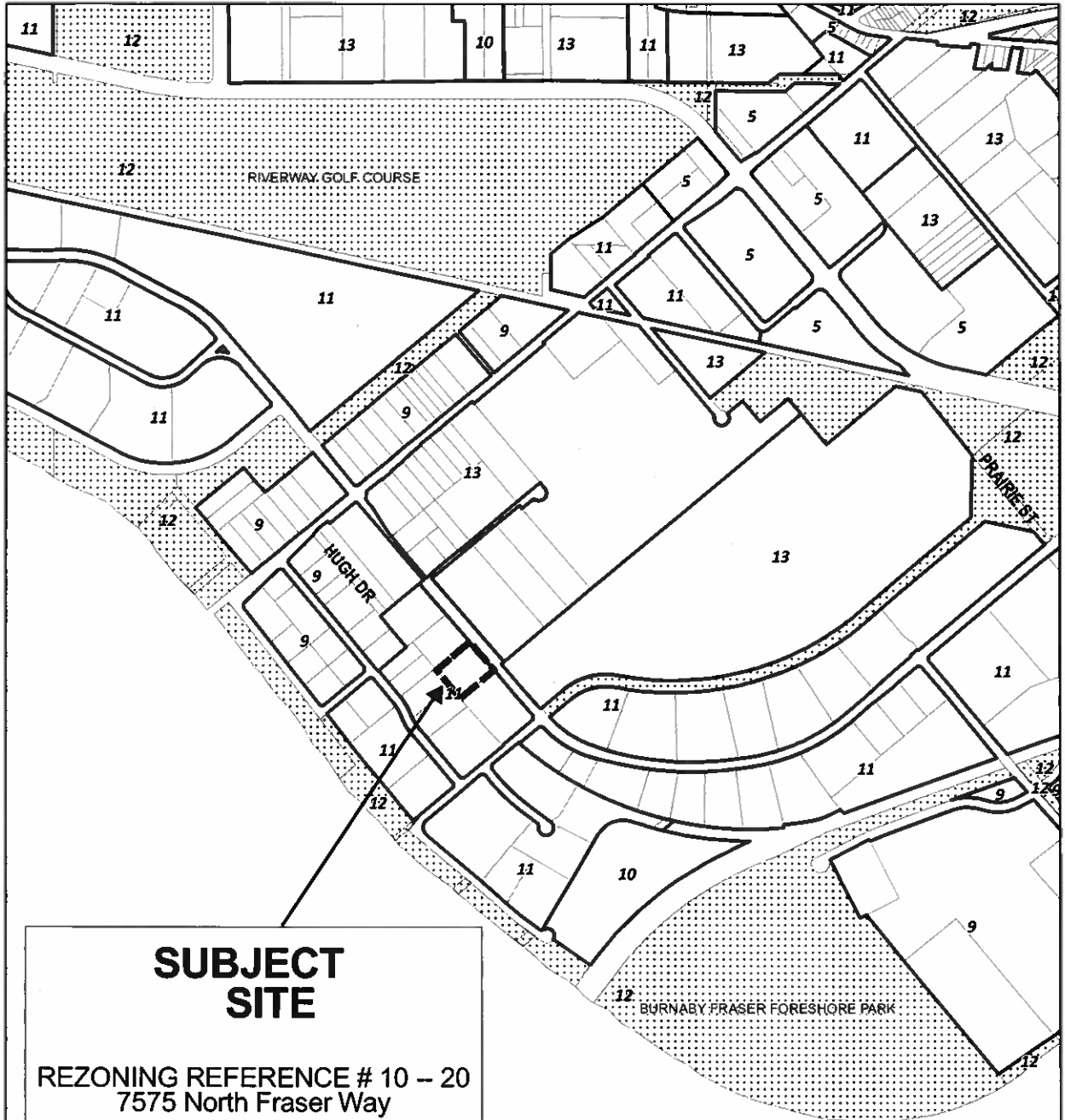
SCALE:  
1:3,000

DRAWN BY:  
DJ

 Subject Site

**REZONING REFERENCE #10 -- 20**  
**7575 NORTH FRASER WAY**

Sketch #1

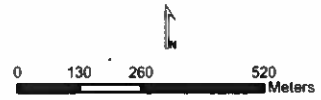


*Big Bend Development Plan*



PLANNING & BUILDING DEPARTMENT

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



# sanford design group

BUILDING & INTERIOR DESIGN CONSULTANTS

July 19, 2010

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

## REZONING LETTER OF INTENT

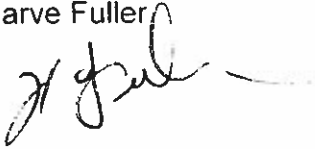
Re: 7575 North Fraser Way, Burnaby

The intent of this application is to rezone the subject property from the current CD zoning for a new warehouse building under CD- M2/M5 zoning.

The proposed site development will be a for large distribution type tenancies similar to the adjacent business park developments.

Please call our office if we can be of further assistance.

Regards,  
Harve Fuller



## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #10-21 2010 JULY 26

#### ITEM #9

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Paul C. Lepage  
833 East 20<sup>th</sup> Avenue  
Vancouver, BC V5V 1N4
- 1.2 Subject:** Application for the rezoning of:  
Lot 19, Blk 5, D.L. 96, Group 1, NWD Plan 1194; Lot 18, Blk 5, D.L. 96, Group 1, NWD Plan 1194; Lot 17, Blk 5, D.L. 96, Group 1, NWD Plan 1194
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on P1 Neighbourhood Institutional District)
- 1.3 Address:** 6675, 6683, and 6693 Arcola Street
- 1.4 Location:** The subject site is located on the north side of Arcola Street, just west of Sperling Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site measures 45.72 m (150 ft.) wide, by 36.58 m (120 ft.) deep, with an area of 1,672.4 m<sup>2</sup> (18,000 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 40-space childcare facility.