

TO: CITY MANAGER **DATE:** 2012 September 12

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 2012 October 23 at 7:00 p.m. except where noted otherwise in the individual reports.

REPORT

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

		Page No.	Recommendation Page No.
Item #01	Application for the Rezoning of:	305	308
Rez #12-28	Lot A, DL 118, Group 1, NWD Plan BCP33954		

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on C4a Service Commercial District, M2 General Industrial District and M5 Light Industrial District)

Address: 2020 Boundary Road

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.

		Page No.	Recommendation Page No.
Item #02	Application for the Rezoning of:		
Rez #12-29	Lot "C", DL 97, Group 1, NWD Plan 15308; Lot A (X95792) Except: Part Dedicated Road on Plan77668, DL 97, Group 1, NWD Plan 7570	311	313
From:	C4 Service Commercial District		
To:	C9 Urban Commercial District and Royal Oak Community Plan guidelines		
Address:	6205 and 6255 Kingsway		

RECOMMENDATIONS:

1. **THAT** the amendment to the Royal Oak Community Plan to designate the subject site C9 Urban Village Commercial District, as outlined in Section 4.1 of this report, be approved (to take effect upon Final Adoption 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.

Item #03	Application for the Rezoning of:	317	319
Rez #12-31	Lot A, District Lot 28, Group 1, NWD Plan LMP23716		
From:	C1 Neighbourhood Commercial District		
To:	CD Comprehensive Development District (based on C9 Urban Village Commercial District and Sixth Street Area Plan guidelines)		
Address:	7320 Canada Way		

RECOMMENDATIONS:

1. **THAT** the subject rezoning be held in abeyance until the completion and adoption of an updated Sixth Street Area Plan.
2. **THAT** a copy of this report be sent to the Community Development Committee for information purposes.

Item #04 Application for the rezoning of:
Rez #12-32 Lot 15, Blk 6, DL 116, Group 1, NWD Plan 1236; Lot 14,
Blk 6, DL 116, Group 1, NWD Plan 1236; Lot 13, Blk 6,
DL 116, Group 1, NWD Plan 1236

Page No.	Recommendation Page No.
323	325

From: C8a Hastings Urban Village Commercial District

To: CD Comprehensive Development District (based on C8a
Hastings Urban Village Commercial District and Hastings
Street Area Plan guidelines)

Address: 3951, 3959 and 3975 Hastings Street

RECOMMENDATION:

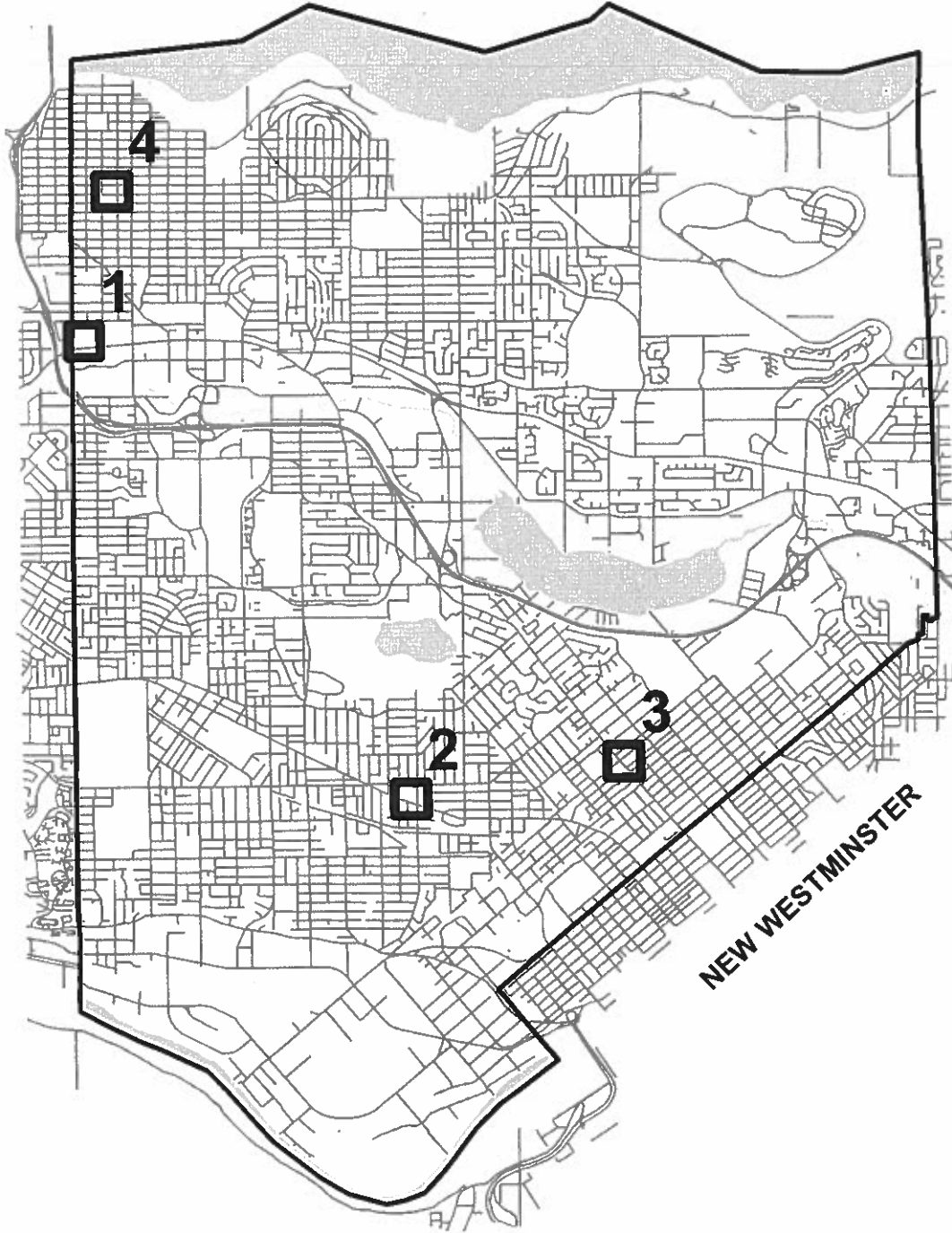
1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


Lou Pelletier, Director
PLANNING AND BUILDING

:spf
Attachments

P:\REZONING\Rezoning Series\2012\PL-Rez Series Mgr Rpt Cover Sep 17 ver 2.docx

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
SEPTEMBER 12 2012

REZONING SERIES - 2012 SEPTEMBER

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AY

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #12-28
2012 SEPTEMBER 17

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Christopher Bozyk Architects Ltd.
414 – 611 Alexander Street
Vancouver, BC V6A 1E1
(Attention: Chris Bozyk)
- 1.2 Subject:** Application for the rezoning of:
Lot A, DL 118, Group 1, NWD Plan BCP33954
- From:** M3 Heavy Industrial District
- To:** CD Comprehensive Development District (based on C4a Service Commercial District, M2 General Industrial District and M5 Light Industrial District)
- 1.3 Address:** 2020 Boundary Road
- 1.4 Location:** The subject site is located at the northeast corner of Lougheed Highway and Boundary Road (Sketch #1 attached).
- 1.5 Size:** The site is irregular in shape, with a frontage on Lougheed Highway of 305m (1,001 ft.) and a frontage on Boundary Road of 287m (942 ft.), with an area of approximately 30,119 m² (7.44 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 construction of a mixed-used development which would include office, auto sales and service, with accessory restaurant, retail, and commercial uses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject property is located at the northeast corner of Lougheed Highway and Boundary Road, and is currently vacant. The subject property was formerly part of 3700 Second Avenue owned by Fortis BC. The property was subdivided in 2004 (Subdivision Reference #04-05) which created the 7.44 acre subject lot. To the north of the subject site is the remainder portion of the Fortis BC site and an industrial area further north, beyond Second Avenue. To the east is the B.C. Hydro Horne Payne substation. To the south across Lougheed Highway is Bridge Business Park, which is predominantly comprised of offices

and office/warehousing, movie studio space and accessory commercial uses. To the west, across Boundary Road in Vancouver, is a mix of light industrial and commercially-oriented uses including offices and automobile dealerships. Vehicular access to the subject site is currently available to the site from Lougheed Highway. Lougheed Highway is constructed to an interim standard, without concrete curbs, sidewalks or street trees. Boundary Road is a curbed road standard with abutting curb-walks.

