



Item
Meeting 2013 March 18

COUNCIL REPORT

TO: CITY MANAGER 2013 March 13

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #13-04
Burnaby Mosque Outdoor Kitchen
Rayside Community Plan**

ADDRESS: 5060 Canada Way (see attached Sketches #1 and #2)

LEGAL: Lot 1, DL 85, Group 1, NWD Plan LMP42276

FROM: CD Comprehensive Development District (based on P5 Community Institutional District)

TO: Amended CD Comprehensive Development District (based on P5 Community Institutional District and in accordance with the development plan entitled "Burnaby Mosque Outdoor Kitchen Addition" prepared by Studio Senbel Architecture & Design)

APPLICANT: Studio Senbel Architecture & Design
2 – 548 Victoria Drive
Vancouver, BC V5L 4E2
(Attention: Sharif Senbel)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2013 April 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 April 08, and to a Public Hearing on 2013 April 23 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 approval of the Ministry of Transportation to this Rezoning Application.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of an open air kitchen area for the existing Burnaby mosque.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the northeast corner of Canada Way and Sperling Avenue within the Rayside Plan Area. Across Sperling Avenue to the west is Burnaby Fire Hall No. 1, across Canada Way to the south is a gas station and commercial restaurant uses, to the east is a single-family home designated for future multiple-family redevelopment and to the north is the Deer Lake Brook conservation park area. Vehicular access to the site is via Sperling Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is situated within the Rayside Plan Area and is designated for institutional uses (see attached Sketches #1 and #2).
- 3.2 On 1999 May 31, Council gave Final Adoption to Rezoning Reference #98-13 which permitted the development of the Burnaby Mosque on the subject site. The construction and final occupancy of the mosque was completed in 2006.
- 3.3 The proposed addition is for an open air kitchen area with minor amendments to the adjacent indoor kitchen within the existing building. The applicant has submitted a plan of development suitable for presentation to Public Hearing.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the Amended CD Comprehensive Development District (based on the P5 Community Institutional District) for the purpose of constructing a new open air kitchen area to support cultural events, within an existing patio area, and minor improvements to the adjacent indoor kitchen within the existing building. The proposed outdoor kitchen will be covered with a glass canopy. Kitchen exhaust will be treated through a commercial vent hood to minimize odour and smoke impacts to adjacent areas, and the kitchen will be fully screened from Canada Way by an existing masonry wall.
- 4.2 The required servicing for the subject site has been provided under the previously noted rezoning application (Rezoning Reference #98-13). No further off-site services are required for the proposed development site as part of the subject rezoning application.
- 4.3 Vehicular access is unchanged and will continue to be provided from Sperling Avenue.

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- 4.4 Ministry of Transportation approval to this Rezoning Application is required.
- 4.5 Any necessary easements, covenants and statutory rights-of-way are to be provided.
- 4.6 As there is no addition to Gross Floor Area proposed, a GVS&DD Sewerage Charge will not be required in conjunction with this rezoning application

