



Item
Meeting.....2015 Jan 26

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 January 21

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.

		Page No.	Recommendation Page No.
Item #01	Application for the Rezoning of:	306	310
Rez #14-44	Lot A, DL 153, Group 1, NWD Plan 3641		
From:	P1 Neighbourhood Institutional District		
To:	CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District and Metrotown Development Plan guidelines)		
Address:	6050 Sussex Avenue and Portion of McKercher Avenue R.O.W.		
Purpose:	To permit the construction of a high-rise residential building and a new church facility.		

RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **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.

		Page No.	Recommendation Page No.
Item #02	Application for the rezoning of:	314	318
Rez #14-46	Lot 2 Except: Part Subdivided by Air Space Plan BCP12692, DL 211, Group 1, NWD Plan BCP6258		
From:	CD Comprehensive Development District (based on C3 and C3f General Commercial District, RM4 Multiple Family Residential District, P1 Neighbourhood Institutional District and SFU Community Plan guidelines and in accordance with the development plan entitled "Cornerstone Development" prepared by NSDA Architects)		
To:	Amended CD Comprehensive Development District (based on C3a General Commercial District and SFU Official Community Plan guidelines)		
Address:	8982/8992-8900 University High Street		
Purpose:	To combine two commercial retail units to permit the development of a Liquor Distribution Branch (LDB) retail store.		

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:	325	328
Rez #14-47	North Half Lot 3, Blk 3, Blk 6, DL 98, Group 1, NWD Plan 1503, Parcel 1, DL 98, Group 1, NWD Plan LMP42986; Portion of Parcel 2, DL 98, Group 1 NWD Plan LMP 43130		
From:	M4 Light Industrial District		
To:	CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines)		
Address:	6837, 6857 and portion of 875 Royal Oak Avenue		
Purpose:	To permit a new low-rise mixed-use development with retail on the ground floor and up to three storeys of residential above.		

Page No. Recommendation
325 328

RECOMMENDATIONS

- 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.
- 2. **THAT** the sale be approved in principle of the City property at 6857 Royal Oak Avenue and a portion of the City property at 6875 Royal Oak Avenue for inclusion in the subject development site and subject to the applicant pursuing the rezoning proposal to completion.

Item #04	Application for the rezoning of:	332	334
Rez #14-48	Lot A, DL 166, Group 1, NWD Plan BCP21066		

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)

Address: 7765 North Fraser Way

Purpose: To permit the construction of a light industrial multi-tenant building with office, manufacturing and warehouse 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 January 21.....Page 4

		Page No.	Recommendation Page No.
Item #05 Rez #14-49	Application for the Rezoning of: Lot 5, DL 166, Group 1, NWD Plan BCP15933	338	339
From:	CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)		
To:	Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)		
Address:	8155 North Fraser Way		
Purpose:	To permit the construction of a multi-tenant light industrial building with office, manufacturing and warehouse 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.



Lou Pelletier, Director
PLANNING AND BUILDING

:tn
Attachments

P:\REZONING\Rezoning Series\2015\Rezoning Applications (2015.01.26).doc

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 20 2015

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2015 JANUARY

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #14-44
 2015 JANUARY 21

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Townline Homes Inc.
 120 – 13575 Commerce Parkway
 Richmond, BC V6V 2L1
 (Attn: Chris Kay)
- 1.2 **Subject:** Application for the rezoning of:
 Lot A, D.L. 153, Group 1, NWD Plan 3641
- From:** P1 Neighbourhood Institutional District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District and Metrotown Development Plan guidelines)
- 1.3 **Address:** 6050 Sussex Avenue and Portion of McKercher Avenue R.O.W.
- 1.4 **Location:** The subject site is located on the northeast corner of Sussex Avenue and Hazel Street (Sketch #1 *attached*)
- 1.5 **Size:** The site is triangular in shape, with a frontage on Sussex Avenue of approximately 91.5m (300 ft.), a frontage on Hazel Street of approximately 60m (197 ft.), and an area of approximately 2,809 m² (30,237 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 high-rise residential building and a new church facility.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 To the northeast of the subject site, across Grange Street, is an established single family neighbourhood. To the northwest, across Grange Street and Sussex Avenue are older low-rise multiple-family apartment buildings developed under the RM3 District in the

1960s. To the west, across Sussex Avenue, is a Canada Post distribution centre, and high-rise multiple-family apartment buildings developed under the CD (RM5) District in 1993. To the east, across McKercher Avenue, are high-rise multiple-family apartment buildings developed under the CD (RM5) District in 1971. To the south, across Hazel Street, are older single-family dwellings and interim surface parking lots identified for future commercial development under the CD (C3) District, with the Metropolis at Metrotown Shopping Centre further to the south across Kingsway.

- 2.2 The subject development site is comprised of one lot at 6050 Sussex Avenue, and the barricaded portion of McKercher Avenue which is proposed to be closed and consolidated with the development site. The property is occupied by the Burnaby West United Church, constructed in 1948.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site obtained its first multiple-family land use designation in 1969 as part of Apartment Study Area L, which specifically designated the site for High Density residential uses under Community Plan L/Community Plan 4. In 1978, The Metrotown Development Plan was adopted by Council which established an overall guide plan for the Town Centre. The subject site is located within Sub Area 1 – the Core of the Metrotown Plan, which is identified in the plan for the highest order of activity and development intensity. The organizing principles of the plan note that mixed uses are encouraged throughout the plan area, but primarily within the Core. The plan notes that the Core is to be characterized by the promotion of a mixed-use environment, which will integrate the full range of urban facilities including, office, retail commercial, apartment, civic, institutional, cultural, social, entertainment, transit, parking, open space and pedestrian facilities. Graphically, the development concept diagram identified the site for institutional uses reflective of the existing church; however, the Plan notes for the Core:

“The development concept diagram would serve as a broad guideline for the development of the core, without limiting the possibility of other alternative patterns and creative solutions. Of greater importance than a rigid development configuration for the core is an appreciation of the major components that will help structure its development. These are as follows:

- *Mixed-Use Developments*
- *Major Axes of Commercial Development*
- *Gateways*
- *Residential Enclaves*
- *Interface Conditions*
- *Open Space/Pedestrian Foci*
- *Kingsway*
- *Public Transit*
- *Parking Facilities*

Given the foregoing, the mixed-use development proposed for the subject site is considered supportable and fully concordant with the Metrotown Development Plan and all other relevant polices governing land use in the Metrotown area. Therefore, to accurately represent the appropriate mixed-use rezoning application for the subject site, the Metrotown General Land Use map will be updated, to reflect the mixed-use institutional and multiple-family residential designation for the subject site.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District and the Metrotown Town Centre Plan as guidelines), in order to permit a mixed-use development that includes a single high-rise apartment tower with a low-rise component oriented towards Hazel Street, and a new place of public worship oriented towards Sussex Avenue and Grange Street. All parking is proposed to be located underground. Primary vehicular access to the site would be taken from Hazel Street.

4.2 With respect to the proposed residential density, the RM5s District would permit a maximum allowable residential density of 4.83 FAR based on the size of the site, inclusive of the 1.6 FAR density bonus. The value of the amenity density bonus to be derived from the development will be provided in a further report to Council.

With respect to the proposed institutional density, the floor area for the new place of public worship will be added to the residential gross floor area under the P1 Neighbourhood Institutional District as a guideline. The P1 District specifies that the bulk and massing of this use must not exceed two storeys in height and 40% lot coverage, as specified in the Burnaby Zoning Bylaw.

4.3 In line with development 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 available 's' category parking standard of 1.1 spaces per unit given its strategic location in relation to the nearby Metrotown SkyTrain station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

4.4 The original church building is on the Burnaby Heritage Inventory. The congregation has expressed a request to demolish the existing church as the facility is too large for their needs and requires substantial annual maintenance that is unsustainable. A detailed heritage assessment of the site is required to be completed by a qualified heritage consultant for staff review. Any proposed demolition of the structure will require a further report to the Burnaby Heritage Commission, prior to advancing the proposal to Public Hearing.

- 4.5 The portion of McKercher Avenue east of the subject property measures approximately 10.06m (33 ft.) in width by 92.66m (304 ft.) in length, with an area of approximately 924.17 m² (9,948 sq.ft.). This roadway is not necessary to serve future development and is proposed to be closed and included in the finished site. A Highway Closure Bylaw would be required. The sale of this City-owned land into the development will be pursued, net of required road dedications, and completed as part of the rezoning. The Legal and Lands Department will be requested to provide an estimate for the value of the City owned road right-of-way which will be outlined in a future report. The completion of the sale of City-owned property would be a prerequisite of the rezoning application. Notwithstanding the proposal to close the road and have it incorporated into the final development site, an objective of the development plan for this site I to include a north/south pedestrian walkway within the former road's location.

- 4.6 Servicing requirements will include, but not necessarily be limited to:
 - upgrading of Sussex Avenue across the development frontage to its full Town Centre standard including a separated urban trail on the east side, enhanced boulevards with street trees and street lighting;
 - upgrading of Hazel Street across the development frontage to its full Town Centre standard including separated sidewalks, enhanced boulevards with street trees and street lighting;
 - construction of a public pedestrian path within the McKercher Avenue Right-of-way complete with pedestrian lighting; and,
 - storm, sanitary sewer and water main upgrades as required.

- 4.7 Required road widening dedications from Sussex Avenue will be determined by detailed road geometric and outlined in a future report to Council.

- 4.8 The undergrounding of existing overhead wiring on Sussex Avenue abutting the site is required.

- 4.9 Due to this site's proximity to Grange Street and Kingsway, a noise study is required to ensure compliance with Council-adopted sound criteria.

- 4.10 There are no significant trees on site suitable for retention, therefore a tree survey and arbourist's report will not be required.

- 4.11 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided.

- 4.12 Provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holdings place and commitment to implement the recycling provisions are required.

PLANNING AND BUILDING
REZONING REFERENCE #14-44
2015 January 21 PAGE 5

- 4.13 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.14 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of persons with disabilities in Burnaby's Town Centres.
- 4.15 An on-site stormwater management plan is required.
- 4.16 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.