3.0. BACKGROUND INFORMATION

- 3.1 The subject site was the focus of a similar rezoning application in 2007 (Rezoning Reference #07-24). The developer, Bosa Development Corporation, purchased the site from Terasen Gas (Fortis BC) with the intent of developing the site with a mix of office, commercial and automobile sales and service uses. A detailed design was submitted for the site by Christopher Bozyk Architects, but was not advanced to Public Hearing. In 2008, Translink purchased the site with a mixed intent to either develop the site under the prevailing M3 Heavy Industrial District as a bus depot and service facility, or alternatively to work with the City towards the redesignation of the site for high-density residential uses. As neither a bus depot nor high-density residential uses were considered supportable on the subject site, the City initiated a Rezoning Application (Rezoning Reference #08-10) in line with the intent of the previous rezoning application (Rezoning Reference #07-24) and advanced the application to a Public Hearing and Second Reading.
- 3.2 In 2012, the Planning Department was approached by Open Road Auto Group who wished to purchase the site with the intent of completing the mixed office, retail and automobile showroom concept brought forward in 2007, and has retained the original architect, Chris Bozyk, to work with the City towards the preparation of a suitable plan of development. Subsequent to discussions with the Department, the site was purchased by Open Road Auto Group and the subject rezoning application was submitted.

A key gateway into Burnaby from Vancouver, the subject site is located adjacent to the Brentwood Town Center plan area, separated by the Horne Payne BC Hydro Substation. The subject site is designated in the City's Official Community Plan (OCP) for General Industrial purposes. It should be further noted that the OCP also recognizes the need to provide for a diverse range of development opportunities, in part, by encouraging and guiding the transition of key sites that are no longer conducive to continued industrial use and where compelling community benefits are realized through more intensive redevelopment for other purposes. Supportive of this direction, the Metro Vancouver Regional Growth strategy designates the subject site as Mixed-Employment, which is intended for industrial, commercial and other employment related uses to help meet the needs of the regional economy. The intent behind this regional land use designation is to continue to support industrial activities, and complement and support the planned function of urban centres and frequent transit development areas. Given the subject site's location adjacent to the growing Brentwood Town Centre, its proximity to SkyTrain service and increasing pressures for more efficient use of urban land, the development of the subject site for office, light-industrial and commercial uses is considered appropriate within the policy context of the City's OCP and the Regional Growth Strategy.

4.0 GENERAL DISCUSSION

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on M1 Manufacturing District, M5 Light Industrial District and C4a Service Commercial District as guidelines) in order to permit the construction of a multi-storey office building with ground oriented retail and restaurant uses in concert with an urban automobile dealership with glazed showrooms oriented to the street and associated service and vehicle storage located underground and to the rear of the site.
- 4.2 Access would likely be provided from both the Lougheed Highway and Boundary Road. The site is affected by a high water table, located within the Chubb Creek floodplain area, as such only one level of underground parking may be feasible. While this one level of underground parking would satisfy a significant proportion of the development's overall parking needs, additional parking may be required within an enclosed parking structure to the rear of the site, away from the Lougheed Highway and Boundary Road frontages. Any structured parking would be screened with green walls, architectural elements and landscaping, which in itself could provide a buffer from the BC Hydro substation to the east and Fortis BC site to the north.
- 4.4 The permissible uses and density for the site, shall be governed by C4a Service Commercial District, M2 General Industrial District and M5 Light Industrial District with a maximum overall allowable cumulative floor area ratio to be no greater than 2.4 FAR applicable to the net site, which is reflective of the M2 General Industrial District guidelines. A use covenant will be required to restrict specific incompatible land uses within the C4a, M2 and M5 Districts. A detailed list of excluded land uses would be noted in a further report to Council.
- 4.5 It is noted that a portion of Chubb Creek currently traverses the eastern corner of the site in a closed (piped) condition. As a requirement of the subject rezoning application, a feasibility analysis will be undertaken to determine whether an environmental enhancement can be achieved in relation to the enclosed water course.
- 4.6 Servicing requirements will include, but not necessarily be limited to:
- construction of road widening and a separated Urban Trail on the north side of Lougheed Highway, including street trees, enhanced boulevards and pedestrian lighting;
 - construction of road widening on the east side of Boundary Road including a separated sidewalk, grassed front boulevard, street trees and pedestrian lighting;
 - Provision of a 'Welcome to Burnaby' gateway feature on the north side of the Lougheed Highway at its intersection with Boundary Road; and
 - storm, sanitary sewer and water main upgrades, as required.
- 4.7 Dedications from Lougheed Highway and Boundary Road are to be determined by way of detailed road geometrics prepared by the Planning Department and will be outlined in a further report to Council.
- 4.8 Due to the complexity of the proposed development and its proximity to major transportation systems, a detailed consultant study related to parking and traffic issues is required, with a

focus on opportunities to urbanize these major road frontages and better regulate through traffic movements.

- 4.9 There are no significant trees on the proposed development site. As such, the developer will not be required to submit a tree survey
- 4.10 Submission of a Site Profile and resolution of any arising conditions is required. A Section 219 Covenant to restrict development has been registered against the site, which would be released upon satisfactory compliance with governing contaminated site regulations.
- 4.11 An on-site Stormwater Management System is required.
- 4.12 Approval from the Ministry of Transportation is required for the rezoning.
- 4.13 Any necessary statutory rights-of-way, easements and/or covenants for the site are to be provided, including, but not necessarily limited to Section 219 Covenants for the location of driveway accesses on Lougheed Highway and Boundary Road, permitted uses, public art 'Welcome to Burnaby' gateway feature, provision of cyclist (end-of-trip) facilities, assuring that the water table in the area will not be drawn down during or after construction, flood liability is to remain with the property owner, minimum floodproofing elevations are observed, and an easement and/or statutory right-of-way to protect the alignment of the Chubb Creek storm sewer.
- 4.14 The GVS & DD Sewerage Cost Charge is applicable to this development.
- 4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

