



Item
Meeting 2016 October 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 September 28
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 #16-33 Lots' 5 & 6, Block 9, DL 94, Group 1, NWD Plan 1117

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)

Address: 6449 and 6469 Selma Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a multiple-family residential townhouse project.

RECOMMENDATION

1. **THAT** Council reject this rezoning request.

Item #02 Application for the Rezoning of:
Rez #16-34 Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993 Except Plans LMP46623, BCP47255 and EPP30960

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on M5, M5r Light Industrial Districts and Glenlyon Concept Plan as guidelines)

Address: Portion of 5115 North Fraser Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a two-storey light industrial building, and to establish a revised Glenlyon Concept Plan for the balance of the lands owned by the applicant.

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 #16-35 Lot 4, DL 125, Group 1, NWD Plan 3674

From: M2 General Industrial District

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

Address: 5180 Lougheed Highway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a high-rise residential building with ground oriented apartments/townhouses with full underground 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 #04 Application for the Rezoning of:
Rez #16-36 Lot 323, DL 92, Group 1, NWD Plan 53936

From: CD Comprehensive Development District (based on R4 Residential District)

To: R4 Residential District

Address: 6056 Gilley Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new single family dwelling.

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 #16-37 Lot 3, DL 42, Group 1, NWD Plan 9505

From: R1 Residential District

To: R1a Residential District

Address: 3885 Piper Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a single-family dwelling with a gross floor area beyond that allowed under the prevailing 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.

Item #06 Application for the Rezoning of:
Rez #16-38 Lots' 87 & 88, DL 97, Group 1, NWD Plan 62775

From: M1 Manufacturing District and M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)

Address: 7422 and 7470 Buller Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixture of stacked townhomes and three storey ground-oriented townhouses with underground 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 #07 Application for the rezoning of:
Rez #16-40 Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236

From: RM6 Hastings Village Multiple Family Residential District

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

Address: 4040 Albert Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a four unit residential development with parking at grade.

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 #08 Application for the Rezoning of:
Rez #16-41 Lot 57, Block 7, DLs' 59 & 137, Group 1, NWD Plan 3050

From: R2 Residential District

To: R2a Residential District

Address: 7480 Broadway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a single-family dwelling 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.

Item #9 Application for the Rezoning of:
Rez #16-42 Lot 55, DL 153, Group 1, NWD Plan 25594; Lot 33, DL 153, Group 1, NWD Plan 1566; Lot 30, DL 153, Group 1, NWD Plan 1566

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM3 Multiple Family Residential District, C2 Community Commercial District and Metrotown Town Centre Development Plan as guidelines)

Address: 6525, 6559 and 6585 Sussex Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a single high-rise residential apartment building with a low-rise residential, office and commercial podium, and a mid-rise BC Housing non-market rental housing building.

RECOMMENDATIONS

1. **THAT** the amendment to the Metrotown Town Centre Development Plan to incorporate the local commercial and non-market rental use and density, as outlined in Section 4.1 of this report, be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site).
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.

Item #10 Application for the Rezoning of:
Rez #16-43 Lots' 6 & 7, Block 11, DL 119, Group 1, NWD Plan 2855; Lot 19, DL 119, Group 1, NWD Plan 34795

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Address: 4460, 4472 and 4482 Juneau Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a 25 storey apartment building with ground-oriented townhouses.

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 #11 Application for the Rezoning of:
Rez #16-44 Lot 282, DL's 56 & 57, Group 1, NWD Plan 36166

From: M3 Heavy Industrial District


To: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre as guidelines)

Address: 2821 Production Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit office, light industrial, and research uses within the existing building.

RECOMMENDATION

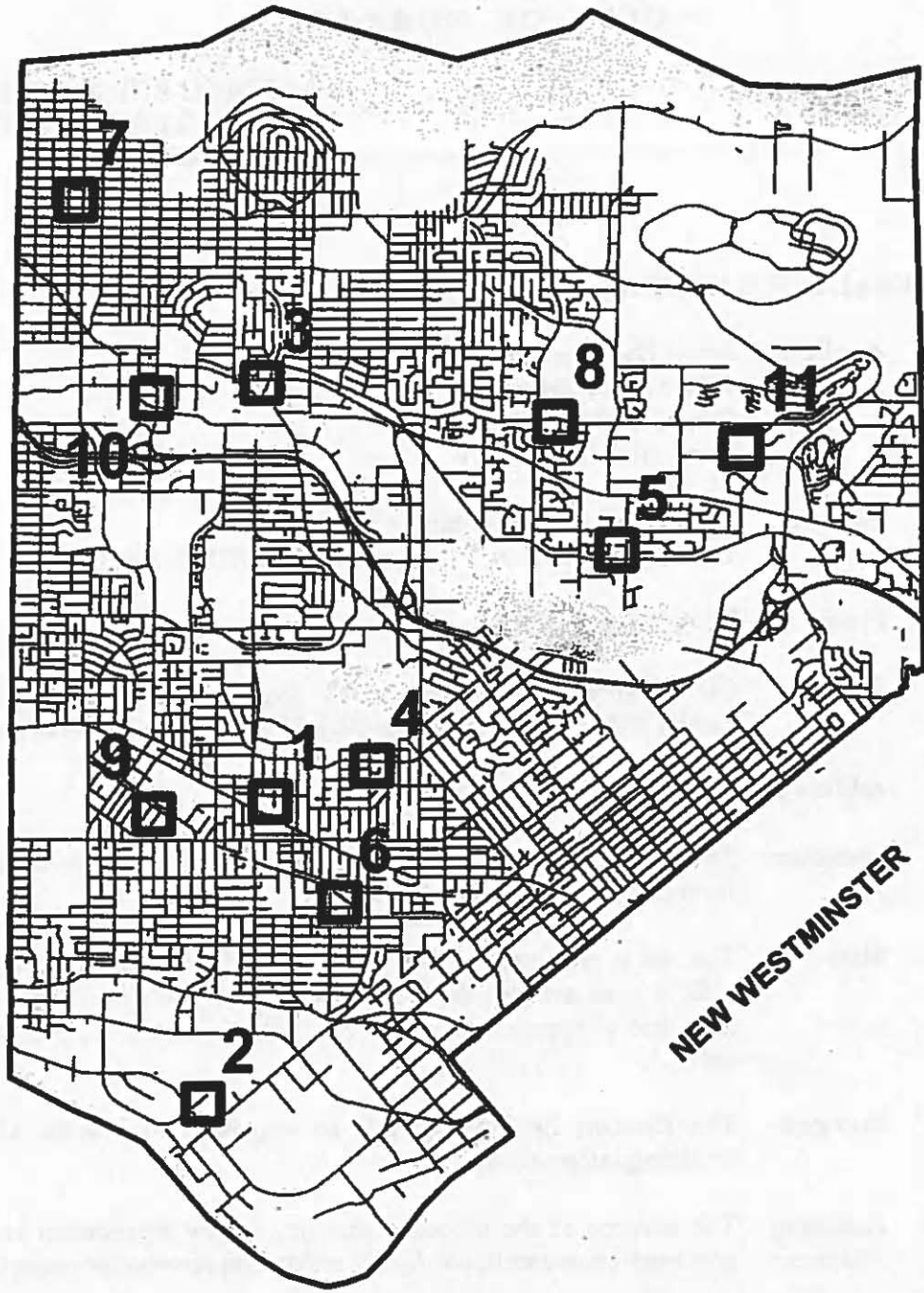
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


 Lou Pelletier, Director
 PLANNING AND BUILDING

:spf
Attachments

P:\REZONING\Rezoning Series\2016\Rezoning Series Cover Report 20161003.docx

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 28 2016

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2016 SEPTEMBER

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-33
 2016 SEPTEMBER 28

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Selma Developments Ltd.
 7429 Morley Drive
 Burnaby, BC V5E 3X9
 (Attn: Bimaljit Sahdev)
- 1.2 **Subject:** Application for the rezoning of:
 Lots' 5 & 6, Block 9, DL 94, Group 1, NWD Plan 1117
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 **Address:** 6449 and 6469 Selma Avenue
- 1.4 **Location:** The subject site is located on the west side of Selma Avenue, south of Irving Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of approximately 40.42 m (132 ft.), an average depth of approximately 50.18 m (165 ft.), and a total area of approximately 2,017.29 m² (21,714 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 construction of a multiple-family residential townhouse project.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject properties are located on the west side of Selma Avenue, south of Irving Street (see *attached* Sketch #1). The subject properties are currently improved with older single-family dwellings. The subject properties are not on the Burnaby Heritage Inventory or the Burnaby Heritage Register. To the north is a mix of older and newer single- and two-family dwellings. Immediately to the south is an older single-family dwelling with the Best Western Motel beyond. To the east, across Selma Street, is a mix of older and newer single and two-family dwellings and a small multiple-family residential development which was approved under Rezoning Reference #08-09. To the west

is the Wholesale Club warehouse store with the Safeway grocery store beyond. Vehicular access to the properties is currently provided from Selma Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject properties are located within the Council-adopted Royal Oak Community Plan area and form part of a larger planned assembly that includes the property to the south located at 6489 Selma Avenue. All of the properties in the planned assembly are currently zoned R5 Residential District. Subject to assembly, the three properties are designated for rezoning to the CD Comprehensive Development District, utilizing the RM3 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*).
- 3.2 The proposed consolidation site includes the City-owned property at 6449 Selma Avenue. This property was purchased by the City in 2001 in order to protect the three lot assembly potential for multiple-family residential development in line with the Royal Oak Community Plan guidelines.
- 3.3 In December of 2015, the applicant approached this Department regarding the redevelopment potential of 6469 Selma Avenue and the City-owned property at 6449 Selma Avenue, which included the submission of preliminary plans of development for a limited consolidation of the City lot and the property at 6489 Selma Avenue as an independent "infill" development site. Given that the proposed development site did not meet the Council-adopted consolidation boundaries, resulting in an orphaned site at 6489 Selma Avenue that was not suitable for multiple-family residential development on its own, the applicant was informed that a rezoning application only for 6469 and the City-owned property at 6449 Selma Avenue would not be supportable. The applicant was encouraged to acquire the property at 6489 Selma Avenue in order to achieve the Council-adopted site consolidation outlined in the Plan.
- 3.4 The Royal Oak Community Plan indicates the future construction of a new road to the south of 6489 Selma Avenue for the purposes of providing vehicular access for the Plan's designated mixed-use commercial/residential development sites that front onto Kingsway (see *attached* Sketch #1). The property located at 6489 Selma Avenue is an irregular-shaped lot with an area of approximately 599.03 m² (6,448 sq. ft.) and an average lot width 8.6 m (28 ft.) (subject to legal survey). Therefore, the property does not meet the minimum lot area and width requirements for CD (RM3) development as an independent site. Development under the RM3 District as a guideline requires a minimum lot area of 1,110 m² (11,948.33 sq. ft.) and a width of not less than 30m (98.48 ft.). Therefore, should 6489 Selma Avenue not be included in the planned assembly, its future multiple-family residential redevelopment potential in accordance with the adopted Plan would not be achieved.
- 3.5 The proposed site consolidation meets the minimum lot area and lot width requirements of the RM3 District. However, the proposed development on this limited site would likely also be compromised through reduced building setbacks, the inability to meet underground parking needs, an increased site coverage, all of which would not be in keeping with the desired quality of development anticipated through the Comprehensive Development process for CD (RM3) development. Furthermore, the resulting form of development on the proposed

site would likely result in a higher percentage of impervious surfaces through the provision of surface driveways and limited useable outdoor amenity space, which is not consistent with the desired character of development in this area.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM3 Multiple Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a multiple-family residential townhouse project. The applicant has provided additional information relating to his attempted acquisition of the property at 6489 Selma Avenue, which has been provided to Mayor and Council under separate memorandum.

4.2 The applicant has informed staff that he has been unsuccessful in acquiring the neighbouring property at 6489 Selma Avenue for inclusion in the identified three-lot assembly for CD (RM3) District development. Despite the position of the Planning Department that a smaller, two lot assembly, including the City-owned property at 6469 Selma Avenue was not supportable, the applicant has submitted an application to rezone the two properties for a multiple-family residential townhouse project based on CD (RM3) District zoning.

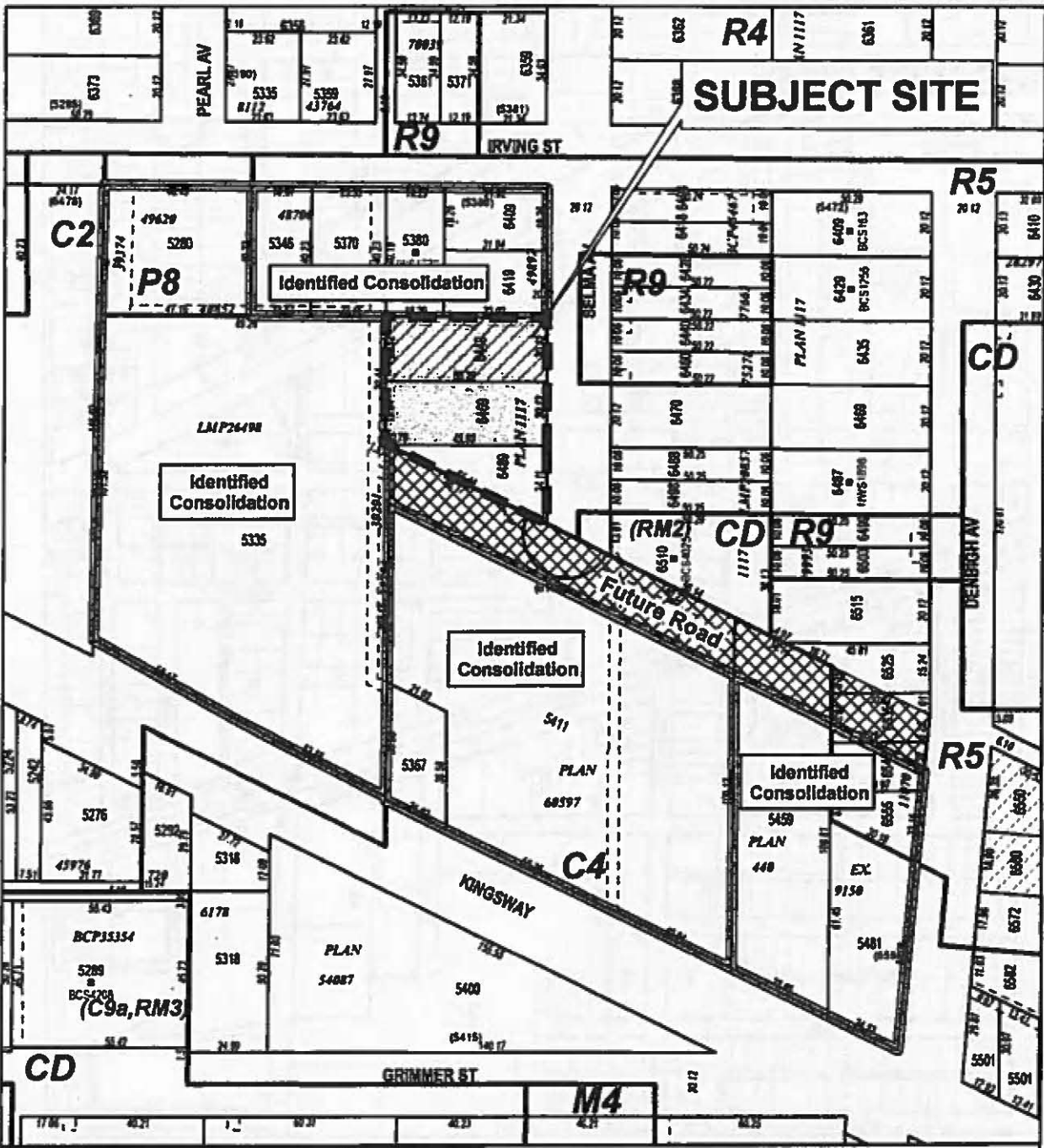
4.3 Given that the subject rezoning application does not meet the Council-adopted assembly boundaries identified in the Council-adopted Royal Oak Community Plan, would result in a compromised development form, and results in an orphaned site to the south which would be undevelopable in accordance with the land use designation of the Plan, it is recommended that Council reject this rezoning request. The property owner retains the ability to develop the individual lot at 6469 Selma Avenue under the prevailing R5 Residential District.



