

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #15-26  
 2015 NOVEMBER 18

## ITEM #01

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Polygon Development 276 Ltd.  
 900 – 1333 West Broadway  
 Vancouver, BC V6H 4C2  
 (Attention: Rene Rose)
- 1.2 **Subject:** Application for the rezoning of:  
 Schedule A (*attached*)
- From:** RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District)
- To:** CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines)
- 1.3 **Address:** 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue
- 1.4 **Location:** The subject site is located mid-block between Dunblane and Marlborough Avenues, north of Imperial Street (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The subject site is rectangular in shape, with approximate frontages of 80 m (263 ft.) on Dunblane Avenue and 60 m (197 ft.) on Marlborough Avenue, and a site area of approximately 5,022 m<sup>2</sup> (54,056 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 single high-rise apartment building with townhouses fronting Dunblane and Marlborough Avenues.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of seven properties at 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue. The properties are occupied by seven residential buildings, including three 8-unit apartment buildings; one 11-unit apartment building; one three-storey fourplex (stratified); one two-storey duplex (stratified); and, one single family dwelling. The age and condition of the buildings vary.

All of the subject site's properties are zoned RM3 Multiple Family Residential District, with the exception of the property located at 6668 Dunblane Avenue. This property was rezoned to CD Comprehensive Development District (RM3) to permit the construction of the stratified residential fourplex in 2004 (Rezoning Reference #02-25).

The applicant for the subject rezoning also applied to rezone five properties directly north of the subject site in order to construct a 37-storey apartment building with ground oriented townhouses along Dunblane and Marlborough Avenues (Rezoning Reference #13-14), which has received Final Adoption from Council.

Directly to the south is a rezoning application to develop a 27-storey apartment building with street-oriented townhouses on Marlborough Avenue and a minor live-work component on Imperial Street.

To the west, across Dunblane Avenue are low-rise apartment buildings. To the northwest, across Dunblane Avenue, are three high-rise apartment developments with street-fronting townhouses for which Council has granted Final Adoption and are under construction: The "Met 1" (Rezoning Reference #10-29) – occupancy permit stage; "Met 2" (Rezoning Reference #12-15) – under construction; and, "The Park" (Rezoning Reference #13-17) – under construction.

## 3.0 BACKGROUND INFORMATION

The subject site is within Sub-Area 6 of the Metrotown Town Centre Development Plan (see *attached* Sketch #2). The adopted Plan designates the subject site for high-density multiple-family residential development under the CD Comprehensive Development District, using the RM5s Multiple Family Residential District as a guideline. Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the 's' category parking standard of 1.1 spaces per unit given its strategic location near the Metrotown and the Royal Oak SkyTrain stations, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

#### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting to rezone the subject site from the CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines) and RM3 Multiple Family Residential District to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and the Metrotown Town Centre Development Plan guidelines). The purpose of this rezoning is to facilitate the development of a high-rise apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues, with full underground parking.
- 4.2 In accordance with the CD (RM5s) District, the subject site would achieve a maximum residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus. The Legal and Lands Department will be requested to provide an estimate of value for the bonus density.
- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and pedestrian/cycle improvements.
- 4.4 The undergrounding of existing overhead wiring abutting the subject site.
- 4.5 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided, including, but not necessarily limited to covenants restricting enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.6 Due to the subject site's proximity to Imperial Street, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.7 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 The consolidation of the subject site into one legal parcel will be required.
- 4.10 The submission of an on-site Stormwater Management Plan will be required.
- 4.11 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.12 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.

- 4.13 The provision of an approved on-site residential loading facility will be required.
- 4.14 A Site Profile and the resolution of any arising issues will be required.
- 4.15 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.16 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 continue 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.* JD:ZT:spf  
*Attachments*

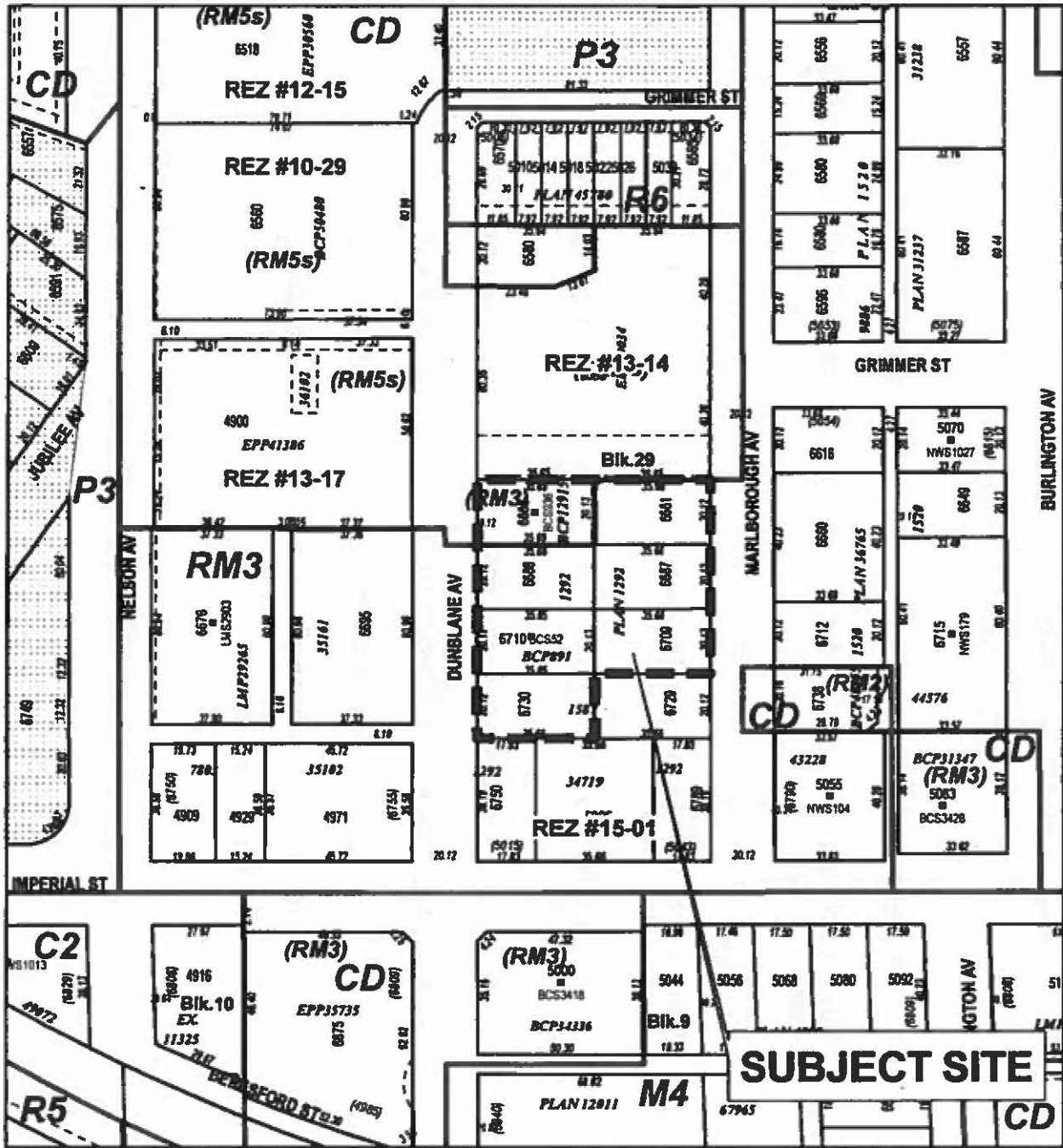
cc: Director Engineering  
City Solicitor  
City Clerk

**REZONING REFERENCE #15-00026**

**SCHEDULE "A"**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
6668 Dunblane Avenue	Strata Lots' 1, 2, 3 & 4, DL 152, Group 1, NWD Strata Plan BCS936	026-045-877, 026-045-885, 026-045-893, 026-045-907
6688 Dunblane Avenue	Lot 20, DL 152, Group 1, NWD Plan 1292	003-085-872
6710 Dunblane Avenue	Strata Lot 1, DL 152, Group 1, NWD Strata Plan BCS52	025-473-107
6712 Dunblane Avenue	Strata Lot 2, DL 152, Group 1, NWD Strata Plan BCS52	025-473-115
6730 Dunblane Avenue	Lot 22, DL 152, Group 1, NWD Plan 1292	009-098-011
6661 Marlborough Avenue	Lot 8, DL 152, Group 1, NWD Plan 1292	002-667-410
6687 Marlborough Avenue	Lot 7, DL 152, Group 1, NWD Plan 1292	002-591-782
6709 Marlborough Avenue	Lot 6, DL 152, Group 1, NWD Plan 1292	012-059-978

-154-



PLANNING & BUILDING DEPARTMENT



DATE: NOV 16 2015

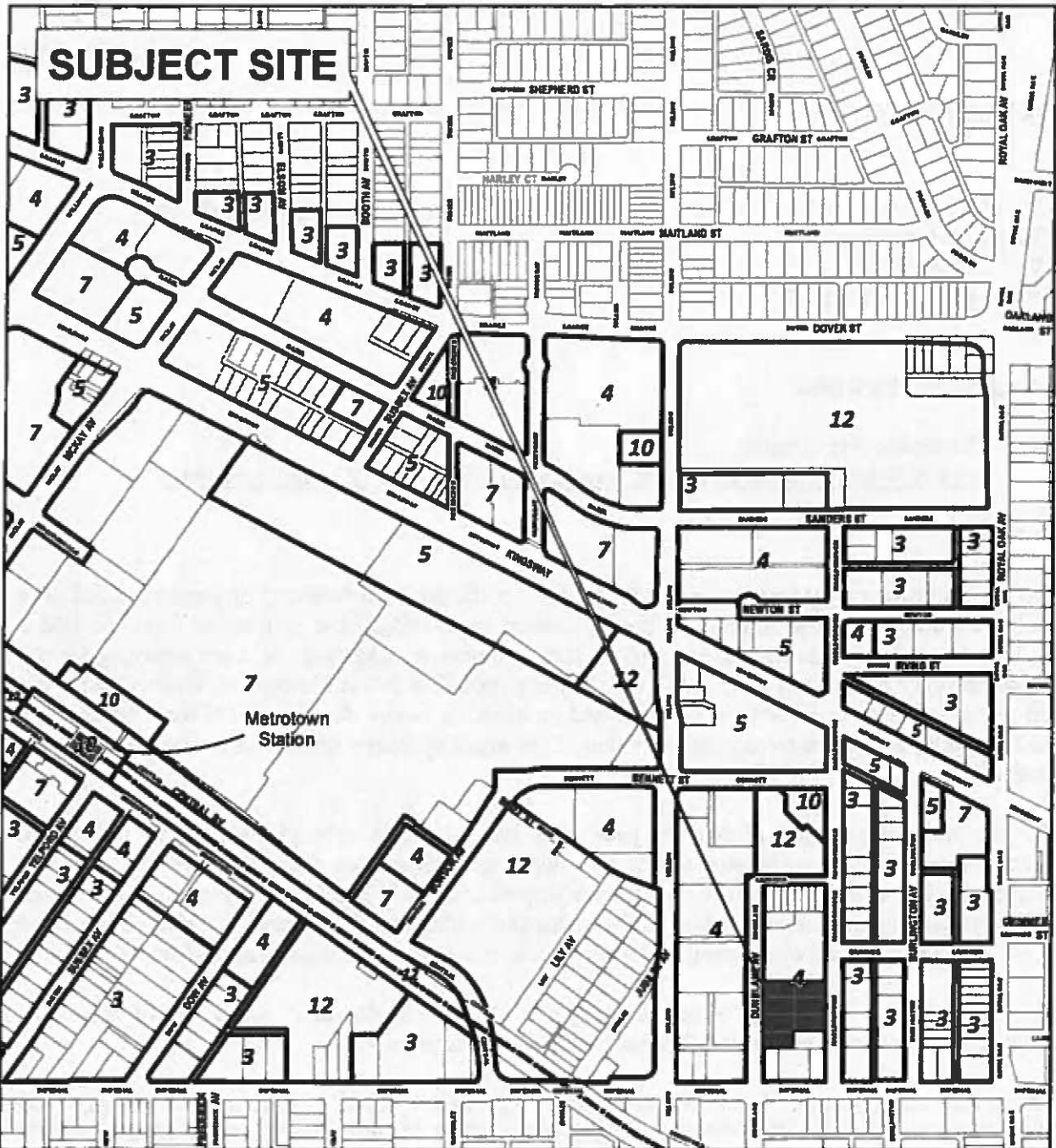
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**REZONING REFERENCE #15-26**  
**6668, 6688, 6710, 6712 AND 6730 DUNBLANE AVENUE**  
**6661, 6687 AND 6709 MARLBOROUGH AVENUE**

Subject Site

Sketch #1



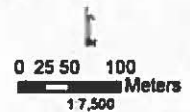
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|---|---|
| <b>2</b> Low Density Multiple Family Residential    | <b>7</b> High Density Mixed Use             |
| <b>3</b> Medium Density Multiple Family Residential | <b>10</b> Institutional                     |
| <b>4</b> High Density Multiple Family Residential   | <b>12</b> Park and Public Use/Public School |
| <b>5</b> Commercial                                 |   |
| <b>6</b> Medium Density Mixed Use                   |   |



City of Burnaby  
Planning and Building Dept

Printed on November 12, 2015

### Metrotown Plan



Sketch #2



**POLYGON**

November 16, 2015

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

Via Email: [jesse.dill@burnaby.ca](mailto:jesse.dill@burnaby.ca)

Attention: Mr. Ed Kozak

Re: **Rezoning Application**  
6668/6688/6710/6730 Dunblane Ave & 6661/6687/6709 Marlborough Ave.

Dear Ed,

We are submitting a revised rezoning application for the above referenced properties, which now includes 6668 Dunblane Avenue. The application is to rezone the properties from the RM-5 District to a Comprehensive District (CD) zoning based on RM-5(s). We are applying for the Supplementary Community Benefit Bonus Density provided in the Metrotown Town Centre. We are proposing a base density of 3.4 FAR and an amenity bonus density of 1.6 for a total of 5.0 FAR. We would prefer to provide the value of the amenity bonus density as a cash contribution-in-lieu.

We are proposing to consolidate the properties into one 1.24 acre (54,056 sq.ft.) parcel and develop one 38 storey residential tower, plus two-storey cityhomes along the Dunblane Ave and Marlborough Ave street frontages for a total of approximately 253 units. The plan of development will address a superior urban design, public realm and architectural standard, as well as address the City's goals and objectives relating to transportation, the environment and social sustainability.

The development will be due south of Polygon's Midori development, and north of Amacon's proposed development pursuant to Burnaby Rezoning reference #15-01.

The seven lots presently house 37 older apartment rental suites within four buildings; 6661 Marlborough- 10 units; 6687 Marlborough-8 units; 6730 Dunblane-11 units; 6688 Dunblane-8 units; plus 6709 Marlborough-a vacant single family home, 6710 and 6712-owner occupied duplexes, and 6668 Dunblane-owner occupied fourplex.

The rezoning application form, Certificates of Title, Agents Authorization forms, and rezoning application fees have been submitted under separate cover.

**POLYGON HOMES LTD.**  
 900 - 1333 West Broadway  
 Vancouver, British Columbia  
 V6H 4C2 Canada

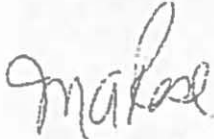
tel: 604.877.1131  
 fax: 604.876.1258  
[www.polyhomes.com](http://www.polyhomes.com)



We look forward to your consideration of this preliminary rezoning application and working closely with the City of Burnaby on the design and approvals of this proposed residential development.

Yours truly,

**POLYGON DEVELOPMENT 276 LTD.**



**Rene Rose  
Senior Vice President Development**

Encl.