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three vacant, R5 zoned properties located at 6675, 6683, and 6693 Arcola Street (see Sketch #1 *attached*). The properties are located within the Council-adopted Edmonds Town Centre Community Plan and are designated for RM3 multiple-family development, subject to a larger assembly (see Sketch #2 *attached*). To the west are three additional vacant R5 zoned lots, a P8 zoned parking lot, three single-family dwellings, and commercial development beyond. The Saint Francis de Sales Elementary School and Church site is located to the north across the lane. Single-family dwellings are located to the east fronting Sperling Avenue, and commercial developments are located to the southwest across Arcola Street. A high rise residential tower is currently under construction across the street from the subject site, at the corner of Arcola Street and Sperling Avenue. It is noted that the Roman Catholic Archbishop of Vancouver owns the three

subject properties, the Saint Francis de Sales Elementary School and Church site across the lane from the subject site at 6656 Balmoral Street, and the properties at 6605, 6621, 6627, 6637, 6657, and 6665 Arcola Street west of the subject site (see Sketch #1 attached).

### 3.0 DEVELOPMENT PROPOSAL

The applicant is proposing to install a custom manufactured, modular, child care facility on the subject site. The new child care facility is intended to accommodate a 20 space preschool program that is currently operating at Saint Francis de Sales Elementary School but will be displaced when classroom space is reclaimed for full-day kindergarten programs beginning in September 2011. The new facility will also provide for an additional 20 child care spaces, for a total of 40 preschool spaces with four staff. The building would be comprised of three modular units with a total gross floor area approximately 200 m<sup>2</sup> (2,160 sq. ft.). The building would meet all applicable building codes and all requirements of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act*. One hundred forty square metres (1,507 sq.ft.) of outdoor play area is proposed, in accordance with licencing requirements. New fencing, landscaping, and a parking area with driveway accesses off both Arcola Street and the rear lane will be provided on site.