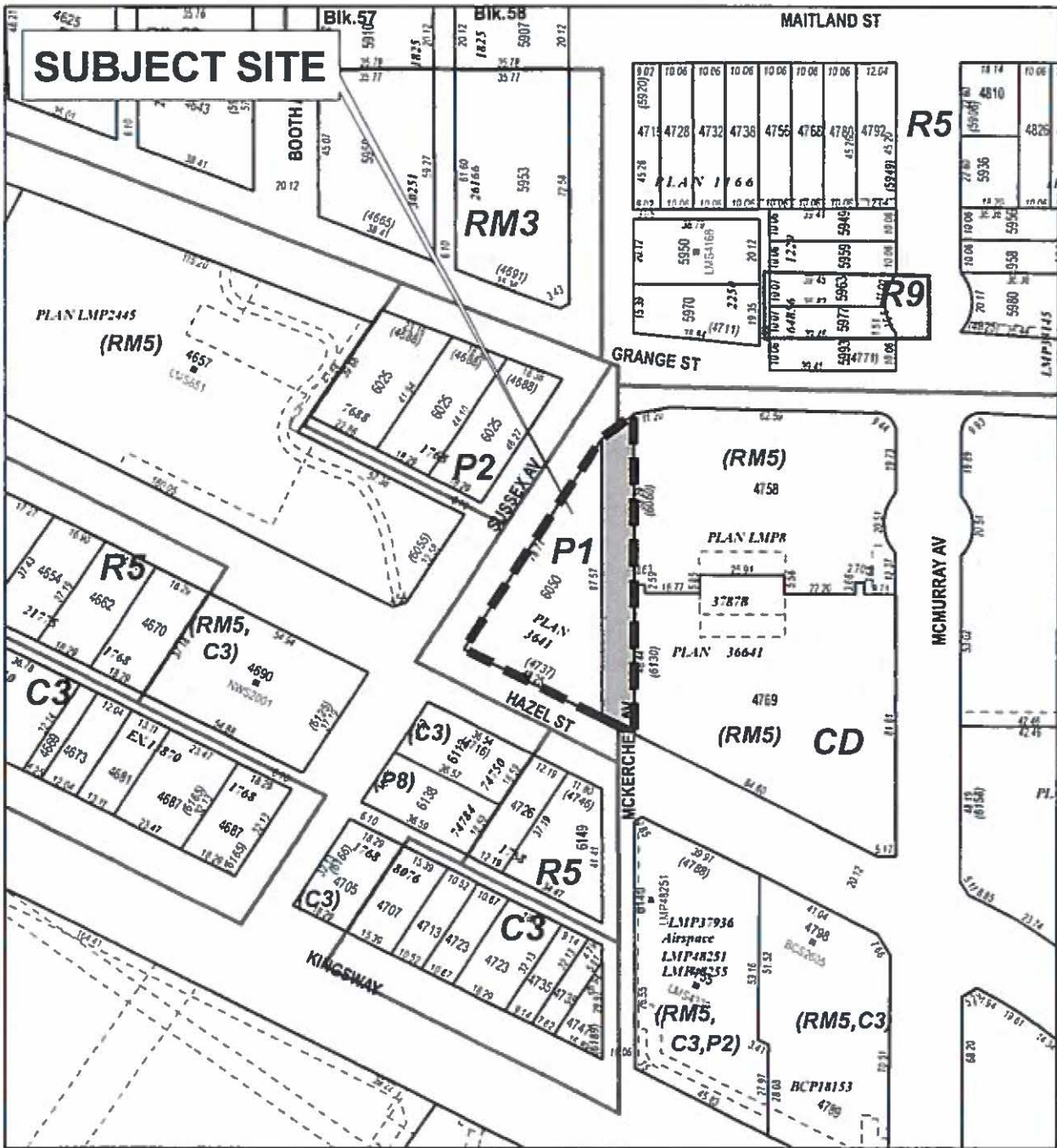
5.0 RECOMMENDATIONS

- 1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

J.P.
JBS/ZT:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2014\14-44 Sussex and Hazel\Rezoning Reference 14-44 (6050 Sussex Avenue) Initial Report (20150126).doc



PLANNING & BUILDING DEPARTMENT



DATE: NOV 12 2014

SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #14-44
6050 SUSSEX AVENUE AND
MCKERCHER AVENUE LANDS

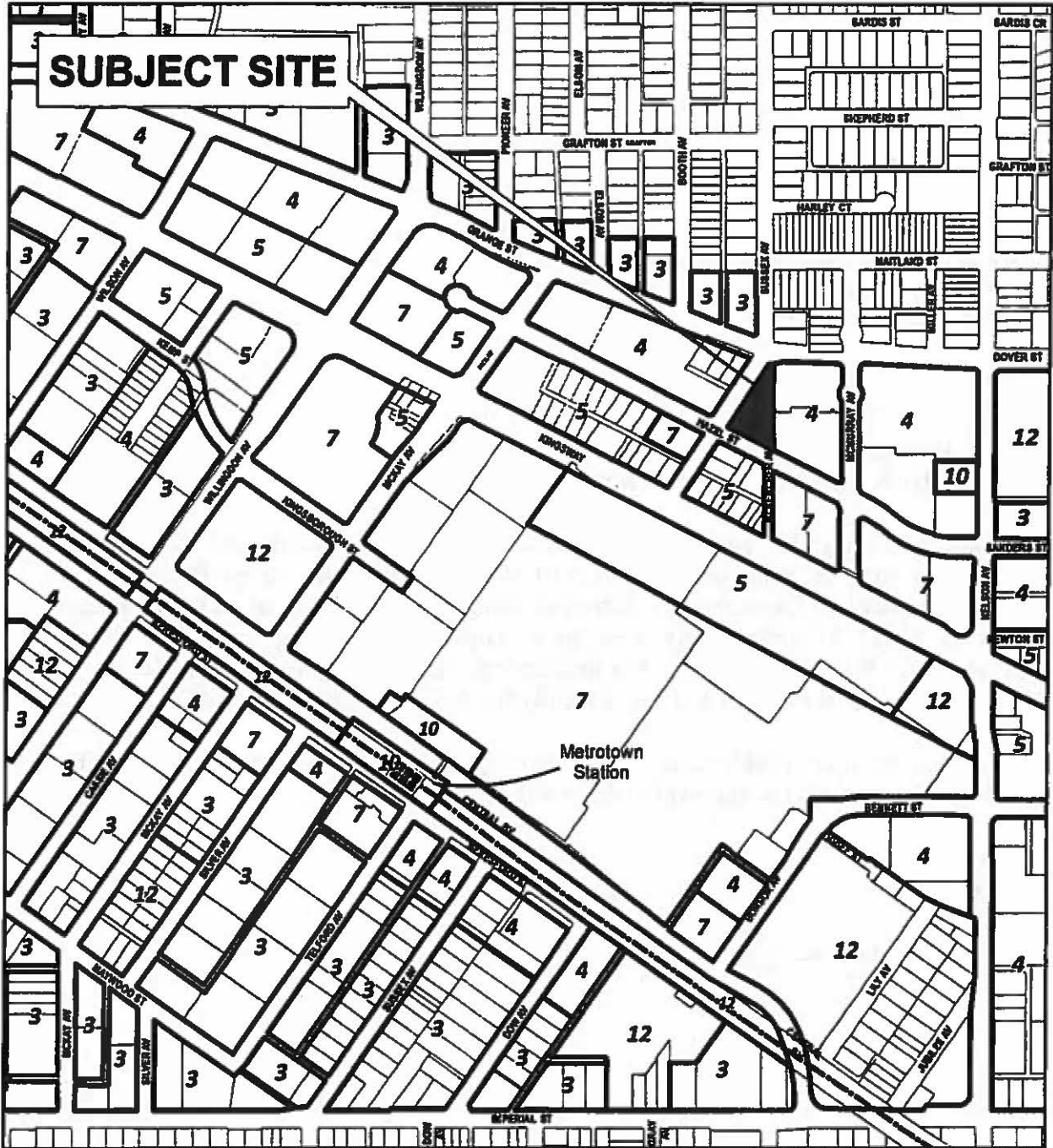


Subject Site



Road Closure Area

Sketch #1

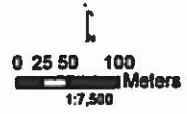


- | | |
|---|---|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



City of Burnaby
 Planning and Building Dept
 Printed on November 12, 2014

Metrotown Plan



Sketch #2



T O W N L I N E
G R O U P O F C O M P A N I E S

120-13575 Commerce Parkway
Richmond, BC, Canada V6V 2L1

Main 604 276 8823
Fax 604 270 0854

www.townline.ca

October 31, 2014

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

Re: Rezoning Letter of Intent
6050 Sussex Avenue and McKercher Avenue Lands

We are submitting this application to rezone 6050 Sussex Avenue and the adjacent McKercher Avenue lands from the current P1 Neighbourhood Institutional District to the CD Comprehensive Development District utilizing the P1 Neighbourhood Institutional District, RM5s Multiple-Family Residential District and Metrotown Town Centre Development Plan as guidelines. The intent of this rezoning application is to develop a high-rise residential building and a new facility for the West Burnaby United Church.

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

Sincerely,

Townline Homes Inc.

