



Item .....
Meeting ..... 2012 November 19

COUNCIL REPORT

**TO:** CITY MANAGER 2012 November 14

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #11-40**  
**Sperling Pump Station**  
**Burnaby Lake Sports Complex**

**ADDRESS:** 3520 Sperling Avenue and Portion of 3860 Sperling Avenue  
(see Sketches #1 and #2 *attached*)

**LEGAL:** Lot 21, District Lot 78, Group 1, NWD Plan 25170; Portion of Block 20 Except:  
Part Subdivided by Plan 25170, District Lots 44 and 78, Group 1, NWD Plan  
4156

**FROM:** P3 Park and Public Use District

**TO:** CD Comprehensive Development District (based on P2 Administration and  
Assembly District, P3 Park and Public Use District and Burnaby Lake Sports  
Complex Plan and in accordance with the development plan entitled "Sperling  
Pump Station" prepared by Urban Solutions Architecture)

**APPLICANT:** Metro Vancouver  
GVS & DD  
4330 Kingsway  
Burnaby, BC V5H 4G8  
**Attention:** Delia Laglagaron

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on  
2012 December 11.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 November 26 and to a Public Hearing on 2012 December 11 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

- b) The deposit of 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 review of a detailed Sediment Control System by the Acting Director Engineering.
- d) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
  - Statutory right of way for access and egress to the site.
  - Temporary easement for a construction lay down area.
- h) The submission of a Site Profile and resolution of any arising requirements.
- i) The pursuance of Storm Water Management Best Practices in line with established guidelines.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is to allow for the upgrading of the existing Sperling Pump Station.

### 2.0 BACKGROUND

2.1 The subject site, located on the east side of Sperling Avenue between Sprott Street and Joe Sakic Way, includes the existing GVS&DD Sperling Pump Station and a portion of Burnaby Lake Park (Sketch #1 and Sketch #2 see *attached*). To the south and southeast is a parking lot and grass play fields. To the north and northeast is a naturalized portion of Burnaby Lake Park with Still Creek beyond. To the west across Sperling Avenue is the CG Brown Memorial Pool and Bill Copeland Sports Centre.

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- 2.2 On 2011 July 20, the Parks, Recreation and Culture Commission approved the recommendations of a closed report regarding the expansion of the Sperling Pump Station and the requested exchange of land between Metro Vancouver and the City of Burnaby to accommodate the requested expansion. On 2011 December 12, Council received the above mentioned report and approved in principle the granting of an equal area land exchange and statutory right-of-way agreement, and gave authorization for staff to negotiate the terms of the land exchange and statutory right-of-way with Metro Vancouver.
- 2.3 On 2012 January 30, Council received a report for information purposes from the Planning and Building Department regarding the rezoning of the subject site. Council authorized the Department to work with the applicant toward the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.
- 2.4 On 2012 October 17, a further report was approved by the Parks, Recreation and Culture Commission confirming the specific details of the proposed land exchange, statutory right-of-way area and temporary working easement for the purposes of constructing the new pump station. On 2012 October 22, Council received a the above mentioned report and approved the proposed land exchange, statutory right-of-way area and working easement subject to Rezoning Reference #11-40 receiving Final Adoption.

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

### **3.0 GENERAL COMMENTS**

- 3.1 The development proposal involves the upgrading of the existing Sperling Pump Station. The proposed upgrades include bringing the station to current seismic standards, an expansion to the station's capacity and installing odour control mechanisms on site.
- 3.2 The upgraded facility requires a statutory right-of-way on the adjacent City owned park property at 3860 Sperling Avenue to protect the existing alignment of the underground sanitary sewer main and to provide a surface vehicular turnaround for maintenance vehicles. A temporary working easement is also required on the adjacent park property during construction.
- 3.3 As noted above, at its closed meeting of 2012 October 22, Council adopted the recommendations of the Parks, Recreation and Culture Commission that approval be given to an equal land exchange and the granting of the necessary right-of-way and easement areas subject to the terms and conditions of Rezoning Reference #11-40.

The details of the land exchange, right-of-way and easement are as follows. The area of land to be exchanged from each property is 72.8 m<sup>2</sup> (784 sq.ft.), with the configuration and location shown on Sketch #3 (see *attached*). The purpose of the land exchange is to enable the necessary expansion and improvements to the pump station facility east of the existing pump and wet well location. The requested statutory right-of-way area is located to the northwest of the pump station and measures 6.10 m (20 ft.) wide with an area of 33.4 m<sup>2</sup> (360 sq.ft.), as shown on Sketch #3 (see *attached*). The purpose of this right-of-way is to protect the existing alignment of the underground force main, and to provide a paved access for pump station service vehicles. The proposed temporary working easement is comprised of two zones. The first is a construction work space approximately 265 m<sup>2</sup> (2,852 sq.ft.) in size immediately to the east of the pump station to enable excavation and pouring of concrete footings. The second is a construction staging area of approximately 122 m<sup>2</sup> (1,313 sq.ft.) located within the first 10 stalls of the parking lot directly to the south. The temporary easement area, totaling 387 m<sup>2</sup> (4,166 sq.ft.) is shown on Sketch #3 (see *attached*). The use of the adjacent parkland is temporary, for the duration of the construction. All impacted areas will be fully restored and replanted by Metro Vancouver.