### 4.0 GENERAL INFORMATION

- 4.1 The Fraser Health Authority and Social Planning division has provided documentation that it has no objections to a 40 space child care facility in accordance to the applicant's proposal at the subject site. The proposed relocated child care facility will enable retention of an existing preschool program and provide for additional preschool spaces in the local area. The proposed rezoning is therefore considered supportable.
- 4.2 The development proposal will require a minor amendment to the Edmonds Town Centre Community Plan to permit institutional use on the subject site. As noted above, the Roman Catholic Archbishop of Vancouver currently owns all properties that form the two RM3 assemblies on the north side of Arcola Street, with the exception of 6613 Arcola Street, which is planned for future acquisition. The owner intends these properties for future comprehensive development for expanded school/church uses. It is therefore proposed that the Community Plan be amended at this time to change the designation of the two RM3 assemblies which includes the subject sites to an institutional use designation. This change is considered supportable as a complementary use to the Edmonds Town Centre neighbourhood. It reflects the currently proposed and future intended use of the Arcola properties for institutional purposes and will facilitate their future consolidation with the existing Saint Frances de Sales Elementary School and Church site, subject to a future Comprehensive Development rezoning. Council approval of this Community Plan adjustment would take effect upon Council granting Second Reading of the Rezoning Bylaw for the subject site, following its presentation to a Public Hearing. It is recommended that a copy of this report be sent to adjacent property owners and occupants at 6613 and 6688 Arcola Street; 6591, 6611, 6629, 6641 Kingsway; 6552, 6558, and 6688 Balmoral Street; and 7019, 7031, 7043, 7069, 7077, 7091, and 7095 Sperling Avenue for information purposes (see Sketch #1 attached).



- 4.3 Vehicular access to the subject site will be from the rear lane and from Arcola Street.
- 4.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary street, boulevard, and pedestrian/cycle improvements.
- 4.5 The provision of any necessary road dedications and statutory right-of-ways will be required.
- 4.5 The site requires consolidation into one legal parcel.
- 4.6 Given the area of the development is less than one acre, stormwater management best practices in line with established guidelines, rather than a stormwater management plan, will be required.
- 4.7 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.8 The GVS & DD Sewerage Charge will apply.
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