Chris Kay
Director of Acquisitions

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #14-46
 2015 JANUARY 21

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** SFU Community Trust
 150 – 8960 University High Street
 Burnaby, BC V5A 4Y6
 (Attn: Dale Mikkelsen)
- 1.2 Subject:** Application for the rezoning of:
 Lot 2 Except: Part Subdivided By Air Space Plan BCP12692, D.L.
 211, Group 1, NWD Plan BCP6258
- From:** CD Comprehensive Development District (based on C3 and C3f
 General Commercial District, RM4 Multiple Family Residential
 District, P1 Neighbourhood Institutional District and SFU
 Community Plan guidelines and in accordance with the development
 plan entitled "Cornerstone Development" prepared by NSDA
 Architects)
- To:** Amended CD Comprehensive Development District (based on C3a
 General Commercial District and SFU Official Community Plan
 guidelines)
- 1.3 Address:** 8982/8992 – 8900 University High Street
- 1.4 Location:** The subject site is located in two commercial retail units in the
 Cornerstone Building, a mixed use commercial/residential building at
 the southwest corner of University High Street and Cornerstone
 Court adjacent to the Simon Fraser University (SFU) campus (Sketch
 #1 *attached*).
- 1.5 Size:** The site consists of two commercial retail units with a combined area
 of 382.95 m² (4,122 ft²).
- 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
 combine two commercial retail units to permit the development of a
 Liquor Distribution Branch (LDB) retail store.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the ground level of the Cornerstone Building, a mixed use commercial/residential building immediately adjacent to the SFU campus. The subject commercial retail units are located at the northeast corner of the building, at the intersection of University High Street and Cornerstone Court. Adjacent tenants include Scotia Bank to the immediate west, with a variety of food service outlets, a print shop, hair salon, and travel agent completing the retail frontage along University High Street and the plaza to the west. Additional retail storefronts, as well as second storey office tenants, are located in the rear of the building along Cornerstone Mews. Three levels of residential units are located immediately above the subject unit. The entrance to the residential component is located approximately 32 m (105 ft.) west of the subject site. A mixed use commercial/residential development of similar scale is located to the east of the site, across Cornerstone Court. To the north of the site, across University High Street, is a partially undeveloped lot that contains temporary residential sales centres for nearby developments. This lot is designated for mixed use commercial/residential/transit hub development in the SFU Community Plan.

3.0 BACKGROUND INFORMATION

- 3.1 On 2003 July 21, Council granted Final Adoption to Rezoning Reference #03-12 for the development of a mixed-use commercial/residential development on the subject site. The approved development consists of approximately 2,375 m² (25,560 ft²) of retail floor area, 2,237 m² (24,083 ft²) of office space, and 7,186 m² (77,350 ft²) of residential floor area on three levels, consisting of 115 one and two bedroom units. The approved development also designated the westernmost portion of the main floor for C3f District use to accommodate a 120 seat pub-style liquor primary establishment (this unit currently contains a food primary establishment).
- 3.2 On 2006 May 08, Council adopted a Liquor Store Location Framework ("Framework") for Burnaby, along with Guidelines for Assessing Rezoning Applications for Liquor Stores (*attached*). The Framework divides the City into four quadrants based on the Town Centres, in order to ensure a balanced distribution of liquor stores throughout the City. Principal objectives of the Framework include the establishment of an LDB Signature Liquor Store in each Town Centre prior to the establishment of smaller LDB and private liquor stores in the respective quadrants. The Framework also prioritizes the establishment of LDB stores in the Big Bend and at Kensington Shopping Centre. The purpose of these objectives is to offer equity and certainty for consumers throughout the City in terms of product availability, convenience, and stable pricing.
- 3.3 On 2007 March 05, Council granted Final Adoption to Rezoning Reference #06-24 to permit a place of public worship in an approximately 242 m² (2,600 ft²) office unit on the main floor of the building.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to consolidate and rezone two commercial retail units with a combined area of 382.95 m² (4,122 ft²) from CD Comprehensive Development District (based on the C3 and C3f General Commercial District, RM4 Multiple Family Residential District, P1 Neighbourhood Institutional District and SFU Community Plan guidelines and in accordance with the development plan entitled "Cornerstone Development" prepared by NSDA Architects) to Amended CD Comprehensive Development District (based on C3a General Commercial District) in order to permit the establishment of an LDB retail store (see *attached* Sketch #1 and Sketch #2). The proposed development is located in a ground floor retail storefront at the intersection of University High Street and Cornerstone Court.
- 4.2 The Liquor Store Location Framework established revised Guidelines for Assessing Rezoning Applications for Liquor Stores, including locational, store size, and operational criteria. The following subsections review the consistency of the proposed development with these criteria:

4.2.1 Locational Criteria

The locational criteria for liquor stores require establishment of an LDB Signature Store in a Town Centre prior to establishment of supporting LDB outlets in the same quadrant. In the Northeast Quadrant, which includes the subject site, the locational criteria require the establishment of an LDB Signature Store in the Loughheed Town Centre, as well as re-establishment of an LDB Neighbourhood Store in the Kensington Shopping Centre. In addition, the guidelines note that a private licensee retail store (LRS) that would affect the viability of an LDB outlet at Kensington Shopping Centre would not be supported until an LDB Signature store is established in that location.

With respect to the proposed LDB retail store, the above locational criteria have been met. An LDB Signature Store is located in the Loughheed Town Centre at 3433 North Road. In addition, a neighbourhood scale LDB retail store was recently opened at Kensington Shopping Centre. Although a private LRS would require additional analysis to determine its impact on the viability of an LDB Signature Store at Kensington Shopping Centre, a supporting LDB is consistent with all criteria. Furthermore, because the SFU campus is sufficiently removed from both the Loughheed Town Centre and the Kensington Shopping Centre, and retail outlets in the area generally serve a highly localized market consisting of students, faculty, staff, and UniverCity residents, the proposed LDB retail store does not present a concern with regard to oversaturation in the quadrant.

Other locational criteria require appropriate relationships between a proposed liquor store and the following uses:

- Private and public schools, particularly secondary schools
- Adjacent residential dwellings and parks
- Other potential sensitive uses (e.g., cabarets, child care centres)

In addition, any proposed liquor store in mixed-use projects must be compatible and appropriately integrated with component residential uses. Proposals must also provide adequate vehicular and pedestrian circulation, and safe, convenient vehicular access to the site and avoids any undue traffic impacts on the surrounding area.

The proposed LDB retail store is located in a ground floor commercial unit of a five storey commercial/residential building adjacent to the SFU campus. No secondary schools are located in the immediate vicinity; the nearest elementary school is located approximately 170 m (558 ft.) northeast of the site. The nearest child care centres are located approximately 150 m (492 ft.) and 425 m (1,394 ft.) to the northeast of the site respectively. In addition, the proposed outlet will be located immediately below three storeys of multi-family residential development.

Given the modest size of the proposed outlet and its integration into a varied and active retail streetscape, the opportunity for nuisance behaviour, such as public drinking, panhandling or loitering, is considered low. As such, the proposed LDB outlet is not expected to pose a conflict with nearby child-oriented uses or the adjacent residential units, and is fully supportive of objectives for a complete community in this area.

Vehicular access to the subject unit is from Cornerstone Court, which is accessed from University High Street. Under the initial development approval, off-street parking for the subject units was provided in an underground parking garage at reduced rates (one space per 184 m²/1981 ft²) reflective of the pedestrian character of the area. This character is supported by the proximity of the SFU campus and surrounding residences, most of which are located within walking distance (1 km) of the subject site and are enhanced by separated sidewalks, pedestrian walkways, and developed trails. In addition, the site is served by five bus routes, which terminate at a transit centre located immediately northwest of the subject building. The site thus provides adequate vehicular and pedestrian access, as required by the locational criteria.

4.2.2 Store Size Criteria

The proposed 382.95 m² (4,122 ft²) LDB retail store meets the 3,500 ft² to 5,000 ft² size anticipated in the guidelines.

4.2.3 Operational Criteria

Operational criteria include appropriate hours of operation, which must be formalized through registration of a Section 219 Covenant. The guidelines anticipate that the hours

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REZONING REFERENCE #14-46
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for LDB Signature Stores in Town Centres will be longer and later than smaller stores; they also require that the general pattern of operating hours of nearby commercial businesses be considered.

In this case, some of the adjacent businesses, such as Scotiabank and Nature's Garden Deli, keep only weekday hours. However, Nester's Market, a major retailer located immediately opposite the subject site, is open until 9:00 pm daily and several restaurants in the subject building, including Club Ilia, Renaissance Coffee, and Quesada Mexican Grill, close between 9:00 pm and 10:00 pm. This Department will work with the applicant on determining operating hours, to be recorded under a Section 219 Covenant, consistent with the hours of surrounding businesses.

5.0 RECOMMENDATION

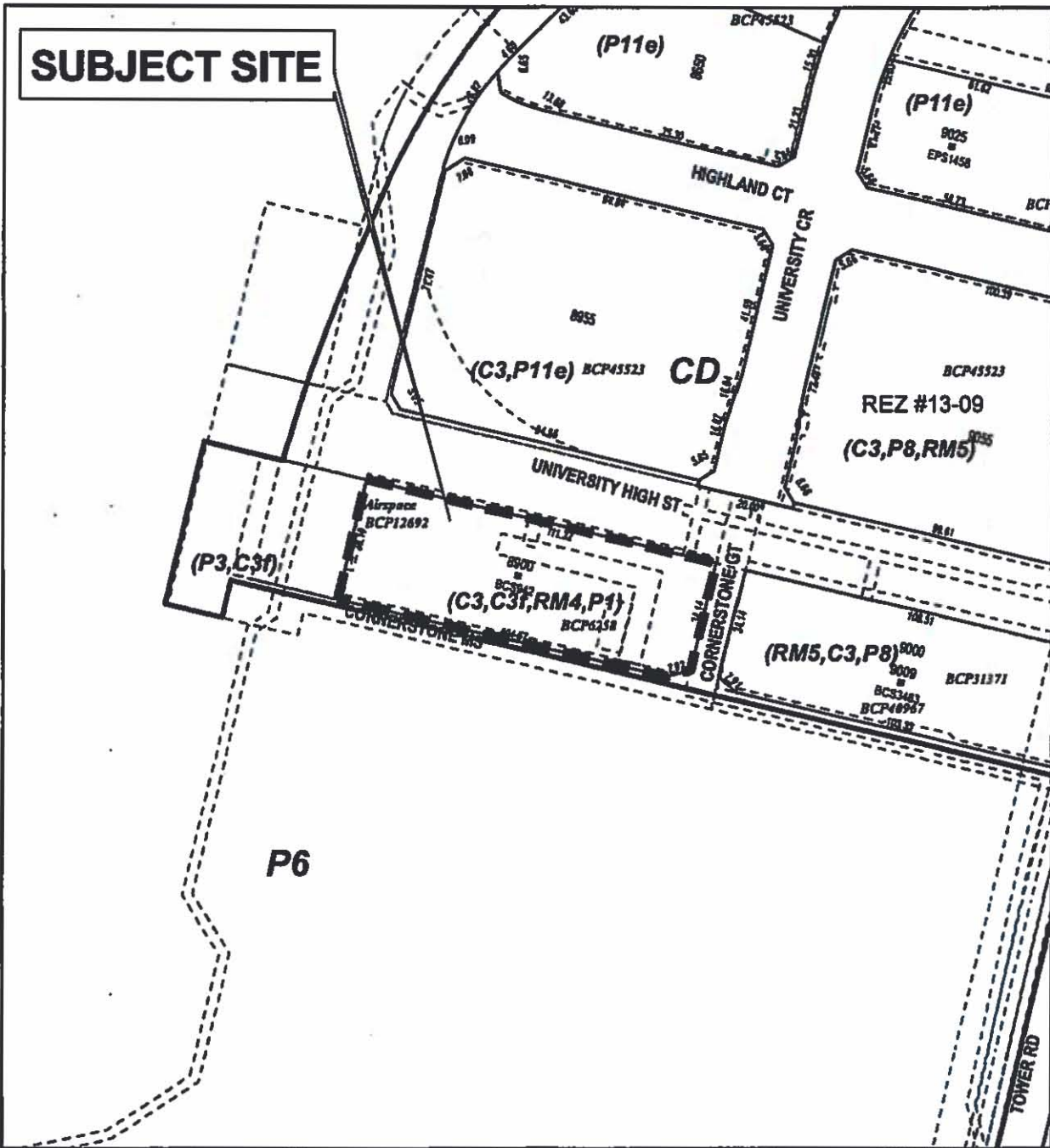
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

h.p.