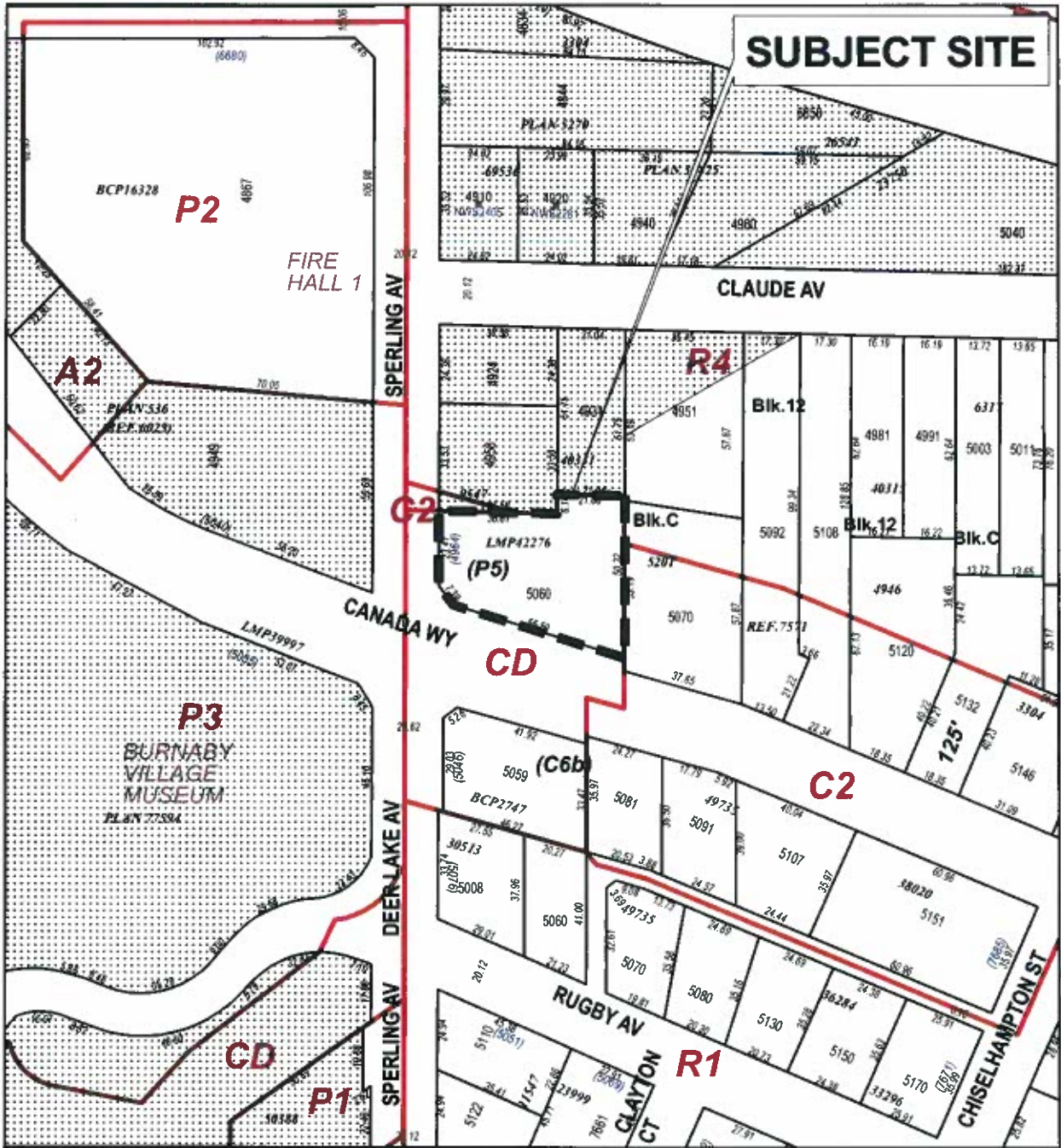
5.0 DEVELOPMENT STATISTICS

- 5.1 Site Area - 2,210.9 m² (23,798 sq.ft.)
(No Change)
- 5.2 Existing Site Coverage: - 39.7%
(No Change)
- 5.3 Existing Floor Area: - 1,757 m² (18,912.19 sq.ft.)
(No Change)
- Proposed Outdoor Kitchen Area: - 28.9 m² (311 sq.ft.)
- 5.4 Maximum Building Height: - 12 m (39.37 ft.)
(No Change)
- 5.5 Parking Required and Provided: - 46 spaces
(No Change)