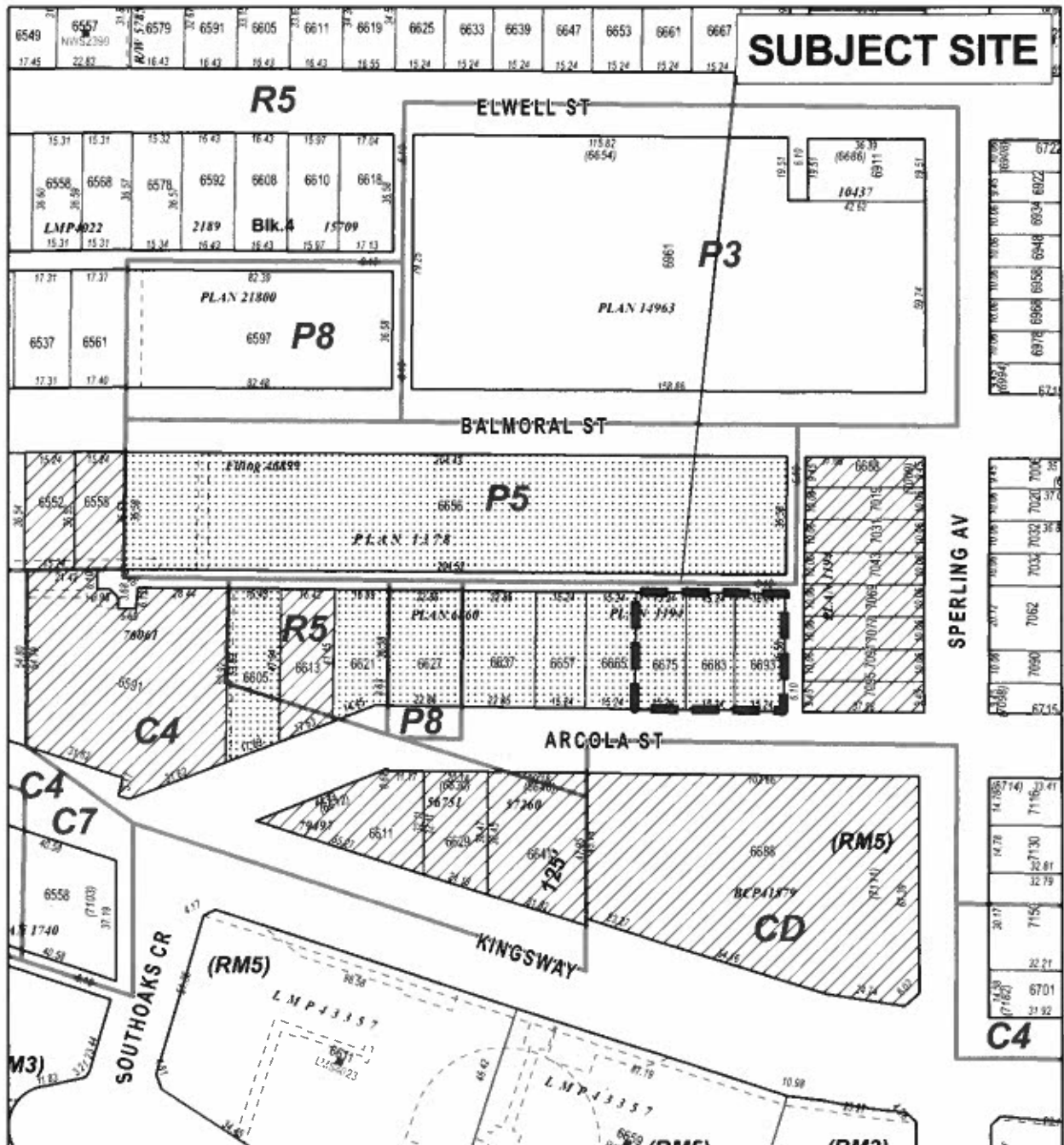
**5.0 RECOMMENDATIONS**

- 1.0 **THAT** the amendment to the Edmonds Town Centre Community Plan, as outlined in Section 4.2 of this report, be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
- 2.0 **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.
- 3.0 **THAT** a copy of this report be sent to the adjacent property owners and occupants at 6613 and 6688 Arcola Street; 6591, 6611, 6629, 6641 Kingsway; 6552, 6558, and 6688 Balmoral Street; and 7019, 7031, 7043, 7069, 7077, 7091, and 7095 Sperling Avenue for information purposes.