LF:spf
Attachments

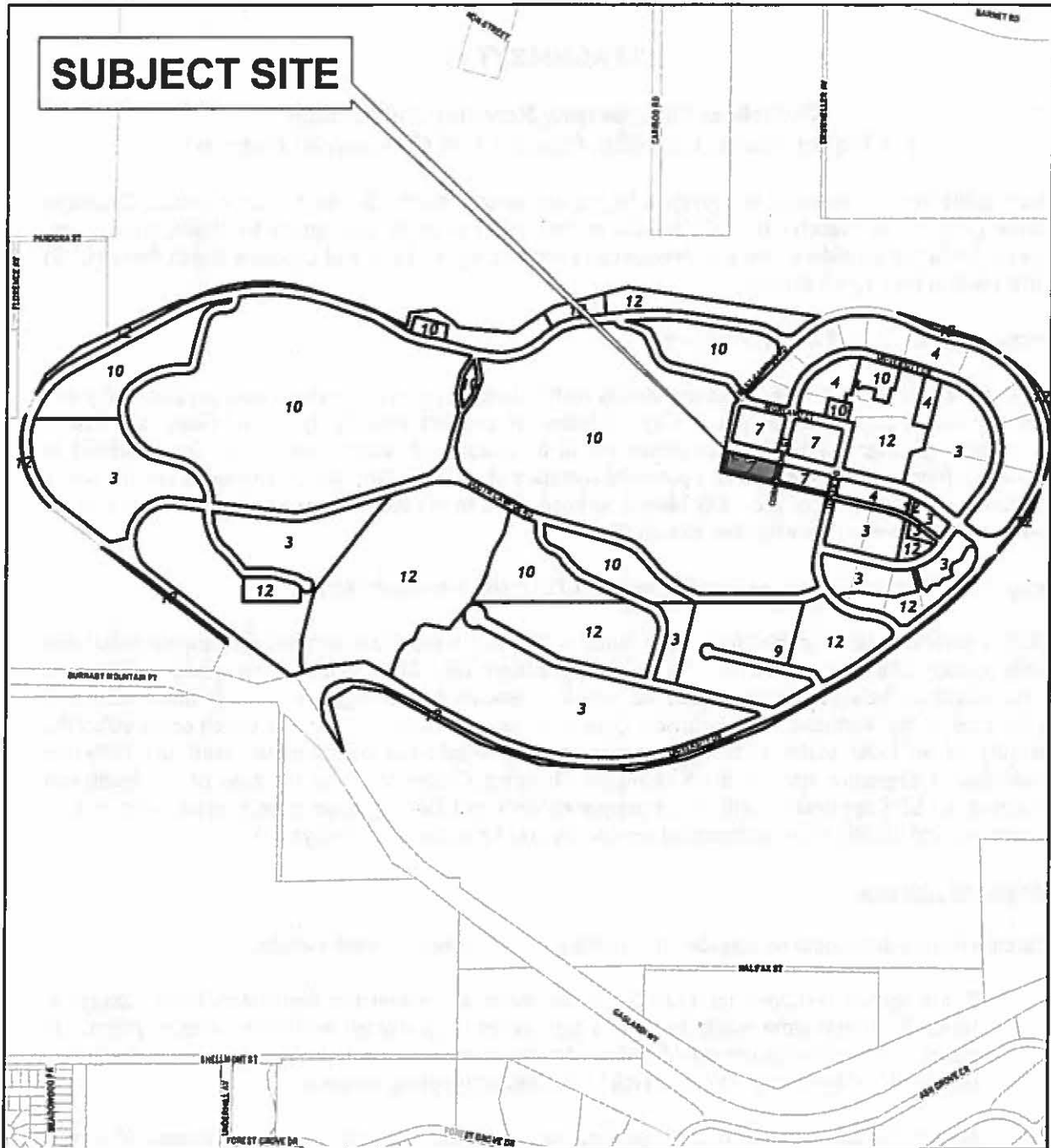
cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2014\14-46 SFU Liquor Store\Rezoning Reference 14-46 Initial Report 20150126.doc



	PLANNING & BUILDING DEPARTMENT	
DATE: JAN 12 2015	REZONING REFERENCE #14-46 8982 AND 8992 - 8900 UNIVERSITY HIGH STREET	
SCALE: 1:2,000	Subject Site	
DRAWN BY: AY		

Sketch #1

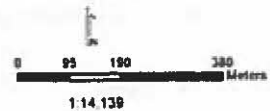


**Simon Fraser University
Community Plan**



PLANNING & BUILDING DEPARTMENT

- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 7** High Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use



Updated: 2006 May 03

ATTACHMENT #1**Guidelines For Assessing Rezoning Applications
For Liquor Stores (C2a, C2h, C3a and C3h Commercial Districts)**

These guidelines are intended to provide a higher degree of certainty for the City, the British Columbia Liquor Distribution Branch (BCLDB) and the private sector as to the appropriate locations, types, sizes, general operating considerations and development sequencing for LDB and Licensee Retail Store (LRS) outlets within the City of Burnaby.

Primary Outlets - LDB Signature Stores

A rational distribution of LDB Signature outlets within the City are to serve as anchors to offer equity and certainty for clients throughout the City in terms of product availability, convenience and stable government pricing. LDB Signature stores would be established within each of the Town Centres in Burnaby's four quadrants as well as a potential signature store in the Big Bend commercial service centre and the re-establishment of the LDB Neighbourhood store in the Kensington Shopping Centre area, as conceptually shown on the attached Sketch #2.

Supporting Outlets – Licensee Retail Stores or LDB Neighbourhood Stores

LRSs or smaller neighbourhood scale LDB liquor outlets are to provide a supporting or supplemental role to the primary LDB Signature stores. Rezoning applications for LRS or neighbourhood scale LDB liquor stores would not be supported in a quadrant until the associated LDB Signature store is first established. In the case of the Northeast and Northwest Quadrants, an application for an LRS which could affect the viability of an LDB outlet at the Kensington location would not be supported until the LDB has established a Signature store in the Kensington Shopping Centre area. In the case of the Southwest Quadrant, an LRS application will not be supported until an LDB Signature store is established in both Metrotown and the Big Bend commercial service area (to be reviewed in two years).

Locational Criteria

The core factors that would be considered in making this assessment would include:

1. The proposed locations for LDB Signature stores are within the designated Town Centres in which the liquor store would serve as a component of an overall retail/service development. In addition, a Signature store would be included within an appropriate location within the designated Marine Way/Byrne and the commercial Kensington Shopping centre areas.
2. Supporting LRSs would need to be a component of an established or new commercial service centre (Town Centre, Urban Village or Neighbourhood Centre as outlined in the OCP).
3. A reasonable distribution of both LDB liquor stores (existing/future identified) and LRS's that would allow these stores to sufficiently serve the Municipality while avoiding a concentration of stores in any one area.
4. Observance of an appropriate relationship in terms of direct proximity or orientation with respect to the following uses, particularly when assessing new locations for liquor outlets:
 - a) Private and public schools – especially secondary schools.

**Guidelines for Assessing Rez Apps. For Liquor Stores
To the C2a, C2h, C3a and C3h Commercial Districts
2006 May 03 Page 2**

- b) Adjacent residential dwellings and public parks.
 - c) Other potential 'sensitive' uses (e.g. cabarets, child care centres)
 - d) Any proposed mixed-use projects involving a liquor store would need to be assessed in terms of their compatibility and appropriate integration with component residential uses.
5. Adequate vehicular and pedestrian circulation on the site, including the satisfaction of all parking requirements on the site. Safe, convenient and non-intrusive means of vehicular access to the site and avoidance of any undue traffic impact on the surrounding area.
 6. It is acknowledged that in those instances where a liquor store is proposed as a "backfill" to a previous liquor store that has existed for a significant number of years without creating problems in the community, the above criteria may not be applied in the same manner.
 7. Following the establishment of the LDB Signature store(s) within the defined quadrant, consideration of additional supporting LDB or LRS outlets would be assessed on their own merits in relation to the defined guidelines.

Store Size

1. Under the BCLDB concept plan, Signature stores are typically 10,000 to 12,000 sq. ft. in size, while neighbourhood scale LDB stores are typically 3,500 to 5,000 sq. ft. in size. LRS's should not exceed a gross floor area of 4,500 sq.ft.

Operational Criteria

1. **Business Hours:**

Given that hours of operation could have significant impacts on adjoining land uses, especially residential, they should be determined through the rezoning process and based on any anticipated community impacts. The established business hours would be formalized through registration of a Section 219 Covenant. The criteria to be used in recommending specific operating hours for each liquor store, through processing an application to the pertinent C2a, C2h, C3a or C3h commercial zoning districts, are:

- a. The proposed location of the liquor store in terms of the commercial designation of the subject commercial centre (i.e. Town Centre vs. local commercial). Generally, stores in the Town Centres would have longer and later operating hours than outlets in a more local commercial setting.
 - b. The general pattern of operating hours of the commercial businesses in the subject commercial centre.
2. **Security**

For safety and security purposes, there should be a minimum of two (2) employees present at all times. Additionally, new liquor stores will be required to install, maintain and operate video surveillance systems as a component of their overall security system.