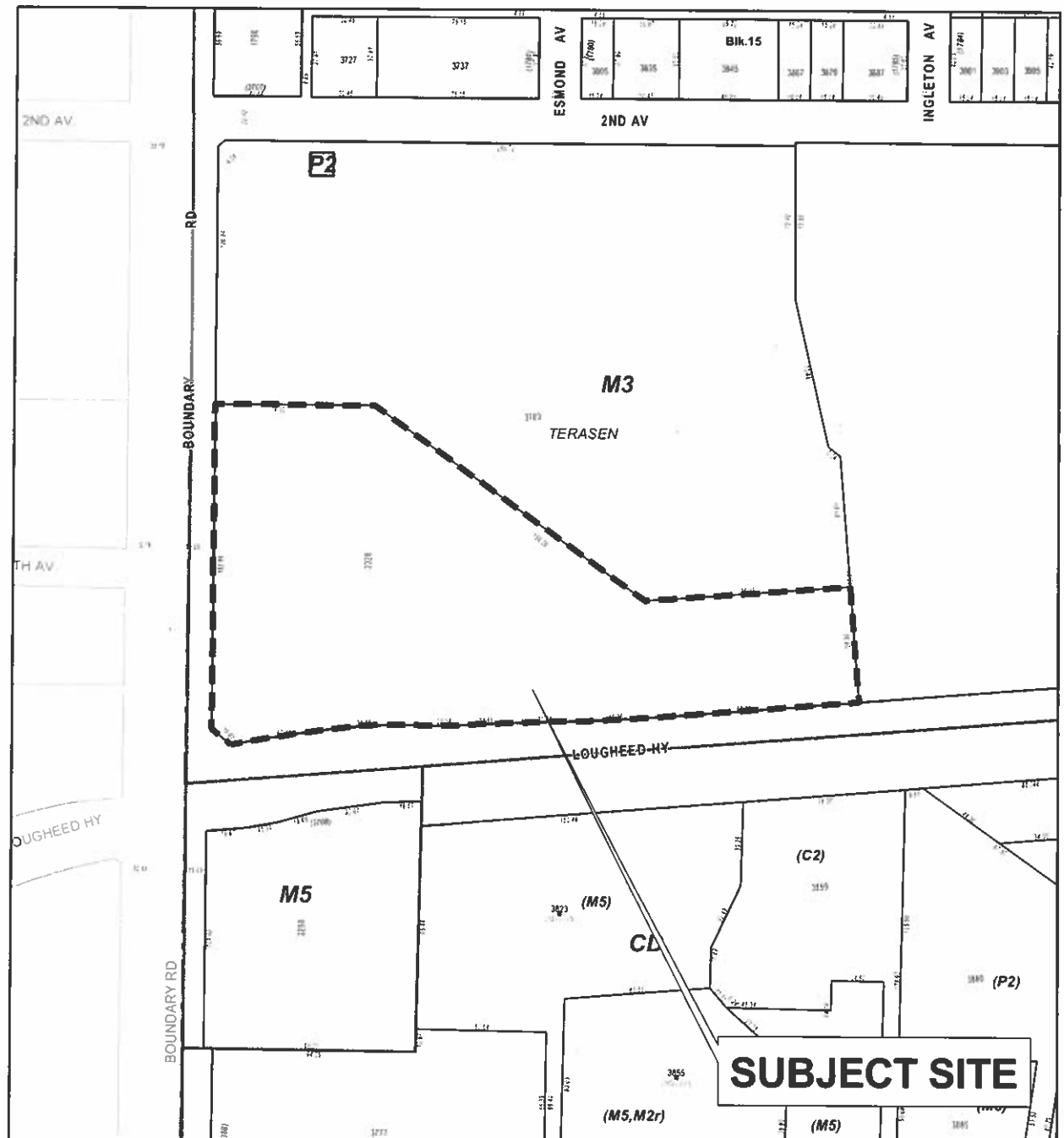
- 1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JBS:spf

Attachment

cc: Acting Director Engineering
City Solicitor
Acting City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 07 2012

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1:3,000

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AY

 Subject Site

REZONING REFERENCE #12-28
2020 BOUNDARY ROAD

**CHRISTOPHER
BOZYK ARCHITECTS LTD.**

August 2, 2012

Burnaby City Hall
3rd Floor
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: Lou Pelletier – Acting Director of Planning & Building Departments

Re: 2020 Boundary Road Rezoning

Dear Sir,

On behalf of our client, OpenRoad Auto Group Limited, we are making an application to rezone the above property to CD based on (C4A Service Commercial, M2 General Industrial, and M5 Light Industrial.)

As this property is of a high profile nature and the western gateway to Burnaby we plan a high quality mixed use development, that will set the standard for the area.

We look forward to working with you and your staff to bring this exciting development to fruition.

Regards,
CHRISTOPHER BOZYK ARCHITECTS LTD.

A large, stylized handwritten signature in black ink, appearing to be 'C. Bozyk', written over the printed name of Christopher Bozyk.

Christopher Bozyk, M.A.I.B.C., F.R.A.I.C

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #12-29 2012 SEPTEMBER 17

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kevin Rakhra
6789 Waltham Avenue
Burnaby, BC V5H 3V6
- 1.2 Subject:** Application for the rezoning of:
Lot "C", DL 97, Group 1, NWD Plan 15308; Lot A (X95792)
Except: Part Dedicated Road on Plan 77668, DL 97, Group 1, NWD
Plan 7570
- From:** C4 Service Commercial District
- To:** C9 Urban Commercial District and Royal Oak Community
Plan guidelines
- 1.3 Address:** 6205 and 6255 Kingsway
- 1.4 Location:** The subject site is located on the northwest corner of Kingsway and
Gilley Avenue (Sketch #1 attached).
- 1.5 Size:** The site is irregular in shape with a frontage on Kingsway of 94.79m
(311 ft.), a typical average depth of 60.0m (197 ft.) and an area of
approximately 4,212.85 m² (45,347) 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 four-storey mixed-use development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject properties are located on the northwest corner of Gilley Avenue and
Kingsway. The property at 6255 Kingsway is currently occupied by a commercial
development accommodating three businesses including two restaurants and a dry
cleaner. The property at 6205 Kingsway is currently occupied by the Intercity Motel.
North of the subject site is a three-storey apartment building and the Windsor Elementary
School. To the west is a three storey apartment building. To the east across Gilley

Avenue is an older three-storey apartment building. To the south across Kingsway is a mix of low scaled commercial and industrial buildings. Vehicular access to the site is currently from Kingsway and a rear lane adjacent 6255 Kingsway.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the Council adopted Royal Oak Community Plan (see attached Sketch #2) and is comprised of 6205 Kingsway, which is designated for medium density multiple-family residential redevelopment under the CD Comprehensive Development District (utilizing the RM3 District as a guideline) and 6255 Kingsway which is designated for CD Comprehensive Development District (utilizing the C2 Community Commercial District as a guideline).
- 3.2 On 2012 May 29, the applicant appeared as a delegation before the Community Development Committee requesting the site be redesignated for consolidation and redevelopment utilizing the C9 Urban Village Commercial District as a guideline, in order to advance early redevelopment of this site. At its meeting of 2012 June 26, Council adopted the recommendation of Committee that staff work with the applicant towards a suitable plan of development in line with the C9 Urban Village Commercial District for the subject property.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development District (based on the C9 Urban Village Commercial District as a guideline) 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 based on the net site. As the C9 District differs from the site's prevailing medium-density multiple-family and commercial designations, an amendment to the Royal Oak Community Plan is necessary.
- 4.2 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 separated sidewalk on Kingsway and Gilley Avenue with concrete boulevards, street trees in grates and street lights with pedestrian lighting across the development's frontage.

Any required dedications are to be determined by way of detailed road geometrics to be prepared by the Planning Department and will be outlined in a further report to Council.

- 4.3 Undergrounding of the existing overhead wires abutting the site along Kingsway is required.