*SPW*

KH:spf/tn  
**Attachments**

cc: Director Engineering  
City Clerk  
City Solicitor





PLANNING & BUILDING DEPARTMENT




DATE: JUNE 29 2010

SCALE: 1:2,000

DRAWN BY: DJ

 Subject Site  Proposed Notification Area

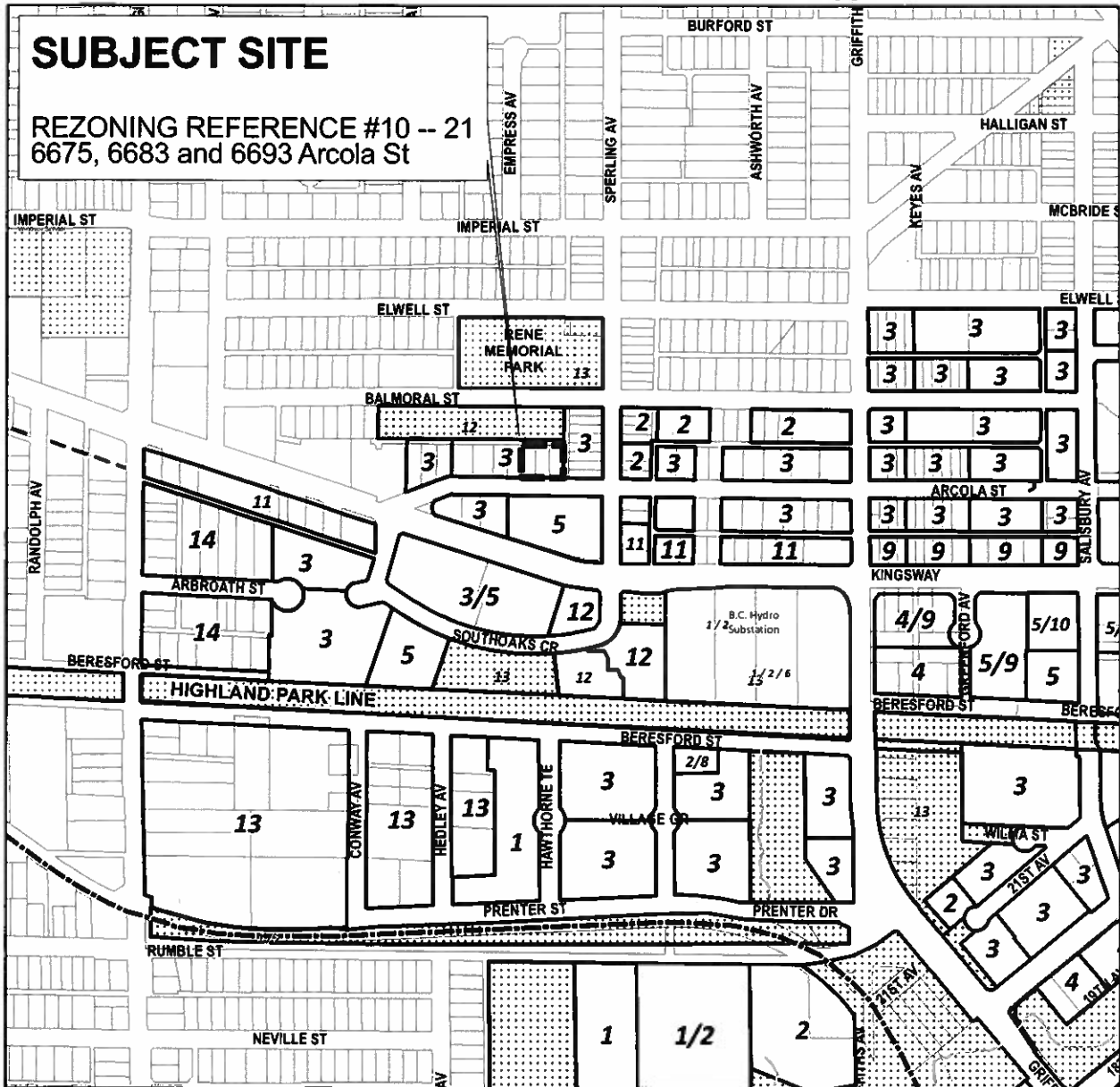
 Properties Owned by Archbishop of Vancouver

**REZONING REFERENCE #10 -- 21**  
6675, 6683 & 6693 ARCOLA ST

Sketch #1

# SUBJECT SITE

REZONING REFERENCE #10 -- 21  
6675, 6683 and 6693 Arcola St



- 1 > RESIDENTIAL (TOWNHOUSING) CD (RM1)
- 2 > RESIDENTIAL (MEDIUM DENSITY) CD (RM2)
- 3 > RESIDENTIAL (MEDIUM DENSITY) CD (RM3)
- 4 > RESIDENTIAL (HIGH DENSITY) CD (RM4)
- 5 > RESIDENTIAL (HIGH DENSITY) CD (RM5)
- 6 > TOWNHOUSING
- 7 > POTENTIAL AREA REZONING - SINGLE AND TWO FAMILY
- 8 > COMMERCIAL CD (C1)
- 9 > COMMERCIAL CD (C2)
- 10 > COMMERCIAL CD (C3)
- 11 > COMMERCIAL CD (C4)
- 12 > INSTITUTIONAL (SENIORS HOUSING, CHURCHES, SCHOOLS, ETC.)  
(RECOGNIZES EXISTING INSTITUTIONAL)
- 13 > PARK / PARKWAY / PUBLIC OPEN SPACE
- 14 > INDUSTRIAL
- 15 > B.C. HYDRO HEADQUARTERS COMPLEX (REZ. REF. # 36/90)