Cc: Jesse Dill, Zeralynne Te, - Burnaby Planning

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #15-40  
 2015 NOVEMBER 18

## ITEM #02

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Chris Dikeakos Architects Inc.  
 212-3989 Henning Drive  
 Burnaby, BC V5C 6N5  
 (Attention: Richard Bernstein)
- 1.2 **Subject:** Application for the rezoning of:  
 Lot 6 Except: Part Subdivided By Plan 40102 Of DL 125, Group 1,  
 NWD Plan 12069; Lot 7 Except: Part Subdivided By Plan 40102 Of  
 DL 125, Group 1, NWD Plan 12069; Lot 1 Except: Parcel "A"  
 (Explanatory Plan 9289), DL 125, Group 1, NWD Plan 5139
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM5s Multiple  
 Family Residential District, C1 Neighbourhood Commercial District  
 and Brentwood Town Centre Development Plan as guidelines)
- 1.3 **Address:** 2360/2390 Douglas Road and 5343 Goring Street
- 1.4 **Location:** The subject site is located on the northeast corner of Douglas Road  
 and Goring Street. (Sketch #1 *attached*)
- 1.5 **Size:** The site is an irregular shape with a 48.64 m frontage on Douglas  
 Road, a 91.35 m frontage on Goring Street and a total area of  
 6,921.44 m<sup>2</sup> (74,501.76 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 two high-rise residential apartment buildings and  
 townhouse or live/work units with below grade and above grade  
 parking.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three lots, which are currently occupied by two older industrial buildings, and a house converted into an office / storage facility. Across the lane to the west are two single family houses and three small industrial buildings fronting on Springer Avenue. To the north is a large industrial building accessed from Springer Avenue and fronting Loughheed Highway. Directly to the east is an older truck terminal with frontage on both Goring Street and Loughheed Highway, with a bowling alley, mixed use high-rise residential and the Holdom SkyTrain station beyond. Across Douglas Road and Goring Street are older industrial buildings and the BNSF Rail Line beyond. Vehicular access to the site is from the lane on the west side of the site, Douglas Road and Goring Street.

## 3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high density multiple-family residential development with a mixed use component under the CD Comprehensive Development District (utilizing the RM5s Multiple Family and C1 Neighbourhood Commercial Residential Districts as guidelines) (see *attached* Sketch #2). The general form and character envisioned for this site is for two high-rise residential towers atop a street fronting residential live/work and parking podium up to four storeys in height. The above ground structured parking is likely necessary due to elevated groundwater conditions within this area of the plan, and is to be faced with residential or live/work uses, or alternately abut adjacent parking structures, to conceal its visibility.

## 4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM5s Multiple Family and C1 Neighbourhood Commercial Residential Districts and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of two high-rise residential buildings with podium level residential apartment/townhouse or live/work units.

Parking is expected to be provided both above grade within the structure, faced with residential units, as well as a portion underground. The maximum permitted density would be 5.0 FAR, inclusive of a 1.6 FAR amenity density bonus.

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 Douglas Road and Goring Street to their final Town Centre (Collector Road) standards with concrete curb and gutter, separated pedestrian/cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the north side across the development's frontage; and,

- installation of a new all movements traffic signal at Douglas Road and Goring Street, as necessary.

Required dedications across the Douglas Road and Goring Street frontages will be determined by a detailed geometric and noted in a future report to Council.

- 4.3 There are no trees suitable for retention on the site. Any trees over 20cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw.
- 4.4 Vehicular access to the site will be determined by detailed geometric.
- 4.5 Due to the subject site's proximity to the rail line, SkyTrain and Lougheed Highway, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, to ensure that the development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.
- 4.7 An on-site stormwater management plan is required.
- 4.8 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.9 As underground parking is requested for a site with known geotechnical and hydrological conditions, and given the site's proximity to civic and other major infrastructure, an indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits.
- 4.10 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.
- 4.12 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.13 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.

PLANNING AND BUILDING  
REZONING REFERENCE #15-40  
2015 November 18 ..... PAGE 4

- 4.14 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.
- 4.15 A Site Profile and the resolution of any arising issues will be required.
- 4.16 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATION**

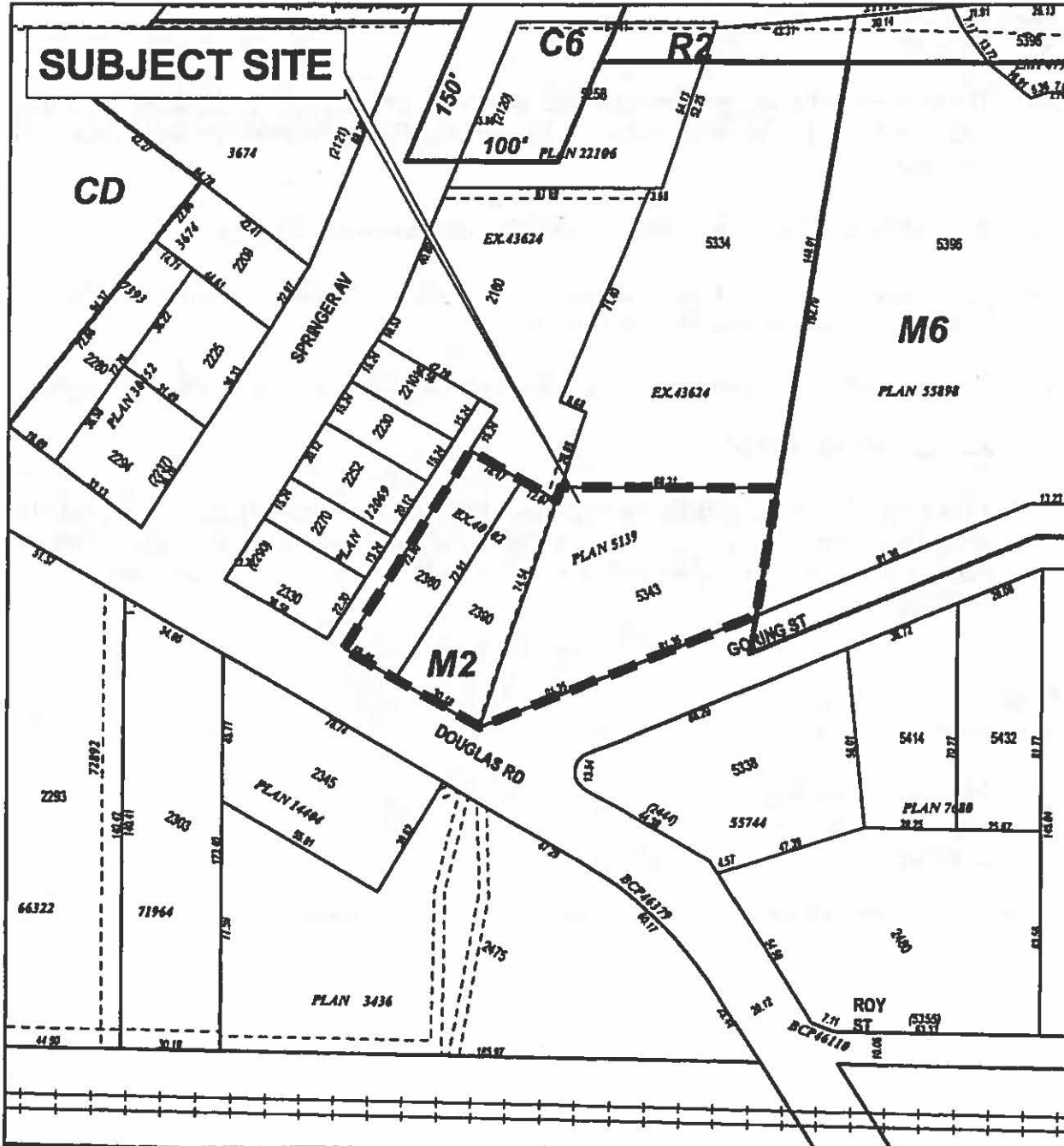
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*L.P.*

IW:spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk

P:\REZONING\Applications\2015\15-00040 2360.90 Douglas Rd and 5343.45 Goring St\Rezoning Reference 15-40 Initial Report 20151123.doc



PLANNING & BUILDING DEPARTMENT

DATE:  
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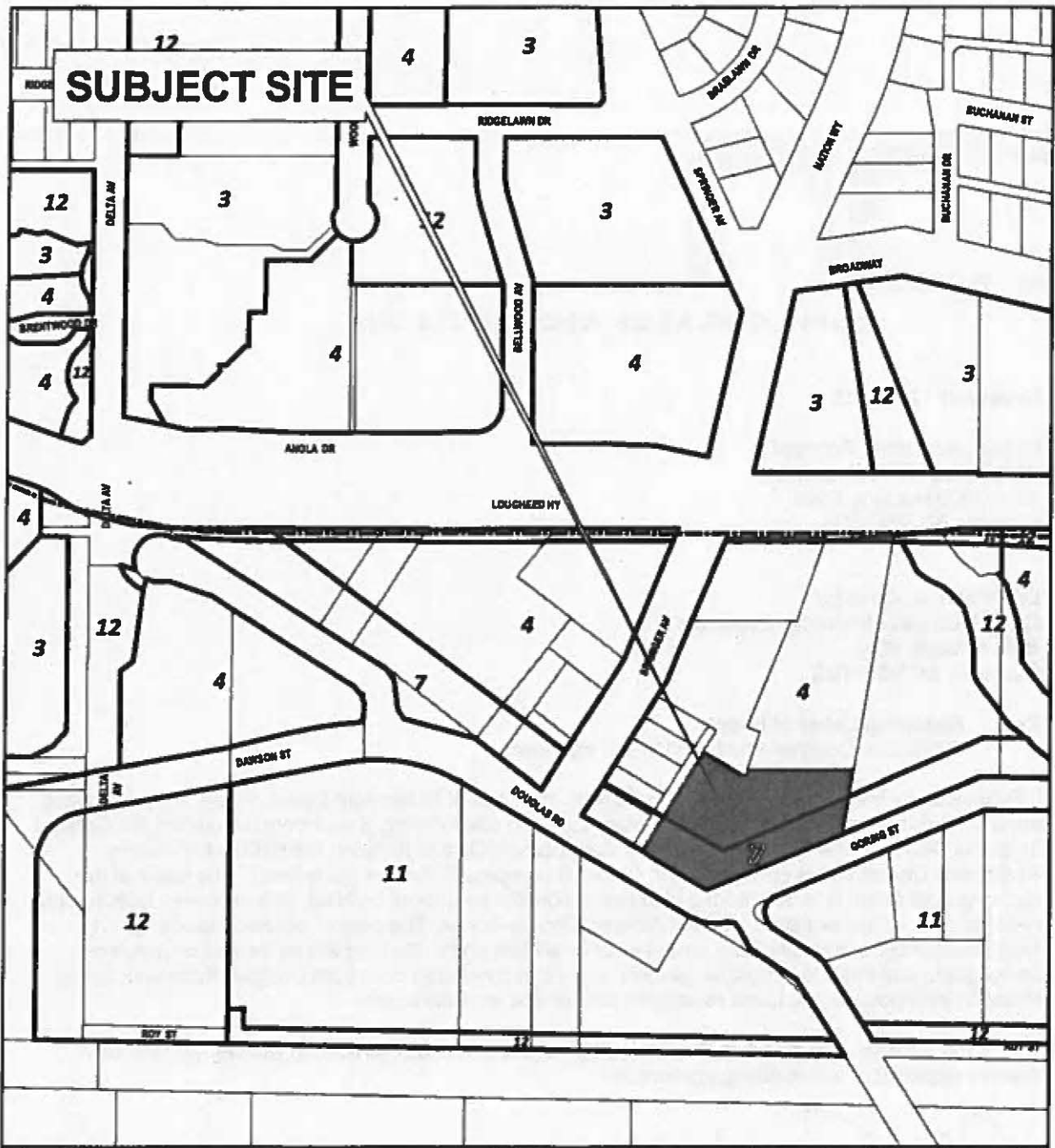
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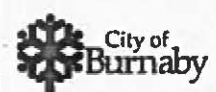
REZONING REFERENCE #15-40  
2360 AND 2390 DOUGLAS ROAD  
5343 AND 5345 GORING STREET

 Subject Site

Sketch #1

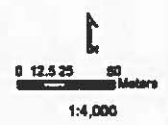


- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential - Brentwood Succession (RM4s)



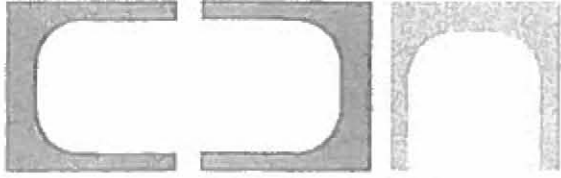
Planning and Building Dept

### Brentwood Plan



Printed November 2, 2015

Sketch #2



**CHRIS DIKEAKOS ARCHITECTS INC.**

November 17th, 2015

Richard Bernstein, Principal  
Chris Dikeakos Architects Inc.  
#212-3989 Henning Drive  
Burnaby, BC V5C 6N5

Lou Palletier, Director  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Re: **Rezoning Letter of Intent**  
2360/2390 Douglas Road & 5343 Goring Street

I, Richard Bernstein of Chris Dikeakos Architects, on behalf of Millennium Development, have submitted this application to rezone 2360/2390 Douglas Road and 5343 Goring Street from the current M2 General Industrial District to the CD Comprehensive Development District (utilizing the RM5s Multi-Family Residential District and Brentwood Town Centre Development Plan as guidelines). The intent of this rezoning application is to construct a high-rise residential apartment building, to a maximum density of 5.0 FAR inclusive of the available 1.6 FAR Amenity Density Bonus. The project will also include the C1 Neighbourhood Commercial Zone for potential Live/Work units. Parking will be located on one level below grade and three levels above grade in a podium concealed from both Douglas Road and Goring Street by townhouses, the tower residential lobbies and amenity space.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application.

Richard Bernstein, Architect AIBC, AIA  
Principal  
Chris Dikeakos Architects Inc.

T 604 291 2660  
F 604 291 2667

212 - 3989 HENNING DR  
BURNABY BC V5C 6N5

[INFO@DIKEAKOS.COM](mailto:INFO@DIKEAKOS.COM)  
[WWW.DIKEAKOS.COM](http://WWW.DIKEAKOS.COM)



## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #15-41  
 2015 NOVEMBER 18

## ITEM #03

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Vancouver General Contractors  
 220 – 3689 E. 1<sup>st</sup> Avenue  
 Vancouver, BC V5M 1C2  
 (Attention: Hussain Khatheer)
- 1.2 **Subject:** Application for the rezoning of:  
 Lot 1, Block 15, DL 116, NWD Plan 1236
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines)
- 1.3 **Address:** 3810 Pender Street
- 1.4 **Location:** The subject site is located at the southwest corner of Pender Street and Esmond Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of 15.24 m (50.0 ft.), a depth of 37.19 m (122.0 ft.), and a total area of 566.7 m<sup>2</sup> (6,100.0 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 multi-family residential building.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single lot at 3810 Pender Street and is currently occupied with an older single family dwelling. To the west, across Esmond Avenue and to the south, across the lane, are single family dwellings. To the east is a four-plex constructed in 2009 under Rezoning Reference #07-17, with an older 3 storey apartment building beyond. To the north, across Pender Street is a townhouse development.