- 4.4 Given the minimum setback requirements of the C9 District, retention of existing landscaping on-site is not considered feasible, therefore a tree survey is not required.
- 4.5 Vehicular access to the site will be from the rear lane.
- 4.6 Due to the subject site's proximity to Kingsway, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.7 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies.
- 4.8 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the deposit of sufficient monies and the granting of a Section 219 Covenant to guarantee its provision and continuing operation will be required.
- 4.9 A Site Profile and the resolution of any arising issues will be required.
- 4.10 Applicable Development Cost Charges include those for Parkland Acquisition, GVS&DD Sewerage and School Site Acquisition.

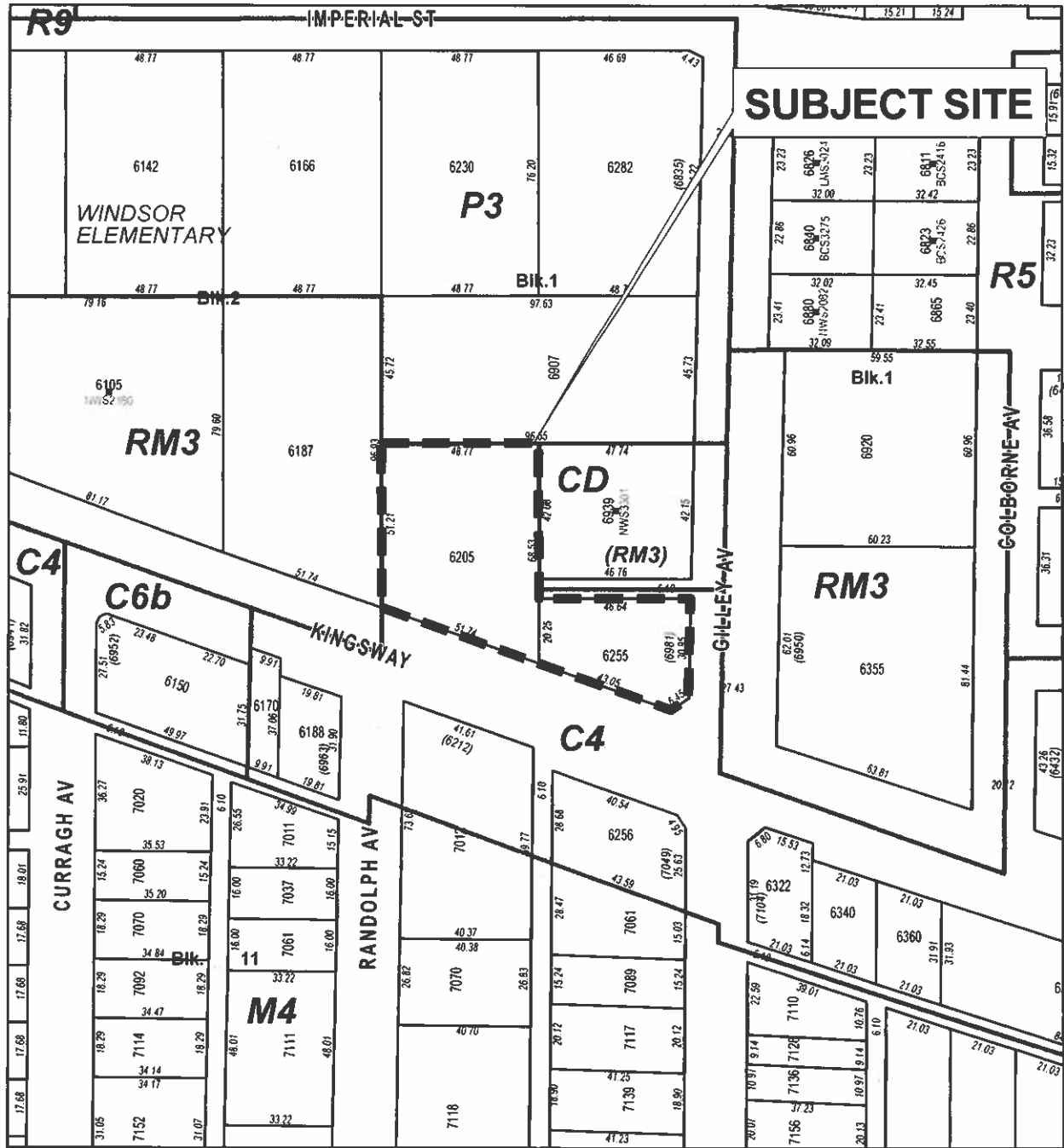
5.0 RECOMMENDATIONS

- 1. **THAT** the amendment to the Royal Oak Community Plan to designate the subject site C9 Urban Village Commercial District, as outlined in Section 4.1 of this report, be approved (to take effect upon Final Adoption of the subject Rezoning Bylaw amendment).
- 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.



JBS/SMN:
Attachments

cc: Acting Director Engineering
Acting City Clerk
City Solicitor




PLANNING & BUILDING DEPARTMENT



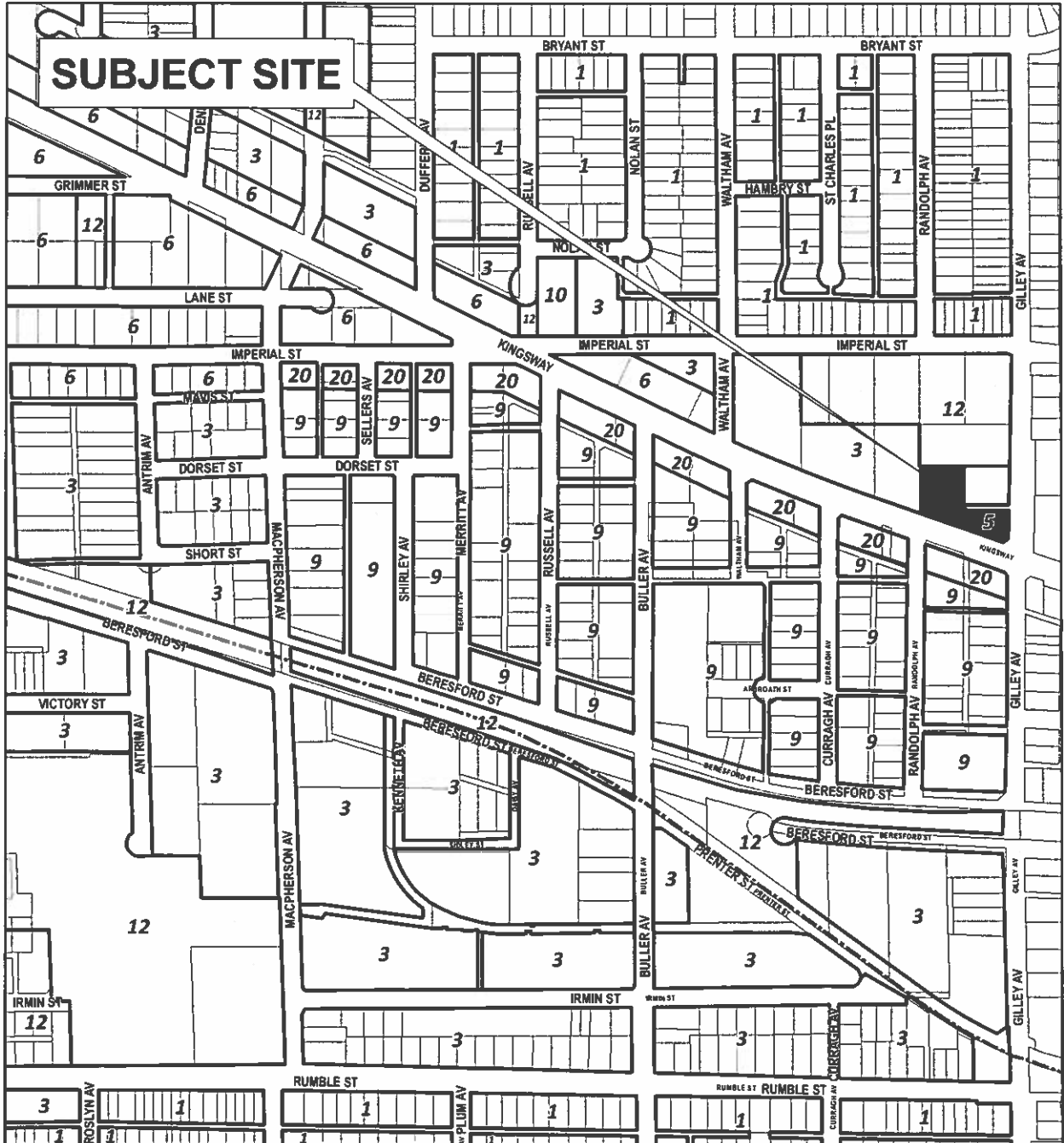
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 Subject Site