Lou Pelletier, Director
PLANNING AND BUILDING

JBS:spf
Attachments

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



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 13 2013

SCALE:
1:2,000

DRAWN BY:
AY

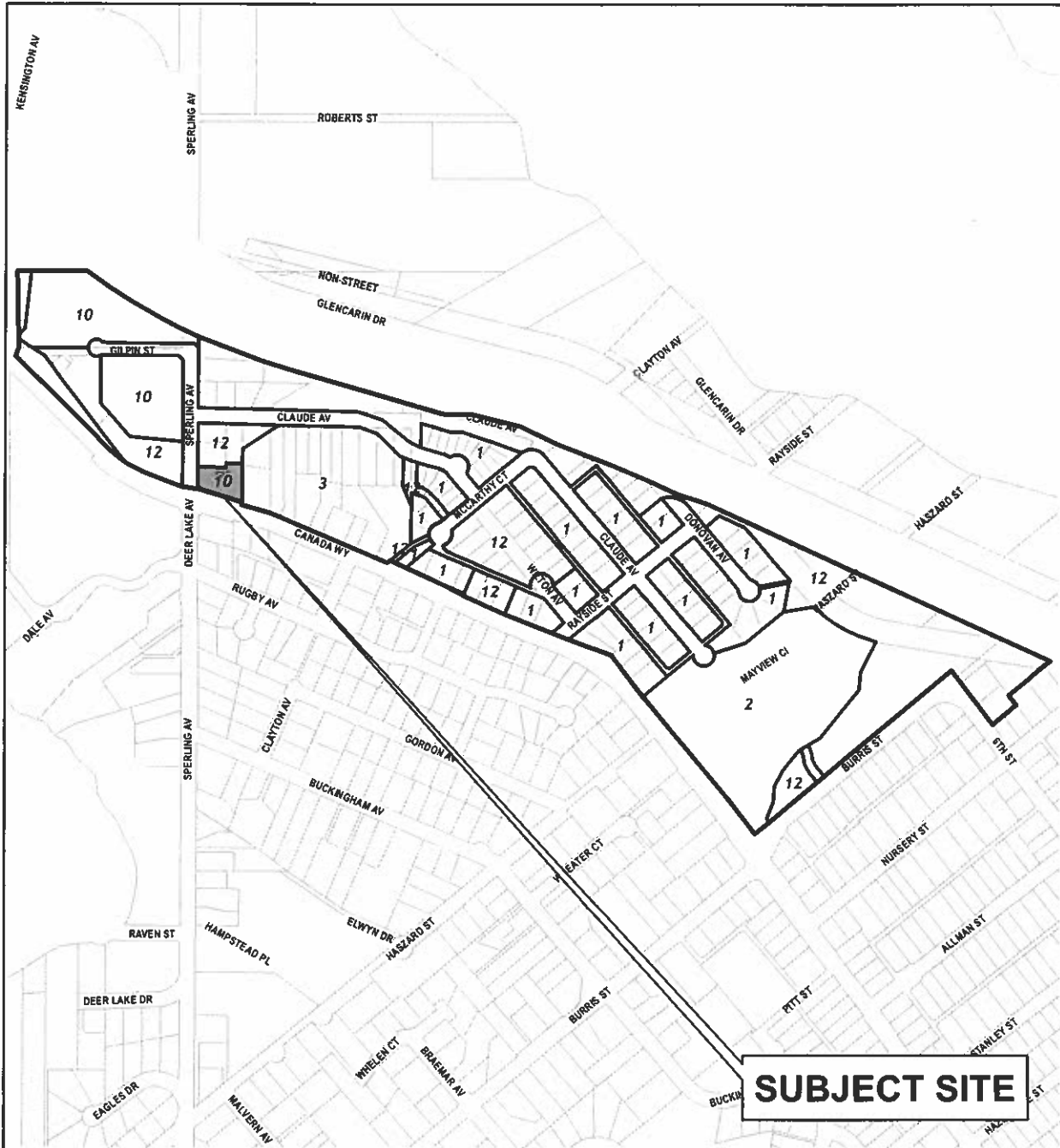
REZONING REFERENCE #13-04
5060 CANADA WAY



Subject Site



Park and Open Space



Rayside



PLANNING & BUILDING DEPARTMENT

- 1** Single and Two Family Residential
- 2** Low Density Multiple Family Residential
- 3** Medium Density Multiple Family Residential
- 10** Administration and Public Assembly
- 12** Park and Public Use