5.0 RECOMMENDATION

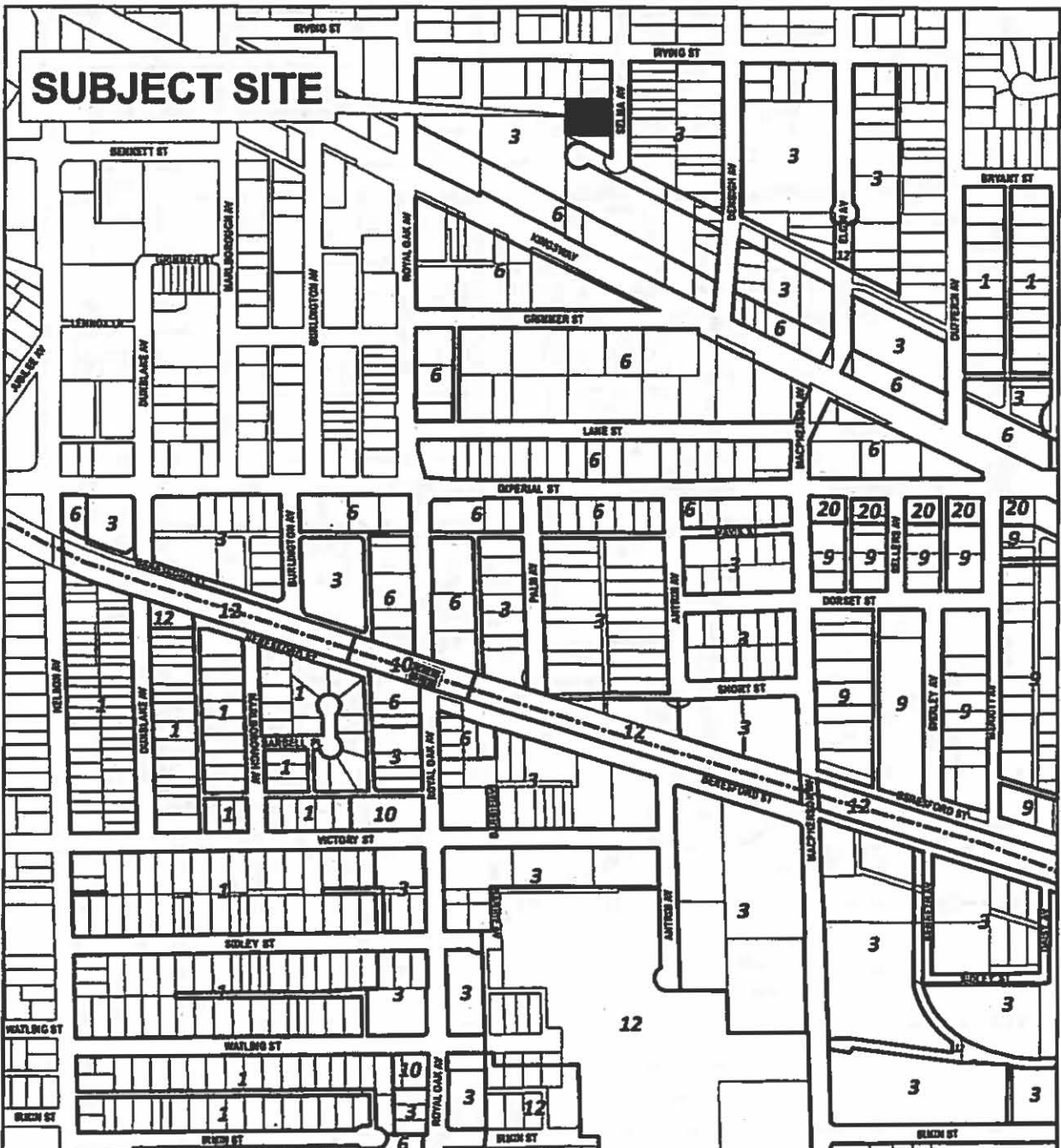
- 1. THAT Council reject this rezoning request.

LP GT:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>							
<p>DATE: SEP 21 2016</p>	<p>DEVELOPMENT POTENTIAL REZONING REFERENCE #16-33 6469 SELMA AVENUE</p>							
<p>SCALE: 1:2,000</p>	<table style="width: 100%; border: none;"> <tr> <td style="border: 1px solid black; width: 20px; height: 15px; display: inline-block;"></td> <td style="padding: 0 5px;">Subject Site</td> <td style="border: 2px dashed black; width: 20px; height: 15px; display: inline-block;"></td> <td style="padding: 0 5px;">Community Plan Identified Consolidation</td> <td style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); width: 20px; height: 15px; display: inline-block;"></td> <td style="padding: 0 5px;">City-Owned Property</td> </tr> </table>			Subject Site		Community Plan Identified Consolidation		City-Owned Property
	Subject Site		Community Plan Identified Consolidation		City-Owned Property			
<p>DRAWN BY: AY</p>	<p>Sketch #1</p>							



**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



Printed on September 2, 2016

Sketch #2

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-34
 2016 SEPTEMBER 28

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Beedie Development Group
 3030 Gilmore Diversion
 Burnaby, BC V5G 3B4
 (Attn: John Parks)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 2, DLs' 162, 163 & 165, Group 1, NWD Plan LMP40993 Except
 Plans LMP46623, BCP47255 & EPP30960
- From:** CD Comprehensive Development District (based on M2 General
 Industrial District, M5 Light Industrial District and P8 Parking
 District)
- To:** Amended CD Comprehensive Development District (based on M5,
 M5r Light Industrial Districts and Glenlyon Concept Plan as
 guidelines)
- 1.3 **Address:** Portion of 5115 North Fraser Way
- 1.4 **Location:** The subject site is located on the north side of North Fraser Way, east
 of Glenlyon Place (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a total area of 1.92 hectares
 (4.74 acres).
- 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
 construction of a two-storey light industrial building, and to establish
 a revised Glenlyon Concept Plan for the balance of the lands owned
 by the applicant.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the north side of North Fraser Way within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The

proposed site comprises a portion of 5115 North Fraser Way, located on the east side of Glenlyon Place. The site is currently vacant and is rectangular in shape with an area of approximately 1.92 hectares (4.74 acres) (subject to legal survey). To the north is the BC Hydro electrical substation site which is currently under construction, with the Riverview Golf Course beyond. To the west, across Glenlyon Place, is the remainder of the subject property which is undeveloped and identified for future office and light-industrial development in the Glenlyon Concept Plan. To the east is the Byrne Creek Ravine Park with older industrial properties beyond fronting onto Byrne Road. To the south, across North Fraser Way, is the Byrne Creek Ravine Park.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was advanced in 1994 by CN Real Estate, under Rezoning Reference #44/92, and was envisioned as a refined, comprehensively planned business centre. The Council-adopted Glenlyon Concept Plan established a high quality and unique infrastructure that complements the natural features of the site in order to attract cleaner and lighter industrial users to the business park. Canada Lands Company Limited subsequently purchased the Glenlyon Business Park in 1995 and began to carry out individual site and park development.
- 3.2 The Glenlyon Concept Plan originally envisioned a range of light-industrial, manufacturing, research and development, and office uses. Since the Master Rezoning (Rezoning Reference # 44/92) for the Glenlyon Business Park was adopted by Council in 1994, a majority of the business park has been developed with single tenant office and research and development uses. A number of high-quality office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Brothers, the Hospital Employees Union, CGA-Canada and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan, and represent an evolving pattern of single-tenant character of the Business Park. The road network, including portions of Glenlyon Parkway, North Fraser Crescent and North Fraser Way, has been constructed to City standards as development has advanced. In addition, a large portion of Fraser Foreshore Park has been dedicated and landscaped to City standards.
- 3.3 In 2015, Beedie Development Group purchased the remaining undeveloped parcels of the Glenlyon Business Park from Canada Lands Company Ltd., which includes the properties located at 5115 North Fraser Way and 9702 Glenlyon Parkway, with the intent of developing the remaining properties in line with the Council-adopted Plan. Given the time that has passed since the original adoption of the Glenlyon Concept Plan, and that the Business Park has developed with a specific character and form, it is considered appropriate to require the submission of a Glenlyon Concept Plan review to accompany this rezoning application. The intent of the Glenlyon Concept Plan review is to ensure that future development on the remaining parcels reflects the uses, development form,

landscaping treatment and quality of architecture that has been developed over the past 20 years, which is of a high quality and with an established character and form. The applicant has agreed, in principle, to undertake the Concept Plan review as part of this rezoning application, forming part of the suitable plan of development, prior to the subject rezoning application advancing to a future Public Hearing date.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light-industrial office building, with a restaurant component fronting North Fraser Way to serve the day-to-day needs of the Business Park, with surface parking. The total area of the proposed building will be approximately 8,083 m² (87,000 sq.ft.). Vehicular access will be provided from North Fraser Way and Glenlyon Place.
- 4.2 The applicant is pursuing development in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping. As noted, in conjunction with the development of the site-specific office/industrial suitable plan of development for the subject site, the applicant will undertake a review of the Glenlyon Concept Plan. The Glenlyon Concept Plan review will incorporate the guidelines of the Glenlyon Concept Plan, the evolved character and established form of development of the business park that has developed in Glenlyon since its inception, and outline a conceptual framework for future development of the remaining undeveloped parcels that appropriately reflects the existing character and development form of Glenlyon.
- 4.3 Primary servicing for the subject site has been provided for through Subdivision References #39/97 and #02-10, 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 construction of Glenlyon Place to its final standard with separated sidewalk, street trees and street lighting;
 - the construction of an urban trail adjacent to Byrne Creek, from North Fraser Way to, and subject to design and other considerations, across the CPR rail lines;
 - the installation of a new pedestrian/bicycle crossing and signal at the intersection of Glenlyon Place, Glenlyon Parkway and North Fraser Way;
 - the installation of curbside fences at the existing Byrne Creek Ravine Park trailheads on either side of North Fraser Way, on the west side of the Byrne Creek Bridge, in order to direct trail users to the new pedestrian/bicycle crossing at intersection and discourage existing mid-block crossing;

PLANNING AND BUILDING
REZONING REFERENCE #16-34
2016 September 28 PAGE 4

- the provision of a new bus shelter and pad on North Fraser Way on the north side of North Fraser Way, west of Glenlyon Place; and,
 - the provision of improved signage and barriers at the trailhead of Burnaby Fraser Foreshore Park (9295 Glenlyon Parkway) in order to direct users to the existing paved urban trail.
- 4.4 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.5 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.
- 4.6 A Site Profile and resolution of any arising requirements will be required.
- 4.7 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.9 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