**3.0 BACKGROUND INFORMATION**

- 3.1 The subject property is currently zoned RM3 (Medium Density Residential) District but does not meet the minimum site area for redevelopment of a multiple family dwelling. As such the applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District and the Hastings Street Area Plan as guidelines) in order to permit the construction of a three-unit multiple family development to a maximum Floor Area Ratio of 0.7 with parking at grade. Vehicular access to the site will be from the rear lane.
- 3.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 3.3 A 3.0 x 3.0 metre corner truncation is required.
- 3.4 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 3.5 Given that the area of the development site is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.6 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant will be required, where warranted.
- 3.7 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 \$826 per dwelling unit
  - c) School Site Acquisition Charge of \$800 per unit
- 3.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

**4.0 RECOMMENDATION**

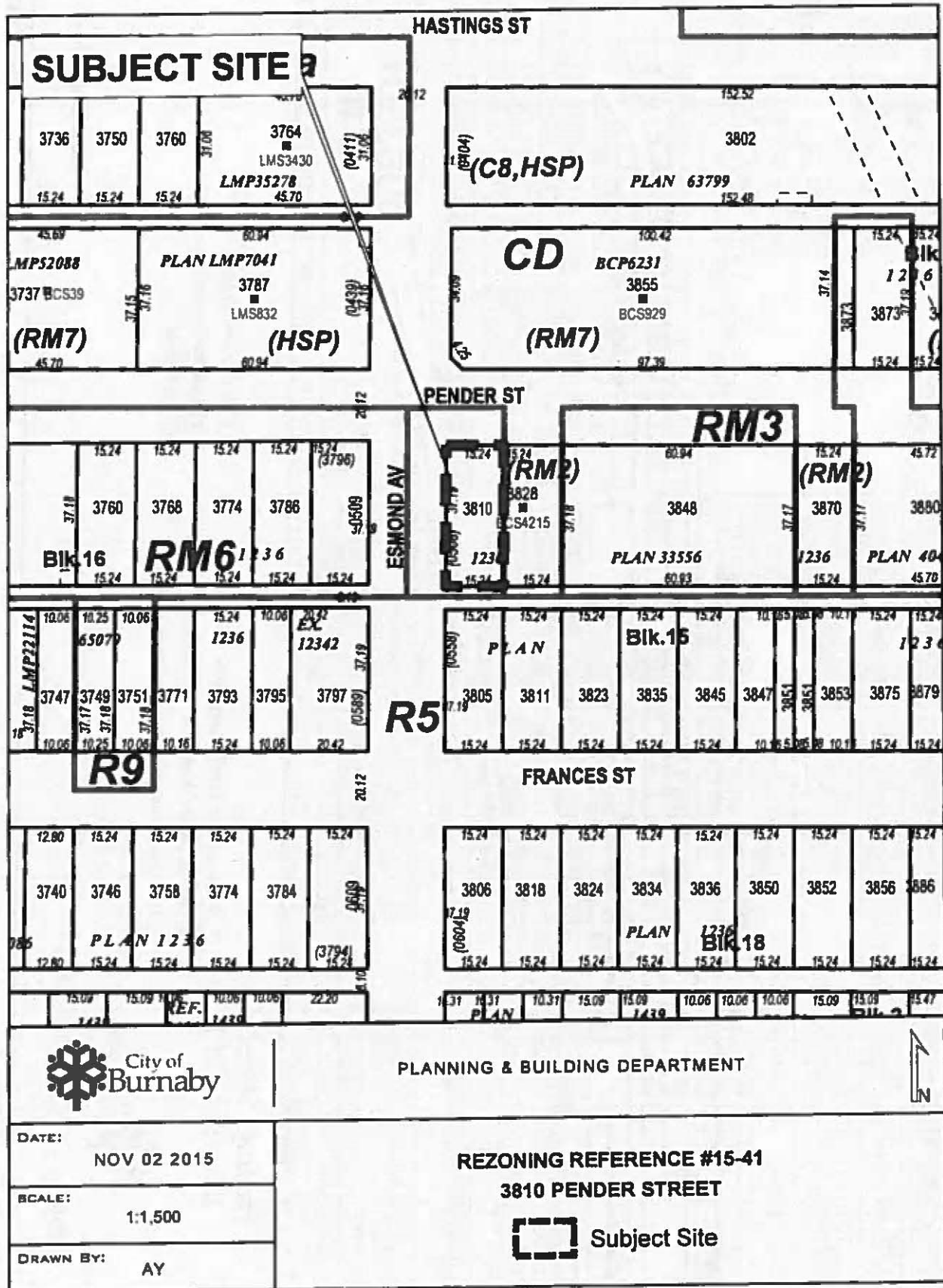
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

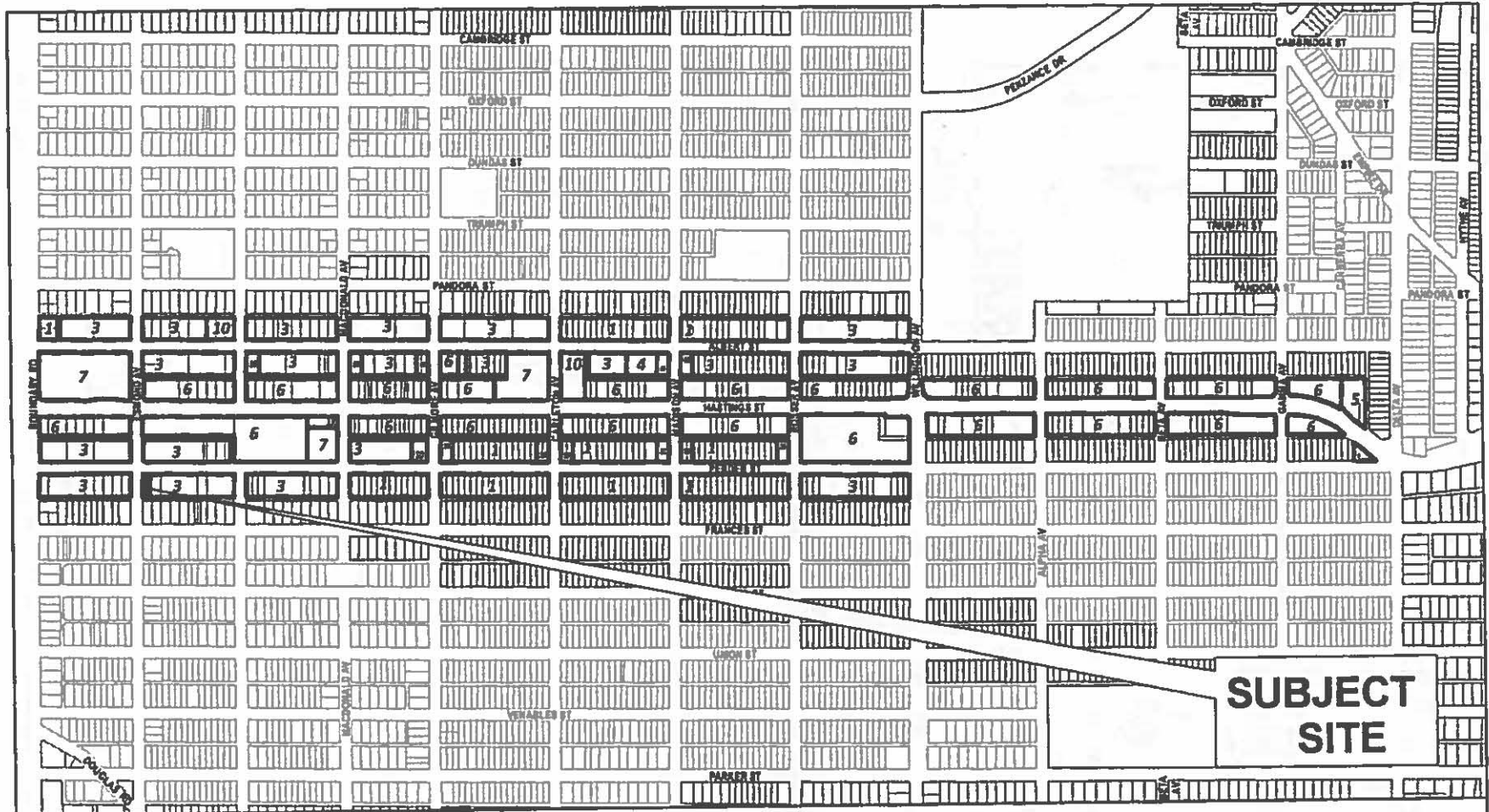
*LP.*

DR:spf

**Attachments**

- cc: Director Engineering
- City Solicitor
- City Clerk





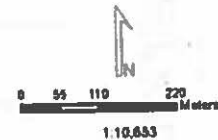
**Hastings Street Area  
Development Plan**



PLANNING & BUILDING DEPARTMENT

- 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





Vancouver  
General  
Contractors

220 3689 East 1st Avenue  
Vancouver BC, V5M 1C2

Phone: (604) 430-3004  
Email: info@vancouvergeneralcontractors.com

To Whom this May Concern,

I, Hussain Khatheer am writing this letter to the City of Burnaby, to declare my intent in rezoning my clients property at 3810 Pender St, Burnaby BC V5C 2L5 from an RM3 to a CD zone under the RM2 guidelines.

Our intent is to develop the property, into a 3 unit multi-family dwelling.

We are looking for the support of the City of Burnaby, to help us achieve this.

Thank you

Hussain Khatheer

Our Affiliations:

Our Website: [www.vancouvergeneralcontractors.com](http://www.vancouvergeneralcontractors.com)

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #15-42  
 2015 NOVEMBER 18

## ITEM #04

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Brook Pooni Associates  
 410 – 535 Thurlow Street  
 Vancouver, BC V6E 3L2  
 (Attention: Sophie Perndl)
- 1.2 **Subject:** Application for the rezoning of:  
 Lot 2, DL 71, Group 1, NWD Plan LMP31089
- From:** CD Comprehensive Development District (based on M8 Advanced Technology District)
- To:** Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)
- 1.3 **Address:** 3500 Gilmore Way
- 1.4 **Location:** The subject site is located on Gilmore Way, between Canada Way and Kincaid Street/Sanderson Way (Sketches #1 and 2 *attached*).
- 1.5 **Size:** The site is irregular in shape with a frontage on Gilmore Way of 178.61 m (586 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 high technology, business and professional office uses.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in the Discovery Place Community Plan, an approximately 32.3 ha (80 acre) area characterized by low and mid-rise high technology/office development in a park-like setting. The subject site is located near the Canada Way entrance to Discovery Place, in the northern portion of the plan area. This portion of the plan area contains three properties that are zoned for general business and professional office uses under the M8a District: 3383 and 3480 Gilmore Way, and 4250 Canada Way. Two remaining sites, in addition to the subject site, at 3500, 3555 and 3605 Gilmore Way are zoned for M8 District uses only, which include a range of scientific or technological research related uses as well as accessory office, manufacturing,

**PLANNING AND BUILDING**  
**REZONING REFERENCE #15-42**  
 2015 November 18 ..... PAGE 2

printing, display, storage, retail sales, and caretaker accommodation uses. The properties at 3598 and 3625 Gilmore Way form part of the conservation lands that encompass Discovery Place. Sumner Creek, a Class B watercourse, traverses through these conservation lands. Vehicular access to the site is from Gilmore Way (see *attached* Sketches #1 and #2).

It is noted that the property at 3605 Gilmore Way is the subject of a rezoning application, Rezoning Reference #14-42, in order to permit general business and professional offices under the M8a District for which Council has granted Second Reading.

It is also noted that the initial report for a rezoning proposing to permit high technology, business and professional offices under the M8a District at 3650 Gilmore Way appears elsewhere on Council's agenda under Rezoning Reference # 15-43.

### **3.0 BACKGROUND INFORMATION**

3.1 The Discovery Place Community Plan was adopted in 1980 with the intent of attracting capital intensive high technology research and development firms. In 1996, the plan was revised to clarify the uses, scope, and scale of new development and the Zoning Bylaw was amended to add the M8 and M8a Districts. At the same time, the plan area was rezoned to include the M8 District and, to a more limited extent, the M8a District or the pre-existing M5 District as the basis for the CD zoning of each property.

3.2 On 2012 March 12, Council enacted a Zoning Bylaw text amendment to clarify the permitted scale, size and nature of accessory business and professional office uses in the M8 District in relation to principal research and development uses. In the associated report to Council, adopted by the Planning and Development Committee on 2012 January 26, it was advised that specific proposals for general business and professional office uses associated with high technology firms be accommodated on a site-by-site basis. The latter recommendation acknowledged that Discovery Place is already anchored by a number of high technology research and development firms (e.g. Electronic Arts, Kodak, Xenon Pharmaceuticals) and that opportunities for high technology research uses exist in other zoning districts. These additional zoning districts include the B1 Suburban Office District and the B2 Urban Office District, which were established in 2000 and permit high technology research uses; and the M1 through M5 Industrial Districts, which permit laboratories and specialized manufacturing uses.

3.3 The subject site is improved with a three-storey advanced technology research and office facility with surface and underground parking, which was approved under Rezoning Reference #7/96. The applicant is now seeking to expand the range of permitted uses to include general business and professional offices in order to improve vacancy rates in the subject building.

### **4.0 GENERAL INFORMATION**

4.1 The applicant proposes to rezone the subject site from CD Comprehensive Development District, utilizing the M8 Advanced Technology Research District and Discovery Place

Community Plan as guidelines, to the Amended CD District, utilizing the M8a Advanced Technology Research District and Discovery Place Community Plan as guidelines, in order to permit high technology, business and professional office uses in an existing three-storey office building. No improvements to the property are proposed.

The M8 District permits a range of scientific or technological research related principal uses as well as accessory office, manufacturing, printing, display, storage, retail sales and caretaker accommodation uses. The M8a District permits these uses, as well as business and professional offices as a principal permitted use. Otherwise, the permitted uses, conditions of use, and all other Zoning Bylaw provisions are the same as in the M8 District.

- 4.2 The subject property includes a total of 133 off-street parking spaces, which exceeds the number of parking spaces required for business and professional office use of approximately 5,135.17 m<sup>2</sup> (55,276 sq. ft.) gross floor area of the building.
- 4.3 The Director Engineering will be required 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 following:
- provision of a statutory right-of-way for a future east-west multi-use trail that is intended to connect to the multi-use trail on the west side of Gilmore Way (Cascade-Schou neighbourhood entry) and the Willingdon lands to the east; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.4 Any necessary easements and covenants for the site are to be provided.
- 4.5 Given that no additional gross floor area is proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge of \$0.443 per ft<sup>2</sup> (\$4.77 per m<sup>2</sup>) is not required in conjunction with this rezoning application.
- 4.6 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report, to be submitted at a future date prior to advancing to a Public Hearing.

## 5.0 RECOMMENDATION

**THAT** the Planning and Building Department be authorized to continue 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.

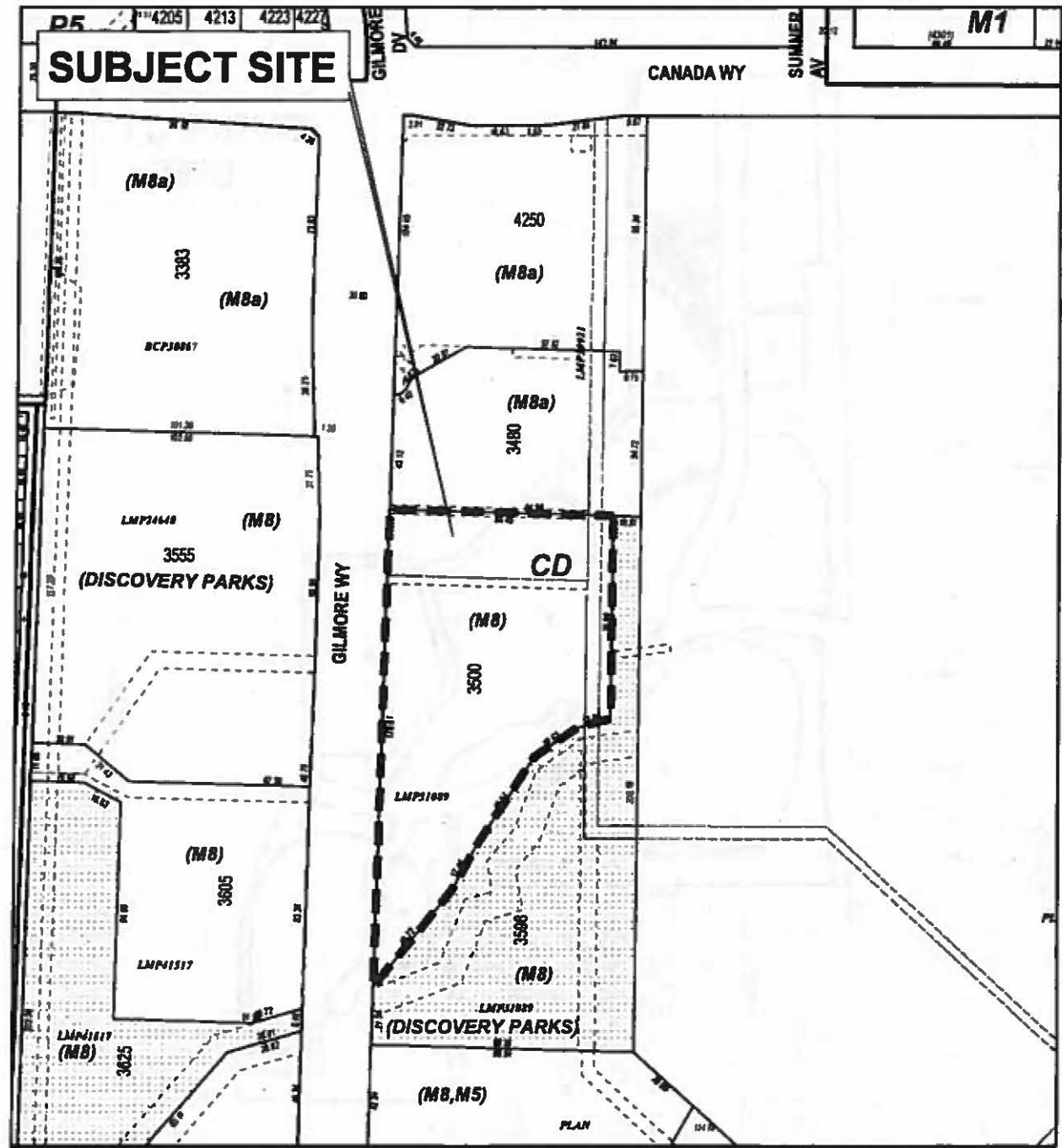
ZT:spf



Attachments

cc: Director Engineering                      City Solicitor                      City Clerk

