



Item
Meeting 2015 January 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-07
RCMP E Division (Freeway Patrol Office) Expansion
Lougheed Town Centre Development Plan

ADDRESS: 9060 Stormont Avenue (see Sketches #1 and #2 *attached*)

LEGAL: Parcel "A" Except: Parcel "5" (Highway Plan 58602), D.L. 14, Group 1, NWD Reference Plan 57355

FROM: CD Comprehensive Development District (based on P2 Administration and Assembly District)

TO: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Lougheed Town Centre Plan guidelines) and in accordance with the development plan entitled "Stormont Avenue Addition" prepared by KPL James Architecture)

APPLICANT: KPL James Architecture
519 Pandora Avenue
Victoria, BC V8W 1N5
Attention: Adam Gerber

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02 and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The review of a detailed Sediment Control System by the Director Engineering.

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- c) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not limited to, a statutory right-of-way to protect the existing access to the site over City property.
- d) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- e) Approval of the Ministry of Transportation to the rezoning application.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of the existing RCMP E Division Port Mann Freeway Patrol office.

2.0 BACKGROUND

- 2.1 The subject site is located within the Council-adopted Lougheed Town Centre Community Plan area, on the west side of Cariboo Road, north of the Trans-Canada Highway, and is designated for park and public use (see *attached* Sketch #2). The site was rezoned in 1982 (Rezoning Reference #48/77) to its current CD Comprehensive Development District zoning (based on P2 Administration and Assembly District guidelines) to permit the development of the existing RCMP Port Mann Freeway Patrol office, which was subsequently constructed in 1983. The P2 District accommodates governmental, administrative, recreational, cultural and other related services, including the RCMP office expansion proposed under the subject rezoning application.
- 2.2 On 2014 February 28, staff received the subject rezoning application to expand the existing RCMP building and surface parking. Since that time, staff have been working with the RCMP and their consultants to define the intended purpose of the proposed use.

The proposal is for an expansion of the existing RCMP office building at 9060 Stormont Avenue, which currently accommodates the Port Mann Freeway Patrol (PMFP), in order to provide additional area to accommodate the relocation of the RCMP Integrated Road Safety Unit (IRSU), which currently leases space within New Westminster.

The PMFP is a provincially-funded RCMP detachment responsible for traffic law enforcement and collision investigation on the Trans-Canada Highway from West Vancouver to Abbotsford, but excluding the portion of the Trans-Canada Highway within the City of Vancouver. The current facility accommodates 23 RCMP officers, 4 support staff, and a fleet of 11 vehicles. The Burnaby RCMP detachment periodically provides

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support to the PMFP, in order to assist in traffic law enforcement and collision investigation on the Trans-Canada Highway within the boundaries of Burnaby.

The IRSU is a provincially-funded RCMP detachment, which currently leases space at 505 Royal Avenue in New Westminister. The detachment is responsible for improving road safety through strategic enforcement, in order to target leading causes of vehicle collisions including: aggressive driving, speeding, street racing, intersection violations, seatbelt enforcement, impaired driving, and commercial vehicle checks. The IRSU service delivery area extends from Coquitlam to Pemberton, and includes the municipalities of Burnaby, Port Moody, New Westminister, Vancouver, North Vancouver, West Vancouver, Richmond, Squamish and Whistler. The current facility in New Westminister accommodates 21 RCMP officers, 2 support staff, and a fleet of 14 vehicles. The IRSU works with all municipal police forces including the Burnaby RCMP detachment in joint exercises in support of their mandated role to improve road safety.

The proposed combined Port Mann Freeway Patrol and Integrated Road Side Unit detachments at 9060 Stormont Avenue are intended to achieve a number of efficiencies in operations for the two RCMP detachments. Specifically, the proposal aims to: provide the IRSU with a location that is more central to their operations, reduce costs associated with leasing space for a separate RCMP detachment, and to share support staff resources and related costs between the two detachments. As proposed, the combined operations of the PMFP and the IRSU at the subject location would continue to be funded provincially, and include a total of 44 RCMP officers, 6 support staff, and 25 vehicles. These specialized RCMP detachments units would continue in their specific roles to address serious road safety issues across municipal boundaries. The IRSU will continue in their role to improve road safety within Burnaby, and the PMFP will continue in their role to traffic law enforcement and collision investigation on the Trans-Canada Highway within Burnaby. The proposed combined RCMP detachment operations would provide benefits to Burnaby through an increased RCMP presence. In total, the proposal would increase the number of RCMP officers responsible for road safety within Burnaby by 21, and the number of RCMP vehicles dispatched from this RCMP detachment location by 14.