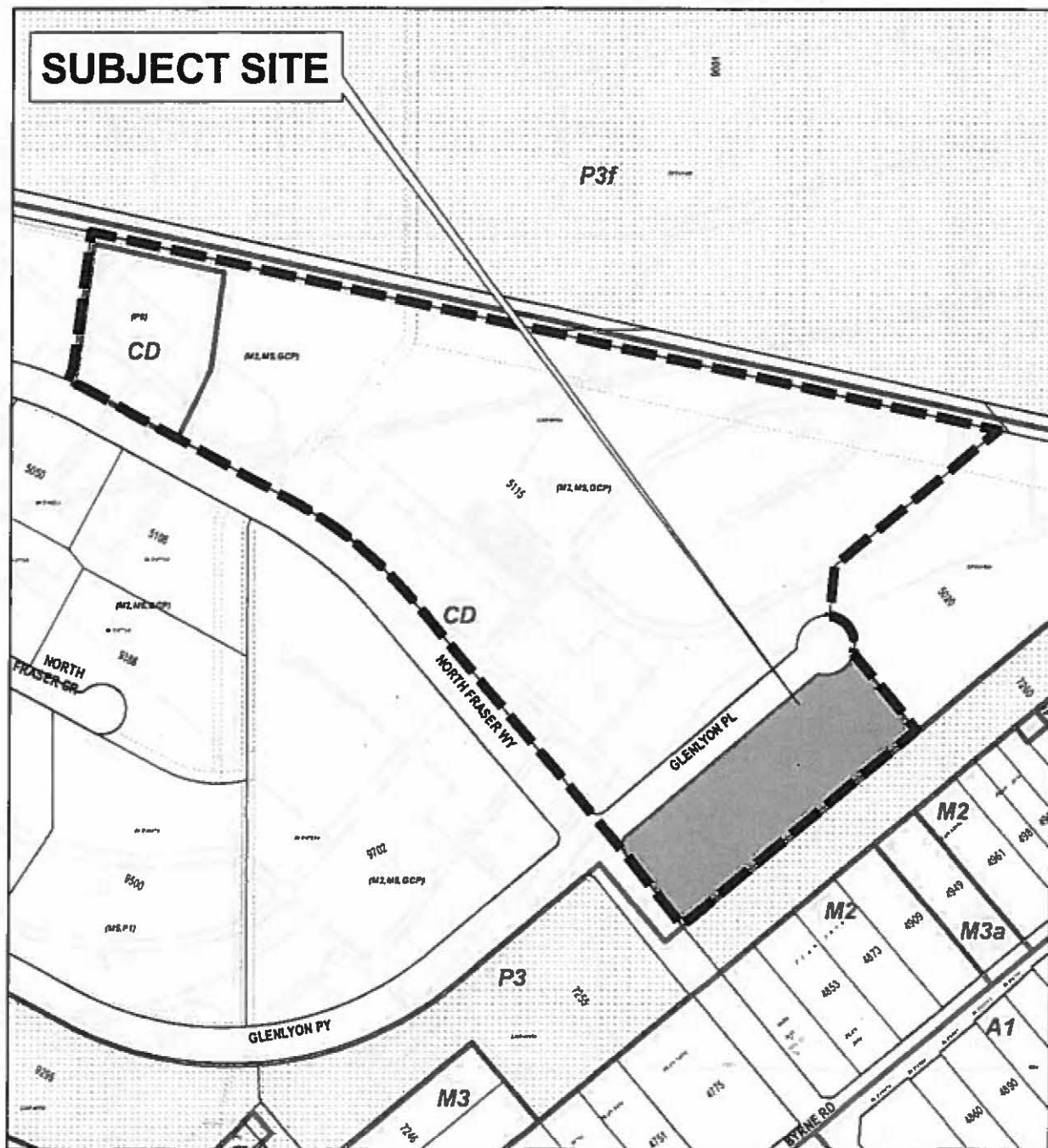
5.0 RECOMMENDATION





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.

LR GT:spf
Attachments

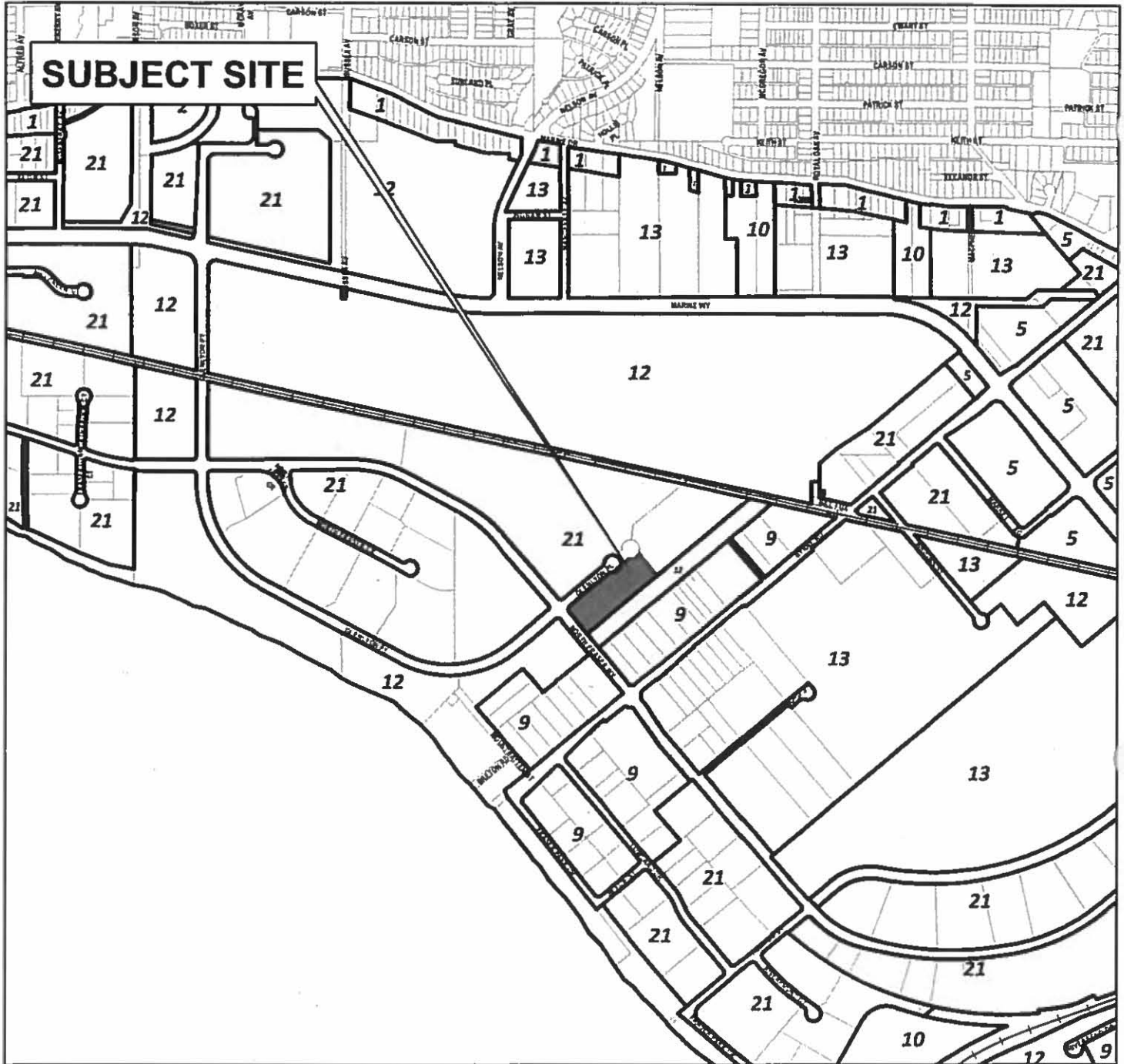
cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-34 5115 North Fraser Way\Rezoning Reference 16-34 Initial Report 20161003.docx

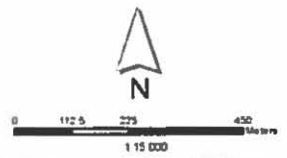


 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p> 
<p>DATE: SEP 19 2016</p>	<p>REZONING REFERENCE #16-34 5115 NORTH FRASER WAY</p>
<p>SCALE: 1:5,000</p>	<p> Subject Property  Subject Site</p>
<p>DRAWN BY: AY</p>	

Sketch #1



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



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

September 22, 2016

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

**Re: Glenlyon Development Rezoning Application Letter of Intent
Part of 5115 North Fraser Way; (Subject to new address)**

Dear Mr. Pelletier,

On behalf of Beedie Development Group, we have prepared architectural design drawings in support of their rezoning application from the current CD Industrial zone to the CD (M2, M5 M5r) zone for the subject property at Glenlyon Business Park.

The intent of this rezoning application is to permit the development of a 2 storey, light industrial building on the 1.9ha site. The property is located on the southeast corner of North Fraser Way and the Glenlyon Parkway Cul-de-sac and is bound on the east by Byrne Creek and a vacant development lot to the west. The development will provide a transitional element in the existing industrial landscape, extending the current smaller scale fabric from the south on Byrne Road into the larger scale uses to the north and west along North Fraser Way. The site will be fronted on the north and accessed by the public from Glenlyon Place.

Uses will be consistent with the M2, M5 and M5r district schedule including retail/wholesale commercial and service opportunities, office, light industrial, manufacturing and warehousing, as well as a potential restaurant/café located on the North Fraser Way frontage to serve the day to day needs of local industrial developments.

In conjunction with the development of the site specific office/industrial suitable plan of development for the subject site, Beedie will undertake a review of the Glenlyon Concept Plan. The Glenlyon Concept Plan review will incorporate the guidelines of the adopted plan, the evolved character and established form of development of the business park that has developed in Glenlyon since its inception, and outline for future development of the remaining undeveloped parcels.

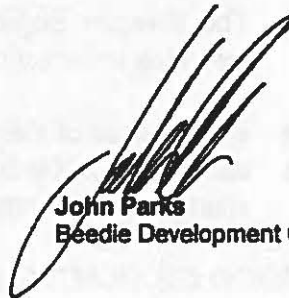
The project will be owned and managed by Beedie Development Group. The design will incorporate a contemporary commercial/industrial aesthetic, with high quality durable materials, and building mass, floor area, height and wide landscaped setbacks using the CD zoning district schedule and the Glenlyon Concept Plan as guiding principles.

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

Kindest Regards



Craig Taylor
Taylor Kurtz Architecture + Design Inc.



John Parks
Beedie Development Group (Applicant)

TAYLORKURTZ

102 1133 ODLUM DRIVE VANCOUVER BC V5L 2P6 • P 604 569 3499 • E MAIL@TAYLORKURTZ.COM • W WWW.TAYLORKURTZ.COM

ARCHITECTURE + DESIGN INC.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-35
 2016 SEPTEMBER 28

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** dys architecture
 260 – 1770 Burrard Street
 Vancouver, BC V6J 3G7
 (Attn: Norm Chin)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 4, DL 125, Group 1, NWD Plan 3674
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 **Address:** 5180 Lougheed Highway
- 1.4 **Location:** The subject site is located on the southwest corner of Lougheed Highway and Springer Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is an irregular shape with a 77.11 m. (830 ft.) frontage on Lougheed Highway and a 88.36 m. (289.9 ft.) frontage on Springer Avenue and a total area of 4,757.01 m² (51,204.03 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 construction of a high-rise residential building with ground oriented apartments/townhouses with full underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 Directly to the southwest are two high rise multi-family residential buildings approved under Rezoning Reference #05-47. Directly to the south and southeast, across Springer Avenue, are older industrial buildings. Immediately to the north along the Lougheed frontage of the site is the SkyTrain Millennium Line Guideway. On the north side of

Lougheed are older high rise multi-family residential buildings and low-rise multi-family residential, with single and two family residential beyond.

- 2.2 The subject site is comprised of one lot, which is currently occupied by two older industrial buildings and a statutory right-of-way for the SkyTrain Millennium Line Guideway on the north side of the site.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high density multiple-family residential development under the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District as guidelines) (see *attached* Sketch #2).
- 3.2 The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with ground oriented apartment/townhouses fronting on Lougheed Highway and Springer Avenue.

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 Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building and podium level residential apartment/townhouse units with full underground parking. The maximum permitted residential 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 Lougheed Highway frontage to its final Town Centre (Arterial Road) standard with concrete curb and gutter, broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs), street trees, street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - the construction of Springer Avenue frontage to its final Town Centre (Local Collector) standards with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - installation of a new all movements traffic signal at Lougheed Highway and Springer Avenue, as necessary; and,
 - contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

- Required dedications across the Lougheed Highway frontage and any excess road right-of-way anticipated on the Springer Avenue frontage 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 from the southern end of the Springer Avenue frontage, furthest from Lougheed Highway.
 - 4.5 Due to the subject site's proximity to SkyTrain and the 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 A road closure bylaw is anticipated in relation to this application. The specific area would be confirmed in a future report to Council prior to Public Hearing.
 - 4.8 An on-site stormwater management plan is required.
 - 4.9 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.
 - 4.10 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.
 - 4.11 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.
 - 4.12 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.
 - 4.13 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
 - 4.14 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.

**PLANNING AND BUILDING
REZONING REFERENCE #16-35
2016 September 28 PAGE 4**

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

5.0 RECOMMENDATION

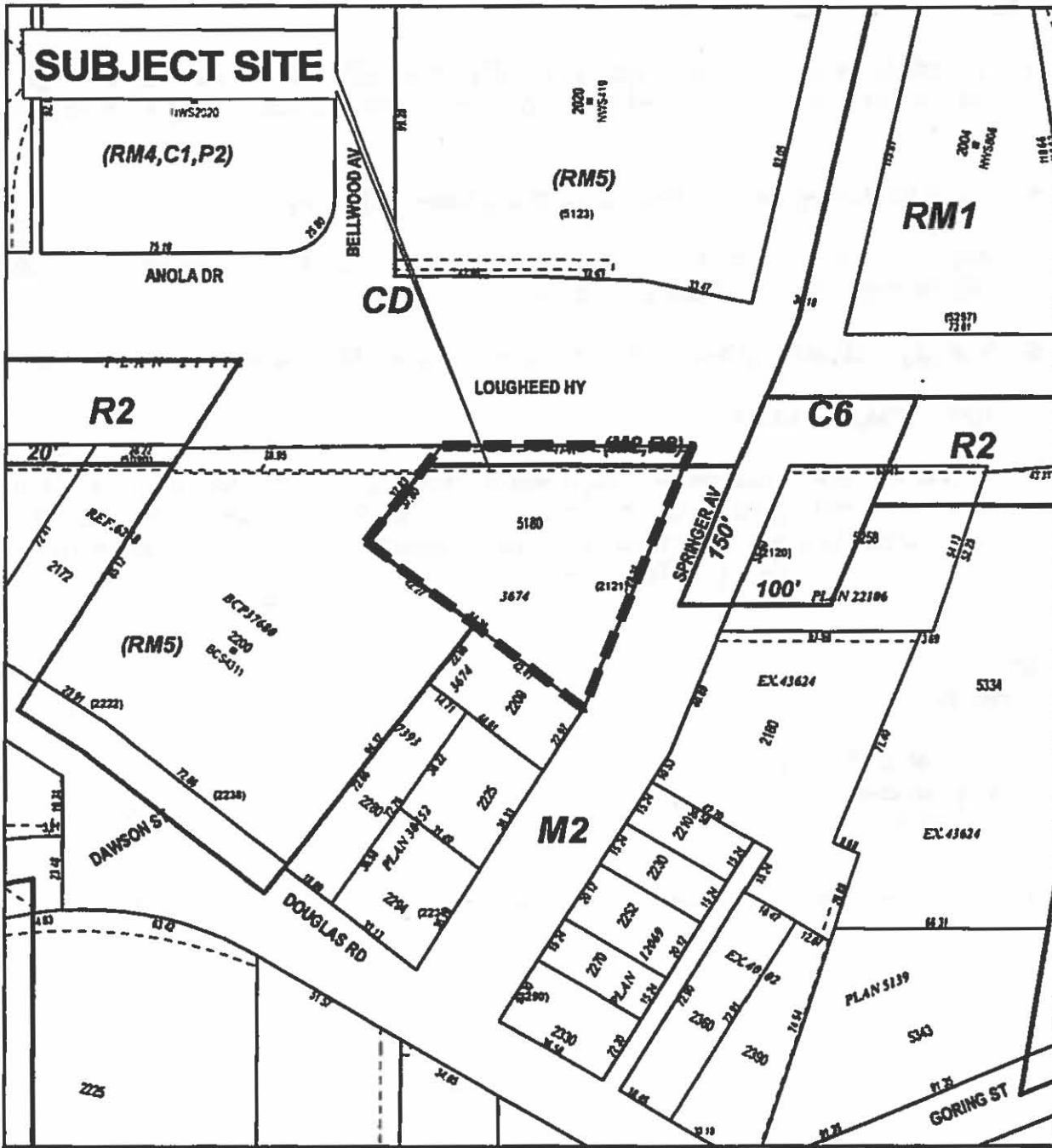
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