REZONING REFERENCE #12-29
6205 & 6255 KINGSWAY



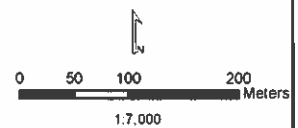
**Royal Oak Community Plan
Land Use**



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use



August 8, 2012

His Worship, The Mayor and Councillors
City of Burnaby, B.C.

Subject: Mixed use rezoning proposal at 6205 and 6255 Kingsway, Burnaby, B.C.
Royal Oak Community Plan

Dear Sirs:

Both of the above properties, 6205 & 6255 Kingsway are presently zoned C-4 Service Commercial District. We are requesting to the Council to change the zoning from C-4 to C-9 for a four (4) storey mixed use development.

We are planning to build commercial on the main floor with surface parking for clients and loading, garbage and recycling facilities at the rear of the building.

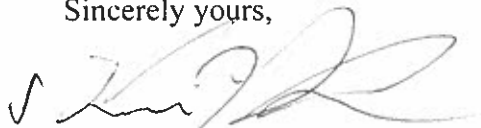
We will build residential units on the other three (3) stories with enough underground parking for residents and visitors. We will try to use Gilley Avenue and take advantage of the back lane to enter and exit for all the residents and visitors for the upstairs owners. There will be an entrance from Kingsway only for commercial loading and unloading.

We have prepared the preliminary plan and layout for Mr. Schumann's approval.

Mr. Shumann has been very helpful to guide us and to cooperate with the new zoning.

We are willing to work with the City Staff to accommodate all the requirements for C-9 zoning and requesting Council approve the zoning so that we can improve this neighbourhood which is long overdue.

Sincerely yours,



Kevin Rakhra
604-649-0173

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #12-31
2012 SEPTEMBER 17

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kamcon Construction
126-998 Harbourside Drive
North Vancouver, BC V7P 3T2
- 1.2 Subject:** Application for the rezoning of:
Lot A, District Lot 28, Group 1, NWD Plan LMP23716
- From:** C1 Neighbourhood Commercial District
- To:** CD Comprehensive Development District (based on C9 Urban Village Commercial District and Sixth Street Area Plan guidelines)
- 1.3 Address:** 7320 Canada Way
- 1.4 Location:** The subject site is located on the northeast corner of Canada Way and Edmonds Street (Sketch #1 and #2 attached).
- 1.5 Size:** The site is rectangular in shape with a width of 28.44m (93 ft.), a depth of 45.81m (150 ft.) and an area of approximately 1,299.10 m² (13,983 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 four storey mixed-use development with commercial uses on the ground floor.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is currently vacant and was previously the site of a gas station (see attached Sketch #1). Directly to the north of the subject site is an Odd Fellows hall, with a new four-storey mixed-use development (Rezoning Reference #06-19) and older commercial uses fronting on Edmonds Street beyond. To the east across the lane are a mix of older and newer single and two-family dwellings, to the south across Canada Way is the Edmonds Community School and Resource Centre, and to the west across Edmonds Street is a gasoline service station. Directly to the southwest across Edmonds Street are older commercial buildings. Vehicular access to the site is currently from the rear lane.

3.0 BACKGROUND INFORMATION

The applicant is requesting rezoning of the subject property in order to permit a four-storey mixed-use development utilizing the C9 District as a guideline. The current Sixth Street Plan, however, adopted in 1982, designates the subject property for gas station uses in line with the site's former use (see *attached* Sketch #2). Notwithstanding, the Sixth Street Area Plan is currently under review by staff through the Community Development Committee, in line with its Urban Village designation in the Burnaby Official Community Plan.

Preliminary work has advanced on proposals to update land use designations in the Sixth Street Area Plan, and for the balance of Edmonds Street within the Edmonds Town Centre Plan area. With the introduction of 's' category zoning, a broader update to the Edmonds Town Centre Plan area is also pending completion of similar planning work in other Town Centre areas of the City. To date, the review of the Sixth Street Plan Area has been advanced in tandem with the Edmonds Street area. In order to simplify the coordination of plan review work and future community consultation processes within these two distinct plan areas north and south of Canada Way, staff would propose to the Community Development Committee that the review of the Sixth Street Area be advanced independent of work on the Edmonds Street Plan south of Canada Way. The Edmonds Street area south of Canada Way would also proceed independently through its review process in line with Council priorities, and potentially as part of the broader Edmonds Town Centre review process. This would allow for the more efficient advancement of the review for each of these plan areas. Staff would anticipate that work on the Sixth Street Plan area could be completed in the near terms given that proposal considered to-date consist of a number of relatively minor amendments to prevailing designations that have been given some consideration by the Committee.

With Council's support for the advancement of the Sixth Street Plan on this basis, it is anticipated that a draft plan would be brought before the Community Development Committee and Council before the New Year to seek approval of a draft concept for the purpose of obtaining public comment, with adoption of finalized proposals to follow.

4.0 GENERAL INFORMATION

4.1 The subject rezoning application proposes the development of a four storey mixed-use development with commercial uses at grade under the CD Comprehensive Development District (utilizing the C9 Urban Village Commercial District as a guideline). This form of development is consistent with existing development further to the east on this frontage and with the preliminary proposals being considered for amendments to the Sixth Street Area Plan to introduce a mixed use development form at this location in place of the current commercial designation.

As noted, directly to the north is an older building on a smaller lot currently used as an Odd Fellows Hall. Staff informed the applicant that any potential development of the subject site would require substantial efforts to acquire and consolidate with the adjacent Odd Fellows Hall at 7724 Edmonds Street. As a result, the applicant was able to execute

a Memorandum of Understanding and Development Agreement with the Odd Fellows for a joint venture partnership for the redevelopment of the subject site and the adjacent Odd Fellows hall property. However, in advance of the final ratification of the agreement by the Odd Fellows board members, support for the joint venture development was withdrawn indefinitely and without prejudice. At the request of the applicant, staff contacted representatives of the Odd Fellows Board, who indicated that they were not interested in redeveloping the site in the near to medium term. Although consolidation would benefit the orderly redevelopment of this highly visible site, as each property meets the minimum lot area requirement for the development form proposed under this application, each lot could be develop without a requirement for consolidation.