Given that the proposed RCMP office expansion proposal would provide for the co-location of the existing Port Mann Freeway Patrol office and the Integrated Road Side Unit (which seeks to improve road safety through strategic enforcement), the suitability for the proposed location, and the service benefit to Burnaby, rezoning of the subject site is considered supportable.

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

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3.0 GENERAL COMMENTS

- 3.1 The development proposal involves the addition of approximately 408 m² (4,392 sq. ft.) to the existing RCMP building and amendments to surface parking to serve the expanded use. The proposed expansion is intended to combine the current RCMP Port Mann Freeway Patrol office with the RCMP Integrated Road Safety Unit office, which is proposed to be relocated from New Westminster. Vehicular access to the site would continue to be from the existing driveway from Stormont Avenue.
- 3.2 The upgraded facility requires a statutory right-of-way on the adjacent City owned park property at 7083 Stormont Avenue to protect for a 3m x 3m portion of the existing driveway. The statutory right-of-way is requested in order to retain an existing mature conifer that would be required to be removed, if the driveway were relocated. Given the nominal area of the statutory right-of-way financial compensation for this area will not be sought.
- 3.3 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan. A Section 219 Covenant will be required to ensure the installation and ongoing maintenance of the proposed stormwater Best Management Practices.
- 3.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including but not necessarily limited to:
- Section 219 Covenant ensuring the provision and ongoing maintenance of stormwater best management practices; and,
 - 3m x 3m statutory right of way over the City-owned 7083 Cariboo Road to maintain the existing driveway access.
- 3.5 The Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction.
- 3.6 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	3,711.7 m ² (39,952 sq.ft.)
4.2	Existing Site Coverage	-	13 %
	Proposed Site Coverage:	-	24%
4.3	Existing Floor Area	-	447.4 m ² (4,816 sq.ft.)

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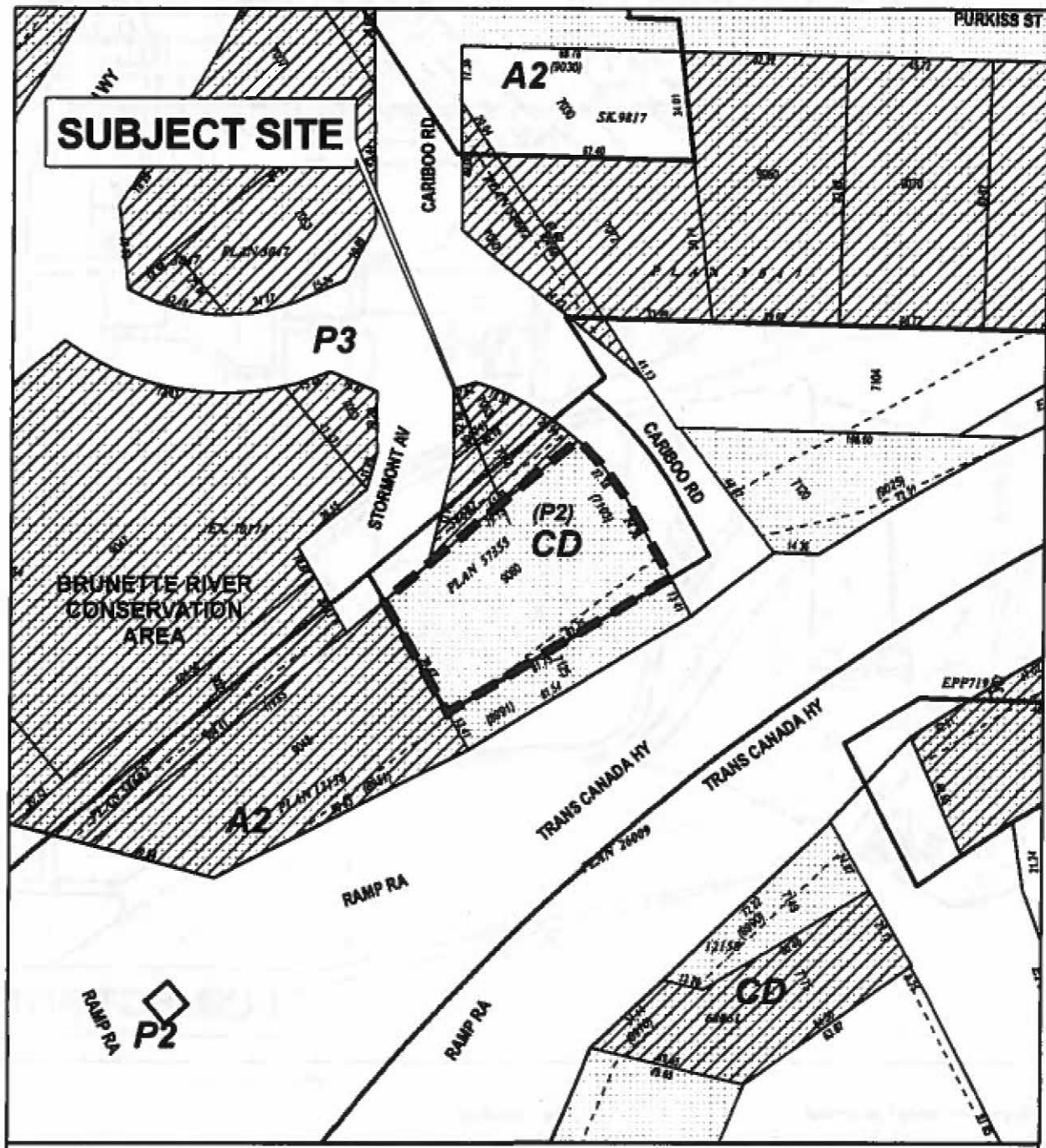
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
	Proposed Finished Floor Area:	-	845.2 m ² (9,098 sq.ft.)
4.4	Floor Area Ratio Permitted	-	1.5 FAR
	Floor Area Ratio Provided	-	0.23 FAR
4.5	Building Height:	-	1 storey
4.6	Parking Required (1space/46m ²)	-	18 spaces
	Parking Provided	-	42 spaces