**IW:spf
Attachments**

**cc: Director Engineering
City Solicitor
City Clerk**

P:\REZONING\Applications\2016\16-35 5180 Louheed Hwy\Council Reports\Rezoning Reference 16-35 Initial Report 20161003.doc



PLANNING & BUILDING DEPARTMENT



DATE: SEP 02 2016

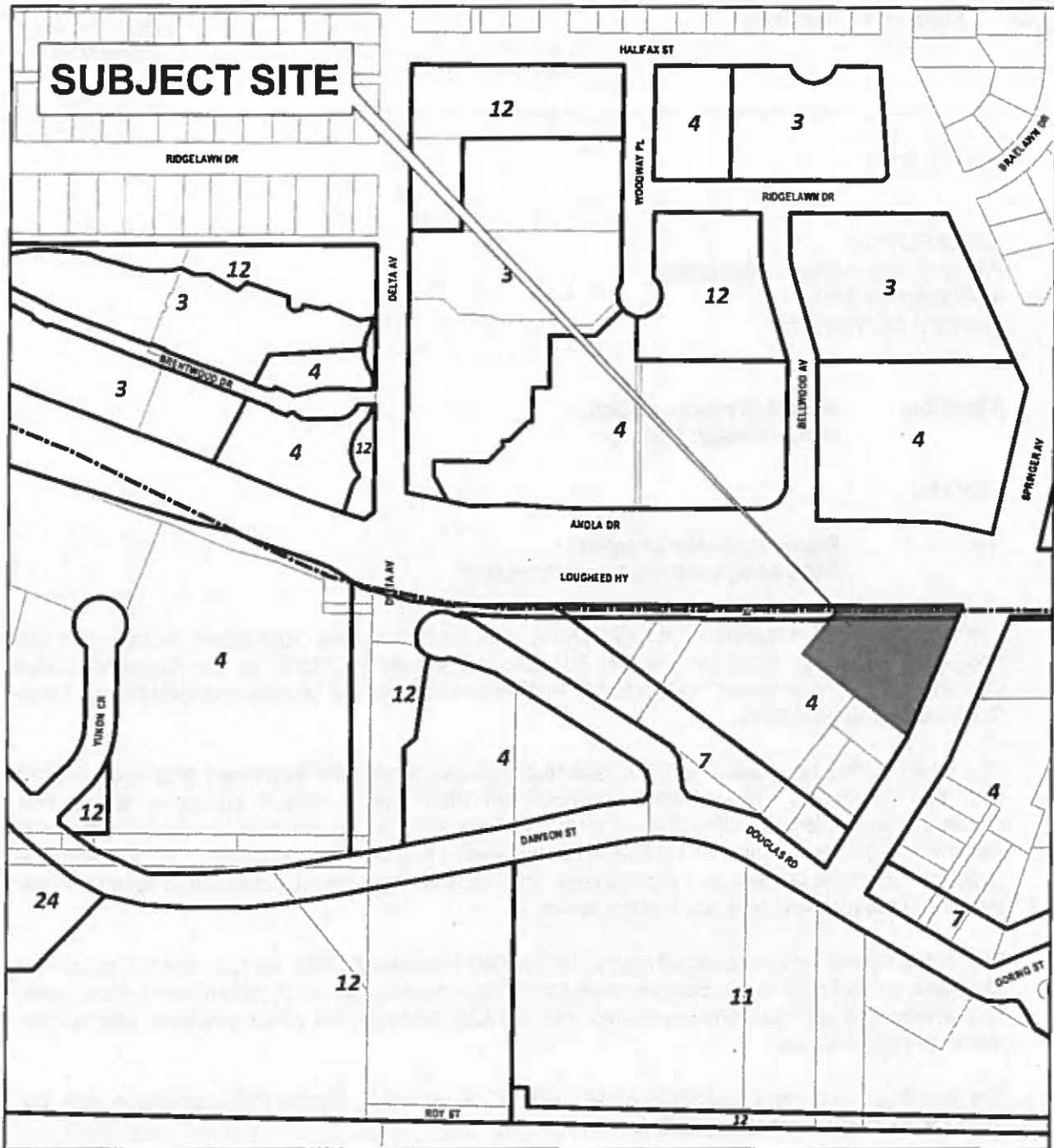
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DRAWN BY: AY

REZONING REFERENCE #16-35
5180 LOUGHEED HIGHWAY

 Subject Site

Sketch #1



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



Planning and Building Dept

Printed September 2, 2016

Brentwood Plan



Sketch #2



dys architecture

260 - 1770 Burrard Street
 Vancouver, BC V6J 3G7
 604 669 7710 tel
 604 669 6629 fax
 www.dysarchitecture.com

July 13, 2016

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

**Attention: Mr. Ian Wasson, L.Arch.
 Urban Design Planner**

Dear Ian,

**Re: Rezoning Letter of Intent,
 5180 Lougheed Highway, Burnaby**

dys architecture, on behalf of Beedie Living, are submitting this application to rezone 5180 Lougheed Highway, from the current M2 General Industrial District to the Comprehensive Development District based on the RM5s Multi-family Residential District and Brentwood Town Centre Development Plan.

The intent of this application is to construct a high-rise residential apartment that is consistent with the Brentwood Town Centre Development Plan. The proposal envisions a high-rise residential apartment building that is approximately 269,000 square feet using the maximum density of 5.0 FSR inclusive of 1.6 FSR amenity density bonus. The preliminary design approach explores extensive landscape opportunities and 'breaks' throughout the building to add visual interest to the massing and scale of the tower.

The building will include approximately 250 to 300 residential units, ample amenity space for residents as well as explore opportunities for outdoor amenity areas. A minimum of three levels of underground parkade are envisioned that will fully comply with parking bylaws with access from Springer Avenue.

The existing commercial buildings on-site will be demolished, should this application gain the appropriate development approvals.

Thank you for your consideration of this rezoning application. We look forward to working with the Planning Department and City of Burnaby on this rezoning application

Yours very truly,

dys architecture

Norm Chin, Architect AIBC, MRAIC
 Principal

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-36
 2016 SEPTEMBER 28

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Shaun Ouellette
 6190 Sumas Street
 Burnaby, BC V5B 2T6
- 1.2 Subject:** Application for the rezoning of:
 Lot 323, DL 92, Group 1, NWD Plan 53936
- From:** CD Comprehensive Development District (based on R4 Residential District)
- To:** R4 Residential District
- 1.3 Address:** 6056 Gilley Avenue
- 1.4 Location:** The subject site is located on the east side of Gilley Avenue between Oakland Street and Parkview Place (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 15.24 m (50 ft.), a depth of 42.67 m (139.99 ft.), and a total area of 650.33 m² (7000.09 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 new single family dwelling.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is a single lot at 6056 Gilley Avenue that is currently improved with an older single family dwelling. Surrounding properties to the north, east, south, and across Gilley Avenue to the west are also improved with older single family residences. Vehicular access to the subject site is from Gilley Avenue.

3.0 BACKGROUND INFORMATION

- 3.1** The subject site is not located within a Community Plan Area. The subject property and surrounding area are designated within Burnaby's Official Community Plan (OCP) as a Single and Two Family urban area.

- 3.2 On 1976 November 07, Council granted Final Adoption to Rezoning Reference #49/76, which rezoned the subject site and the properties to the east, north, and south (see *attached* Sketch #2) from R4 Residential District to CD Comprehensive Development District based on R4 District guidelines. The purpose of the rezoning was to permit the development of single family dwellings on 41 lots. A CD approach to the rezoning was taken so that the City could have control over the design and siting of the dwellings and to ensure compatibility with the surrounding neighbourhood. The CD plans for the subject site specified the type of single family dwelling to be built (one of five single family dwelling types, each with different gross floor areas and layouts), exterior materials and finishes, and the location of the dwelling.
- 3.3 Following adoption of the above rezoning, a subdivision plan for the subject area was registered, two internal roads were constructed, and six dwelling units, including one on the subject site, were constructed. However, due to difficulty in selling the six completed dwellings, the developer applied for another rezoning (Rezoning Reference #18/78) to amend the CD zoning along Gilley Avenue and to rezone the remaining undeveloped portion of the larger area to the R4 District (see *attached* Sketch #3). This rezoning received Final Adoption on 1978 December 18.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject property to the R4 Residential District in order to build a new house other than what would be permitted under the existing CD (R4) District zoning. It is noted that the subject lot meets the lot area and width requirements of the R4 District; therefore rezoning to the R4 District, rather than Amended CD (R4) District, is generally supportable. The maximum permitted gross floor area (GFA) on the subject property under existing CD (R4) zoning is 167 m² (1,800 sq. ft.), while the maximum GFA permitted under the R4 District regulations would be 390 m² (4,200 sq. ft.). This higher potential density would be generally consistent with the character of the neighbourhood and with the density permitted on R4 District lots located to the west and east but would be more than that permitted on CD (R4) District lots along Gilley Avenue, which are improved with dwellings that are undersized compared to dwellings on many neighbouring R4 lots.
- 4.2 It is noted that the properties to the north and south have zero lot line side yards abutting the subject property. However, the zero lot line is not of consequence as easement areas ranging in width from 0.61 m (2 ft.) to 1.52 m (5 ft.) are located along the north and south property lines of the subject site; therefore any proposed dwelling must be sited outside of these easement areas, as well as outside of the sewerage and drainage easement located along the east property line. In addition, the R4 District requires side yards of at least 1.5 m (4.9 ft.) for the least side yard and a minimum of 3.5 m (11.5 ft.) for the sum of both side yards. Therefore the minimum building separation that would be achieved between a new dwelling on the subject site and the adjacent existing dwellings to the north and south would be 1.5 m (4.9 ft.) where the 0.61 m (2 ft.) easement applies and 1.52 m (5 ft.) where the 1.52 m (5 ft.) easement applies.

PLANNING AND BUILDING
REZONING REFERENCE #16-36
 2016 September 28 PAGE 3

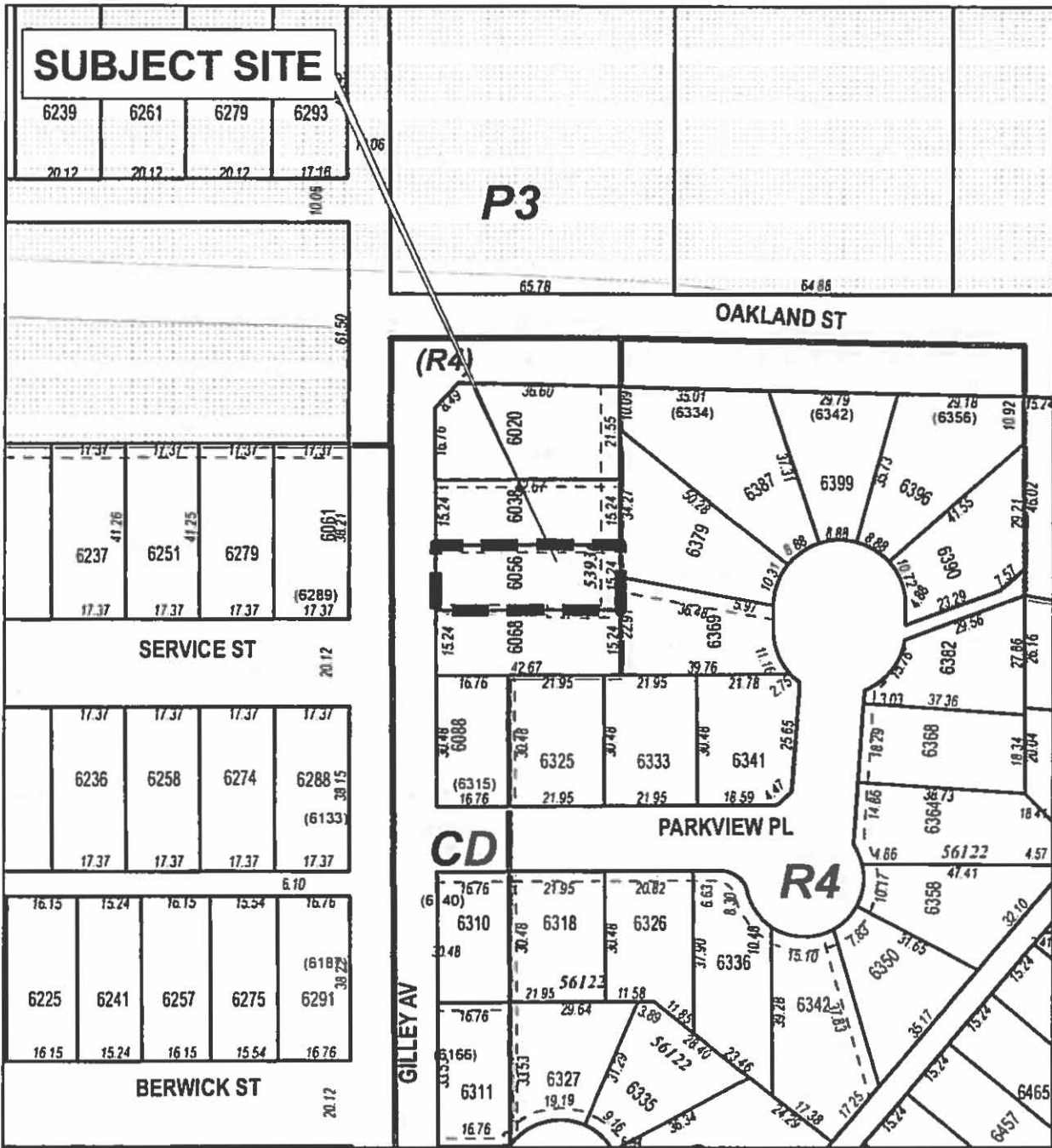
- 4.3 The provision of any necessary covenants, easements, and/or statutory rights-of-way will be required. The existing encumbrances on the property indicated above – two use and maintenance easements related to neighbouring properties and a sewerage and drainage easement – will be required to remain.
- 4.4 The Director Engineering will be requested to provide an estimate for all site servicing.
- 4.5 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.
- 4.6 As the subject property meets the lot area and width requirements of the R4 District, this Department supports the rezoning of the subject property. Any future rezoning applications to rezone other properties within the CD (R4) District area along Gilley Avenue to the R4 District would be reviewed separately.
- 4.7 The proposed prerequisite conditions to the rezoning will be included in a future report.
- 4.8 Should Council authorize staff to work with the applicant, staff will undertake a public consultation process, prior to Public Hearing, which will include several means by which residents and property owners of the CD (R4) properties along Gilley Avenue and of the R4 properties which were rezoned under Rezoning Reference #18/78 can receive information on the current and proposed rezoning. This will include distribution of a brochure explaining the zoning; and staff will host an open at a nearby elementary school.