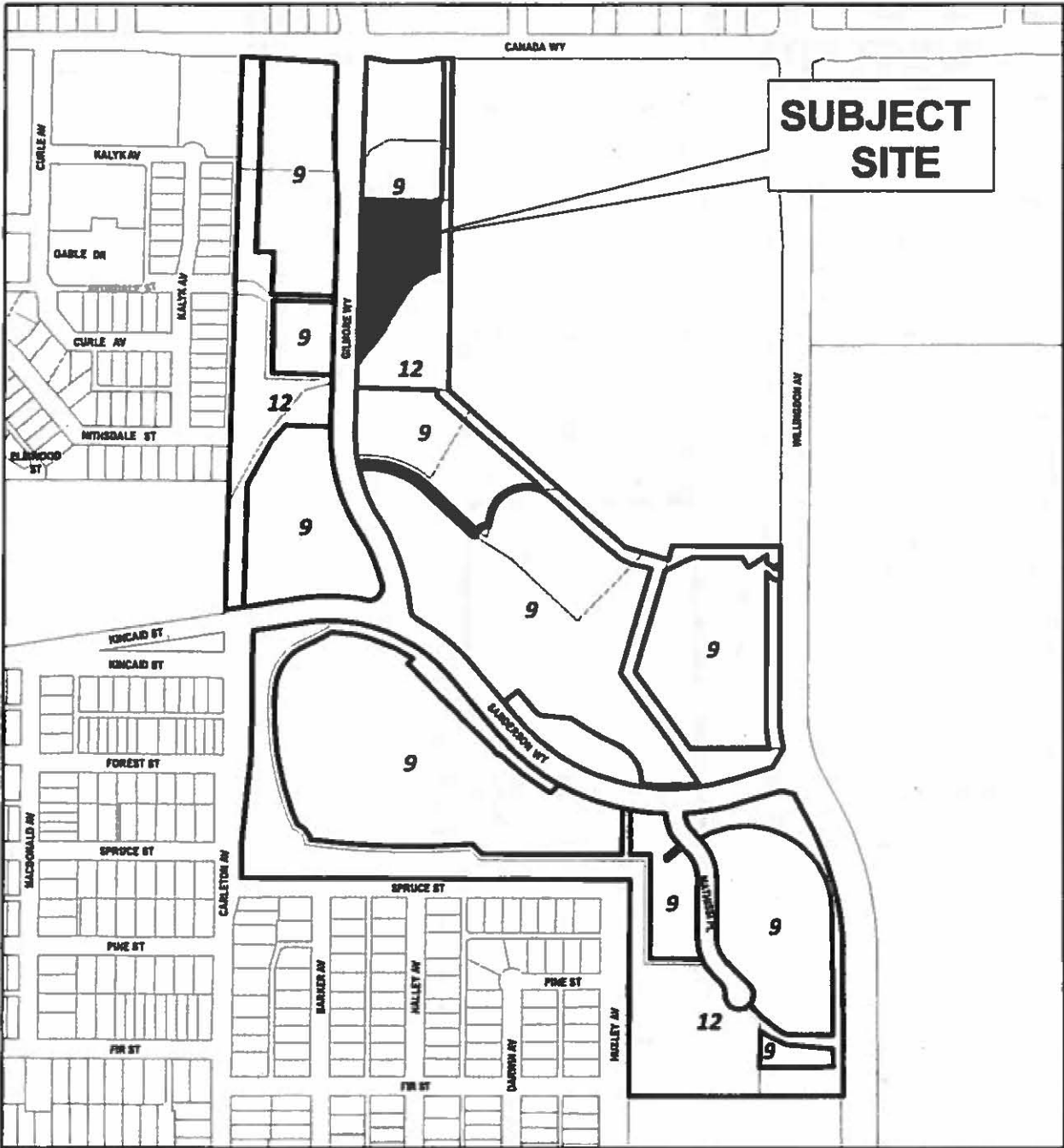
P:\REZONING\Applications\2015\15-00042 3500 Gilmore Way\Rezoning Reference 15-42 Initial Report 20151123.doc





	<p>PLANNING &amp; BUILDING DEPARTMENT</p>
<p>DATE: NOV 12 2015</p>	<p>REZONING REFERENCE #15-42</p>
<p>SCALE: 1:2,400</p>	<p>3500 GILMORE WAY</p>
<p>DRAWN BY: AY</p>	<p> Subject Site</p>

Sketch #1



General Land Use Designations

- 9 Industrial
- 12 Park and Public Open Space



Planning and Building Dept

Discovery Place Community Plan



Printed on November 2, 2015

Sketch #2



Brook Pooni Associates Inc.  
 Suite 410 – 535 Thurlow Street  
 Vancouver, BC V6E 3L2  
 www.brookpooni.com  
 T 604.731.9053 | F 604.731.9075

October 19, 2015

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

Attention: Lou Pelletier  
 Director, Planning and Building Department

Re: Letter of Intent for the Rezoning of 3500 Gilmore Way, Burnaby

---

#### INTRODUCTION

Brook Pooni Associates is pleased to submit the application enclosed herein to rezone the property located at 3500 Gilmore Way from CD based on M8 to CD based on M8a. This rezoning would permit more general business and professional office uses on the subject property.

#### ABOUT THE PROPERTY OWNER

The property is owned by 3500 Gilmore Way Holdings Ltd., part of Redstone Group. Redstone Group is one of British Columbia's largest private real-estate organizations. The company manages over 4.2 million square feet of commercial property, and its diversified portfolio spans Canada and the Western United States. The company owns a number of properties in Burnaby, including 3033 Beta Avenue, 4306 Canada Way, and 3850 Gilmore Way. As a long-term investor in Burnaby's real estate market, Redstone Group is committed to growing value in Burnaby, and improving the viability and financial sustainability of the subject property.

#### ABOUT THE PROPERTY

The subject property occupies 2.52 acres on the east side of Gilmore Way. The property is developed with a 3-storey building, which was constructed in 1997, improved in 2000, and has a floor area of 51,571 square feet. The property falls within the Discovery Place Community Plan area, and is located adjacent to Sumner Creek and the Discovery Park Conservation area.

#### REZONING INTENT

In order to improve the viability and occupancy of the property, Brook Pooni Associates is submitting the enclosed application to rezone the site from CD based on M8 to CD based on M8a. As indicated in the Letter of Enquiry submitted to the City on August 4, 2015, Redstone Group has had significant difficulty finding tenants whose uses are permitted under the current M8 zoning. Two of the existing tenants, who currently lease 67% of the building, have indicated that they will vacate the building as a result of the current zoning restrictions. Market analysis, outlined in the Letter of Enquiry, has demonstrated the difficulty in leasing out M8-zoned properties, which experience significantly higher vacancies than Burnaby's Class A commercial space.

The application enclosed herein pertains solely to the change of land use; the existing physical structures on site will not be altered. Rezoning 3500 Gilmore Way would allow for businesses and professional office uses within the existing building, in addition to other potential scientific or technological research uses. The addition of a wider range of permissible land uses is likely to significantly increase the viability of the subject property and reduce its vacancy rates.



Brook Pooni Associates Inc.  
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Vancouver, BC V6E 3L2  
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The subject property sits directly next to 3480 Gilmore Way, which is zoned M8a, and is in near proximity to two others with that zoning. Additionally, the site across the street at 3605 Gilmore Way is currently undergoing rezoning from M8 to M8a and has passed second reading by Council.

A response letter issued by the City's Planning Department on October 6, 2015 indicated that the Department would support rezoning the subject site to Amended Comprehensive Development District, based on the M8a district. More broadly, a report adopted by the Community Development Committee on January 26, 2012 recommended site-by-site rezoning to M8a within Discovery Place to improve occupancy rates. Brook Pooni Associates understands that the Department supports this rezoning as it would allow for more general business and professional office uses in addition to the current uses allowed on the property.

Please find the required forms and documentation enclosed with this letter. We look forward to working with the Planning Department on this rezoning application.

Sincerely,

Brook Pooni Associates Inc.

Gary Pooni  
President  
t: 604.731.9053 x108  
e: gpooni@brookpooni.com

Sophie Perndl  
Associate  
t: 604.731.9053 x114  
e: sperndl@brookpooni.com

Att: Rezoning Application Form  
Agent Authorization Form  
Redstone Group Identification Letter – signed by Ayaz Velji, Vice President  
Title Search Print  
Rezoning Application Fee of \$2705.00

Cc: Ayaz Velji, Vice President  
Redstone Group

Lisa Scott, City of Burnaby  
Community Planner

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #15-43  
 2015 NOVEMBER 18

## ITEM #05

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Brook Pooni Associates  
 410 – 535 Thurlow Street  
 Vancouver, BC V6E 3L2  
 (Attention: Sophie Perndl)
- 1.2 **Subject:** Application for the rezoning of:  
 Lot 2, DL 71, Group 1, NWD Plan LMP21978
- From:** CD Comprehensive Development District (based on M8 Advanced Technology District)
- To:** Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)
- 1.3 **Address:** 3650 Gilmore Way
- 1.4 **Location:** The subject site is internally oriented within the Discovery Place Community Plan area, north of Kincaid Street/Sanderson Way (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The subject site is irregular in shape with a lot area of approximately 8,290 m<sup>2</sup> (89,236 sq. ft.) and a 6.0 m width driveway access via Gilmore Way.
- 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 high technology, business and professional office uses.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in the Discovery Place Community Plan, an approximately 32.3 ha (80 acre) area characterized by low and mid-rise high technology/office development in a park-like setting. The subject site is internally located within the Discovery Place Community Plan area, north of Kincaid Street/Sanderson Way within a campus-like cluster of advanced technology research facilities and offices.

**PLANNING AND BUILDING**  
**REZONING REFERENCE #15-43**  
 2015 November 18 ..... PAGE 2

To the north are the Willingdon lands (former youth detention centre) and Discovery Place Park conservation lands. Immediately to the east, west and south are advanced technology research facilities and offices, which share driveway access via Gilmore Way (see *attached* Sketches #1 and #2).

It is also noted that the initial report for a rezoning proposing to permit high technology, business and professional offices under the M8a District at 3500 Gilmore Way appears elsewhere on Council's agenda under Rezoning Reference # 15-42.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The Discovery Place Community Plan was adopted in 1980 with the intent of attracting capital intensive high technology research and development firms. In 1996, the plan was revised to clarify the uses, scope, and scale of new development and the Zoning Bylaw was amended to add the M8 and M8a Districts. At the same time, the plan area was rezoned to include the M8 District and, to a more limited extent, the M8a District or the pre-existing M5 District as the basis for the CD zoning of each property.
- 3.2 On 2012 March 12, Council enacted a Zoning Bylaw text amendment to clarify the permitted scale, size and nature of accessory business and professional office uses in the M8 District in relation to principal research and development uses. In the associated report to Council, adopted by the Planning and Development Committee on 2012 January 26, it was advised that specific proposals for general business and professional office uses associated with high technology firms be accommodated on a site-by-site basis. The latter recommendation acknowledged that Discovery Place is already anchored by a number of high technology research and development firms (e.g. Electronic Arts, Kodak, Xenon Pharmaceuticals) and that opportunities for high technology research uses exist in other zoning districts. These additional zoning districts include the B1 Suburban Office District and the B2 Urban Office District, which were established in 2000 and permit high technology research uses; and the M1 through M5 Industrial Districts, which permit laboratories and specialized manufacturing uses.
- 3.3 The subject site is improved with a three-storey advanced technology research and office facility with surface and underground parking, which was approved under Rezoning Reference #69/96. The applicant is now seeking to expand the range of permitted uses to include general business and professional offices in order to reduce vacancy rates in the subject building.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant proposes to rezone the subject site from CD Comprehensive Development District, utilizing the M8 Advanced Technology Research District and Discovery Place Community Plan as guidelines, to the Amended CD District, utilizing the M8a Advanced Technology Research District and Discovery Place Community Plan as guidelines, in

**PLANNING AND BUILDING**  
**REZONING REFERENCE #15-43**  
 2015 November 18 ..... PAGE 3

order to permit high technology, business and professional office uses in an existing three-storey office building.

The M8 District permits a range of scientific or technological research related principal uses as well as accessory office, manufacturing, printing, display, storage, retail sales and caretaker accommodation uses. The M8a District permits these uses, as well as business and professional offices as a principal permitted use. Otherwise, the permitted uses, conditions of use, and all other Zoning Bylaw provisions are the same as in the M8 District.

The existing building has a gross floor area of 5,020.11 m<sup>2</sup> (54,038 sq. ft.) for which 135 parking spaces and two loading bays are provided. As part of a suitable plan of development, the applicant will be required to meet the provisions of the Zoning Bylaw with respect to parking, as well as all other pertinent bylaw requirements.

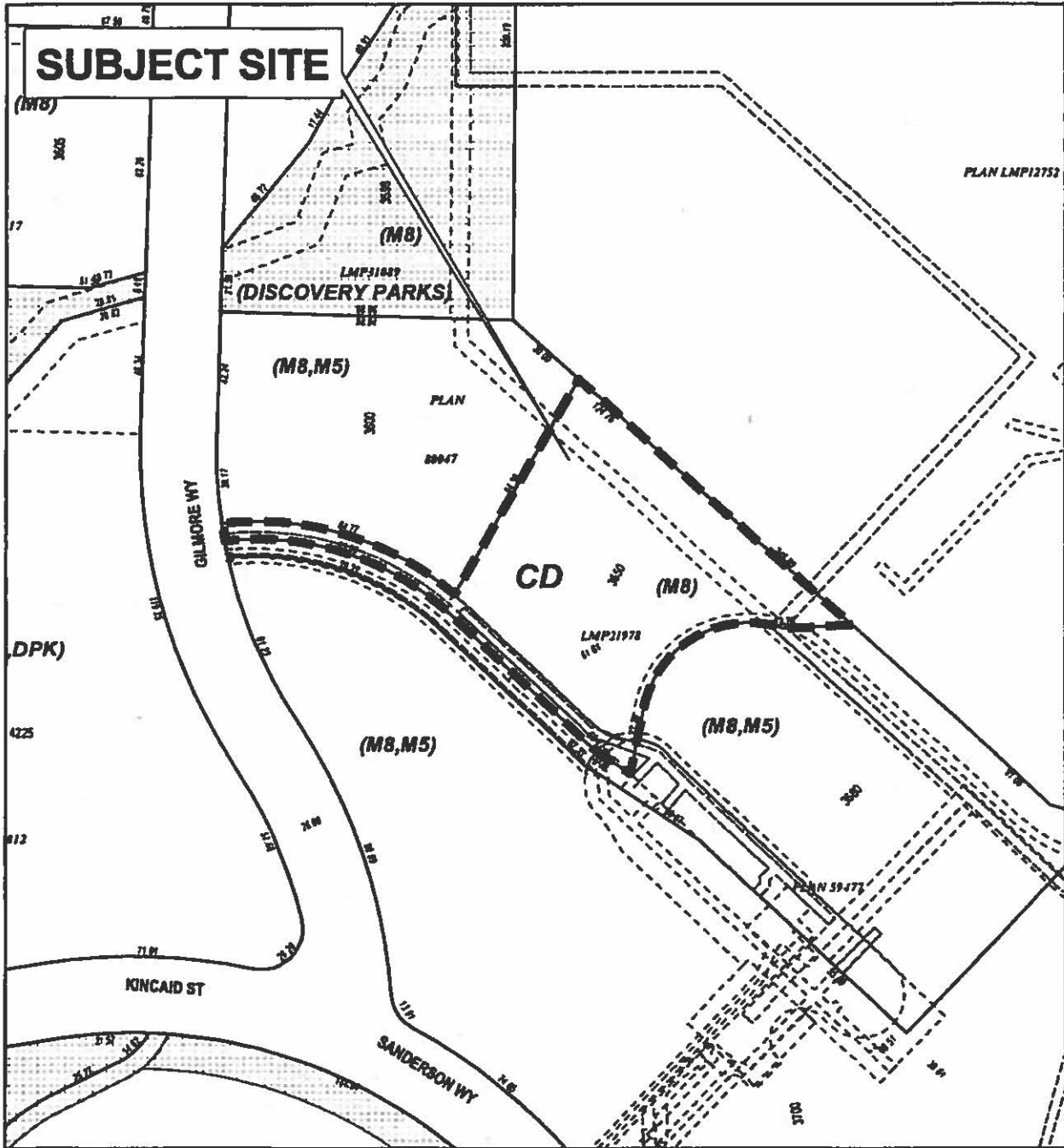
- 4.2 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to storm, sanitary sewer and water main upgrades as required.
- 4.3 Any necessary easements and covenants for the site are to be provided.
- 4.4 Given that no additional gross floor area is proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge of \$0.443 per ft<sup>2</sup> (\$4.77 per m<sup>2</sup>) is not required in conjunction with this rezoning application.
- 4.5 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report, to be submitted at a future date prior to advancing to a Public Hearing.