- 3.4 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m<sup>2</sup> (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.5 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan.
- 3.6 Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction.
- 3.7 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.
- 3.8 A Site Profile and the resolution of any arising issues is required as a condition of the environmental review.
- 3.9 A Section 219 Covenant respecting flood proofing requirements will be required.

**4.0 DEVELOPMENT PROPOSAL**

4.1	Site Area:	-	626.8 m <sup>2</sup> (6,746.9 sq.ft.)
4.2	Existing Site Coverage	-	32.7 %
	Proposed Site Coverage:	-	51.6%

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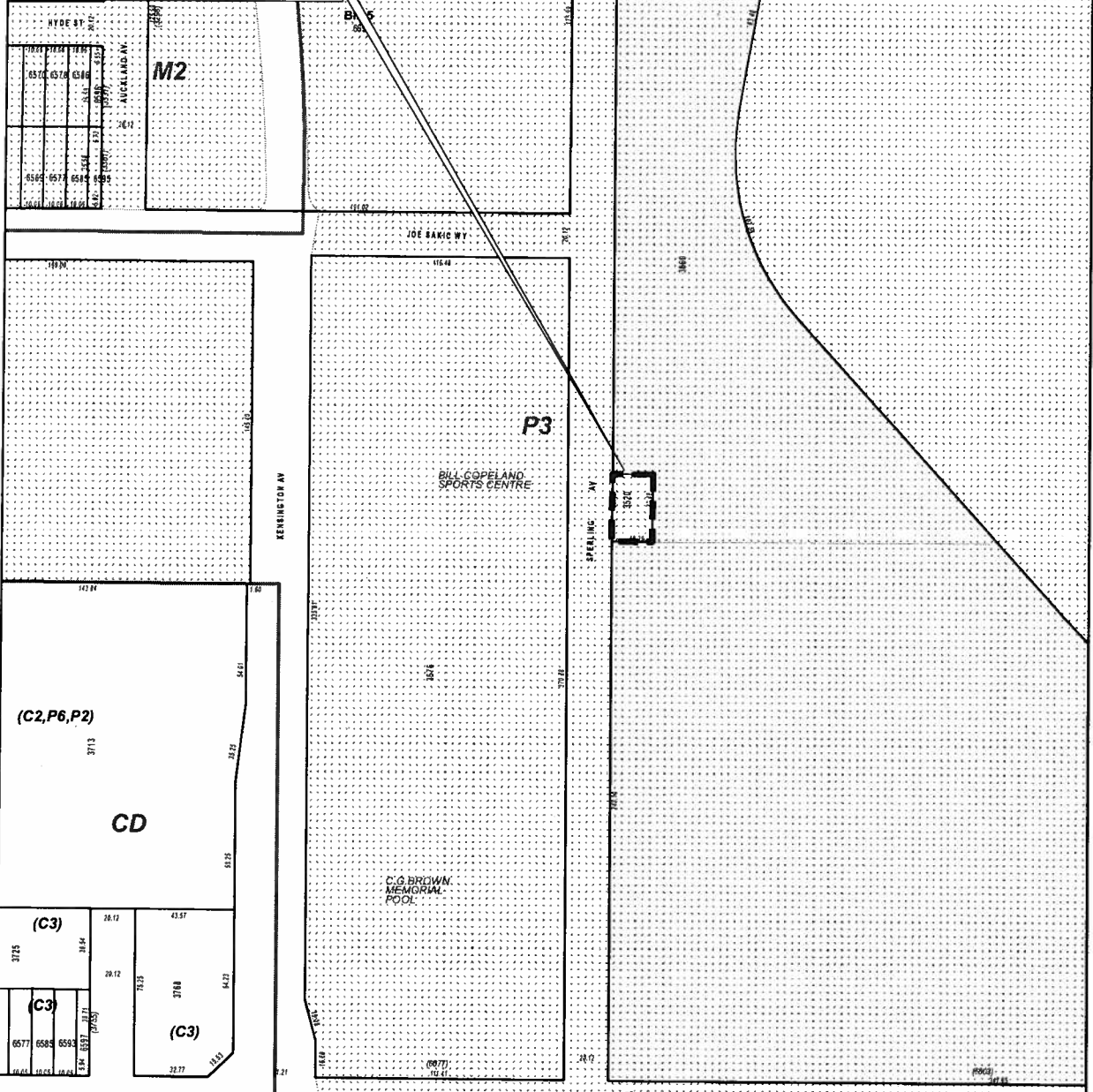
- 4.3 Existing Floor Area - 191.0 m<sup>2</sup> (2,055.9 sq.ft.)  
Proposed Finished Floor Area: - 323.2 m<sup>2</sup> (3,485.4 sq.ft.)
- 4.4 Floor Area Ratio - 0.52 FAR
- 4.5 Building Height: - 1 storey
- 4.6 Parking Required and Provided: - 1 space  
No loading required