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. LS:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: SEP 20 2016

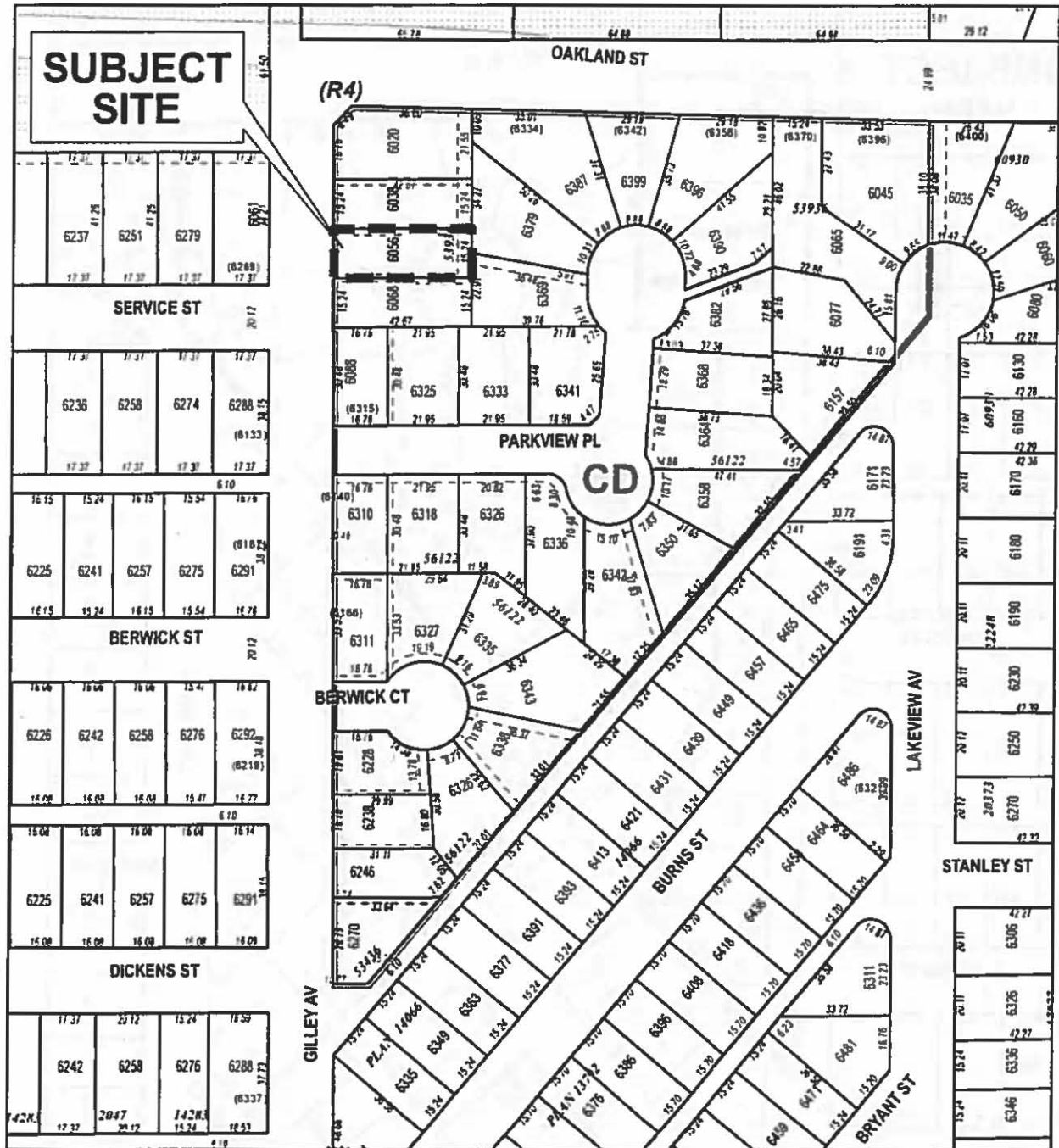
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REZONING REFERENCE #16-36
6056 GILLEY AVENUE

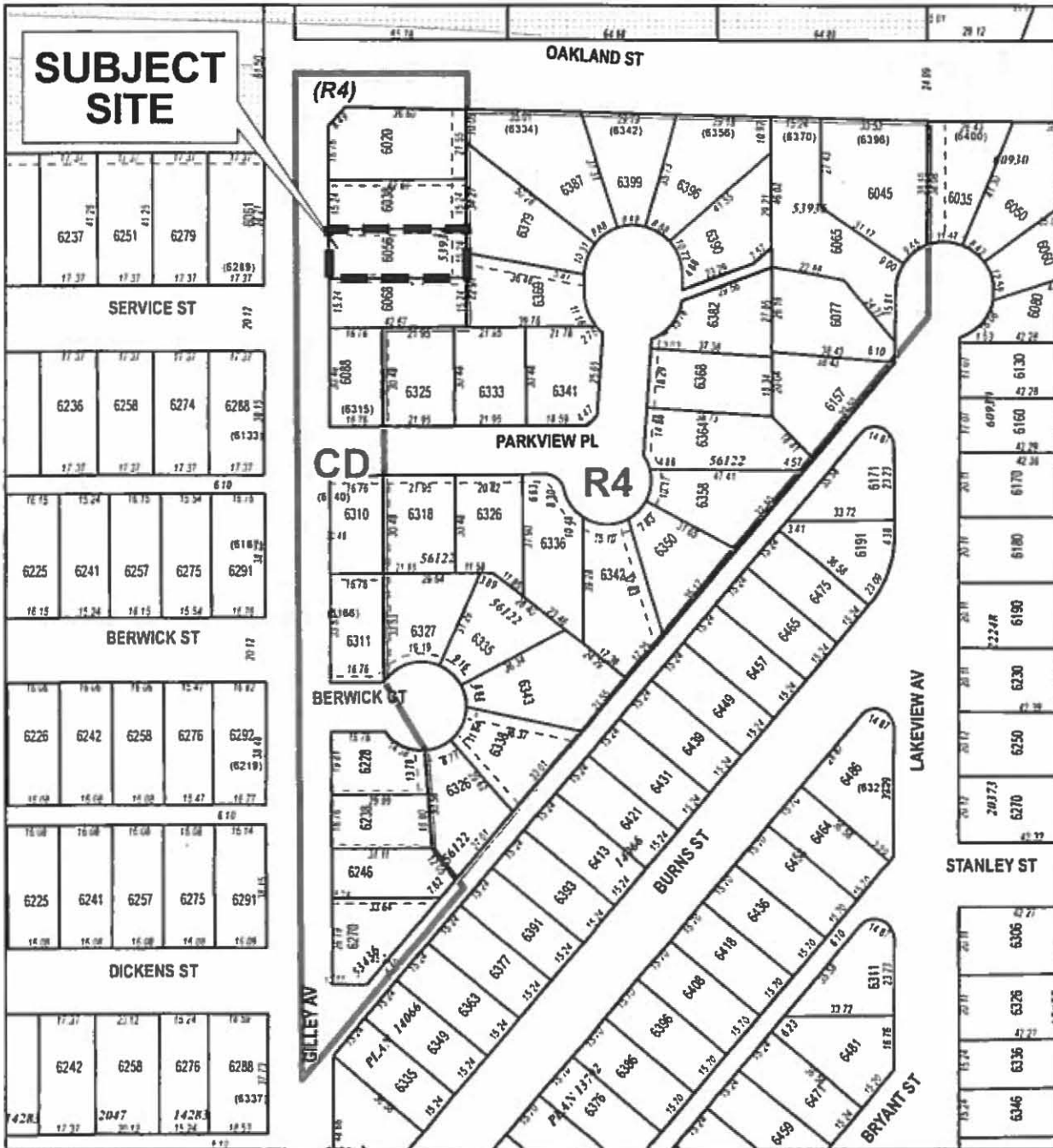
 Subject Site

Sketch #1



		PLANNING & BUILDING DEPARTMENT	
DATE: SEP 20 2016		PAST REZONING - 1976 REZONING REFERENCE #49/76 6056 GILLEY AVENUE  Subject Site	
SCALE: 1:2,000			
DRAWN BY: AY			

Sketch #2



PLANNING & BUILDING DEPARTMENT



DATE: SEP 20 2016

SCALE: 1:2,000

DRAWN BY: AY

PAST REZONING - 1978
 REZONING REFERENCE #18/78
 6056 GILLEY AVENUE

 Subject Site

Sketch #3

LETTER OF INTENT
6056 Gilley Avenue, Burnaby BC V5H 4B3
PID#002-731-398 Lot 323 District Lot 92

Dear Sirs and Madams,

My wife and I recently purchased the above property from my wife's mother and planned to demolish the old house constructed in 1977 and afterwards build a new craftsman style house on the property for us to live in. Unfortunately the lot is currently zoned CD-R4 rather than R4, resulting in significant restrictions that prevent us from building a modern, custom designed house on the lot.

Upon discussion with the City's Planning Department, the restrictions imposed by this particular CD-R4 that was applied to the lot in 1977 are so limiting that we were advised we would have to construct the exact same house from 1977 (size, colour, floor plan, siding, etc.), which we feel is impractical and regressive. There are also 3 easements currently imposed on the property.

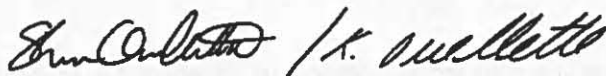
A total of 41 lots in the area were given the CD-R4 designation in 1977 and of those 30 have since been rezoned to R4. The majority of the other properties around ours are zoned R4. There are a large number of properties in the area that have new, modern style houses and so we would like to have the same opportunity as them, along with the other 30 properties that were rezoned, to construct a beautiful new house.

We reached out to the other 10 property owners that are still CD-R4 for a possible area rezoning to R4 but could not obtain unanimous consent from them, therefore we are applying to rezone just our own property.

Please rezone our property to R4. Also, please remove or revise the current easements to whatever degree possible.

Thank you very much for your consideration.

Sincerely,



Shaun and Katherine Ouellette

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-37
 2016 SEPTEMBER 28

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Mayur Kothary
 4469 Barker Avenue
 Burnaby, BC V5G 3C4
- 1.2 **Subject:** Application for the rezoning of:
 Lot 3, DL 42, Group 1, NWD Plan 9505
- From:** R1 Residential District
- To:** R1a Residential District
- 1.3 **Address:** 3885 Piper Avenue
- 1.4 **Location:** The subject site is located south of the unconstructed section of Kentwood Street and north of Winston Street between Piper Avenue and Kerrywood Crescent (Sketch #1 *attached*).
- 1.5 **Size:** The site has an irregular shape with an average width of approximately 54.15 m (177.66 ft.), a depth of approximately 140.10 m (459.65 ft.), and a total area of approximately 8,376.99 m² (90,169.17 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 single-family dwelling with a gross floor area beyond that allowed under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of the unconstructed section of Kentwood Street in an R1 Residential District area and is designated Single Family Suburban in the Official Community Plan (OCP). The property is within the Government Road neighbourhood. The average lot area in the block where the subject property is located is 2,079.46 m² (22,383.12 sq. ft.), with individual lots ranging from 835.85 m² (8,997.01 sq. ft.) to 8,376.99 m² (90,169.17 sq. ft.). The subject property is the largest lot in the block.

*PLANNING AND BUILDING
REZONING REFERENCE #16-37
2016 September 28 PAGE 2*

The neighbouring properties on the south side of Kentwood Street between Piper Avenue and Kerrywood Crescent are mostly two storey single family dwellings. Two R1a District properties are located within a 150 m (492.13 ft.) radius of the subject property.

The subject property is neighbouring an industrial area and park and open space to the south and is located in proximity of a child care facility and the Seaforth School. The Eagle Creek as a Class "A" fish-bearing watercourse is running on the west side of the property and it enters into the property at the southwest corner of the site.

3.0 BACKGROUND INFORMATION

The subject property is currently vacant (a demolition permit was issued in 2006 for demolition of all buildings on the property). Currently the site does not have a formal vehicular access as the Kentwood Street fronting the subject property has not been constructed. The applicant is required to dedicate a section of the property to the north for road and construct it to an ultimate road standard.

There have been a number of development applications for the subject property in the past. The latest application is a subdivision (SUB# 14-22) to facilitate a four lot subdivision. A Letter of Tentative Approval (TA) was issued for SUB# 14-22 on 2014 October 27. The TA expired on 2015 October 27.