## 5.0 RECOMMENDATION

**THAT** the Planning and Building Department be authorized to continue 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.* ZT:spf  
 Attachments

cc: Director Engineering  
 City Solicitor  
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
NOV 02 2015

SCALE:  
1:2,200

DRAWN BY:  
AY

REZONING REFERENCE #15-43  
3650 GILMORE WAY

 Subject Site

Sketch #1





General Land Use Designations

- 9 Industrial
- 12 Park and Public Open Space



Planning and Building Dept

Discovery Place Community Plan



Printed on November 2, 2015

Sketch #2



Brook Pooni Associates Inc.  
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 Vancouver, BC V6E 3L2  
 www.brookpooni.com  
 T 604.731.9053 | F 604.731.9075

October 19, 2015

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

Attention: Lou Pelletier  
 Director, Planning and Building Department

Re: Letter of Intent for the Rezoning of 3650 Gilmore Way, Burnaby

---

#### INTRODUCTION

Brook Pooni Associates is pleased to submit the application enclosed herein to rezone the property located at 3650 Gilmore Way from CD based on M8 to CD based on M8a. This rezoning would permit more general business and professional office uses on the subject property.

#### ABOUT THE PROPERTY OWNER

The property is owned by 3650 Gilmore Way Holdings Ltd., part of Redstone Group. Redstone Group is one of British Columbia's largest private real-estate organizations. The company manages over 4.2 million square feet of commercial property, and its diversified portfolio spans Canada and the Western United States. The company owns a number of properties in Burnaby, including 3033 Beta Avenue, 4606 Canada Way, and 3500 Gilmore Way. As a long-term investor in Burnaby's real estate market, Redstone Group is committed to growing value in Burnaby, and improving the viability and financial sustainability of the subject property.

#### ABOUT THE PROPERTY

The subject property occupies 2.05 acres, with street access off the east side of Gilmore Way. The property is developed with a 3-storey building, which was built in 2000 and has a total floor area of 52,538 square feet. The property falls within the Discovery Place Community Plan area, and is located adjacent to Sumner Creek and the Discovery Park Conservation area.

#### REZONING INTENT

In order to improve the viability and occupancy of the property, Brook Pooni Associates is submitting the enclosed application to rezone the site from CD based on M8 to CD based on M8a. As indicated in the Letter of Enquiry submitted to the City on August 4, 2015, Redstone Group has had significant difficulty finding tenants whose uses are permitted under the current M8 zoning. For the past four years Redstone Group has been unable to lease 12,000 sq ft. of floor space at the subject property, amounting to 23% vacancy. Market analysis, outlined in the Letter of Enquiry, has demonstrated the difficulty in leasing out M8-zoned properties, which experience significantly higher vacancies than Burnaby's Class A commercial space.

The application enclosed herein pertains solely to the change of land use; the existing physical structures on site will not be altered. Rezoning 3650 Gilmore Way would allow for businesses and professional office uses within the existing building, in addition to other potential scientific or technological research uses. The addition of a wider range of permissible land uses is likely to significantly increase the viability of the subject property and reduce its vacancy rates.



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The subject property is located in close proximity to three other properties that have been rezoned to M8a within the Discovery Place Community Plan area, including 3383 Gilmore Way, 3480 Gilmore Way, and 4250 Canada Way. Additionally, the nearby site at 3605 Gilmore Way is currently undergoing rezoning from M8 to M8a and has passed second reading by Council.

A response letter issued by the City's Planning Department on October 6, 2015 indicated that the Department would support rezoning the subject site to Amended Comprehensive Development District, based on the M8a district. More broadly, a report adopted by the Community Development Committee on January 26, 2012 recommended site-by-site rezoning to M8a within Discovery Place to improve occupancy rates. Brook Pooni Associates understands that the Department supports this rezoning as it would allow for more general business and professional office uses in addition to the current uses allowed on the property.

Please find the required forms and documentation enclosed with this letter. We look forward to working with the Planning Department on this rezoning application.

Sincerely,

Brook Pooni Associates Inc.

Gary Pooni  
 President  
 t: 604.731.9053 x108  
 e: gpooni@brookpooni.com

Sophie Perndl  
 Associate  
 t: 604.731.9053 x114  
 e: spemdl@brookpooni.com

Att: Rezoning Application Form  
 Agent Authorization Form  
 Redstone Group Identification Letter – signed by Ayaz Velji, Vice President  
 Title Search Print  
 Rezoning Application Fee of \$2705.00

Cc: Ayaz Velji, Vice President  
 Redstone Group

Lisa Scott, City of Burnaby  
 Community Planner

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #15-44  
 2015 NOVEMBER 18

## ITEM #06

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** TM Mobile Inc. (Telus)  
 c/o Cypress Land Services Inc.  
 120 – 736 Granville Street  
 Vancouver, BC V6Z 1G3  
 (Attn: Tawny Verigin)
- 1.2 **Subject:** Application for the rezoning of:  
 Common Property Strata Plan BCS4270
- From:** CD Comprehensive Development District (based on M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District, P2 Administration and Assembly District and Big Bend Development Plan guidelines)
- 1.3 **Address:** 4300 North Fraser Way
- 1.4 **Location:** The subject site is located on the southeast corner of North Fraser Way and North Fraser Crescent (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape with an area of approximately 12,090 m<sup>2</sup> (2.99 acre).
- 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 installation of a 20 m (65.62 ft.) shrouded monopole antenna with accessory equipment.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located in the Glenlyon Business Park on the southeast corner of North Fraser Way and North Fraser Crescent, within the Big Bend Development Plan Area. The property has an area of approximately 12,090 m<sup>2</sup> (2.99 acre) and is improved with a two-storey multi-tenant office building approved under Rezoning Reference #98/45. An urban trail is located on the southeast edge of the property, adjacent to Sussex Creek. Vehicular access to the site is provided from both North Fraser Way and North Fraser Crescent.

PLANNING AND BUILDING  
 REZONING REFERENCE #15-44  
 2015 November 18 ..... PAGE 2

To the west, north, south, and east are properties occupied by a number of high-quality office developments, all of which were redeveloped in line with the Glenlyon Business Park Concept Plan. The nearest residences are located approximately 0.9 km (0.56 mile) north of the proposed installation. Multi-family residences are located on the southwest corner of Marine Drive and New Haven Court and single-family residences are located on the south side of Marine Drive between Sussex Avenue and Nelson Avenue. Other residences on agricultural holdings are located approximately 1 km (0.62 mile) southeast of the proposed installation on Byrne Road.

### 3.0 BACKGROUND INFORMATION

- 3.1 The Burnaby Zoning Bylaw identifies "antenna developments not included in Section 6.21" as a permitted principal use in the P2 Administration and Assembly District. Section 6.21 of the Zoning Bylaw states that an antenna is permitted in any zoning district, except the R Residential Districts, if it has been given Preliminary Plan Approval (PPA) and meets four specific physical requirements, including attachment to a building. As such, free-standing telecommunication monopoles require rezoning to the P2 District in order to permit the antenna development as a principal use.
- 3.2 The subject property is situated in the Glenlyon Business Park and is designated for Business Centre use in accordance with Big Bend Development Plan guidelines (see *attached* Sketch #2). The property currently contains a strata-titled multi-tenant office building, constructed in 2008, which is two-storeys and 10.97 m (35.1 ft.) high.

### 4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning from the CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan guidelines) to the Amended CD Comprehensive Development District (based on M5 Light Industrial District, P2 Administration and Assembly District, and Glenlyon Concept Plan guidelines) for the purpose of installing a 20 m (65.62 ft.) high shrouded monopole antenna tower and associated equipment in the northeast corner of the property. It is also noted that a 1.0 m (3.28 m) lightning rod is proposed to be installed at the top of the monopole, which would bring the overall height of the structure to 21 m (68.9 ft.). The monopole is proposed to be installed in an existing landscaped area adjacent to an existing utility area, and would require the relocation of a tree, while the associated equipment area is proposed to be installed adjacent to the monopole on a concrete pad. The applicant will be required to provide adequate landscaping in order to effectively screen the associated equipment and existing utility area from the public realm.

The proposed monopole is required to provide wireless data and voice communication services. Coverage maps have been provided that indicate the proposed tower installation would improve in-building coverage for approximately 22 industrial and park properties within the immediate 1 km<sup>2</sup> (0.62 sq. mi.) area as well as for: some residential properties to the north; some industrial properties to the north, east, and southeast; some park properties to the north and southeast; and some agricultural properties to the east and southeast.

- 4.2 The subject site is influenced by the Sussex Creek watercourse located directly to the southeast. A topographical survey would be required to confirm that the proposed installation would be outside the minimum 30 m (98.43 ft.) Streamside Protection and Enhancement Area (SPEA) setback requirement established by the Burnaby Zoning Bylaw.
- 4.3 Antenna developments and related infrastructure are recognized as a necessary utility that serves the mobile communications and information technology needs of Burnaby's businesses and residents. As such, this Department works with the telecommunications sector and their proponents in developing antenna infrastructure as appropriate. Given that free-standing antenna developments are considered the most obtrusive of antenna proposals, this Department evaluates the potential impacts of each proposal on the subject site and surrounding land uses, and reviews the topographical, environmental or heritage prominence of each site. In addition, this Department seeks to maximize the distance of these installations from residential areas; ensure that the design of antenna installations and accessory components are as unobtrusive as possible; and encourage the co-location of antenna installations wherever possible. The following subsections review the proposed development, in view of the above considerations.

**4.3.1 Potential impacts on subject site and surrounding uses**

The subject antenna development proposal is sited within the northeast corner of the subject property. The proposal would require the relocation of a tree, as well as the removal of some existing landscaping for the installation of an associated equipment area. As noted above, a topographical survey would be required to confirm that the proposed installation would be outside the minimum 30 m (98.43 ft.) SPEA setback.

The subject site is located within the Glenlyon Business Park, which continues to be developed as a high quality light and general industrial business park. This Department would be willing to work with the applicant towards a suitable plan of development that ensures the proposed antenna installation is generally consistent with the intent of the Glenlyon Business Park guidelines, is of high design quality, and is well-integrated into the site's existing landscaping, such that the installation's impact on existing and future designated land uses of the subject site and adjacent land uses is minimal.

Regardless, a 20 m (65.62 ft.) high monopole, approximately twice as tall as the building on-site and other nearby industrial developments, would be visible from surrounding areas and, given the flat topography and lack of tall intervening development, would be particularly prominent as viewed from the north and northeast. Internally mounting the antennas behind a shroud in a monopole of high design quality would help decrease the installation's visual impact.

#### **4.3.2 Topographical, environmental or heritage significance**

The proposed antenna installation is located in the Big Bend Development Plan area. The site is not topographically prominent. Also to be considered is the installation's proximity to the nearest park sites – Riverway Golf course and Burnaby Fraser Foreshore Park, located approximately 0.2 km (0.12 mile) to the north and 0.3 km (0.19 mile) to the southeast, respectively. Internally mounting the antennas behind a shroud in a monopole of high design quality would help decrease the installation's visual impact on these park sites. The nearest heritage sites, "Glen-Lyon" Mansion and New Haven Barn, are located approximately 1 km (0.62 mile) to the north and are not expected to be visually impacted by the proposed installation.

#### **4.3.3 Maximizing distance from residential areas**

The nearest residences are multi-family residences and single family homes approximately 0.9 km (0.56 mile) north of the proposed installation. Other residences on agricultural holdings are located approximately 1 km (0.62 mile) southeast of the proposed installation on Byrne Road. Given the distance from the proposed installation, these residences are not expected to be visually impacted. Furthermore, internally mounting the antennas behind a shroud in a monopole of high design quality would help decrease the installation's visual impact on these residences.

Regarding potential safety concerns, the proposed installation must comply with the Safety Code 6 Guidelines administered by Health Canada.

#### **4.3.4 Design of antenna installations and related equipment**

As noted, the proposed development consists of a 20 m (65.62 ft.) high shrouded monopole and an associated accessory equipment area. The City seeks monopole proposals that have a more streamlined, architectural design to reduce visual impacts. Furthermore, the proposed installation would be required to be consistent with the intent of the Glenlyon Business Park development guidelines. The applicant has indicated that they are willing to work with the City on an acceptable tower design and that the screening of the equipment area will be integrated with existing landscaping.

#### **4.3.5 Co-location of antennae**

As part of the review process for assessing rezoning applications to develop freestanding antenna structures, this Department seeks to encourage the co-location of antennae for multiple telecommunications providers, wherever possible, so as to reduce the overall number of freestanding structures developed within the City.

No co-location at the subject site is proposed, and the applicant has indicated that opportunities for co-location in the area were investigated but no appropriate sites were identified.

PLANNING AND BUILDING  
REZONING REFERENCE #15-44  
2015 November 18 ..... PAGE 5

The provision of telecommunications infrastructure is an important service, and its accommodation is encouraged, where possible. Given that free-standing tower or monopole antenna developments are considered the most obtrusive of antenna proposals, each application is reviewed to identify potential impacts, particularly on residential communities and areas of topographical, environmental and heritage significance. With regard to the current proposal, this Department supports the proposed rezoning, subject to the submission of a plan of development that addresses the concerns identified in this report, and provides for a high quality architecturally designed monopole with associated screening of antennas and other equipment.

**5.0 RECOMMENDATION**

THAT the Planning and Building Department be authorized to continue 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.

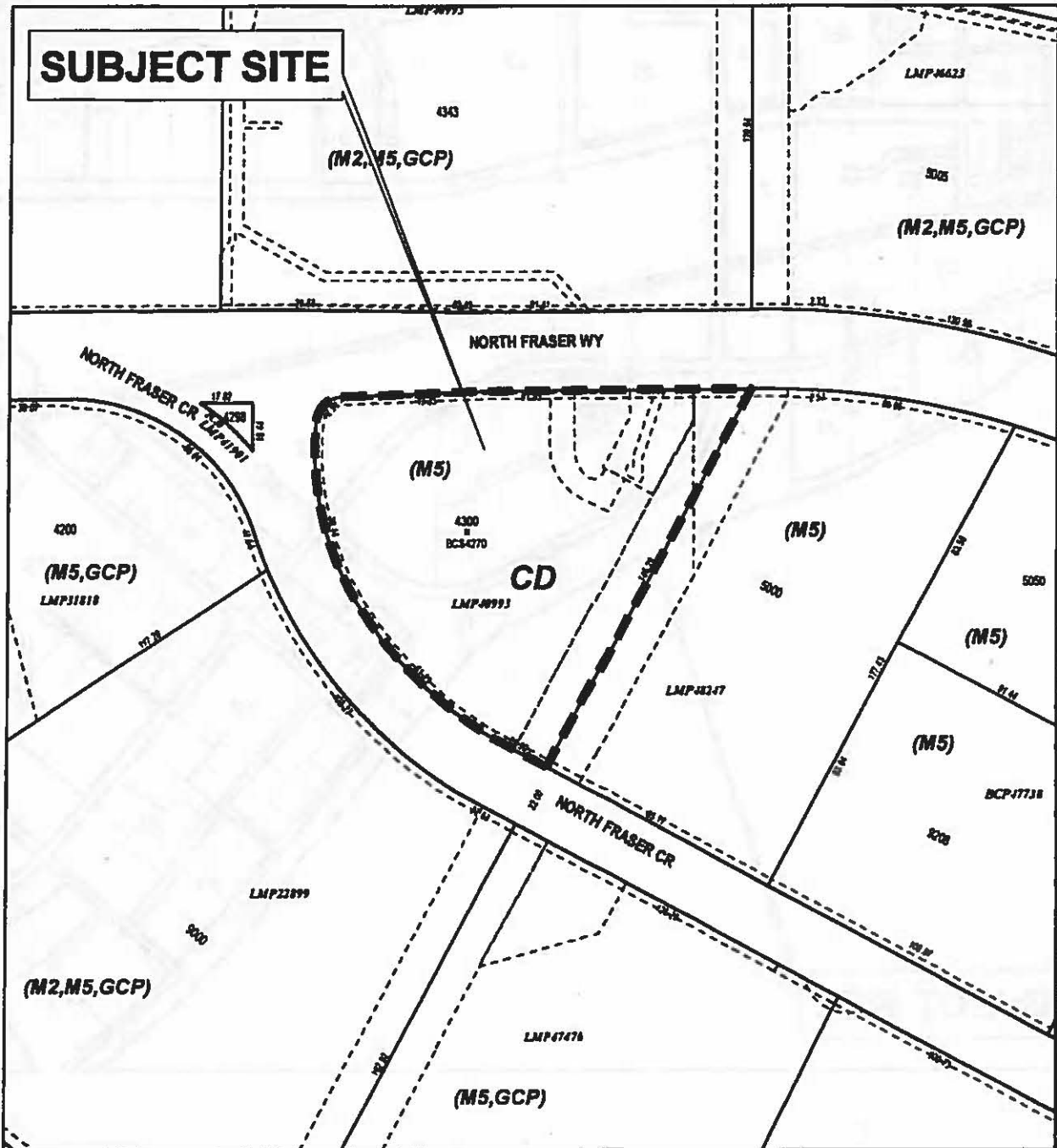
*LP.*

LS:spf/tn  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk

P:\REZONING\Applications\2015\15-00044 4300 North Fraser Way\Rezoning Reference 15-44 Initial Report 20151123.doc