While staff are generally supportive of the proposed form of development, and the proposal is consistent with preliminary considerations for amendments to the Sixth Street Plan area, given the requirement to achieve an amendment to the Sixth Street Plan, which is currently under review, it is considered appropriate to hold the subject rezoning application in abeyance until such time as recommendations for amendment of the Sixth Street Area Plan have been brought forward and approved by Committee and Council.

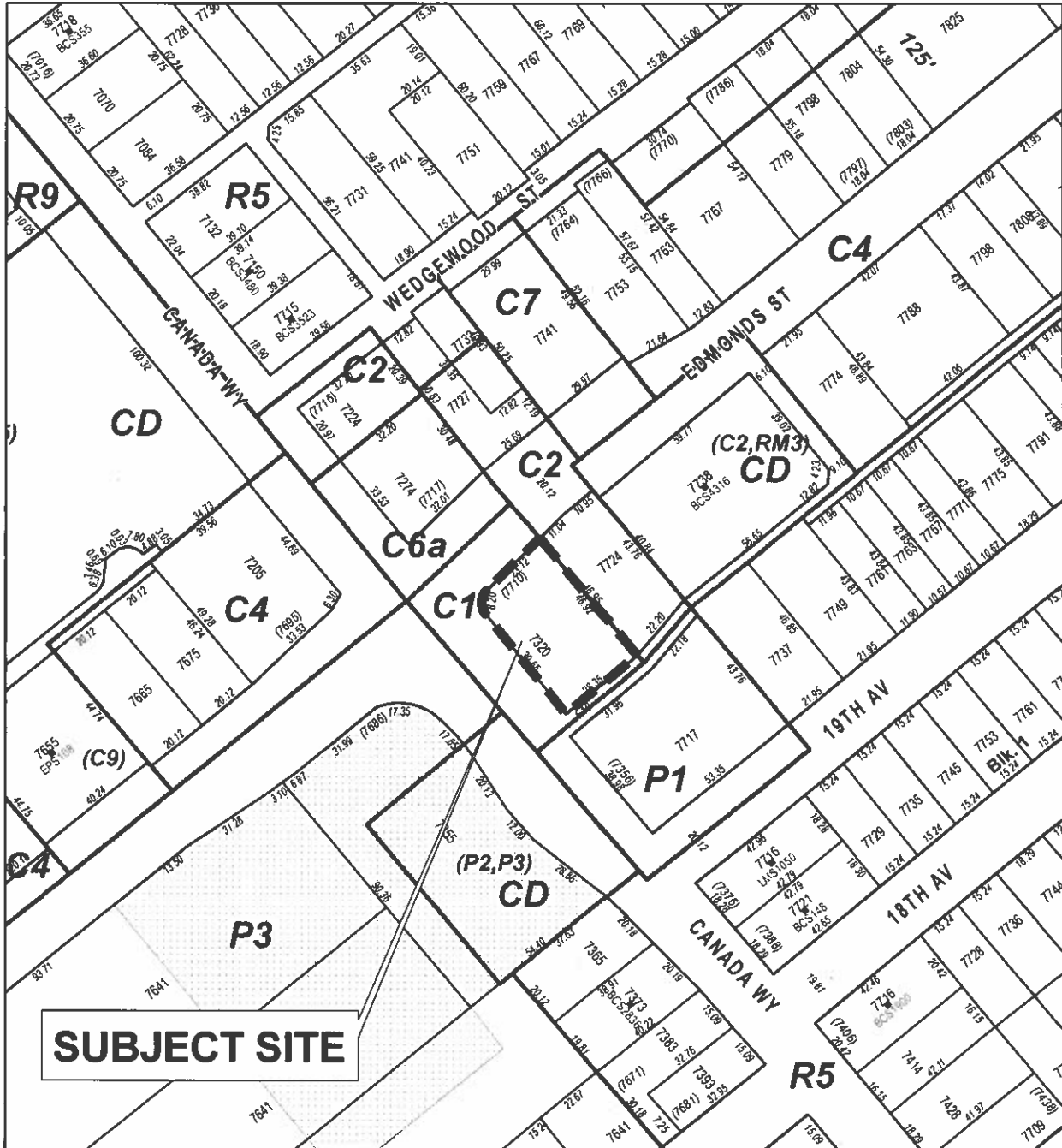
- 4.2 Upon completion of the Sixth Street Area Plan review, a further report would be forwarded to Council to request the authority to work with the applicant towards the preparation of a suitable plan of development based on the adopted plan or to reject the rezoning application.

5.0 RECOMMENDATIONS

1. **THAT** the subject rezoning be held in abeyance until the completion and adoption of an updated Sixth Street Area Plan.
2. **THAT** a copy of this report be sent to the Community Development Committee for information purposes.