--- SKYTRAIN LINE



## Edmonds Town Centre Plan Development Guidelines





SAINT FRANCIS  
DE SALES  
PARISH

6610 BALMORAL ST.  
BURNABY, B.C. CANADA  
604.434.1328

June 15, 2010

Mayor and Council  
City of Burnaby  
4949 Canada Way  
Burnaby B.C.  
V5G 1M2

**RE: Letter of Intent regarding Rezoning for St. Francis de Sales Childcare**

**Your Worship and Councilors of the City of Burnaby:**

On behalf of the Catholic Archdiocese of Vancouver and the St. Francis de Sales Parish, I wish to provide you with this letter of intent to rezone and consolidate the following properties owned by the Archdiocese. The subject properties will be used for the benefit of the St. Francis de Sales Elementary School (SFdSS) (6656 Balmoral Street) for the installation of a childcare facility for children ages 3 to 5 years old.

In their 2009 Throne Speech, the Government of British Columbia announced a transition from half-day to full-day kindergarten by 2011. As a result of this announcement, SFdSS must displace its present pre-school care programs so as to provide the space to accommodate full-day kindergarten in the main school. SFdSS currently holds a license for 20 pre-school children but is applying for a license for 40 children in the new annex facility in order to address the needs of parents.

SFdSS and the Parish believe that, within constrained budgets, the best option for meeting the needs of students and parents is the creation of new classroom space applying widely used modular technology. The subject properties provide an excellent, convenient and safe location to house an annex to the main school for the pre-school program.

***Application***

The subject properties are presently zoned residential (R) and rezoning would be to public and institutional (P) in order to accommodate “... residentially-oriented institutional uses at a scale designed to serve an area composed of a number of residential neighbourhoods.”

### *Subject Properties*

The project would require the use of the three following properties from Plan 1194 in order to accommodate the annex facility, required parking space and setbacks, as well as the playground space and covered play area:

- Lot 17, Civic Address 6693 Arcola (PID 002-564-173)
- Lot 18, Civic Address 6683 Arcola (PID 003-541-703)
- Lot 19, Civic Address 6675 Arcola (PID 003-401-359)

### *Childcare Facility*

SFdSS is applying for a license that would permit a maximum of 40 spaces for children and attached is floor layout for the proposed facility that exceeds the Fraser Health Authority requirements. The building is a custom manufactured modular childcare complex facility manufactured in accordance with all applicable codes and in order to meet the requirements of license occupancy.

The facility will meet the licensing requirement of 140 square metres of outdoor play area, as approved by the Fraser Health Authority. Based on the Burnaby Zoning By-law, the childcare facility will require six off-street parking spaces. The BC Building Code requires an additional space for disabled persons for a total of seven parking spaces, as indicated on the attached site plan. The site plan further provides for a single off-street loading space as required by the Bylaws, and all entranceways, parking and loading spaces will be surfaced in asphalt concrete and provided with curbing as required in the Bylaws.

SFdSS and the Parish have been advised by the Planning Department that we will be responsible for certain City requirements, including the planting of street trees at certain specified intervals, the installation of a sidewalk fronting the rezoned properties on Arcola Street and creating access to both parking and off-street loading from Arcola Street (curb letdowns and driveway).

Thank-you sincerely for assistance in addressing the needs of our school and the children and parents of the pre-school program. We look forward to working with the City of Burnaby and to your response to our application.

Yours sincerely,



Paul C. Lepage, Project Manager, *on behalf of the St. Francis de Sales Parish*  
604-230-4158 direct  
director@lepageassociates.ca

### ***Attachments:***

Completed Application  
Certificates of Title  
Facility Floorplan  
Site Plan  
Approval in Principle Letter from Fraser Health  
Agent Authorization: Paul Lepage (forthcoming)