 Lou Pelletier, Director
 PLANNING AND BUILDING

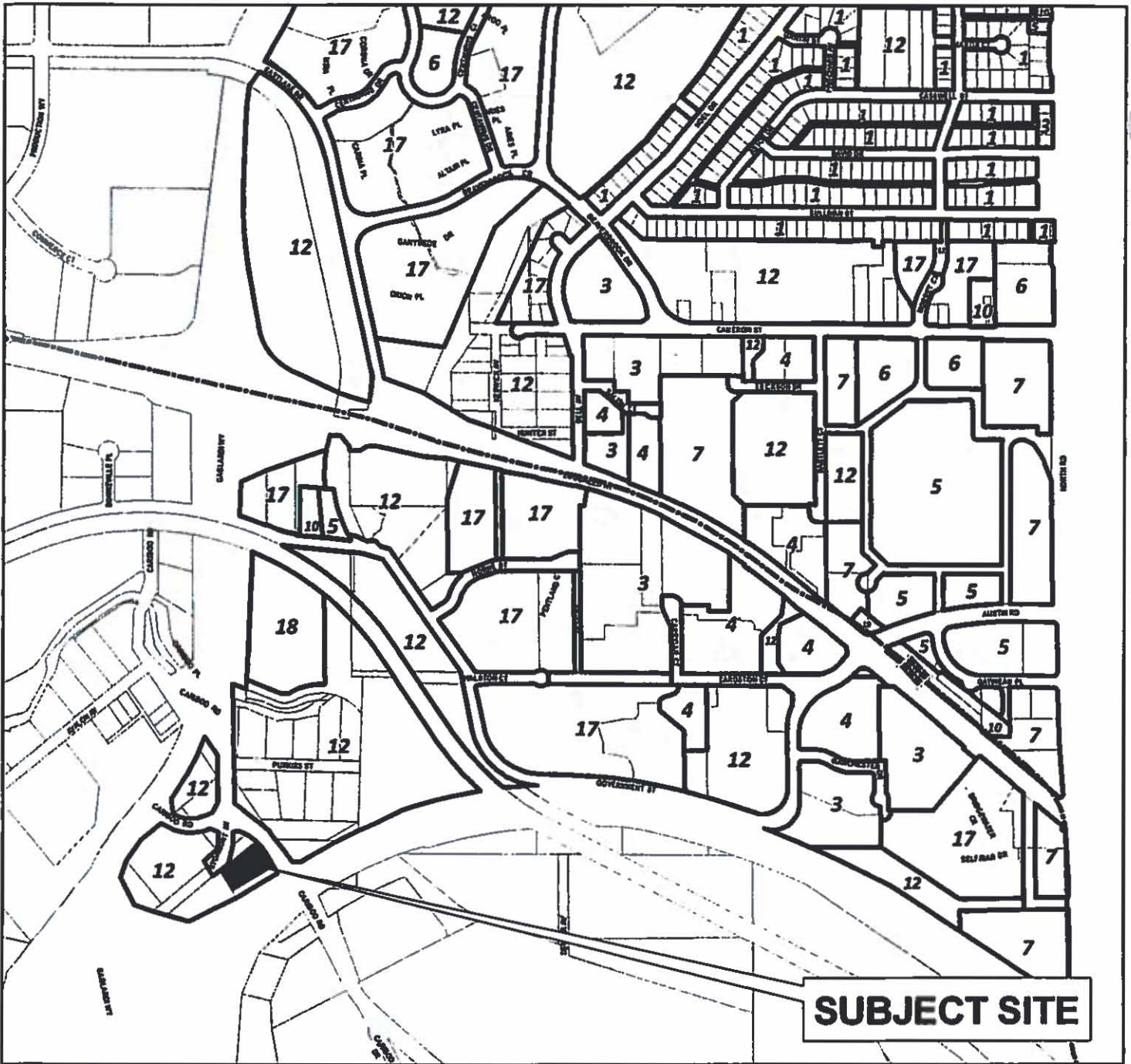
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Attachments