4.0 GENERAL INFORMATION

4.1 The applicant is seeking to construct a new single family dwelling with a gross floor area below the maximum permitted under the R1a District. Plans for the proposed development have not yet been submitted. Vehicular access to the site will be from the extended section of Kentwood Street which will be constructed by the applicant as a requirement of the rezoning. The applicant advised staff that a new subdivision application to create four lots, will be submitted in future. The siting of the proposed single family dwelling is being taken into consideration by the applicant in relation to the property's future subdivision potential; however, confirmation of subdivision potential will be subject to meeting all applicable requirements at the time of future subdivision/rezoning approval.

4.2 Under the prevailing R1 District, each lot with a single family dwelling shall have an area of not less than 890.00 m² (9,580.20 sq. ft.) and a width of not less than 24.38 m (80.00 ft.). Under the R1a District, each lot shall have an area of not less than 1,350.00 m² (14,531.8 sq. ft.) and a width of not less than 34.00 m (111.60 ft.). The subject property has an area of 8,376.99 m² (90,169.17 sq. ft.), and a width of 54.15 m (177.66 ft.), subject to legal survey, and thus meets the minimum area and width requirements for rezoning to the R1a District.

- 4.3 With regards to the development density, the maximum gross floor area in the R1 District is the lesser of 0.60 floor area ratio (FAR) or 590.00 m² (6,350.9 sq. ft.). The proposed R1a District would permit a single family dwelling on the subject site with a maximum gross FAR of 0.60 or approximately 5,026.19 m² (54,101.50 sq. ft.). The proposed development has a gross FAR of 1,394.39 m² (15,009.10 sq. ft.) which is significantly less than the permitted gross FAR.
- 4.4 Section 6.23 of the Zoning Bylaw, Streamside Protection and Enhancement Area, requires a riparian setback of 30.00 m (98.43 ft.) from the top of bank for construction of the new single family dwelling. An application to the City Environmental Review Committee (ERC), involving the Department of Fisheries and Oceans and City staff is required if the applicant seeks to reduce the required setback.
- 4.5 The applicant has been advised of the Council-adopted R1a 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. Council guidelines are intended to ensure that the proposed development is in keeping with the surrounding neighbourhood, and as such, the resulting supported design may further restrict the maximum floor area of the development. With Council authorization, staff would 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 prior to presentation of a plan of development to a Public Hearing.
- 4.6 The Director Engineering will be requested to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to:
- A 10.06 m (33.00 ft.) road dedication along the property's frontage abutting Kentwood Street, from 7888 Kentwood Street west property line to Eagle Creek, subject to final geometric,
 - Construction of Kentwood Street to ultimate standard from 7888 Kentwood Street west property line to 7795 Kentwood Street east property line including a 8.5 m (27.89 ft.) wide pavement, installation of the curb and gutter on both sides, 1.50 m (4.92 ft.) wide side walk on the south side complete with the street trees and lighting; and,
 - Providing driveway access off Kentwood Street.
- 4.7 The applicant is required to construct a pedestrian crossing over the Eagle Creek and all the associated trail connections.
- 4.8 A tree survey will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 0.20 m (0.66 ft.) in diameter will require a Tree Cutting Permit.

PLANNING AND BUILDING
REZONING REFERENCE #16-37
2016 September 28 PAGE 4

- 4.9 The applicant will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.
- 4.10 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.

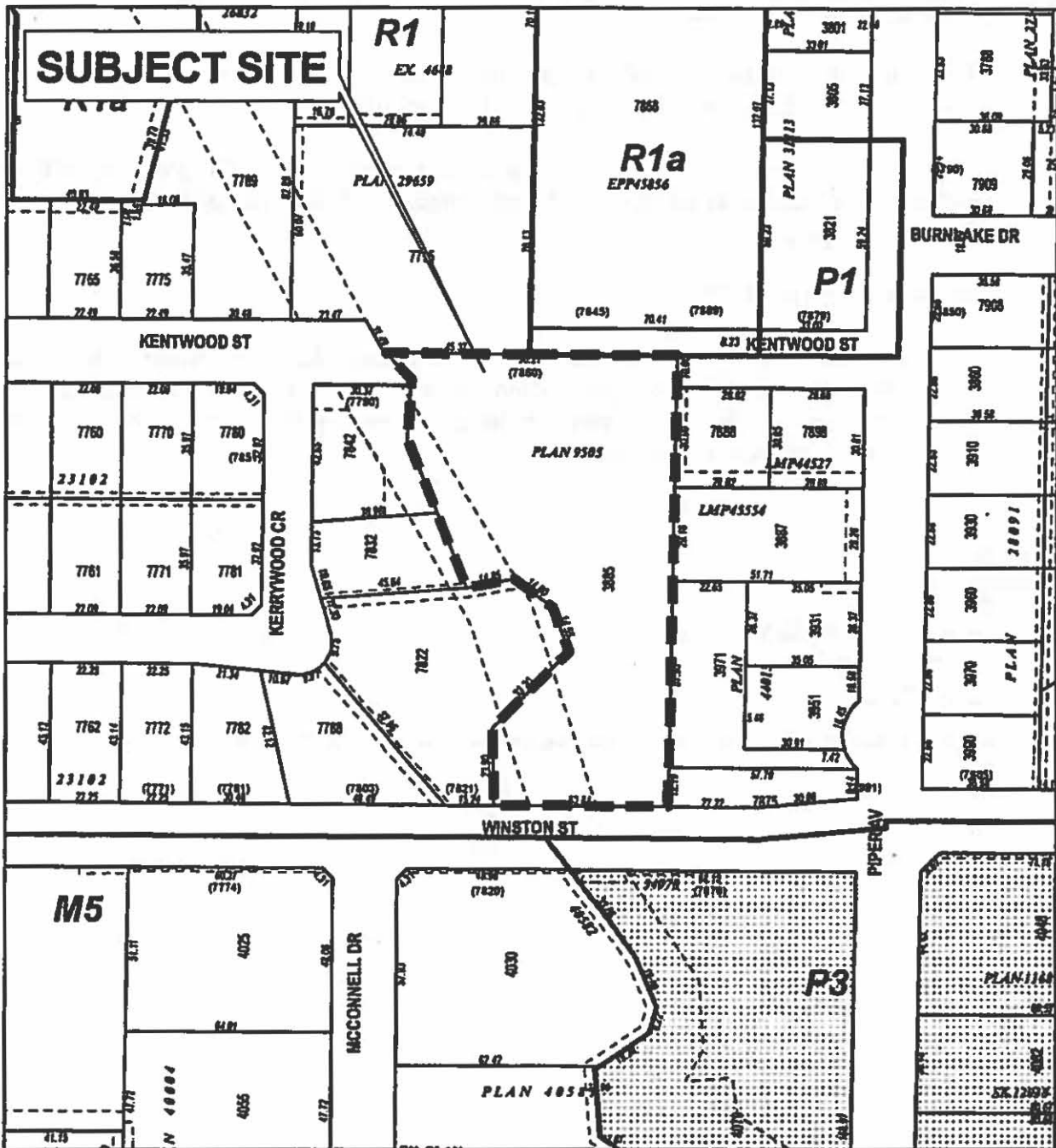
5.0 RECOMMENDATION

- 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. PS:tn:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-37 3885 Piper Avenue\Rezoning Reference 16-37 Initial Report 20161003.doc



PLANNING & BUILDING DEPARTMENT



DATE: SEP 02 2016

SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #16-37
3885 PIPER AVENUE

 Subject Site

Sketch #1

August 15, 2016

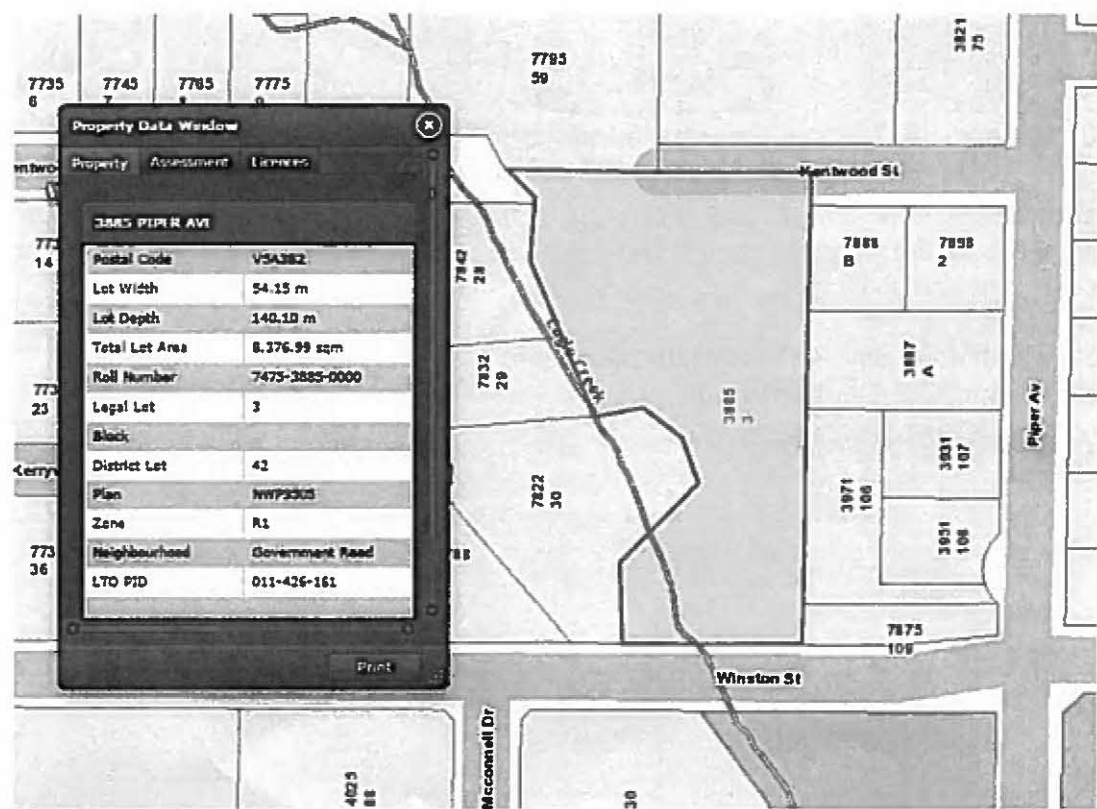
City of Burnaby
Director of Planning
4949 Canada Way
Burnaby, B.C. V5G1M2

Re: Rezoning Application – 3885 Piper Ave, Burnaby

Dear Sir:

We are requesting to rezone our property located at 3885 Piper Ave from R1 to R1A. It is also our intention to further subdivide this property into smaller lots at some point in the future. We have applied for and received (now expired) Tentative Subdivision letter under Sub #14-22. Additionally, an Environmental Review Committee decision – EAG_SUB13_39 dated Nov 27, 2013 has been issued for the subject property. Under that direction, we have created a subdivision plan (attached) that will eventually yield 4 lots.

The subject property is around 92,666 sqft:



At this time, we wish to propose construction of our single family home on the future Lot 4. The future Lot 4 has a proposed size of 28,057 ft². We have designed a home (taking into consideration the R1A guidelines) with the following parameters:

	Unsubdivided		Future Lot 4	
	Max Allowed	Proposed	Max Allowed	Proposed
Lot Size (ft ²):	92666.0	92666.0	28057.6	28057.6
Site Coverage (ft ²):	37066.4	6319.4	11223.0	6319.4
Gross Floor Area (ft ²):	55599.6	15009.1	16834.6	15009.1
Above Grade Floor Area (ft ²):	37066.4	10001.7	11223.0	10001.7
Front Yard (ft):	29.5	85.0	29.5	33.3
Rear Yard (ft):	29.5	100.0	29.5	100.0
Side Yard 1	9.0	48.0	9.0	15.7
Side Yard 2	9.0	50.0	9.0	23.8

We look forward to working with the city's Planning Department to finalize this proposal!

Sincerely,



Mayur Kothary



Namrata Kothary

Attachments:

- 1) Application for Rezoning
- 2) Agent Authorization Form
- 3) Title Search
- 4) Future Proposed Subdivision Lot Width Calculations
- 5) Future Proposed Subdivision Layout
- 6) Proposed Building Site Plan
- 7) Survey

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-38
 2016 SEPTEMBER 28

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Integra Architecture
 416 West Pender Street
 Vancouver, BC V6B 1T5
 (Attn: Duane Siegrist)
- 1.2 **Subject:** Application for the rezoning of:
 Lots' 87 & 88, DL 97, Group 1, NWD Plan 62775
- From:** M1 Manufacturing District and M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 **Address:** 7422 and 7470 Buller Avenue
- 1.4 **Location:** The subject site is located north of Irmin Street between Buller Avenue and Prenter Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape measuring 12,247.17 m² (131,773.62 sq. ft.) in area, with an Irmin Street frontage of 189.52 m (621.78 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 construction of a mixture of stacked townhomes and three storey ground-oriented townhouses with underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is a corner lot currently occupied by a multi-tenant warehouse building at 7470 Buller Avenue and a section of the former rail spur line at 7422 Buller Avenue which is owned by Southern Railway of British Columbia Ltd. The subject site is located north of Irmin Street between Buller Avenue and Prenter Street. Directly to the north is a City-owned property improved with an older industrial/warehouse building, which, subject to future Council consideration and review, is designated for a future neighbourhood park and multiple-family

residential development. To the north-east across Prenter Street is the Expo SkyTrain guideway and BC Parkway, with a townhouse/low-rise apartment development (approved under Rezoning Reference #11-13) and older industrial/warehouse buildings beyond. To the south across Irmin Street is a mixture of single-family and two-family dwellings. To the west across Buller Avenue is a townhouse/low-rise apartment development, approved under Rezoning Reference #06-44.