PLANNING & BUILDING DEPARTMENT




DATE: NOV 02 2015

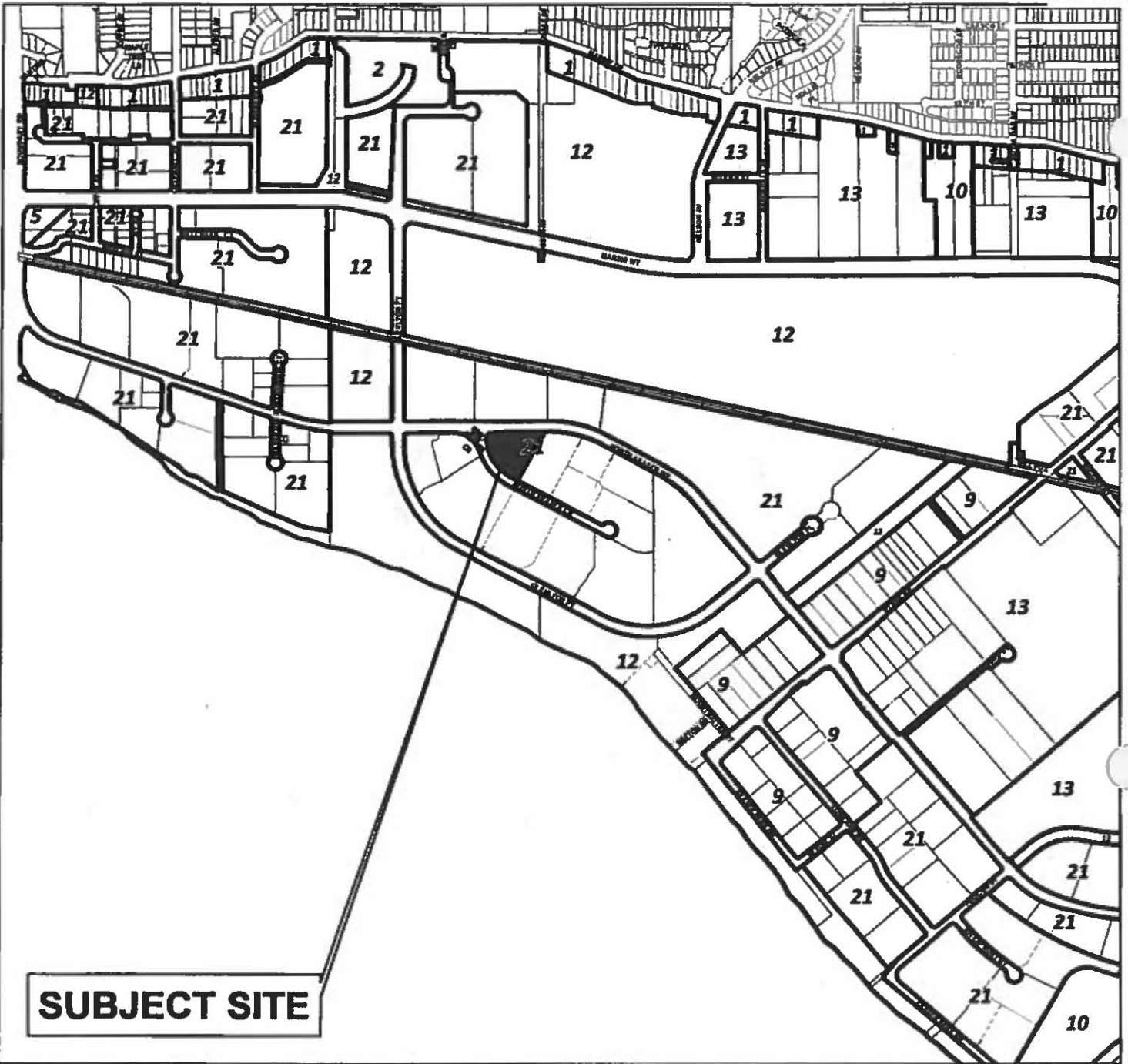
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REZONING REFERENCE #15-44  
4300 NORTH FRASER WAY

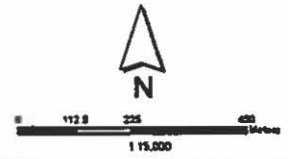
 Subject Site

Sketch #1



**SUBJECT SITE**

- |   |                             |
|---|-----------------------------|
| 1 Single and Two Family Residential       | 10 Institutional            |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use      |
| 5 Commercial                              | 13 Agricultural             |
| 9 Industrial                              | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

*Big Bend Community Plan*



Cypress Land Services  
 Suite 120 – 736 Granville Street  
 Vancouver, BC V6Z 1G3

Telephone: 604.620.0877  
 Facsimile: 604.620.0876  
 Website : [www.cypresslandservices.com](http://www.cypresslandservices.com)

November 10, 2015

Via Hand Delivery

City of Burnaby  
 4949 Canada Way  
 Burnaby, BC, Canada  
 V5G 1M2  
 604-294-7944

**Subject:** TM Mobile Inc. ("TELUS") Telecommunications Facility Proposal  
 Letter of Intent  
**Address or Legal:** 4300 North Fraser Way, Burnaby, BC V5A 2S8  
**Legal:** Common Property Strata Plan BCS4270  
**Coordinates:** 49.199808° N, -123.005578° W  
**TELUS Site:** BC1635 – Glenlyon – North Fraser Way

#### Overview

Cypress Land Services Inc., in our capacity as agent to TM Mobile Inc. (TELUS), is submitting this Letter of Intent along with the Rezoning application to initiate the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the City of Burnaby review the proposed design of the installation that is required in order to provide dependable wireless data and voice communication services. This Letter of Intent is intended to formalize the consultation process.

#### Proposed Site

The proposed site location is identified as 4300 North Fraser Way, Burnaby, BC. The premises is zoned CD (Comprehensive Development) and is comprised of an office building, a parking lot and utility uses at the northeast corner of the property. The installation includes a 20m shrouded monopole with accessory equipment within a landscaped area (Schedule A: Tower Site Location).

#### Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services. In order to improve network performance, TELUS is seeking to add the proposed communications installation. The business park currently has poor wireless service and results in complaints from many local businesses and visitors to the area.

The proposed site is a result of many considerations. Existing structures, including towers and rooftops, were initially reviewed during the site selection process. After careful examination, it has been determined that there are no viable existing structures in the area that would be suitable, or available, for the operations of TELUS' network equipment. TELUS has been able to negotiate an agreement with the property owner TELUS' radio frequency engineering has identified that the proposed 20m pole will provide improved service coverage to the local business park. The proposed location is considered to be appropriate as the site is located in a comprehensive development (CD) zoned area and in a business park well setback from any nearby residential uses.

### **Tower Proposal Details**

TELUS is proposing to install a 20m shrouded monopole tower located on privately owned land at 4300 North Fraser Way in Burnaby, in order to improve and extend wireless and telecommunications services to the business park. Pole and equipment will be placed near the northeast corner of the lot in a landscaped area adjacent to other utilities on site.

The proposal will be well integrated into the subject site. The pole will be a high-quality architectural design and the screening of the associated equipment area will be integrated into existing landscaping.

TELUS has completed preliminary design plans which are included in the rezoning application package. These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. While the City has provided preliminary comments regarding the proposal, TELUS welcomes comments based the revised set of plans.

### **Consultation Process with the City of Burnaby**

As per the City of Burnaby's zoning bylaw, only the P2 (Administration and Assembly District) zone allows for cell tower installations. In the case where the installation is not permitted under the present zoning, a change in the zoning classification of the property is required.

Prior to submitting an Application for Rezoning, Cypress Land Services contacted the planning division to identify existing zoning regulations and community plan policies that apply to the subject property, the type of information that will be required to support an application, and other city departments and government agencies that may also need to be contacted. Cypress Land Services confirmed with the City of Burnaby that the installation is not permitted under the present CD zoning, and a rezoning application to a P2 zone for the tower footprint is required. TELUS has considered initial comments from the City and has revised plan as necessary.

We understand that a PPA is required for all multi-family residential, commercial, industrial and institutional developments. The application for PPA will be submitted prior to Final Adoption of the rezoning bylaw, and we are aware it will not be issued until the bylaw has been adopted.

A Building Permit will be applied for separately and we understand it will not be issued unless a proposed development has received Preliminary Plan Approval.

### Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

[http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

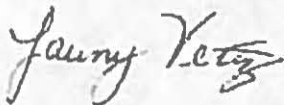
### Conclusion

TELUS is committed to working with the City of Burnaby and the community to ensure the design of the installation is satisfactory and to ensure much needed improved wireless services to the business park.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com).

Thank you in advance for your assistance and consideration.

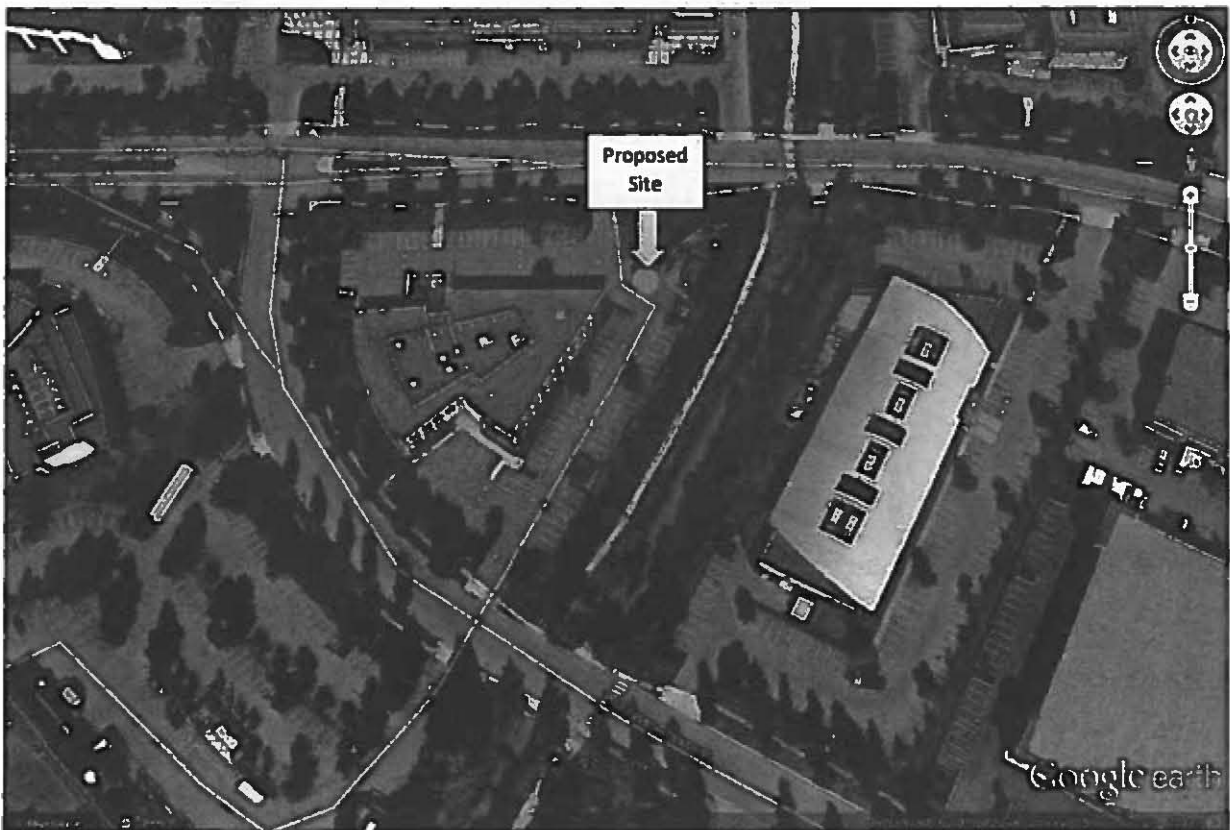
Sincerely,  
**CYPRESS LAND SERVICES**  
Agents for TELUS Communications Inc.



Tawny Verigin  
Municipal Affairs Specialist

cc: Debra Pankratz, Sr. Real Estate & Government Affairs, TELUS

**SCHEDULE A  
TOWER SITE LOCATION**



## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #15-45  
 2015 NOVEMBER 18

## ITEM #07

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Timothy C.W. Tse  
 225 – 8877 Odlin Crescent  
 Richmond, BC V6X 3Z7
- 1.2 **Subject:** Application for the rezoning of:  
 Lot "E", DL 157, Group 1, NWD Plan 17955
- From:** R2 Residential District
- To:** R2a Residential District
- 1.3 **Address:** 4736 Rumble Street
- 1.4 **Location:** The subject site is located on the south side of Rumble Street, between Gray Avenue and Nelson Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of 27.43 m (89.99 ft.), a depth of 39.32 m (129 ft.) and a total area of 1,078.6 m<sup>2</sup> (11,609.95 sq. ft.), subject to legal 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 a residential development with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of Rumble Street in an R2 Residential District area and is designated within the Official Community Plan (OCP) as Single Family Suburban. With the exception of four newer two-storey single-family dwellings located further east on the block, the properties on the south side of Rumble Street are generally occupied by relatively older one- and two-storey single-family dwellings. It is noted that due to the topography sloping to the south, the one-storey dwellings generally have a two-storey appearance at the rear of the properties.

A ravine associated with Gray Creek is located directly across the lane to the south. Also across the lane to the south is an older single-family dwelling and an R2a zoned property improved with a two-storey dwelling with cellar constructed in 1993 as per Rezoning Reference REZ#26/92. No other R "a" District developments are located in the vicinity of the subject site.

The properties across Rumble Street to the north, zoned R4 and R5 Residential Districts and designated within the OCP as Single and Two-Family Urban, are occupied by both older one-storey single-family dwellings and by newer two-storey dwellings. Nelson Elementary School is located northeast of the subject site.

### 3.0 BACKGROUND INFORMATION

The subject lot contains an older single-family dwelling with attached garage, constructed in 1963. The dwelling has a one-storey appearance on the Rumble Street frontage, and a three-storey appearance from the rear. Vehicular access to the site is from both Rumble Street and the lane.

### 4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to construct a new single-family dwelling with cellar on the subject site under the gross floor area allowance provided by the R2a District. Plans for the proposed development have not yet been submitted. Vehicular access to the site will be restricted to the rear lane.
- 4.2 Under the prevailing R2 District, each lot with a single-family dwelling shall have an area of not less than 668.88 m<sup>2</sup> (7,200 sq. ft.) and a width of not less than 18.28 m (60.0 ft.). Under the R2a District, each lot shall have an area of not less than 1,000 m<sup>2</sup> (10,764.2 sq. ft.) and a width of not less than 25.5 m (83.7 ft.). The subject property has an area of 1,078.6 m<sup>2</sup> (11,609.95 sq. ft.) and a width of 27.43 m (89.99 ft.), subject to legal survey, and as such meets the minimum area and width requirements for rezoning to the R2a District.
- 4.3 With regards to development density, the R2 District permits a maximum gross floor area of the lesser of 0.60 floor area ratio (FAR) or 440 m<sup>2</sup> (4,736 sq. ft.). The proposed R2a District would permit a single-family dwelling on the subject site with a maximum gross floor area ratio of 0.55 FAR or approximately 593.23 m<sup>2</sup> (6,385.47sq. ft.).
- 4.4 The applicant has been advised of the Council-adopted R2a design guidelines for building design, orientation, and setbacks that are intended to address neighbourhood character, building height, shading, building massing, view and/or privacy concerns. The property to the rear across the lane is occupied by a larger two-storey dwelling constructed under the R2a guidelines, and there are newer two-storey developments further down the block to the east. It is also noted that the predominant development pattern on the south side of Rumble Street is relatively low-scale, older one- and two-



storey with cellar/basement single-family dwellings located on lots with a width of approximately 20 m (65.6 ft.). Furthermore, although there are newer two-storey developments located across Rumble Street to the north, they are located on small R4 and R5 lots with widths of less than 11 m (36.08 ft.). Should Council authorize staff to work with the applicant toward the preparation of a suitable plan of development for presentation to a Public Hearing, the applicant would be advised to consult with the adjacent property owners during the design development stage with a view to obtaining, on a preliminary basis, a favourable response or no objections to the specific proposal prior to presentation to a Public Hearing. Further, efforts to meet the guidelines for the visual appearance of a new dwelling in keeping with the area will be required.