SFU COMMUNITY TRUST
 150-8960 University High Street
 Burnaby, BC V5A 4Y6
 T 604.291.3000
 F 604.291.3189
 WWW.UNIVERCITY.CA

December, 3rd 2014

Lily Ford
 Zoning Planner
 4949 Canada Way,
 City of Burnaby, B.C.
 V5G 1M2

Rezoning Application: Letter of Intent

Address: 8982 & 8992 University High Street, Burnaby, BC. V5A 4Y6.
 Present Zoning: CD
 Proposed Zoning CD (C3a)

The SFU Community Trust is seeking approval from the City of Burnaby to combine and rezone two commercial retail units, 8982 & 8992 University High Street, to permit the use of a single liquor store. Unit 8982 is 1395 sq. ft. in size and unit 8992 is 2727 sq ft in size. Combining and renovating the two existing commercial retail units will facilitate the development of a Liquor Store 4122 sq. ft. in size.

We, at the Trust, believe that UniverCity is now compliant with the City of Burnaby's liquor framework, which should allow our rezoning request to move forward.

At this time, it is our understanding that our location in the NE quadrant has met the terms of the City's Liquor Store Location Framework. The signature store for our quadrant was established on North Road (not considered in the initial framework). In 2013, we thought that would fulfill the demands of the framework, but were informed that no smaller liquor stores would be considered until Kensington was established with a new liquor store. A new liquor store in Kensington is now established.

At this time, according to the framework, the City can now determine locations for additional liquor stores in the quadrant, as per section 3.4 of the framework. Given this, SFU Community Trust would like to rezone commercial space in the Cornerstone building to facilitate the opening of a new liquor store at UniverCity.

Of note, Simon Fraser University is also supportive of a new liquor store at UnvierCity, as it will help prevent unnecessary trips by faculty, staff and students down the mountain. It also

provides an amenity for all residents of the UniverCity community. Outside of a medical clinic, a liquor store is the number one requested service by residents in the community, according to our bi-annual Mustel Community Surveys, and the number one overall requested retail amenity.

Finally, in anticipation of proceeding with a rezoning for a liquor store at UniverCity, the Trust has discussed this proposition with Senior City Planner, Robert Renger, who confirmed that the City has determined that our application should be supportable.

Best regards,



Dale Mikkelsen
Director, Development
SFU Community Trust

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #14-47
 2015 JANUARY 21

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** 0895441 B.C. Ltd.
 7429 Morley Drive
 Burnaby, BC V5E 3X9
 Attention: Bimaljit Sahdev
- 1.2 **Subject:** Application for the rezoning of:
 North Half Lot 3, Blk 3, Blk 6, D.L. 98, Group 1, NWD Plan 1503,
 Parcel 1, D.L. 98, Group 1, NWD Plan LMP42986; Portion of Parcel 2,
 D.L. 98, Group 1, NWD Plan LMP 43130
- From:** M4 Light Industrial District
- To:** CD Comprehensive Development District (based on C9
 Urban Village Commercial District and Royal Oak
 Community Plan guidelines)
- 1.3 **Address:** 6837, 6857 and portion of 6875 Royal Oak Avenue
- 1.4 **Location:** The subject site is located on the west side of Royal Oak Avenue south
 of Imperial Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a frontage on Royal Oak Avenue of
 approximately 60.14m (197.32 ft.), a depth of approximately 43.57m
 (142.94 ft.) and an area of approximately 2,758.76 m² (29,695 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
 new low-rise mixed-use development with retail on the ground floor and
 up to three storeys of residential above.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the west side of Royal Oak Avenue south of Imperial Street (see *attached* Sketch #1). The subject site is currently occupied by industrial/warehouse buildings at 6857 and 6875 Royal Oak Avenue, both of which are City-owned properties, and an older single-family home at 6837 Royal Oak Avenue. The immediate area to the north and south, including the subject site, is currently zoned M4 Special Industrial District, which permits a range of industrial,

commercial and existing residential uses. To the north across the lane is an automotive repair shop. Directly to the south is a vacant property with a small office building beyond. To the east across Royal Oak Avenue is a mixed-use commercial/residential development which was constructed in 2012 under Rezoning Reference #06-46. To the west across the lane is a townhouse development which was constructed in 2014 under Rezoning Reference #11-25.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within Sub-Area 7 of the adopted Royal Oak Community Plan (see *attached Sketch #2*) and is intended for rezoning to the Comprehensive Development District in accordance with the C9 Urban Village Commercial District designation.
- 3.2 On 2010 July 26, Council received an application for rezoning of the properties at 6837 and 6857 Royal Oak Avenue (Rezoning Reference #10-16) to permit the construction of a mixed-use residential/commercial development in line with the C9 Urban Village Commercial District designation. The application for rezoning was held in abeyance pending a review and determination of an approach to resolve the storage needs at the time for the Burnaby Village Museum which was being accommodated at the building at 6857 Royal Oak Avenue. At its regular meeting of 2011 August 29, Council authorized this Department to work with the applicant towards a suitable plan of development, as an alternative City-owned location had been secured for the immediate storage needs of the Museum at 8059 Texaco Drive within Barnet Marine Park.
- 3.3 At its closed meeting on 2010 July 26, Council approved the registration of statutory rights-of-way on the City lands at 6857 and 6875 Royal Oak Avenue in favour of BC Hydro (see *attached Sketch #1*). The required statutory rights-of way for the subject site included the registration of a 5.5m x 6.5m statutory right-of-way for provision of a Vista Switch and a 3.5m x 3.5 m statutory right-of-way for provision of a Low Profile Transformer. The statutory rights-of-way were required to support implementation of the approved BC Hydro design for the undergrounding of associated overhead wiring in this section of Royal Oak Avenue between Lane Street and Beresford Street, and to support development and public realm improvements in line with the Plan. The costs for the hydro infrastructure and undergrounding of wiring is to be funded by the development under Rezoning Reference #10-16 (6837 and 6857 Royal Oak Avenue), Rezoning Reference #06-46 (6888 Royal Oak Avenue) and Rezoning Reference #07-29 (6808, 6826 Royal Oak Avenue and 5250 Imperial Street), as well as future developments on the east side of Royal Oak Avenue between Beresford Street and Lane Street (including Rezoning Reference #14-29 for 6960 Royal Oak Avenue, which was received in August 2014), on a frontage basis, through the deposit of funds for future works.
- 3.4 A previous request from the applicant was received in order to expand the development site to include 6875 Royal Oak Avenue (or a portion thereof), citing the registered statutory rights-of-way and the required road dedications as significant constraints to development. This request is supported as the building at the City owned property at 6875 Royal Oak Avenue is no longer being leased and is now vacant.

3.5 The new development site would include the northern portion of 6875 Royal Oak Avenue, as it would improve the efficiencies of the overall development site as well as provide for a development that is commensurate with the existing mixed-use commercial/residential development across the street at 6888 Royal Oak Avenue. It is noted that the remainder of the site and the balance of the block to the south is of sufficient size to adequately develop as intended in the adopted Plan. This application supercedes Rezoning Reference #10-16.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the C9 Urban Village Commercial District and Royal Oak Community Plan guidelines) in order to permit the construction of a four-storey mixed-use commercial/residential development with full underground parking, to a maximum allowable FAR of 2.2.

4.2 The application involves the sale of the City-owned lot at 6857 Royal Oak Avenue and a portion of the City-owned lot at 6875 Royal Oak Avenue. The property at 6857 Royal Oak Avenue has a gross area of approximately 1,379.4 m² (14,848 sq.ft) (subject to detailed survey). The portion of the property at 6875 Royal Oak Avenue has a gross area of approximately 919.4 m² (9,896 sq.ft.) (subject to detailed survey).

Required dedications will be determined by a detailed geometric and would be noted in a further report to Council. The report will also provide the purchase price of the City land for Council approval.

4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. All required services will be included in a further report to Council.

4.4 Undergrounding of the existing overhead wires abutting the site along the west side of Royal Oak Avenue and within the east-west lane is required.

4.5 Subdivision of the property at 6875 Royal Oak Avenue and the consolidation of the net project site into one legal parcel will be required.

4.6 A tree survey of the site will be required to determine the suitability of preserving any of the existing trees.

4.7 Due to the subject site's proximity to Royal Oak Avenue, Imperial Street and SkyTrain, a noise study is required to ensure compliance with the Council adopted sound criteria.

4.8 Required Covenants will include but not be limited to a restriction on the enclosure of balconies, prohibiting gates on the project's surface driveways and retaining disabled parking as common property administered by the Strata Corporation.

4.9 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.