3.0 BACKGROUND INFORMATION

The subject site is within Sub-Area 6 of the adopted Royal Oak Community Plan (see *attached Sketch #2*) and is designated for medium-density multiple-family residential development, emphasizing townhouse forms and requiring rezoning to the Comprehensive Development District utilizing the RM3 District and Royal Oak Community Plan as guidelines.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on RM3 Multiple-Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a mixture of stacked townhomes and three-storey, ground oriented townhomes with full underground parking, to a maximum allowable density of 1.1 FAR. The consolidated subject site includes the former Southern Rail spur line at 7422 Buller Avenue that is currently vacant. This portion of the consolidated site is to be improved with an urban trail, connecting the BC Parkway to the east with the existing urban trail on the west side of Buller Avenue. The construction of this urban trail to its final standard and its public use protected by way of a statutory right-of-way will be required as part of this rezoning.
- 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:
- the closure and removal of the Prenter Street road surface abutting the development frontage with the construction of a temporary hammerhead north-west of the required road closure; and the construction of the BC Parkway urban trail to its final standard within the Prenter Street road allowance with landscaping and pathway lighting, connecting to the existing trail at the east end of Irmin Street;
 - the construction of Irmin Street to its final standard with concrete curb and gutter and with corner curb bulges at Buller Avenue; separated sidewalks with street trees, street lighting, and boulevard grassing across the development frontage; and a cul de sac at the east end of Irmin Street;
 - the construction of Buller Avenue to its final standard with concrete curb and gutter on the east side and with mid-block curb bulges and corner curb bulges at Irmin Street; and separated sidewalks with street trees, street lighting, and boulevard grassing across the development frontage; and,

- the construction of a new urban trail on 7422 Buller Avenue to its final standard with landscaping and pathway lighting; and a new marked crosswalk/crossbike with overhead signage where the new urban trail meets the existing urban trail on the west side of Buller Avenue.

A 3.0m x 3.0m corner truncation dedication at Buller Avenue and Irmin Street will be required. Access to the site will be provided from Irmin Street.

- 4.3 Undergrounding of the existing overhead wires abutting the site along Buller Avenue is required.
- 4.4 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit is required.
- 4.5 Due to the subject site's proximity to Rumble Street and the Expo SkyTrain line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 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 that all handicap accessible stalls remain as common property.
- 4.7 An on-site Stormwater Management Plan will be required for the new development.
- 4.8 Due to the industrial history of the site, a Site Profile and the resolution of any arising issues will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system is required.
- 4.10 Compliance with the Burnaby Solid Waste and Recycling guidelines is required for the new development, including the provision of an appropriately screened garbage handling and recycling holding area.
- 4.11 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.
- 4.12 The provision of an approved on-site residential loading facility will be required.

4.13 Applicable Development Cost Charges include:

- a) Parkland Acquisition Charge.
- b) GVS & DD Sewerage Charge.
- c) School Site Acquisition Charge.

4.14 Any necessary dedications or statutory rights-of way will be determined by a detailed geometric and noted in a future report to Council.

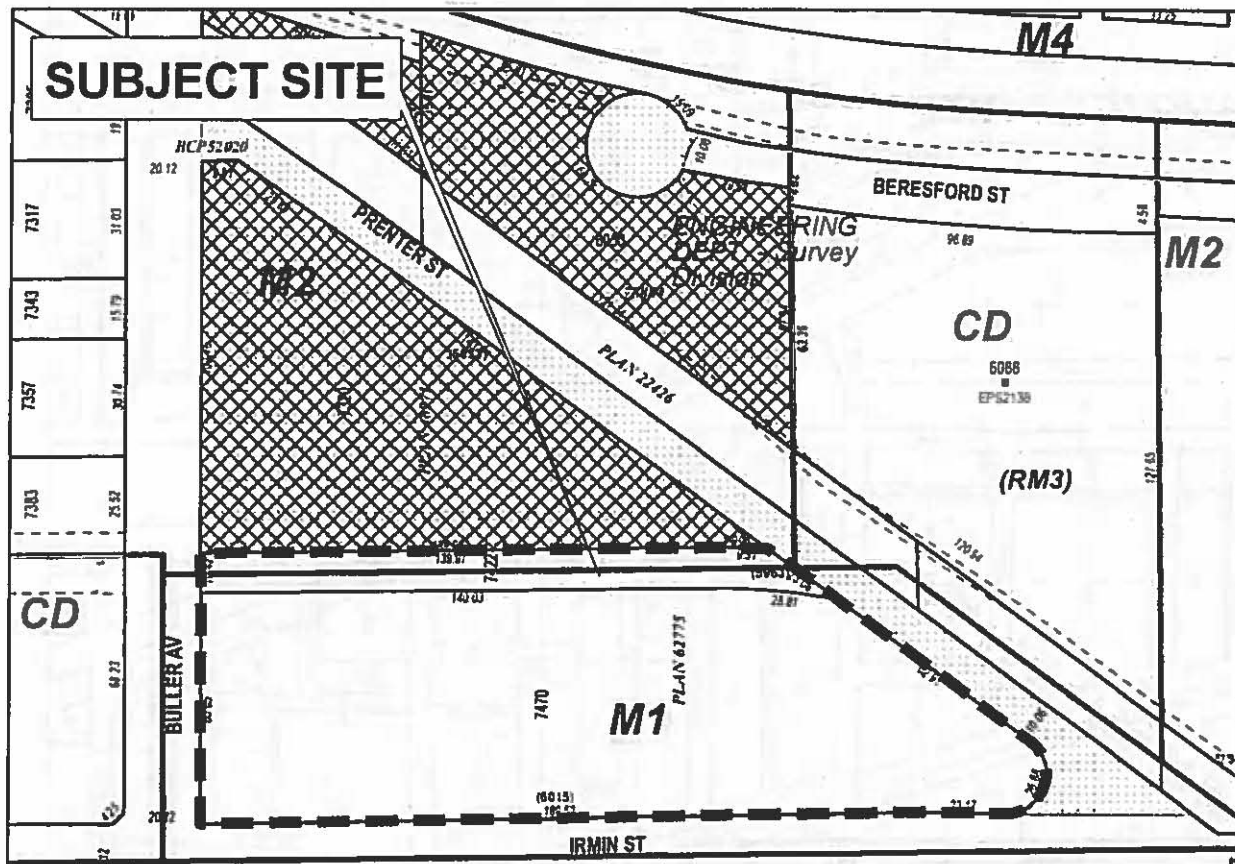
4.15 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

5.0 RECOMMENDATION

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.

AP JS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



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		21.34	15922 17.31	5939 41.34 5959 41.30	RCP30189 5989 43.89	LMP5062 6009 44.07	PLAN 1312 6029 44.73	6049 45.51	6069 48.33	R5 6089 47.15	PLAN 24914 15.24 15.24	15.24	18.27	
		31.57	7566 BCS303	5929 33.19	RCP3342 BCS2348	LMS4468	LMS3693	BCS29	BCS248	CSQ54	6111 LMS4306	6137	6149	
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PLANNING & BUILDING DEPARTMENT



DATE:
SEP 22 2016

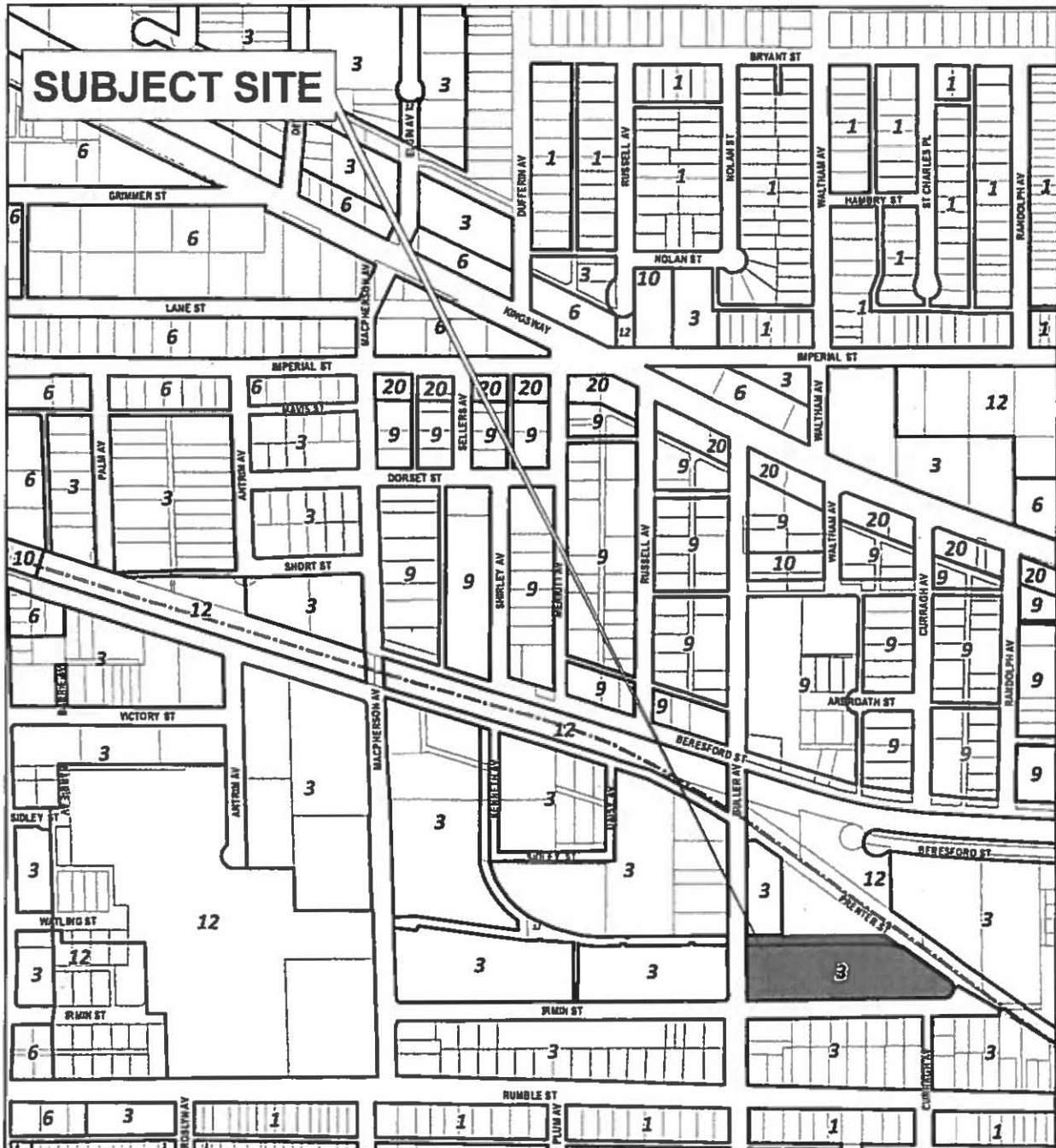
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AY

REZONING REFERENCE #16-38
7422 AND 7470 BULLER AVENUE

Subject Site City-Owned Property

Sketch #1



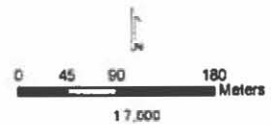
Royal Oak Community Plan
Land Use



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





INTEGRA
Architecture Inc.

Dale Staples Architect AIBC AAA MRAIC Principal
Duane Siegrist Architect AIBC AAA MRAIC Principal

416 WEST PENDER STREET VANCOUVER BC V6B 1T5 T. 604.688.4220 F. 604.688.4270 integra-arch.com

Project: **7470 Buller Avenue**
Civic Address: 7470 / 7422 Buller Avenue, Burnaby, BC, V5J 4S5
Legal Description: Lot 88, District Lot 97 Group 1, New Westminster District Plan 62775

Date: August 10, 2016

Project Number: 16391 Pages : 2

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

Mr. Grant Taylor
Community Planner

CC:

Client Beedie Living
3030 Gilmore Diversion
Burnaby, BC, V5G 3B4

Curtis Neeser

604.637.3321 Curtis.neeser@beediegroup.ca
778-899-4402

RE: Rezoning Letter of Intent - 7470 & 7422 Buller Avenue, Burnaby

Integra Architecture, on behalf of Beedie Living, is submitting an application to rezone 7470 and 7422 Buller Avenue, from the current M1 Manufacturing District and M2 General Industrial District to the Comprehensive Development District based on the RM3 Medium Density Multi-Family Residential District and Royal Oak Community Plan guidelines.

The intent of this application is to consolidate the two lots in order to construct a mixture of stacked townhomes and 3-storey ground-oriented townhouses using 1.1 FAR based on RM3 zoning and Royal Oak Community Plan guidelines. The proposed development includes approximately 162,174 square feet with underground parking and fire department access from Irmin Avenue. The underground parking will fully comply with the City of Burnaby's parking and storage bylaws.

The proposed development envisions a range of 1 to 3 bedroom units with roof decks, providing an array of family-oriented housing. Within the development, there is great opportunity for landscaped courtyards, community garden space, a playground, a carwash, and usable open space for residents to enjoy. The development also plans for the extension of the East West Greenway that connects to Burnaby South and McPherson Park to the west and to the BC Parkways Urban Trail along the skytrain Expo Line to the east. The proposed development will create a transition between existing single-family homes to the south, contribute to road infrastructure improvements, and participate substantially in the creation of public green spaces and green pedestrian and cycle paths.



INTEGRA
Architecture Inc.

Dale Staples Architect AIBC AAA MRAIC Principal
Duane Siegrist Architect AIBC AAA MRAIC Principal

416 WEST PENDER STREET VANCOUVER BC V6B 1T5 T. 604.688.4220 F. 604.688.4270 integra-arch.com

Sub-Area 6 of the OCP anticipates a new public park (Buller Beresford Park) for 7320 Buller Avenue, directly north of the subject site. The proposed development takes advantage of this future greenspace with townhouses fronting a new 10-meter greenway as a ROW that will enable the linkage of public green spaces. Along with the future park, the intended closure of Prenter Street and a 10.5-meter east side setback will provide significant buffering for residential units, helping the development meet the required sound criteria due to proximity to the skytrain.

The proposed development is anticipated to be built in phases. The existing commercial building on-site will be demolished, should this application gain the appropriate development approvals.

Thank you for your consideration of this rezoning application. We look forward to working with the Planning Department and City of Burnaby on the rezoning application.