JBS/SMN:spf
Attachments

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



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



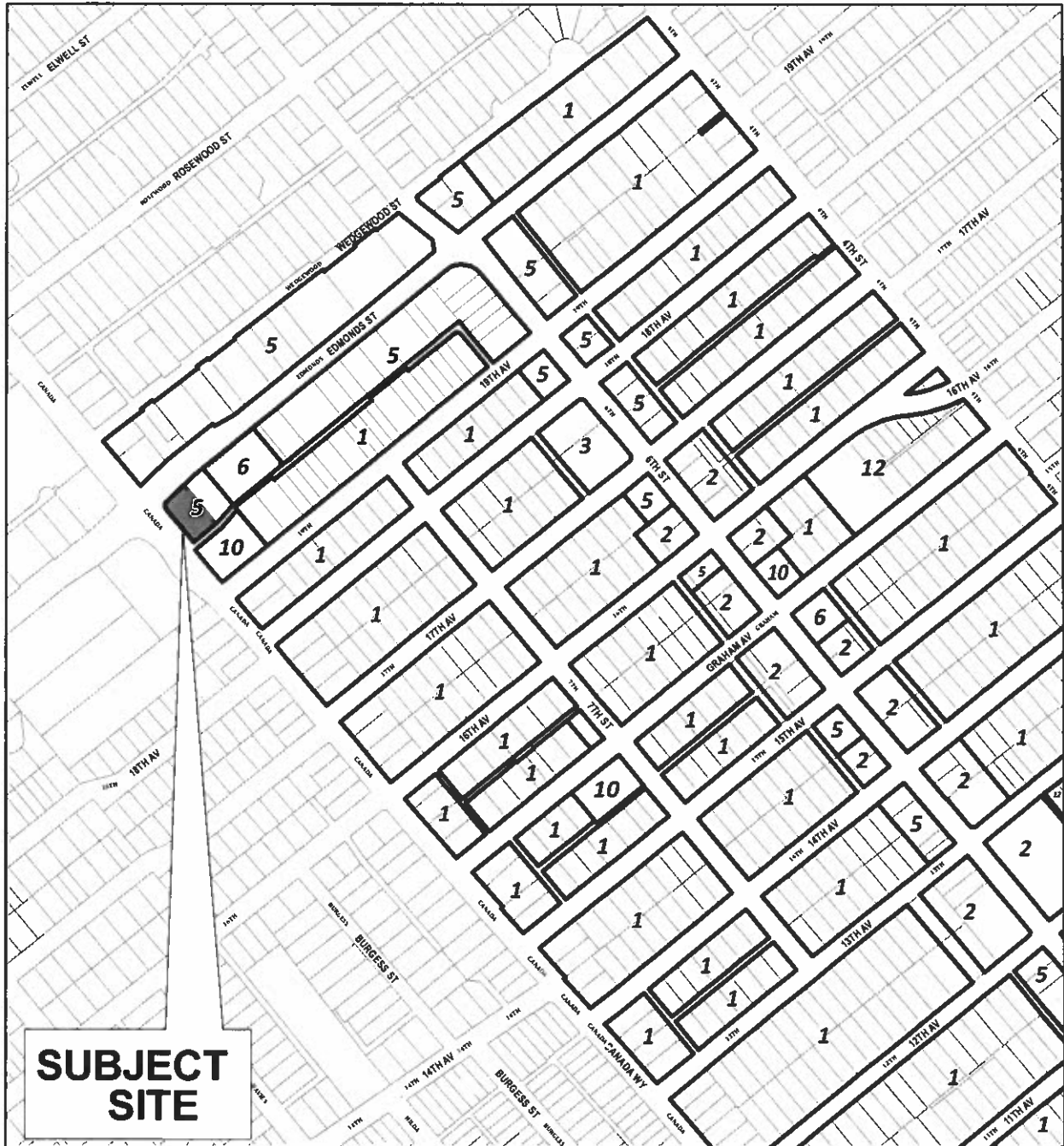
DATE:
SEP 07 2012

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 Subject Site

REZONING REFERENCE #12-31
7320 CANADA WAY



SUBJECT SITE

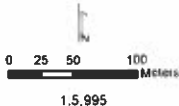
General Land Use Designation Key

- | | |
|---|---|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 3 Medium Density Multiple Family Residential | |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



Planning and Building Dept
 Printed on September 07 2012

Sixth Street Community Plan





Building Excellence

August 13, 2012

Re: 7320 Canada Way – Rezoning – Letter of Intent

Dear Planning Department & City Council,

It is our intent to rezone and develop the vacant site located at 7320 Canada Way, to allow for development of a mixed-use development with residential and commercial units.

The proposed zoning would be Comprehensive Development (CD) based on C9 Urban Village Commercial District.

We look forward to working with City Staff & Council on this exciting and timely development.

Should you have any questions or concerns, please contact me at any time on my direct line 604-306-3535 or via email at kamran@kamcon.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Tafreshi', with a long horizontal line extending to the right.

Kamran K. Tafreshi, BSc MHA
President
Kamcon Construction

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #12-32
2012 SEPTEMBER 17

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects
212 – 3989 Henning Drive
Burnaby, BC V5C 6N5
- 1.2 Subject:** Application for the rezoning of:
Lot 15, Blk 6, DL 116, Group 1, NWD Plan 1236; Lot 14, Blk 6, DL 116, Group 1, NWD Plan 1236; Lot 13, Blk 6, DL 116, Group 1, NWD Plan 1236
- From:** C8a Hastings Urban Village Commercial District
- To:** CD Comprehensive Development District (based on C8a Hastings Urban Village Commercial District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 3951, 3959 and 3975 Hastings Street
- 1.4 Location:** The subject site is located on the north side of Hastings Street, just west of Macdonald Avenue (Sketch #1 attached).
- 1.5 Size:** The site is 45.72 m (150 ft.) wide by 37.19 m (122 ft.) deep with an area of 1,700.3 m² (18,303 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 underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is comprised of three lots on the north side of Hastings Street just west of Macdonald Avenue. The site is currently occupied by older, one and two-storey commercial and mixed-use buildings. A newer four-storey mixed use development is located to the immediate west and a single-storey commercial building to the immediate east. Four-storey and mid-rise mixed-use developments are located to the south across

Hastings Street. A three-storey stacked townhouse project is located to the north across the lane.

3.0 GENERAL COMMENTS

- 3.1 The subject site is located within the Hastings Street Area Plan and is zoned C8a Hastings Street Village District, which permits mixed-use commercial and medium-density multiple-family residential development to a maximum density of 3.0 FAR within a four-storey building form (see Sketch #2 attached).
- 3.2 The proposed development concept is for a four-storey mixed-use building with grade-level retail units and three storeys of residential units above. This basic form of development is permitted under the site's prevailing C8a District zoning and is in accordance with the adopted area plan. The applicant has expressed a desire to explore an upper storey setback that differs from the C8a District requirement that upper storeys be set back in line with a 45° incline plane. As such leeway cannot be granted through the PPA process, a rezoning amendment utilizing the CD Comprehensive Development District (based on C8a Hastings Street Village District) is being sought. It is noted that, on 2008 July 07, Council approved a policy which provides a framework to vary the upper storey 45° setback requirement of the C8a District through the use of CD zoning. The subject rezoning amendment is in line with the Council-adopted policy, and details of the proposed upper storey setback will be determined as part of the suitable plan of development.
- 3.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary street, lane, boulevard, and pedestrian/cycle improvements.
- 3.4 The provision of any necessary road dedications and statutory right-of-ways will be required.
- 3.5 In accordance with the requirements of the C8a District, a lighted pedestrian walkway within a statutory right-of-way linking Hastings Street with the lane to the north is required.
- 3.6 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 3.7 There are no significant trees located on site.
- 3.8 Given that the area of the development is less than one acre, stormwater management best practices in line with established guidelines will be required.

- 3.9 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 3.10 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 3.11 A Site Profile and resolution of any arising requirements will be required.
- 3.12 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 3.13 The undergrounding of existing overhead wiring abutting the site will be required.
- 3.14 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.
- 3.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