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



		PLANNING & BUILDING DEPARTMENT	
DATE: JAN 12 2015	REZONING REFERENCE #14 -- 07 9060 STORMONT AVENUE		
SCALE: 1:2,000	 Subject Site	 City-owned Lands	 Brunette River Conservation Area
DRAWN BY: AY			

Sketch #1



- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan

**RCMP Stormont
Design Brief in support of a Rezoning Application
9060 Stormont Ave., Burnaby BC.**

March 7, 2014

Project Summary

I, Adam Gerber, on behalf of RCMP E Division, have submitted this application to rezone 9060 Stormont Avenue from CD Comprehensive Development District (based on P2 Administration and Assembly District) to Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Lougheed Town Centre Plan guidelines) for the purpose of expanding the existing RCMP Highway patrol offices and parking area.

The RCMP is planning on combining two separate traffic units for reasons of efficiency; The Lower Mainland Traffic Unit in Burnaby and the Integrated Road Safety Unit (IRSU) currently located in New Westminster. It is the Owner's intention to modify the Burnaby location to accommodate both units. It should be noted that these units are not regular RCMP detachments. They receive very few drop-in visitors or foot traffic. There are no cells or detention facilities as both units are traffic oriented.

The Lower Mainland District Traffic Services are currently located at 9060 Stormont Ave. in Burnaby. The existing building is:

- 443.6 m² (4475 sq.ft)
- Single story
- Wood and stone exterior cladding
- Strip window glazing
- Cedar shake roof with ornamental wood beams extending outward.

The planned additions are:

- 408 m² (4400 sq.ft) (3 additions in total)
- Single story
- Wood and stone exterior cladding to match the existing
- Strip windows and punched glazed openings
- Sloped roof to compliment the existing roof form.
- The proposed Total Building Area is 851.6 m² (8,875 sq.ft.).

The existing site is:

- Fully developed with concrete sidewalks, paved parking areas and mature soft landscaping throughout.
- Fully fenced with a 1.2 m (4 ft) high chain-link fence with a sliding security gate.

The planned changes to the site include:

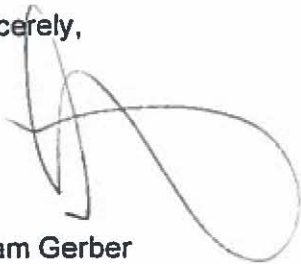
- Modifications to both the east and west side parking lots. This would provide a total of 41 parking stalls.
- The removal of some existing mature trees and low planting. This is also a security requirement of the RCMP to make the site planting less dense.
- New exterior lighting to compliment the existing lighting and illuminate the parking areas.
- Removal of a section of the west side parking area, that currently extends into the neighboring southerly property.

The parameters:

- Bounded on 3 sides by City of Burnaby property (north, east and west) and Ministry of Highways property (south).
- BC Hydro retains a Right-of-Way over the Ministry of Highways property for a transmission line and the associated towers.

Please refer to the attached Site Plan for a graphic understanding of the adjacent property arrangement and ownership.

Sincerely,



Adam Gerber
Senior Technologist
B.Sc. Dip. A.M.E. CTech LEED AP



Brian Kapuscinski, Principal
M. Arch. Architect AIBC MRAIC LEED® AP