**PLANNING AND BUILDING
REZONING REFERENCE #14-47
2015 JANUARY 21..... PAGE 4**

- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 The provision of a covered car wash stall will be required.
- 4.12 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.13 Due to the subject site's past industrial uses, a Site Profile and the resolution of any arising issues will be required.
- 4.14 Applicable Development Cost Charges include:
 - a) Parkland Acquisition Charge.
 - b) GVS & DD Sewerage Charge.
 - c) School Site Acquisition Charge.
- 4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

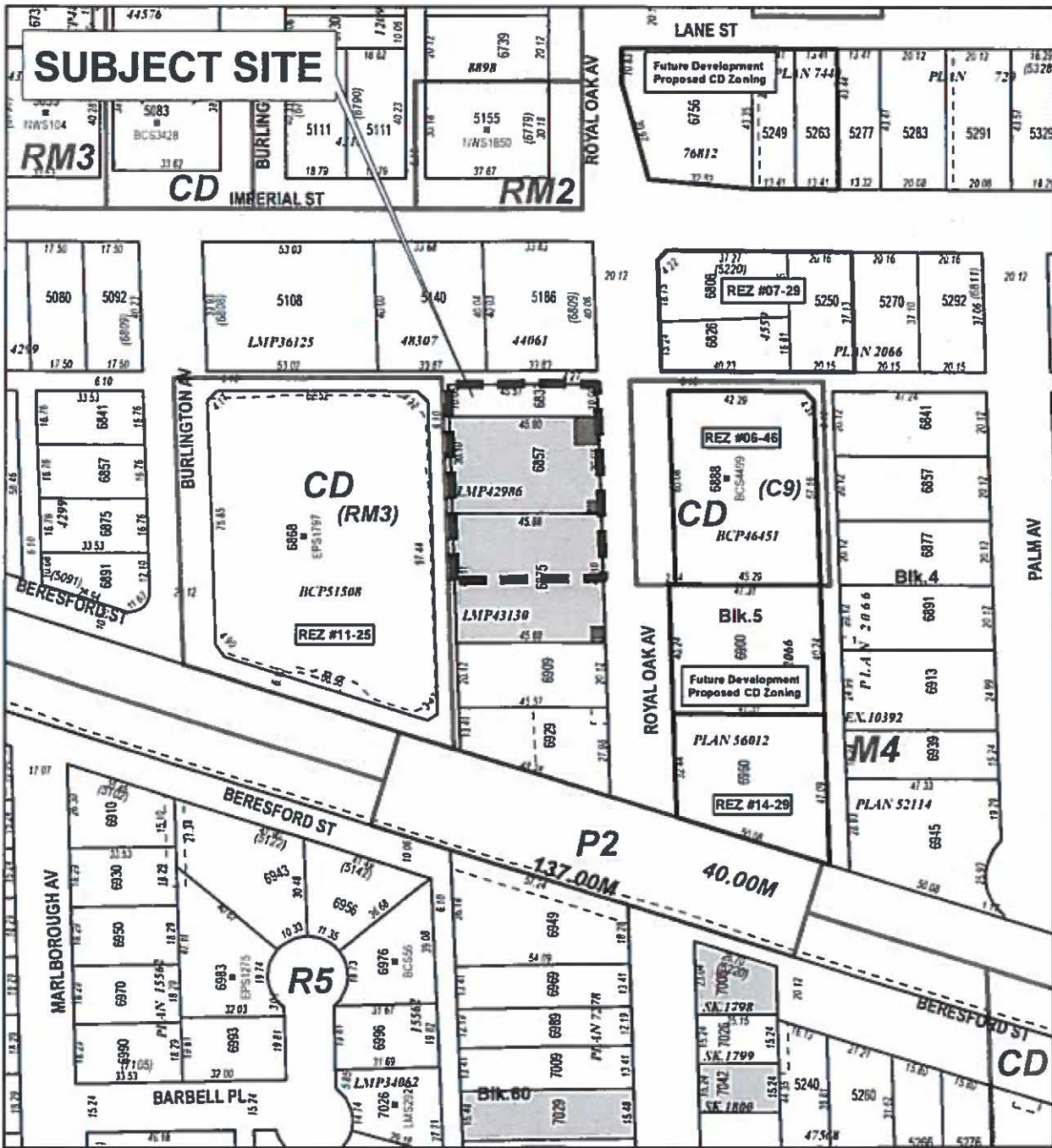
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. **THAT** the sale be approved in principle of the City property at 6857 Royal Oak Avenue and a portion of the City property at 6875 Royal Oak Avenue for inclusion in the subject development site and subject to the applicant pursuing the rezoning proposal to completion.

LP.

GT:spf
Attachments

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

P:\REZONING\Applications\2014\14-47\Rezoning Reference 14-47, 6837, 6857, and 6875 Royal Oak, 20140127.doc



PLANNING & BUILDING DEPARTMENT



DATE: JAN 15 2015

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DRAWN BY: AY

REZONING REFERENCE #14-47
6837, 6857 AND PORTION OF 6875 ROYAL OAK AVENUE



Subject Site

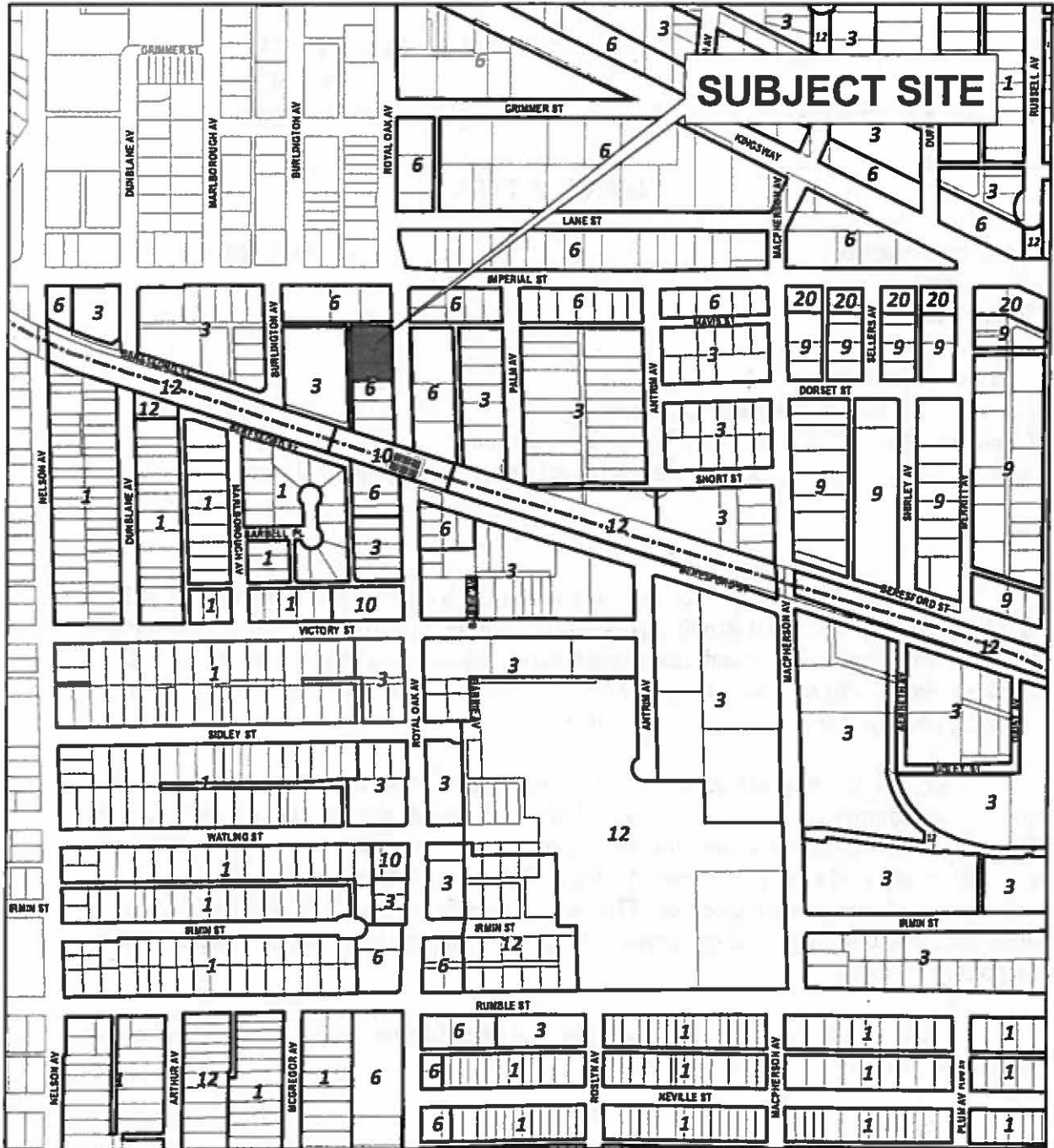


BC Hydro Rights-of-Way on City-owned Properties



City-owned Property

Sketch #1



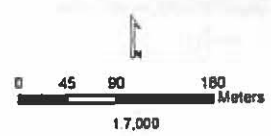
Royal Oak Community Plan
Land Use



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

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



O895441 BC LTD.

Quality Home Builders

7429 Morley Drive

Phone: (604)781-7797

(604)719-1374

Burnaby, B.C. V5E 3X9

Fax: (604)433-7220

INTENT LETTERThe City of Burnaby
4949 Canada Way,
Burnaby BC, V5G1M2

December 4, 2014

Attention: Mr. Grant Taylor**Planning and Building Dept.**

Reference: 6837, 6857 and 6875 Royal Oak Avenue

Subject: Application for the new Development under C9 Zoning By Laws


Dear Sir,

We would like to apply for rezoning under C9 bylaw for the properties of 6837, 6857 and 6875 (1/2 of Lot) Royal Oak Avenue. We are planning to build a commercial complex on the main floor, and a combination of one, two and three bedrooms 4-story condominiums with an underground parkade. Our endeavor is to build a magnificent building that will serve as a gem of the city.

We feel that this will serve as an important development for the city of Burnaby and the community as a whole due to the rising population, and the shortage of housing. This building will be convenient for the community as it will be a center point of the city and will be situated near public transit (Royal Oak Skytrain), bonsor park, libraries as well as Metrotown shopping center. This is will be a development that will be like no other ordinary building. Our endeavours need your support, and your co-operation will be greatly appreciated.

In essence, if you have any questions that need further clarification, please contact me at 604-781-7797

Sincerely,


O895441 BC LTD
~~Quality Home Builders Ltd.~~
 Bimaljit Sahdev

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #14-48
 2015 JANUARY 21

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Madison Pacific Properties Inc.
 389 West Sixth Avenue
 Vancouver, BC V5Y 1L1
 (Attn: Gilbert Tan)
- 1.2 Subject:** Application for the rezoning of:
 Lot A, DL 166, Group 1, NWD Plan BCP21066
- From:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)
- 1.3 Address:** 7765 North Fraser Way
- 1.4 Location:** The subject site is located at the southeast corner of North Fraser Way and Tillicum Street (Sketch #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 7,358 m² (79,200 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 light industrial multi-tenant building with office, manufacturing and warehouse uses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the southeast corner of North Fraser Way and Tillicum Street within the Burnaby Business Park. Directly to the east are office/industrial buildings developed in line with the Burnaby Business Park Concept Plan. Directly to the south is an industrial development. To the north, across North Fraser Way, is a vacant lot designated for

office/industrial development in line with the Burnaby Business Park Concept Plan. To the west, across Tillicum Street, is an office/industrial development.