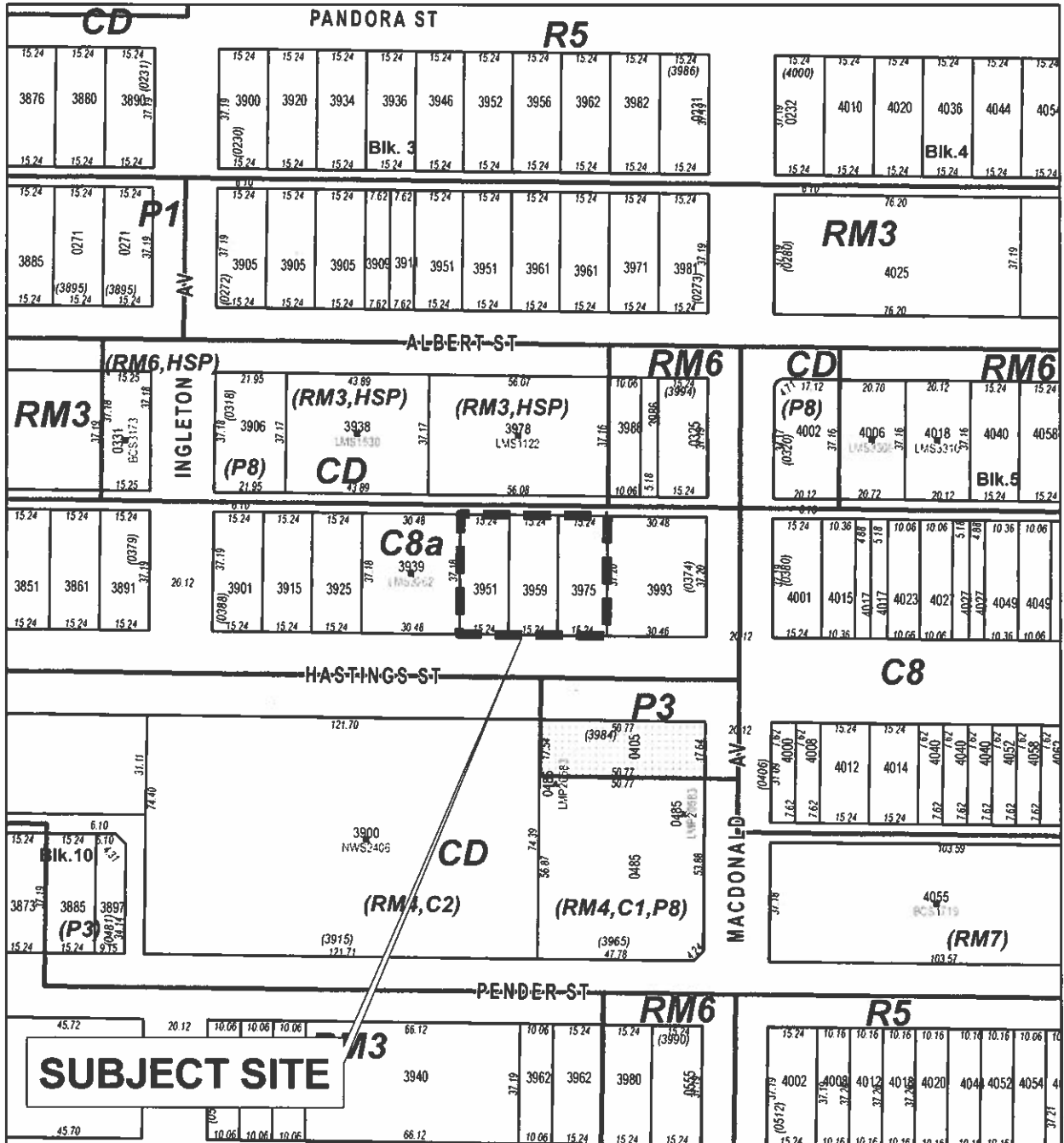
4.0 RECOMMENDATION

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

LP. KH:

Attachments

cc: Acting Director Engineering
Acting City Clerk
City Solicitor



PLANNING & BUILDING DEPARTMENT



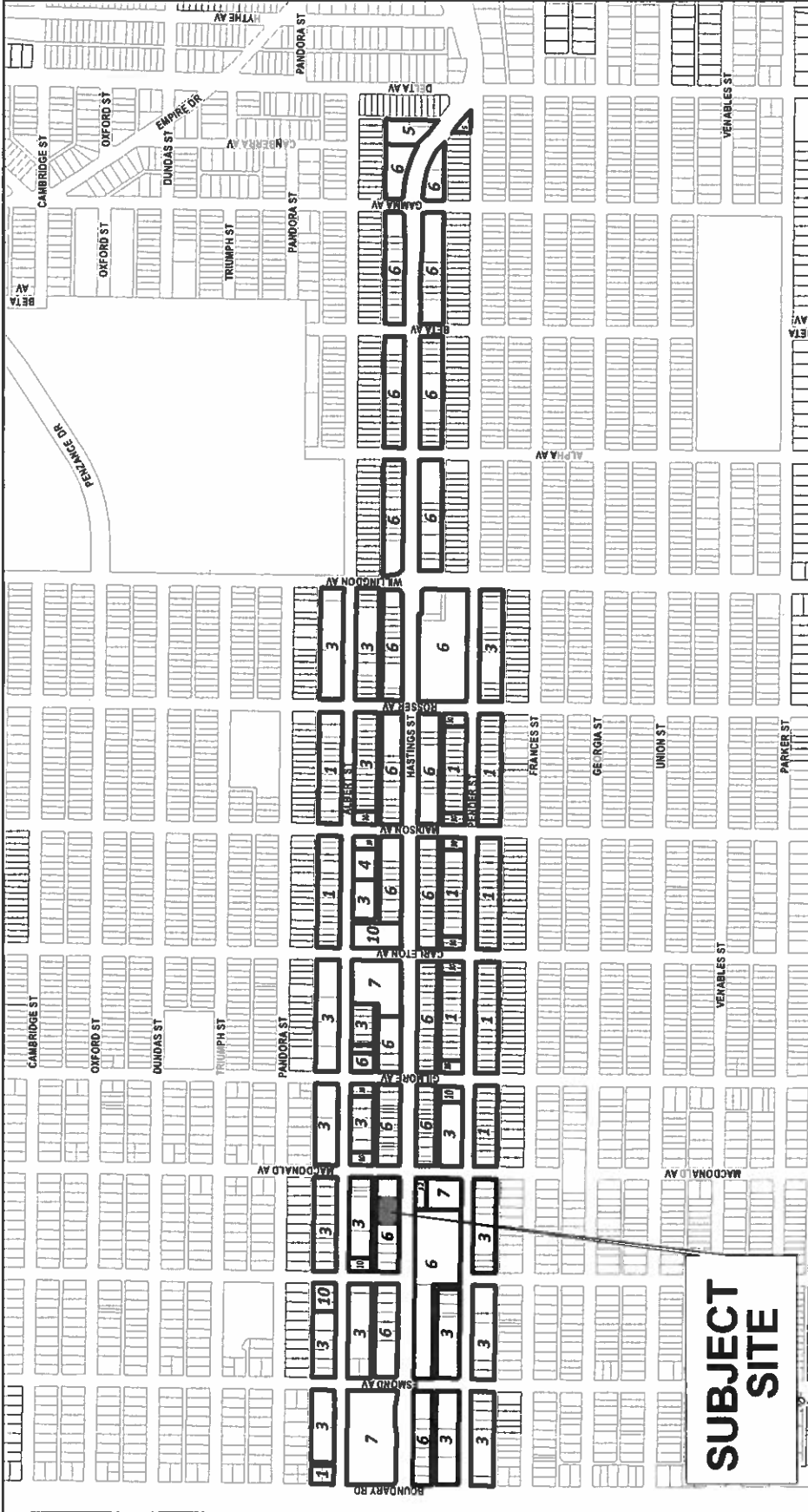
DATE: SEP 07 2012

SCALE: 1:2,000

DRAWN BY: AY

Subject Site

REZONING REFERENCE #12-32
3951, 3959 & 3975 HASTINGS



**Hastings Street Area
Development Plan**



PLANNING & BUILDING DEPARTMENT

Printed on September 07 2012

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional

Sketch #2



CHRIS DIKEAKOS ARCHITECTS INC.

August 22, 2012

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

Attention: Karen Hung, Development Planner

Re: Letter of Intent Regarding Development Proposal for 3951,3959 and 3975 E. Hastings Street Burnaby, B.C. Legal Addresses: Lots 13, 14 and 15, all of DL 116, Gp. 1, NWD Plan 1236

Dear Karen,

Please accept this letter of Intent in connection with our attached rezoning application for the development of the above referenced property.

The project is seeking a CD rezoning designation and will be developed substantially in accordance with the C8-A Urban Village Commercial Zone requirements. The site is currently zoned C8-A Urban Village Commercial Zone which allows a mix of residential and commercial uses.

The applicant's intent is to develop a 4 storey mixed-use retail/residential project with a total density that will not exceed 3.0 FAR. Parking will be located below grade in accordance with the City of Burnaby standards. Garbage and loading will also be provided for both the commercial and residential components of the development to the City of Burnaby Standards.

We believe this project will be an attractive and positive addition to the mixed-use residential and commercial corridor that is emerging along this portion of Hastings Street in Burnaby. We look forward to working with you and the Burnaby Planning Department to move forward with this exciting proposal.

Please call me if you have any questions regarding this application.

Yours truly,

Chris Dikeakos, Architect MAIBC
Managing Principal
Chris Dikeakos Architects Inc.