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JBS:spf  
*Attachments*

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

# SUBJECT SITE




PLANNING & BUILDING DEPARTMENT



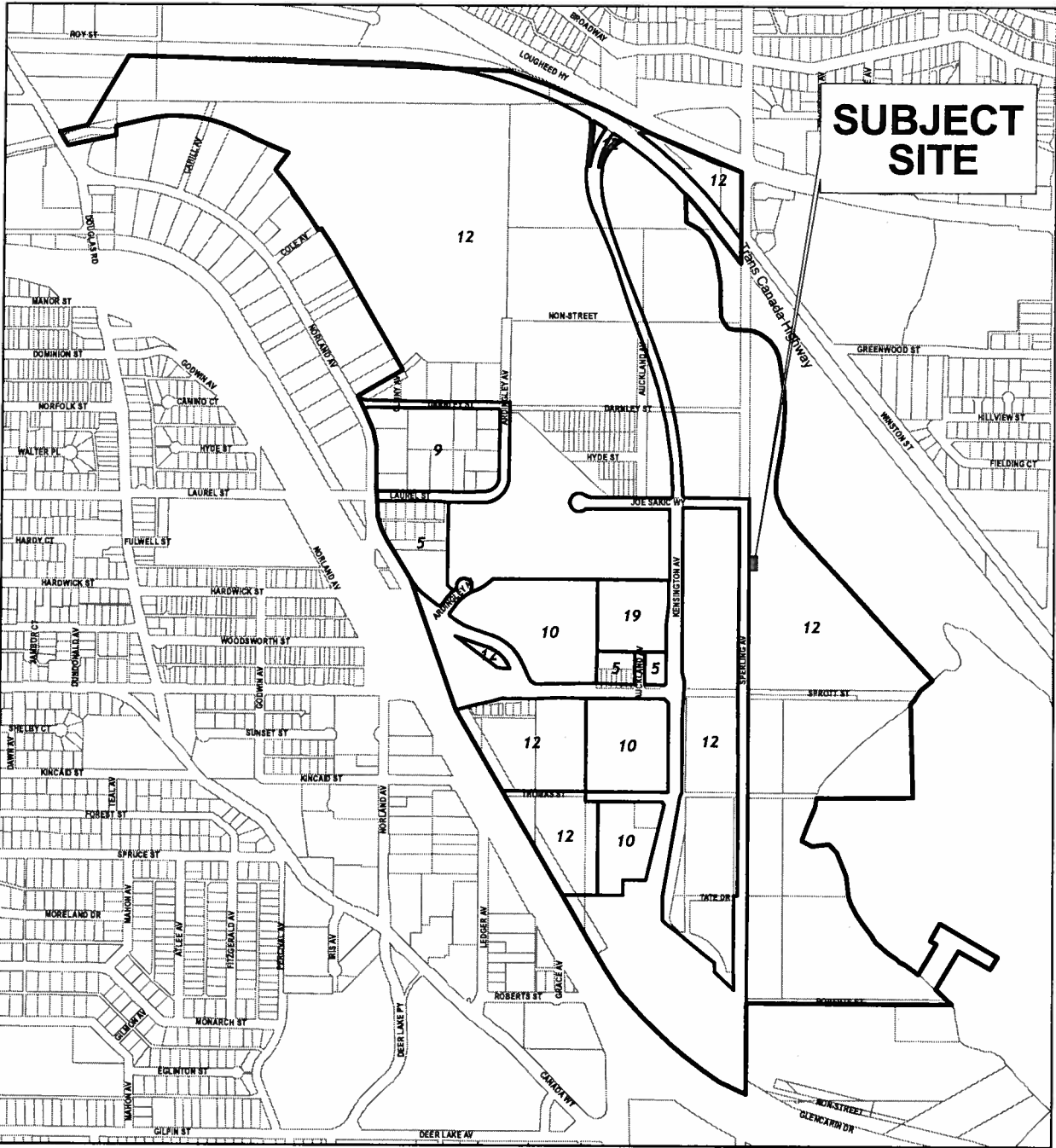
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 Subject Site