3.0 GENERAL INFORMATION

- 3.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Plan as guidelines) in order to permit the construction of a two-storey warehouse/office development. Vehicular access will be provided from North Fraser Way and Tillicum Street.
- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #07-69, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
- the provision of a new bus shelter and pad on North Fraser Way; and,
 - a cash contribution of 1/3rd of the cost of a future traffic signal at the intersection of North Fraser Way and Tillicum Street.
- 3.3 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 3.4 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
- 3.5 A Site Profile and resolution of any arising requirements will be required.
- 3.6 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 3.7 There are no trees on the site, therefore a tree survey will not be required.
- 3.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 3.9 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.
- 3.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

PLANNING AND BUILDING
REZONING REFERENCE #14-48
2015 January 21 PAGE 3

4.0 RECOMMENDATION

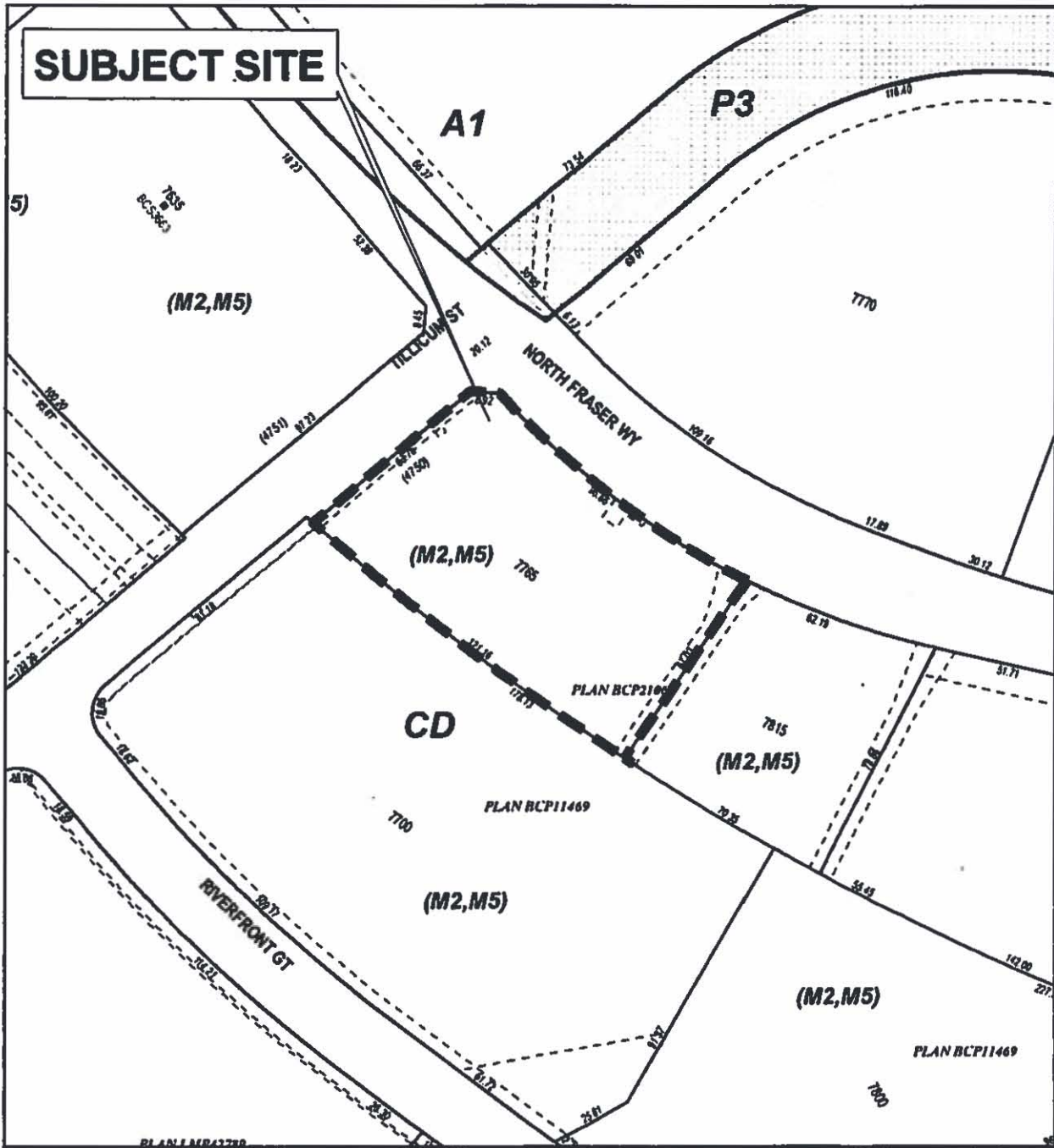
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

DR:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2014\14-48 7765 North Fraser Way\Rezoning Reference #14-48 Initial Report 20140126.doc



PLANNING & BUILDING DEPARTMENT



DATE: JAN 12 2015

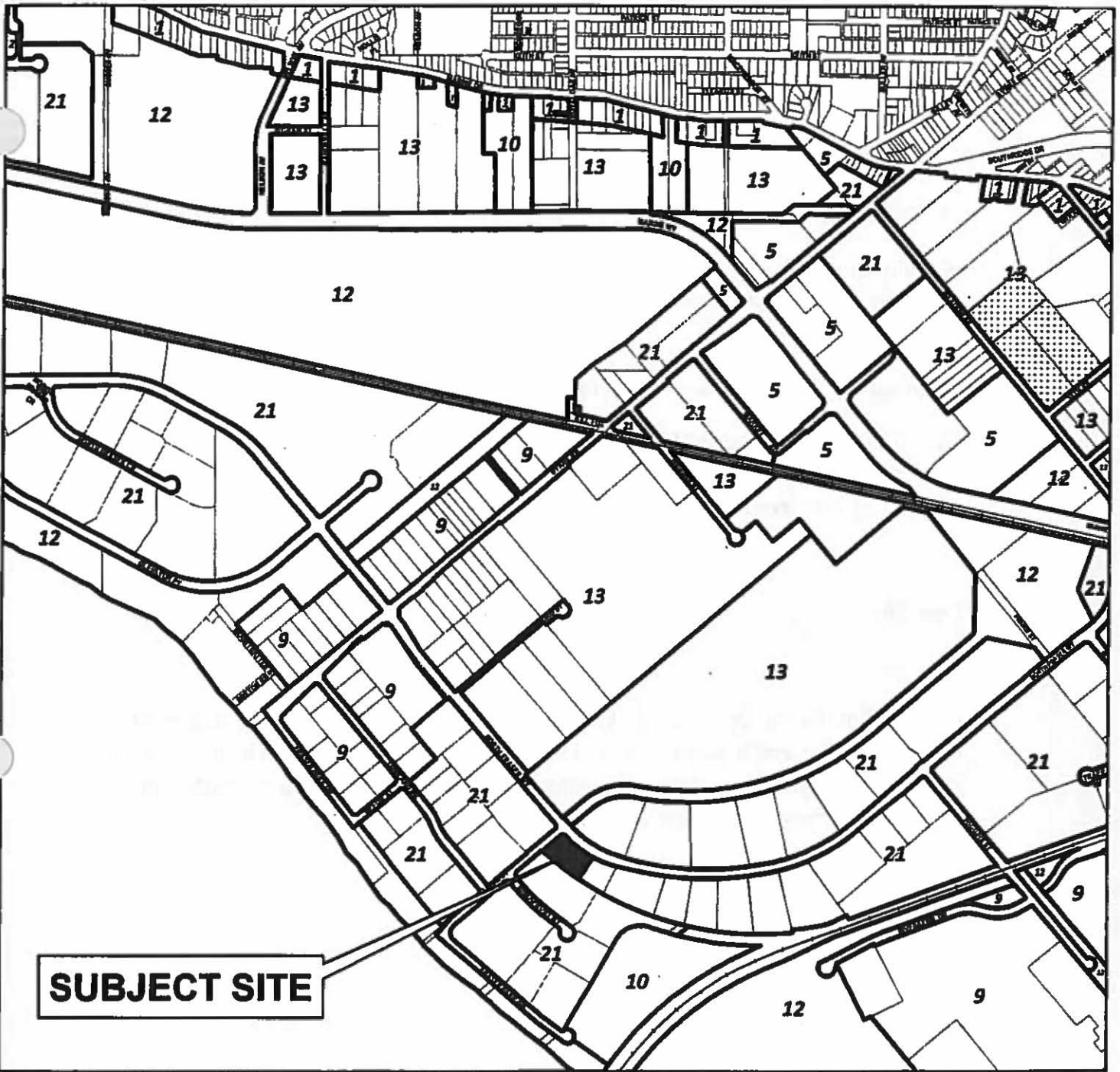
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DRAWN BY: AY

REZONING REFERENCE #14-48
7765 NORTH FRASER WAY

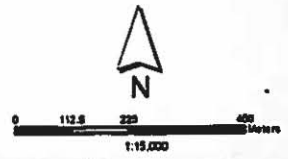
 Subject Site

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 |



Big Bend Community Plan

18th December, 2014.

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

Attention: Lou Pelletier – Director of Planning & Building Department

**Re: 7765 North Fraser Way
Burnaby Business Park
Lot A District Lot 166 Group 1 New Westminster District Plan BCP 21066**

Dear Sir:

On behalf of the Owner, we are making an application to rezone the above property to CD with M2 General Industrial and M5 Light Industrial as guidelines. The multi-tenant building will represent the high quality that is fitting for the standards established in the Burnaby Business Park Design Guidelines.

We trust that this will meet with your approval.

Yours truly,

Madison Pacific Properties Inc.