- 4.5 The Director Engineering will be required to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to, vehicular access off the lane, removal of driveway access from Rumble Street, and cash-in-lieu for the construction of separated sidewalks.
- 4.6 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing. It is noted that the owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.
- 4.7 Given the slope of the site, the nearby Gray Creek, and the applicant's desire to construct a cellar, a geotechnical study from a professional Engineer would be required prior to Public Hearing to ensure that the site can be used safely in accordance with its intended purpose.

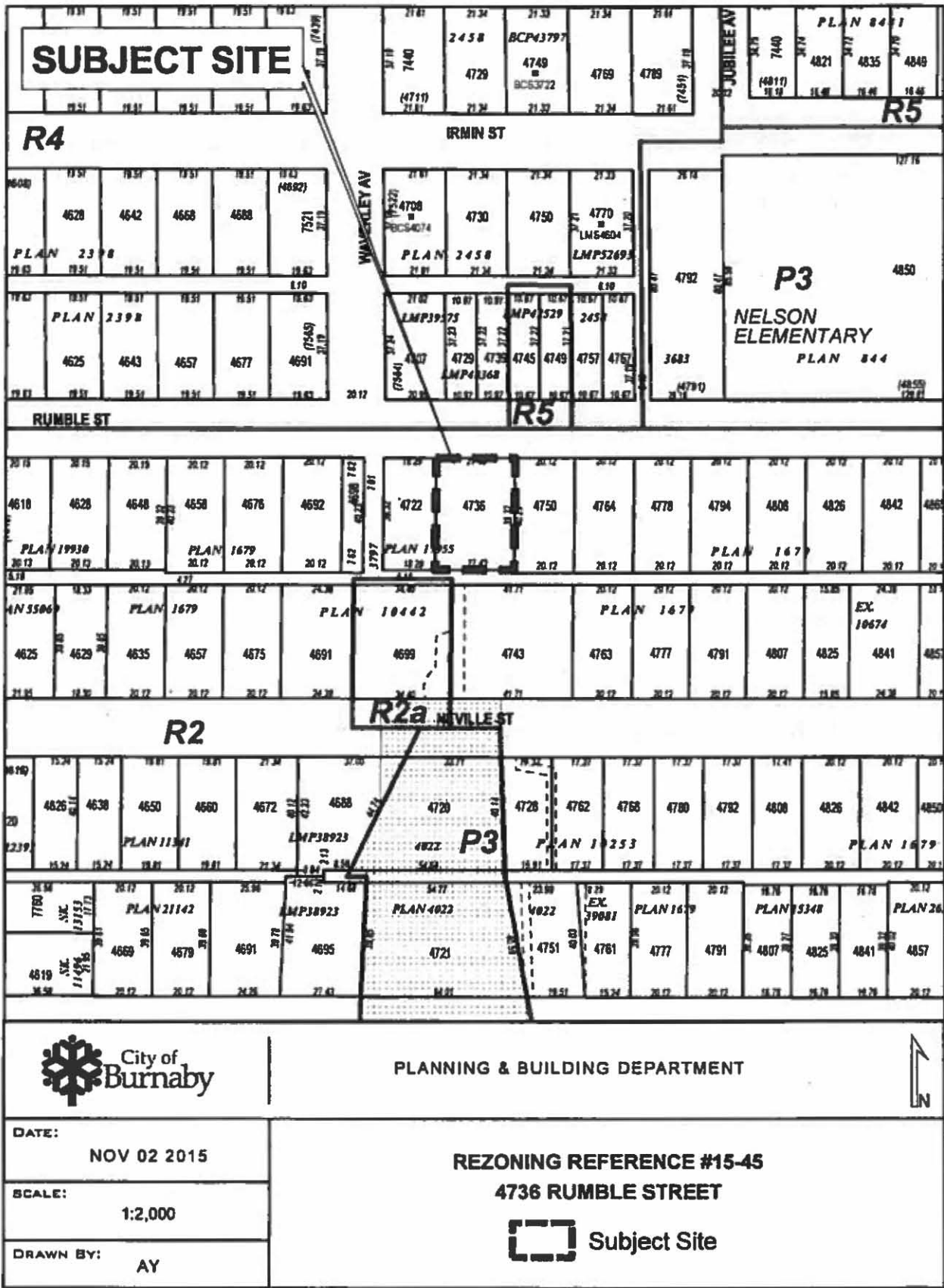
**5.0 RECOMMENDATION**

**THAT** the Planning and Building Department be authorized to continue 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.

*LS*

LS:spf  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk



22<sup>nd</sup> October 2015

City of Burnaby  
4949 Canada Way  
Burnaby, BC, Canada  
V5G 1M2

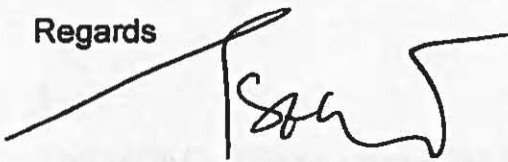
Attention: Mayer & Council

**RE: #4736 Rumble Street, Burnaby, B.C.  
Lot "E" District Lot 157, Group 1, New Westminster District, Plan 17955  
APPLICATION TO REZONE FROM R2 TO R2a**

It is our intention to apply for the rezoning of the subject property from R2 to R2a to increase the allowable floor area in the cellar by 1,651.95 square feet.

The differences of the development density between R2 and R2a are shown on the attachment.

Regards



Timothy C.W. Tse  
applicant.

**Attachment****Particulars of the Property:**

*Property address: #4736 Rumble Street, Burnaby, B.C.*

*Legal Description: Lot "E" District Lot 157, Group 1, New Westminster District, Plan 17955*

*Lot width: 90.00 ~ 90.01 ft*

*Lot depth: 129.05 ~ 129.09 ft*

*Lot area: 11,615 SQ ft*

**Minimum Requirements for R2a**

*Lot width: 83.7 ft.*

*Lot area: 10,764.2 sq.ft.*

**Development Density under Zone R2**

*"Shall not exceed the lesser of a floor area ratio of 0.60 or 440 m<sup>2</sup> (4736.3 sq.ft.)"*

*11,615 sq ft x 0.60 = 6,969 sf*

*Max. Total Floor Area allowed: 4736.3 sf*

**Above Grade Floor Area:**

*"shall not exceed the greater of 0.20 of the lot area + 130 m<sup>2</sup> (1399.4 sq.ft.), or (b) 0.40 of the lot area."*

*11,615 sq ft x 0.20 + 1399.4 sq ft = 3,722.4 sf*

**Development Density under Zone R2a**

*"shall not exceed 0.55 for lots having a width of less than 27.5 m (90.2 ft.) but equal to or more than 26.5 m (86.9 ft.)"*

*11,615 sq ft x 0.55 = 6,388.25 sq ft*

*Max. Total Floor Area allowed: 6,388.25 sf*

**Above Grade Floor Area:**

*shall not exceed the greater of 0.20 of the lot area + 130 m<sup>2</sup> (1399.4 sq.ft.), or (b) 0.40 of the lot area.*

*11,615 sq ft x 0.20 + 1399.4 sq ft = 3,722.4 sf*

**Rationale:**

The rezoning from R2 to R2a will increase the total floor area from 4736.3 sq ft to 6388.25 sq ft without increasing the above grade massing.

The above grade floor area will remain as 3722.4 sq ft.

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #15-46  
2015 NOVEMBER 18

## ITEM #08

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Kam Dhillon  
13038 – 103 Avenue  
Surrey, BC V3T 1R5
- 1.2 **Subject:** Application for the rezoning of:  
Lot 23, Block 3, DL 13, Group 1, NWD Plan 3046
- From:** R3 Residential District
- To:** R3a Residential District
- 1.3 **Address:** 8526 Eleventh Avenue
- 1.4 **Location:** The subject site is located on the south side of Eleventh Avenue, between Cumberland Street and Coquitlam Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of 25.98 m (85.23 ft.), a depth of 32.86 m (107.81 ft.) and a total area of 853.58 m<sup>2</sup> (9,187.9 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 residential development with a total gross floor area beyond that permitted under the current R3 Residential District zoning.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in a single family residential neighbourhood in the R3 Residential District. With the exception of an older one-storey residence across the street, adjacent residences are generally larger two-storey homes, some of which have basements or cellars. No other R3a lots are located nearby. Cumberland Park is located across Eleventh Avenue to the northwest.

### 3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located in a R3 Residential District Neighbourhood. The Official Community Plan (OCP) designates the subject site and surrounding area for Single Family Suburban use.
- 3.2 A previous application to rezone the property to the R3a District was submitted on 2004 August 31 (REZ#04-52). On 2004 September 27, Council authorized the Planning and Building Department to work with the applicant on a suitable plan of development. The application was subsequently cancelled.
- 3.3 On 2015 May 27, a Building Permit (BLD#15-533) and related tree permit for the demolition of the existing single-family dwelling and all buildings on site were issued. On 2015 August 12, a Building Permit (BLD#15-473) for a new single-family dwelling with a secondary suite and an attached garage with a total gross floor area of 369 m<sup>2</sup> (3,973 sq. ft.), in line with the prevailing R3 District, was issued. Construction on the dwelling has commenced. Vehicular access to the site is from Eleventh Avenue.

### 4.0 GENERAL INFORMATION

- 4.1 The applicant proposes to rezone the subject property to the R3a District to allow for the addition of a maximum of 18.58 m<sup>2</sup> (200 sq. ft.) to the dwelling and the construction of a 55.74 m<sup>2</sup> (600 sq. ft.) accessory building at the back of the property. The total proposed gross floor area is 425.85 m<sup>2</sup> (4,573 sq. ft.). The proposed additional floor area for the dwelling is within the existing building volume, in what was originally shown as an over height area. This space will accommodate an additional bedroom. No exterior changes are proposed other than the addition of the accessory building. Plans have not yet been submitted showing the proposed interior addition or the proposed accessory building.
- 4.2 Under the prevailing R3 District, each lot shall have an area of not less than 557.4 m<sup>2</sup> (6,000 sq. ft.) and a width of not less than 15 m (49.2 ft.). Under the R3a District, each lot shall have an area of not less than 840 m<sup>2</sup> (9,041 sq. ft.) and a width of not less than 21 m (68.9 ft.). The subject property has a lot area of approximately 853.58 m<sup>2</sup> (9,187.9 sq. ft.) and a width of 25.98 m (85.23 ft.), and therefore meets the minimum lot area and width requirements of the R3a District.
- 4.3 With regards to development density, the R3 District permits a maximum gross floor area on the subject site of the lesser of 0.60 Floor Area Ratio (FAR) or 370 m<sup>2</sup> (3,982.8 sq. ft.). The proposed R3a District provides for a maximum of 0.60 FAR on lots, such as the subject site, that have a minimum width of 22.5 m (73.8 ft.). If applied to the subject lot, the 0.60 FAR would permit a maximum gross floor area of 512.15 m<sup>2</sup> (5,512.72 sq. ft.).

- 4.4 The applicant has been advised of the Council-adopted R3a design guidelines for building design, orientation, and setbacks that are intended to address neighbourhood character, building height, shading, building massing, view and/or privacy concerns. It is noted that adjacent residences are generally larger two-storey homes. Should Council authorize staff to work with the applicant toward the preparation of a suitable plan of development for presentation to a Public Hearing, the applicant would be advised to consult with the adjacent property owners during the design development stage with a view to obtaining, on a preliminary basis, a favourable response or no objections to the specific proposal prior to presentation to a Public Hearing.
- 4.5 The Director Engineering will be required to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to, cash-in-lieu for the provision of separated sidewalks.
- 4.6 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing. It is noted that the owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.

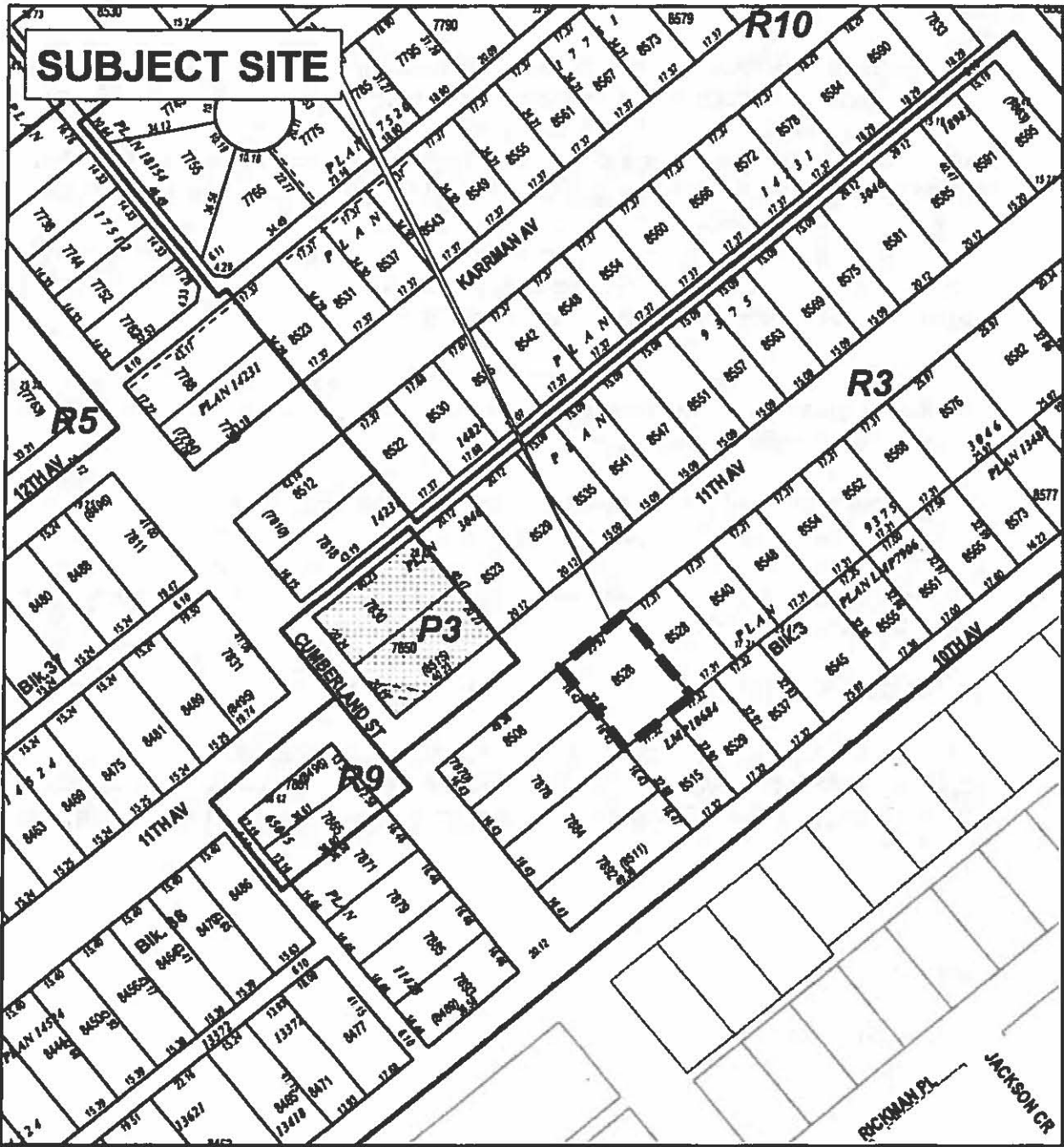
**5.0 RECOMMENDATION**

**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.

*LP*

LS:spf  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
NOV 02 2015

SCALE:  
1:2,000

DRAWN BY:  
AY

REZONING REFERENCE #15-46  
8526 11TH AVENUE

 Subject Site

Sketch #1



**LETTER OF INTENT****City of Burnaby****Oct 28, 2015****Planning Department****4949 Canada Way, Burnaby**

I, kam Dhillon being owner's agent of the property located at 8526 11<sup>th</sup> Ave in Burnaby, do hereby make application to rezone the property from R3 to R3A. By rezoning, I wish to add maximum of 200 square feet to the existing home and an accessory building of 600 square feet at the back of the property.