**REZONING REFERENCE #11-40  
3520 SPERLING AVE AND PORTION  
OF 3860 SPERLING AVE**

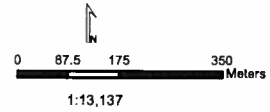


**Burnaby Lake Sports Complex  
Community Plan**

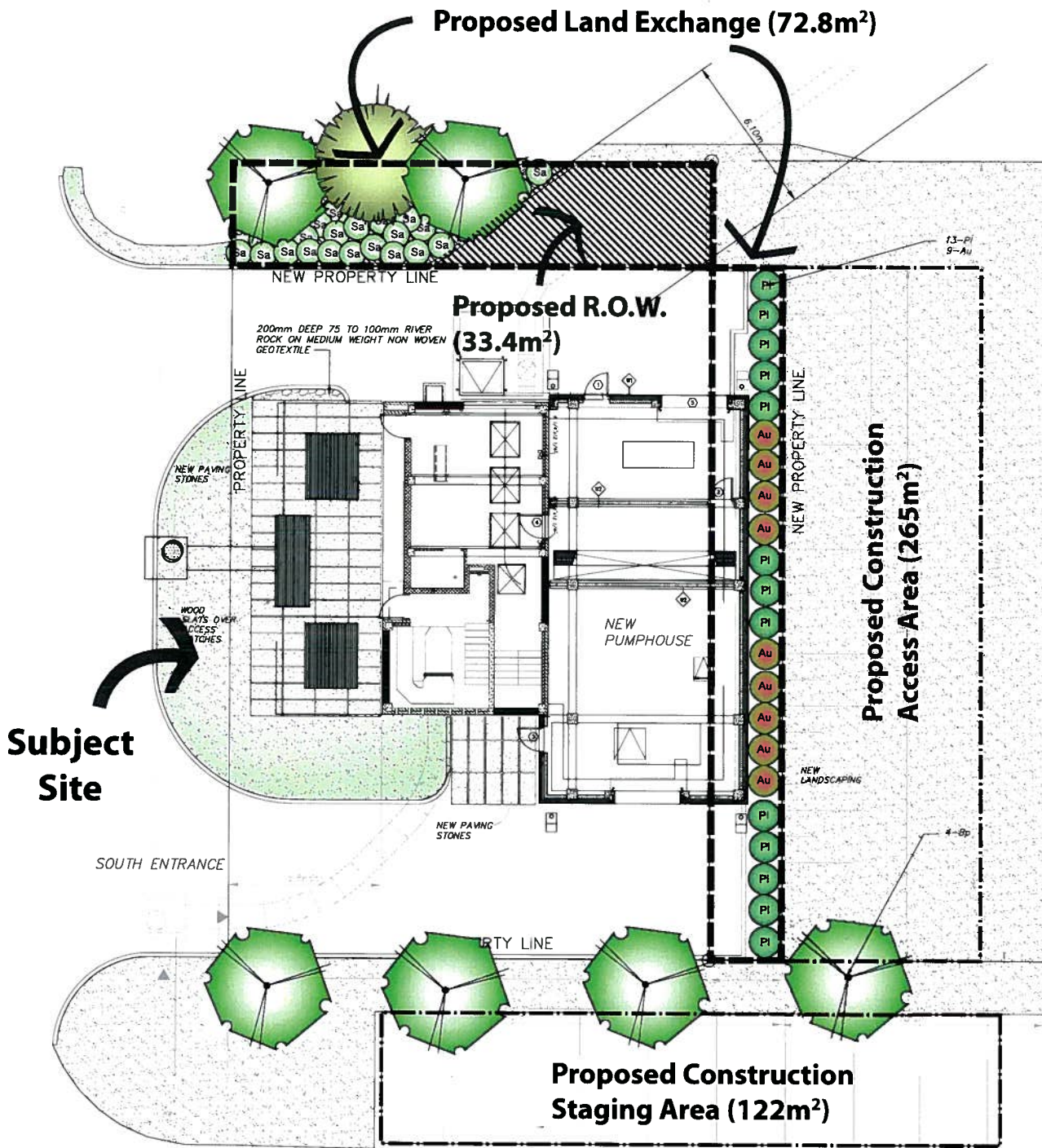


PLANNING & BUILDING DEPARTMENT

- 5** Commercial
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 19** Institutional Mixed Use







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of 3860 Sperling Ave.**



**Sketch 3**