Gilbert Tan, Architect AIBC, P.Eng.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #14-49
 2015 JANUARY 21

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Madison Pacific Properties Inc.
 389 West Sixth Avenue
 Vancouver, BC V5Y 1L1
 (Attn: Gilbert Tan)
- 1.2 Subject:** Application for the rezoning of:
 Lot 5, DL 166, Group 1, NWD Plan BCP15933
- From:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)
- 1.3 Address:** 8155 North Fraser Way
- 1.4 Location:** The subject site is located at the southwest corner of North Fraser Way and Wiggins Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is approximately rectangular in shape with an average width of approximately 66.3 m (217 ft.), an average depth of approximately 107.0 m (351 ft.) and a total area of approximately 7,598 m² (81,784 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-tenant light industrial building with office, manufacturing and warehouse uses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the southwest corner of North Fraser Way and Wiggins Street within the Burnaby Business Park and is currently vacant. To the west and north, across North Fraser Way are office/industrial buildings developed in line with the Burnaby Business Park Concept Plan. To the south and east, across Wiggins Street, are office/industrial buildings developed in line with the Glenwood Industrial Estates Concept Plan.

3.0 GENERAL INFORMATION

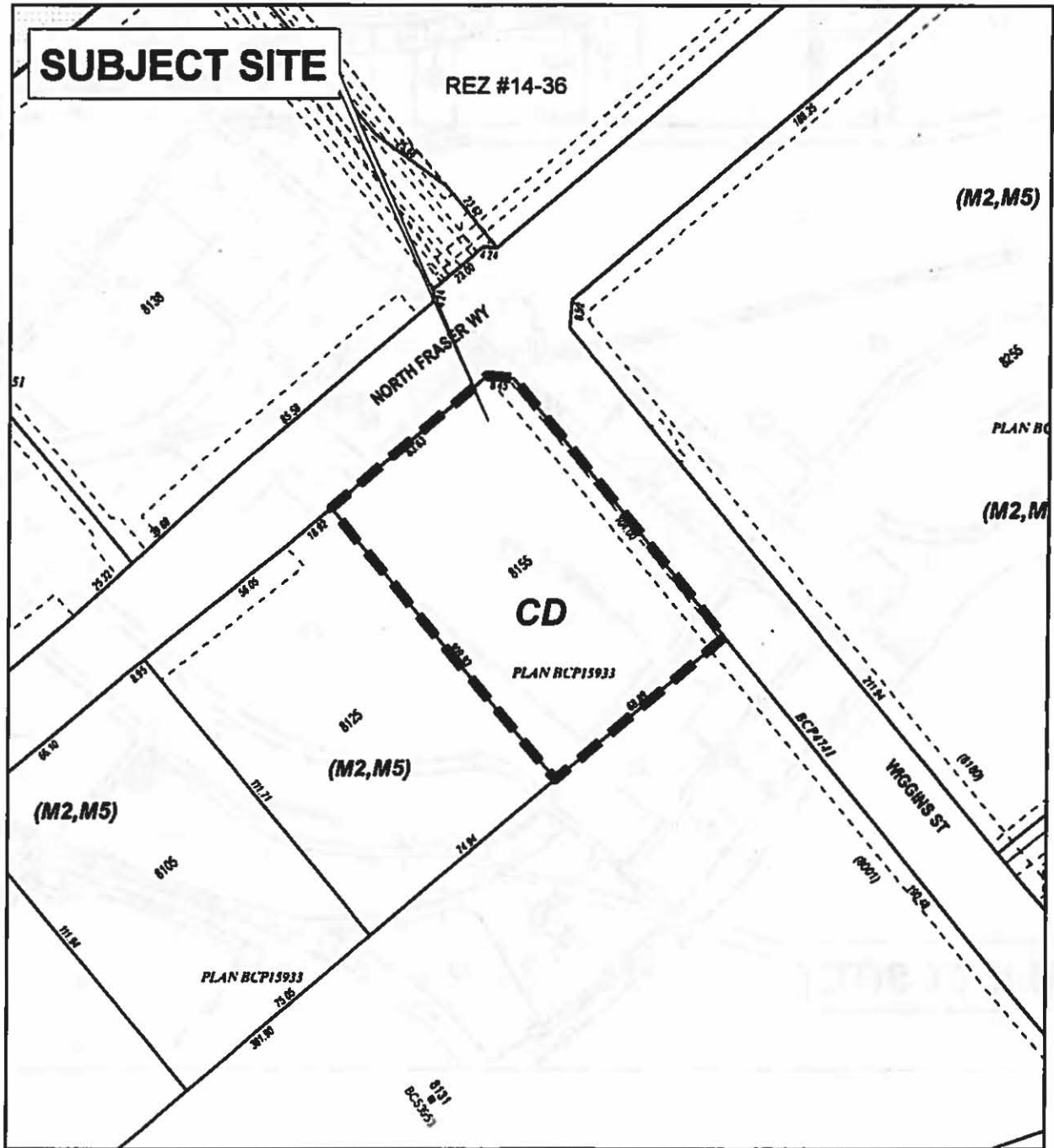
- 3.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Plan as guidelines) in order to permit the construction of a two-storey warehouse/office development. Vehicular access will be provided from North Fraser Way and Wiggins Street.
- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #07-69, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to: the provision of a new bus shelter and pad on North Fraser Way.
- 3.3 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 3.4 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
- 3.5 A Site Profile and resolution of any arising requirements will be required.
- 3.6 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 3.7 There are no trees on the site, therefore a tree survey will not be required.
- 3.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 3.9 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.
- 3.10 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



PLANNING & BUILDING DEPARTMENT



DATE: JAN 16 2015

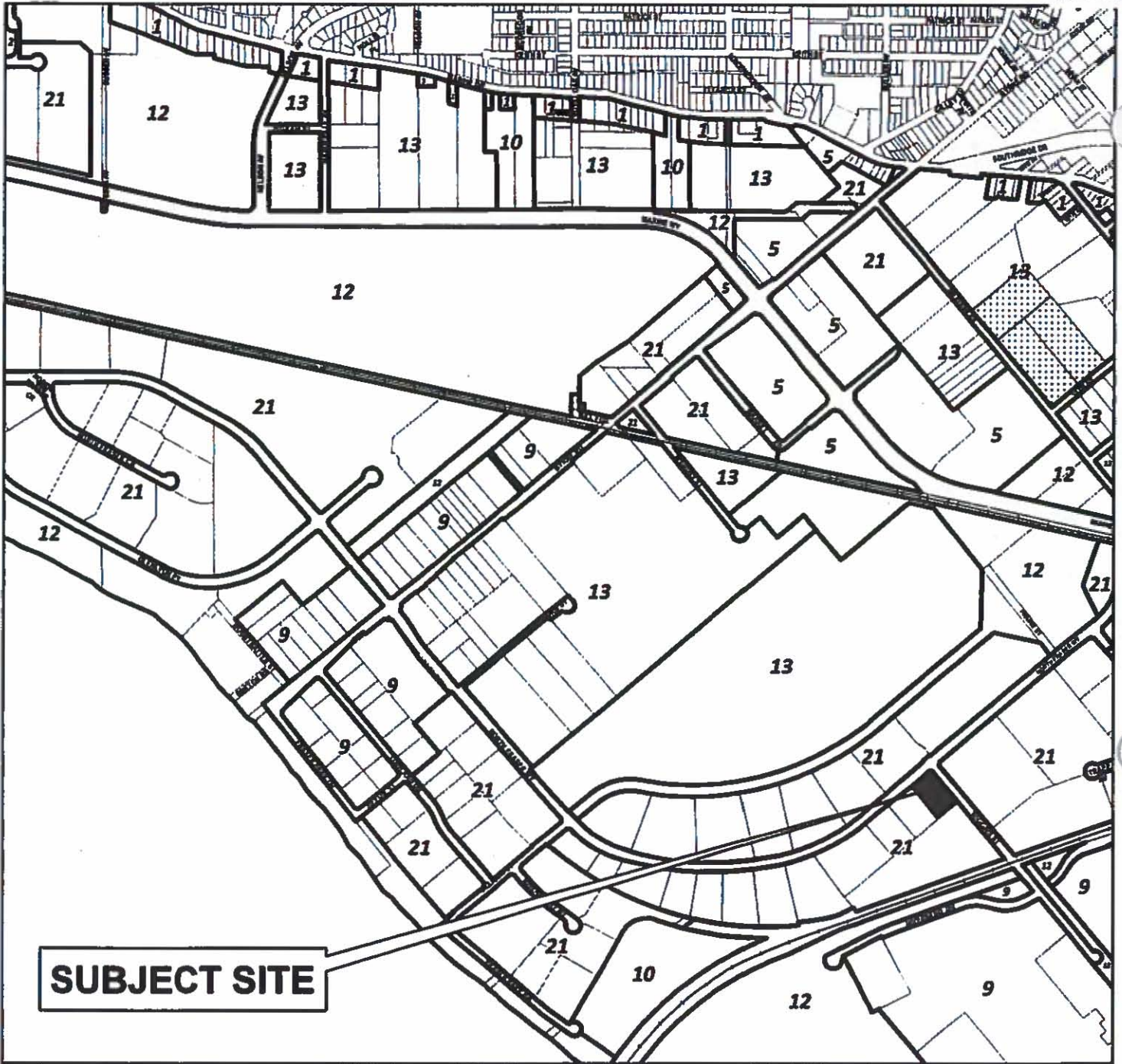
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REZONING REFERENCE #14-49
8155 NORTH FRASER WAY

 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 |



341 PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

18th December, 2014.

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

Attention: Lou Pelletier – Director of Planning & Building Department

**Re: 8155 North Fraser Way
Burnaby Business Park
Lot 5 District Lot 167 Group 1 New Westminster District Plan BCP 21066**

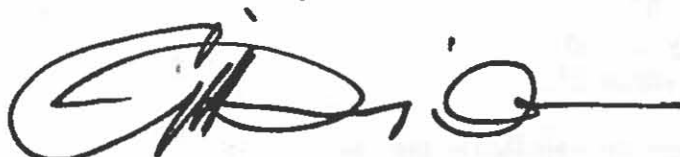
Dear Sir:

On behalf of the Owner, we are making an application to rezone the above property to CD with M2 General Industrial and M5 Light Industrial as guidelines. The multi-tenant building will represent the high quality that is fitting for the standards established in the Burnaby Business Park Design Guidelines.

We trust that this will meet with your approval.

Yours truly,

Madison Pacific Properties Inc.

A handwritten signature in black ink, appearing to be 'G. Tan', with a horizontal line extending to the right.

Gilbert Tan, Architect AIBC, P.Eng.