**Kam Dhillon****7788630816****13038-103 Ave Surrey, BC, V3T1R5**

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #15-47  
 2015 NOVEMBER 18

## ITEM #09

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Harkamaljit S. Grewal  
 7068 Sixth Street  
 Burnaby, BC V5E 3T5
- 1.2 **Subject:** Application for the rezoning of:  
 Lot "A", Block 8, DL 28, Group 1, NWD Plan 627; Lot 9, Block 8,  
 DL 28, Group 1, NWD Plan 627
- From:** C4 Service Commercial District and R5 Residential District
- To:** CD Comprehensive Development District (based on RM3 Multiple  
 Family Residential District and Sixth Street Area Plan as guidelines)
- 1.3 **Address:** 7477 Sixth Street and 7874 Seventeenth Avenue
- 1.4 **Location:** The subject site is located at the southwest corner of Sixth Street and  
 Seventeenth Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site area is approximately 1,670 m<sup>2</sup> (17,976 sq.ft.) with  
 approximately 37 m (121 ft.) of frontage along Sixth Street and  
 approximately 40 m (131 ft.) of frontage along Seventeenth Avenue.
- 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-family residential development.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two vacant properties at 7477 Sixth Street and 7874 Seventeenth Avenue, located on the southwest corner of Sixth Street and Seventeenth Avenue (see Sketch #1 *attached*). The property at 7477 Sixth Street is zoned C4 Service Commercial District; the other property at 7874 Seventeenth Avenue is zoned R5 Residential District.

*PLANNING AND BUILDING  
REZONING REFERENCE #15-47  
2015 November 18..... PAGE 2*

The other land uses at this intersection include a two-storey building providing assisted living residences (northwest), a three storey apartment building (northeast), and an auto glass repair shop and used car dealership (southeast). To the southwest, the site abuts single family housing along Seventeenth Avenue. To the southeast, the site abuts a vacant site along Sixth Street that has recently been rezoned to allow the development of a three-storey townhouse development with underground parking (Rezoning Reference #06-55).

### **3.0 BACKGROUND INFORMATION**

The subject site is located within the current Sixth Street Area Plan (see Sketch #2 *attached*) and is designated for medium density multiple family residential development under the CD Comprehensive Development District, utilizing the RM3 Multiple Family Residential District and Sixth Street Area Plan as guidelines.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting to rezone the subject site from C4 Service Commercial District and R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Sixth Street Area Plan as guidelines). The purpose of the rezoning is to facilitate the construction of a multi-family residential development. The maximum density for the site would be 1.1 FAR with full underground parking, or 0.9 FAR with parking at grade. Vehicular access would be from Seventeenth Avenue.
- 4.2 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and public realm improvements.
- 4.3 The undergrounding of existing overhead wiring abutting the subject site is required.
- 4.4 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided, including, but not necessarily limited to: a 1.5 m statutory right-of-way on Sixth Street and a 3m x 3m statutory right-of-way corner truncation at the intersection of Sixth Street and Seventeenth Avenue; covenants restricting the enclosure of balconies; and, prohibiting gates at the project's surface driveways.
- 4.5 Due to the subject site's proximity to Sixth Street, an acoustic study is required to ensure compliance with Council adopted sound criteria.
- 4.6 The consolidation of the subject site into one legal parcel will be required.
- 4.7 The pursuance of Storm Water Management Best Practices will be required in line with established guidelines.

PLANNING AND BUILDING  
REZONING REFERENCE #15-47  
2015 November 18..... PAGE 3

- 4.8 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.10 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.
- 4.11 A Site Profile and the resolution of any arising issues will be required.
- 4.12 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

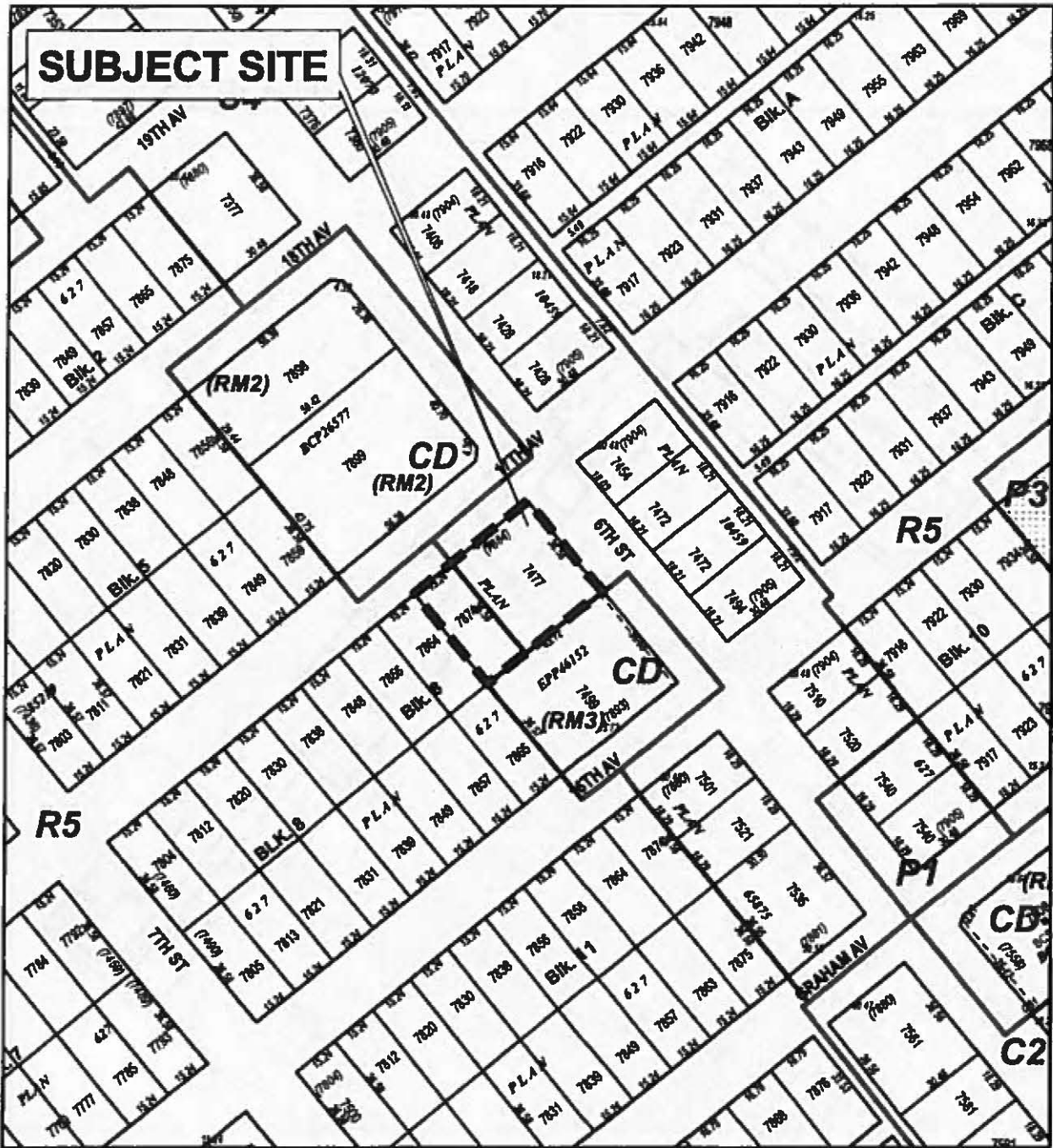
**5.0 RECOMMENDATION**

**THAT** the Planning and Building Department be authorized to continue 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.

*L.P.* JD:DR:spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk

P:\REZONING\Applications\2015\15-00047 7477 6th Street and 7874 Seventeenth Avenue\Rezoning Reference 15-47 Initial Report 20151123.doc



PLANNING & BUILDING DEPARTMENT




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REZONING REFERENCE #15-47

7477 6TH STREET  
7874 17TH AVENUE

 Subject Site

Sketch #1



October 30, 2015

Director of Planning  
City of Burnaby

**Re: 7477 6<sup>th</sup> Street and 7874 17<sup>th</sup> Avenue – Rezoning Application**

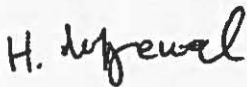
Dear Sir or Madam,

We would like to seek permission to rezone the above mentioned properties from current zoning (C4 and R5) to CD (RM3) as per the 6<sup>th</sup> Street Community Plan.

The properties are currently vacant.

We appreciate your attention to this matter.

Sincerely,



**Harkamaljit S. Grewal**

7068 6<sup>th</sup> Street  
Burnaby, B.C.  
V5E 3T5



Item .....
Meeting ..... 2015 November 23

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2015 November 18

**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 the information of Council.

The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

**Item #01** Application for the Rezoning of:  
**Rez #15-26** Schedule A (*attached*)

**From:** RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

**To:** CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines)

**Address:** 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue

**Purpose:** To permit the construction of a single high-rise apartment building with townhouses fronting Dunblane and Marlborough Avenues.

## RECOMMENDATION

1. THAT the Planning and Building Department be authorized to continue 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.



*City Manager  
Rezoning Applications  
2015 November 18.....Page 2*

**Item #02** Application for the Rezoning of:  
**Rez #15-40** Lot 6 Except: Part Subdivided By Plan 40102 Of DL 125, Group 1, NWD Plan 12069; Lot 7 Except: Part Subdivided By Plan 40102 Of DL 125, Group 1, NWD Plan 12069; Lot 1 Except: Parcel "A" (Explanatory Plan 9289), DL 125, Group 1, NWD Plan 5139

**From:** M2 General Industrial District

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines)

**Address:** 2360/2390 Douglas Road and 5343 Goring Street

**Purpose:** To permit the construction of two high-rise residential apartment buildings and townhouse or live/work units with below grade and above grade parking.

#### RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue 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:  
**Rez #15-41** Lot 1, Block 15, DL 116, NWD Plan 1236

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines)

**Address:** 3810 Pender Street

**Purpose:** To permit the construction of a multi-family residential building.

#### RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue 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.

City Manager  
Rezoning Applications  
2015 November 18.....Page 3

**Item #04**      Application for the Rezoning of:  
**Rez #15-42**    Lot 2, DL 71, Group 1, NWD Plan LMP31089

**From:**        CD Comprehensive Development District (based on M8 Advanced Technology District)

**To:**            Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)

**Address:**    3500 Gilmore Way

**Purpose:**      To permit high technology, business and professional office uses.

**RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to continue 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 #05**      Application for the rezoning of:  
**Rez #15-43**    Lot 2, DL 71, Group 1, NWD Plan LMP21978

**From:**        CD Comprehensive Development District (based on M8 Advanced Technology District)

**To:**            Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)

**Address:**    3650 Gilmore Way

**Purpose:**      To permit high technology, business and professional office uses.

**RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to continue 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.

*City Manager*  
*Rezoning Applications*  
 2015 November 18.....Page 4

**Item #06** Application for the Rezoning of:  
**Rez #15-44** Common Property Strata Plan BCS4270

**From:** CD Comprehensive Development District (based on M5 Light Industrial District)

**To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District, P2 Administration and Assembly District and Big Bend Development Plan guidelines)

**Address:** 4300 North Fraser Way

**Purpose:** To permit the installation of a 20 m (65.62 ft.) shrouded monopole antenna with accessory equipment.

#### **RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to continue 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 #07** Application for the Rezoning of:  
**Rez #15-45** Lot "E", DL 157, Group 1, NWD Plan 17955

**From:** R2 Residential District

**To:** R2a Residential District

**Address:** 4736 Rumble Street

**Purpose:** To permit a residential development with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

#### **RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to continue 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.

City Manager  
Rezoning Applications  
2015 November 18.....Page 5

Item #08 Application for the rezoning of:  
Rez #15-46 Lot 23, Block 3, DL 13, Group 1, NWD Plan 3046

From: R3 Residential District

To: R3a Residential District

Address: 8526 Eleventh Avenue

Purpose: To permit a residential development with a total gross floor area beyond that permitted under the current R3 Residential District zoning.

**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.

Item #09 Application for the Rezoning of:  
Rez #15-47 Lot "A", Block 8, DL 28, Group 1, NWD Plan 627; Lot 9, Block 8, DL 28, Group 1, NWD Plan 627

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Sixth Street Area Plan as guidelines)

Address: 7477 Sixth Street and 7874 Seventeenth Avenue

Purpose: To permit the construction of a multi-family residential development.

**RECOMMENDATION**

- 1. THAT the Planning and Building Department be authorized to continue 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**

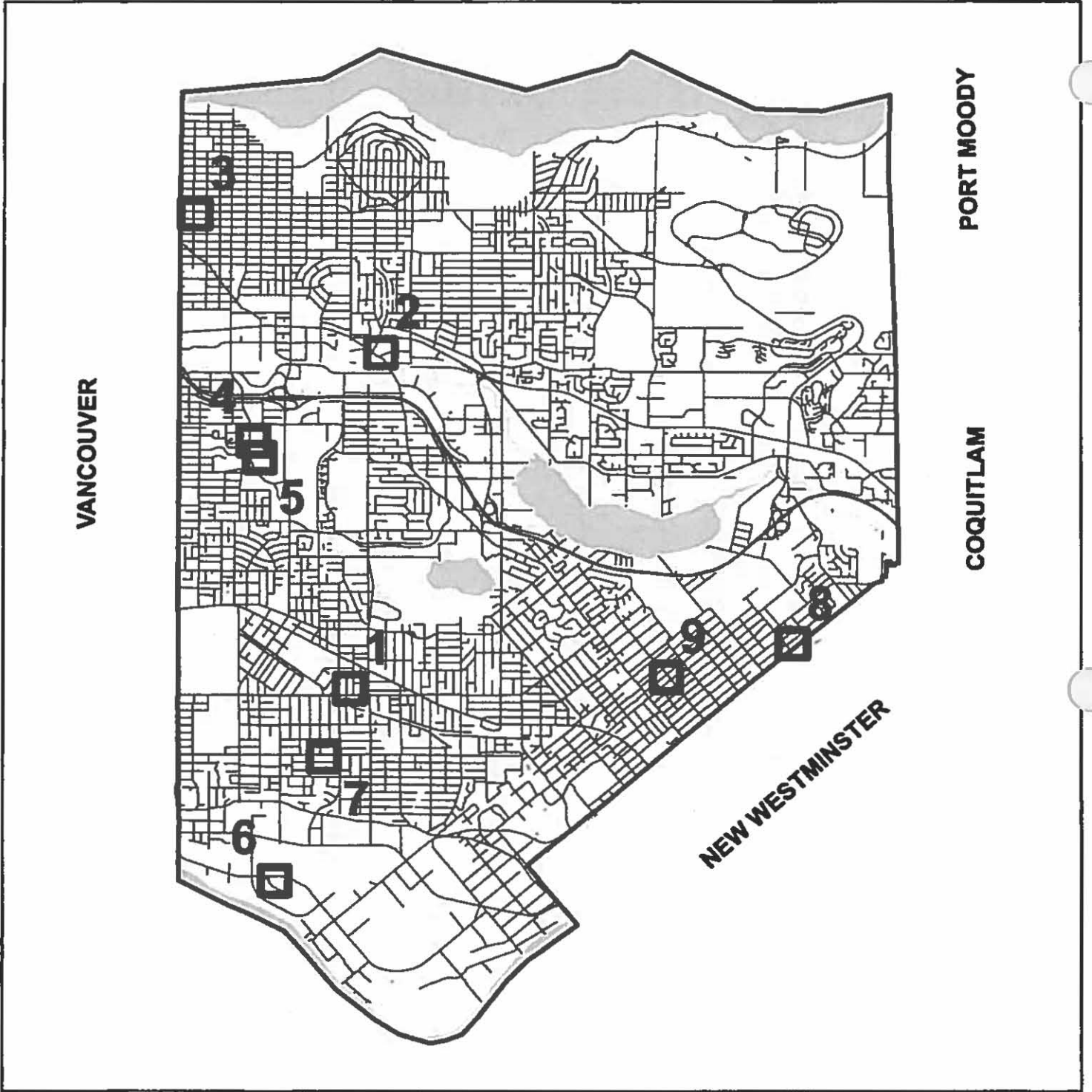
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**REZONING REFERENCE #15-00026**

**SCHEDULE "A"**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
6668 Dunblane Avenue	Strata Lots' 1, 2, 3 & 4, DL 152, Group 1, NWD Strata Plan BCS936	026-045-877, 026-045-885, 026-045-893, 026-045-907
6688 Dunblane Avenue	Lot 20, DL 152, Group 1, NWD Plan 1292	003-085-872
6710 Dunblane Avenue	Strata Lot 1, DL 152, Group 1, NWD Strata Plan BCS52	025-473-107
6712 Dunblane Avenue	Strata Lot 2, DL 152, Group 1, NWD Strata Plan BCS52	025-473-115
6730 Dunblane Avenue	Lot 22, DL 152, Group 1, NWD Plan 1292	009-098-011
6661 Marlborough Avenue	Lot 8, DL 152, Group 1, NWD Plan 1292	002-667-410
6687 Marlborough Avenue	Lot 7, DL 152, Group 1, NWD Plan 1292	002-591-782
6709 Marlborough Avenue	Lot 6, DL 152, Group 1, NWD Plan 1292	012-059-978

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PLANNING & BUILDING DEPARTMENT



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REZONING SERIES - 2015 NOVEMBER