Sincerely,

Duane Siegrist Architect AIBC AAA MRAIC Principal
Integra Architecture Inc.
416 West Pender Street, Vancouver, BC V6B 1T5 T 604.688.4220 F 604.688.4270

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-40
2016 SEPTEMBER 28

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Kuldip Kaur Dhak
5778 Cedarwood Street
Burnaby, BC V5G 2K6
- 1.2 **Subject:** Application for the rezoning of:
Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236
- From:** RM6 Hastings Village 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:** 4040 Albert Street
- 1.4 **Location:** The subject site is located on the south side of Albert Street, between Macdonald Avenue and Gilmore Avenue (Sketch #1 and #2 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of 15.24 m (50 ft.), a depth of 37.19 m (122 ft.), and a total area of 566.71 m² (6,100 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 construction of a four unit residential development with parking at grade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single lot at 4040 Albert Street and is currently occupied with an older single family dwelling. To the west is a four unit townhouse with a duplex beyond, both of which, were constructed in 1998. To the east is a legal non-conforming five unit rental building constructed in 1957, beyond which is a four unit townhouse constructed in 1994. To the north, across Albert Street, are two older 3 storey apartment buildings. To the south, across the lane, are older one and two-storey commercial developments fronting Hastings Street.

3.0 GENERAL INFORMATION

- 3.1 The subject property is currently zoned RM6 Hastings Village Multiple Family Residential District, however, the site does not meet the minimum site area for redevelopment of a multiple-family dwelling under that zoning district. 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 four unit multiple-family development with parking at grade to a maximum Floor Area Ratio of 0.7. It is noted that similar rezoning applications for CD RM2 District multiple family infill development on 15.24 m (50 ft.) wide lots have been approved or are active for nearby properties in the 3800 and 3900 block of Pender Street. Vehicular access to the site will be from the rear lane.

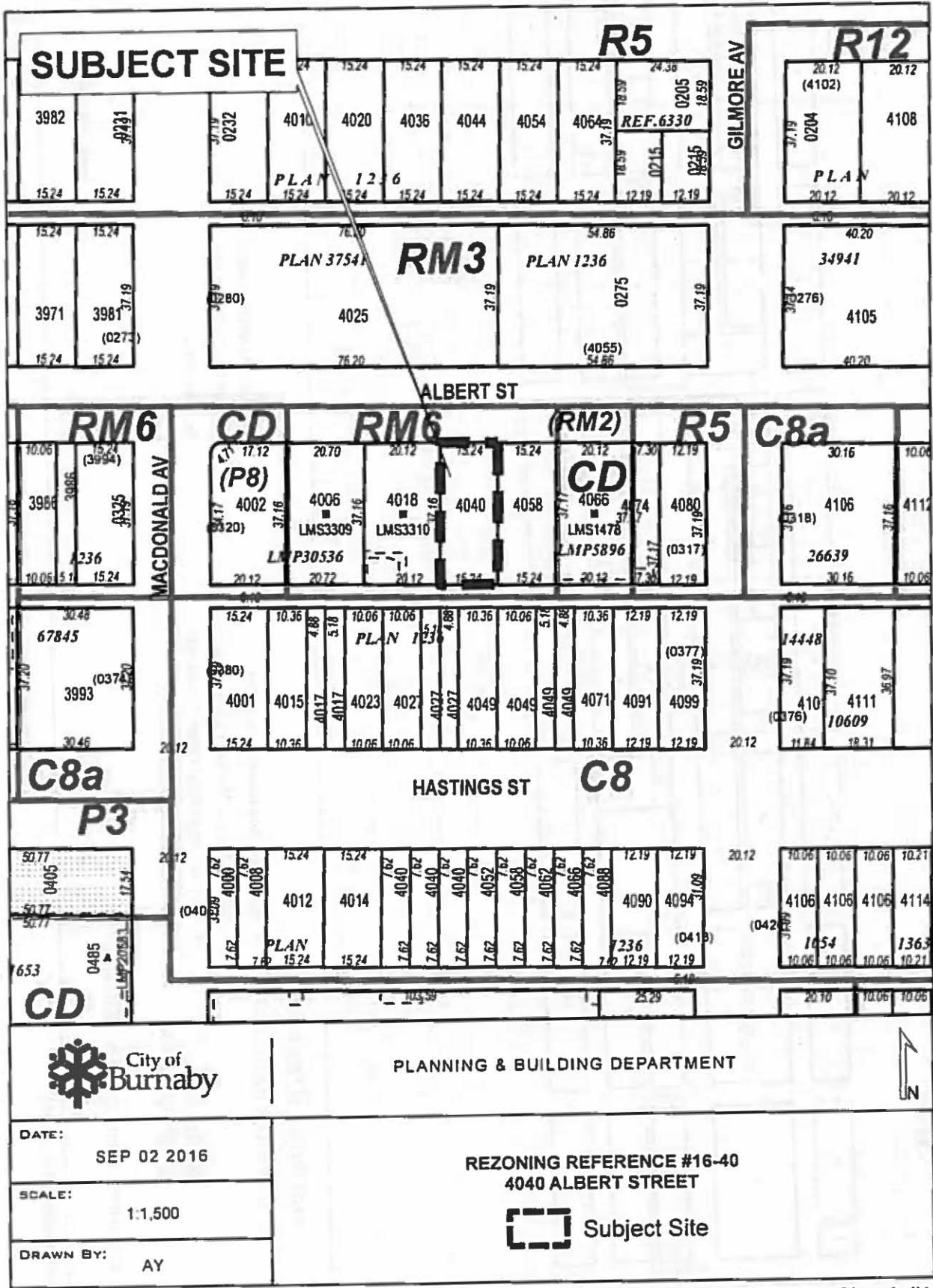
- 3.2 The Director Engineering will be requested to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to, cash-in-lieu for the provision of the final standard of Albert Street for new curb and gutters, separated sidewalks, street trees, and lighting.
- 3.3 The provision of any necessary covenants, easements, and/or statutory rights-of-way will be required, including but not necessarily limited to a Section 219 Covenant restricting the enclosure of balconies.
- 3.4 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.
- 3.5 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.
- 3.6 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
- 3.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

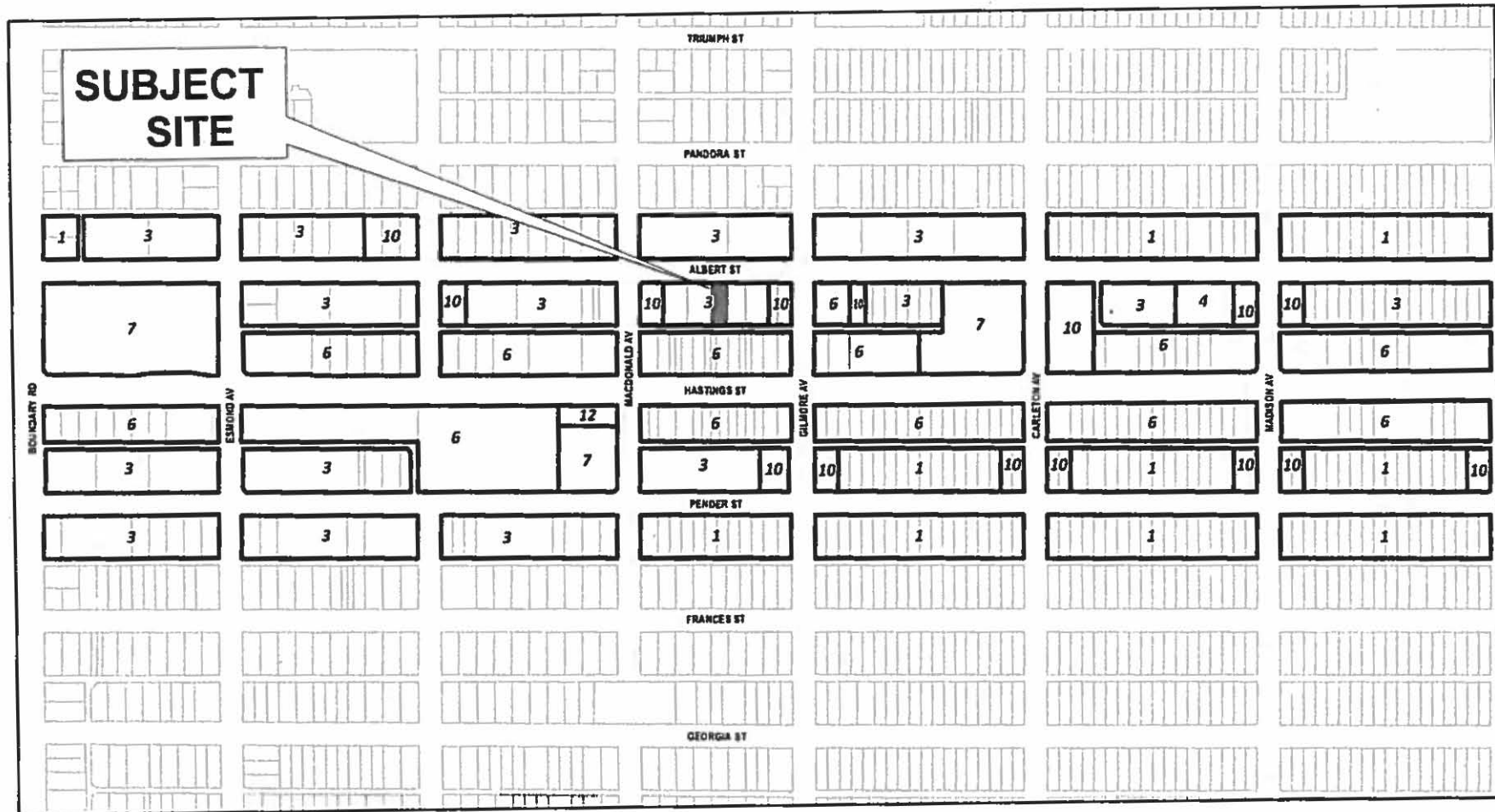
4.0 RECOMMENDATION

- 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

LS:spf
Attachments
cc: Director Engineering
City Solicitor
City Clerk





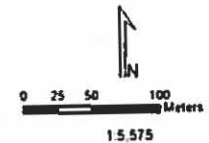
*Hastings Street Area
Development Plan*



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



22AUG2016

To: Mayor & Council

I (Kuldip Dhak) bought a property located at 4040 Albert Street, Burnaby, BC. The property is currently zoned as RM6 and we would like to get it rezoned to RM2 (4 units).

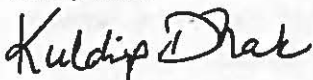
The existing home, which is well over 60 years old, will be demolished to make room for multiple-family dwelling. The South side of 4000 Block of Albert Street currently contains all multiple-family dwellings, consisting of 4 units or more and with the north side of the block having apartment buildings (more than 10 units each).

This is the only single family dwelling property on the block.

Property address: 4040 ALBERT ST BURNABY V5C 2E3

PID: PL NWP1236 LT 5 BLK 5 DL 116 LD 36

Kuldip Dhak



CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-41
 2016 SEPTEMBER 28

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Mark Ravanbaksh
 8735 10th Avenue
 Burnaby, BC V3N 2T1
- 1.2 **Subject:** Application for the rezoning of:
 Lot 57, Block 7, DLs' 59 & 137, Group 1, NWD Plan 3050
- From:** R2 Residential District
- To:** R2a Residential District
- 1.3 **Address:** 7480 Broadway
- 1.4 **Location:** The subject site is located on the south side of Broadway between Camrose Drive to the east and Phillips Avenue to the west (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of approximately 30.47 m (99.97 ft.), a depth of approximately 52.56 m (172.44 ft.), and a total area of approximately 1,634.61 m² (17,594.80 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 construction of a single family dwelling 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 Broadway in a R2 Residential District area within the Sperling-Broadway neighbourhood where the average lot area in the block is 918.44 m² (9,886.05 sq. ft.), with individual lots ranging from 670.10 m² (7,212.90 sq. ft.) to 1,634.61 m² (17,594.80 sq. ft.). The subject property is designated as Single Family Suburban in the Official Community Plan (Sketch #1 *attached*). The subject property is the largest lot in the block.

PLANNING AND BUILDING
REZONING REFERENCE #16-41
 2016 September 28 PAGE 2

Single family dwellings are located to the west and east of the subject property, as well as across the lane to the south. The Burnaby Mountain Golf Course is located to the north across Broadway.

The neighbouring properties on the south side of Broadway are generally older one to two storey single family dwellings, with the exception of two newer two storey homes. There is one R2a District property in the area which is located approximately 225.00 m (738.19 ft.) west of the subject property.

3.0 BACKGROUND INFORMATION

The subject property contains a one storey single family dwelling with a basement constructed in 1953. Although the site is accessible from the rear lane, the existing vehicular access to the site is from Broadway. Currently, a section of the property at the northwest corner of the site abutting Broadway is used for parking. Despite the large size of the property, the site does not meet lot width requirements for subdivision under of the Burnaby Zoning Bylaw.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to construct a new two and half storey single family dwelling with a cellar and a gross floor area below the maximum permitted under the R2a District. Vehicular access to the site will be restricted to the rear lane. Development plans have not yet been submitted.
- 4.2 Under the prevailing R2 District, each lot with a single family dwelling shall have an area of not less than 668.88 m² (7,199.76 sq. ft.) and a width of not less than 18.28 m (59.97 ft.). Under the R2a District, each lot shall have an area of not less than 1,000.00 m² (10,764.2 sq. ft.) and a width of not less than 25.50 m (83.70 ft.). The subject property has an area of 1,634.61 m² (17,594.8 sq. ft.), and a width of 30.47 m (99.97 ft.), subject to legal survey, and thus meets the minimum area and width requirements for rezoning to the R2a District.
- 4.3 With regards to the development density, the maximum gross floor area in the R2 District is the lesser of 0.60 floor area ratio (FAR) or 440.00 m² (4,736.3 sq. ft.). The proposed R2a District would permit a single family dwelling on the subject site with a maximum gross FAR of 0.60 or approximately 980.77 m² (10,556.92 sq. ft.). The applicant proposes to build a single family dwelling with a maximum gross FAR of approximately 650.00 m² (6996.54 sq. ft.), which is significantly less than the permitted gross floor area.
- 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. Council guidelines are intended to ensure that the proposed development is in keeping with the surrounding neighbourhood, and as such, the resulting supported design may

restrict the maximum floor area of the development. With Council authorization, staff would 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 prior to presentation of a plan of development to a Public Hearing.

- 4.5 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including any necessary street, boulevard and pedestrian/cycle improvements.
- 4.6 Any necessary dedication of statutory right of way will be determined by a detailed geometric and will be noted in the future report to Council.
- 4.7 A tree survey will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 0.20 m (0.66 ft.) in diameter will require a Tree Cutting Permit.
- 4.8 The owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.
- 4.9 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.

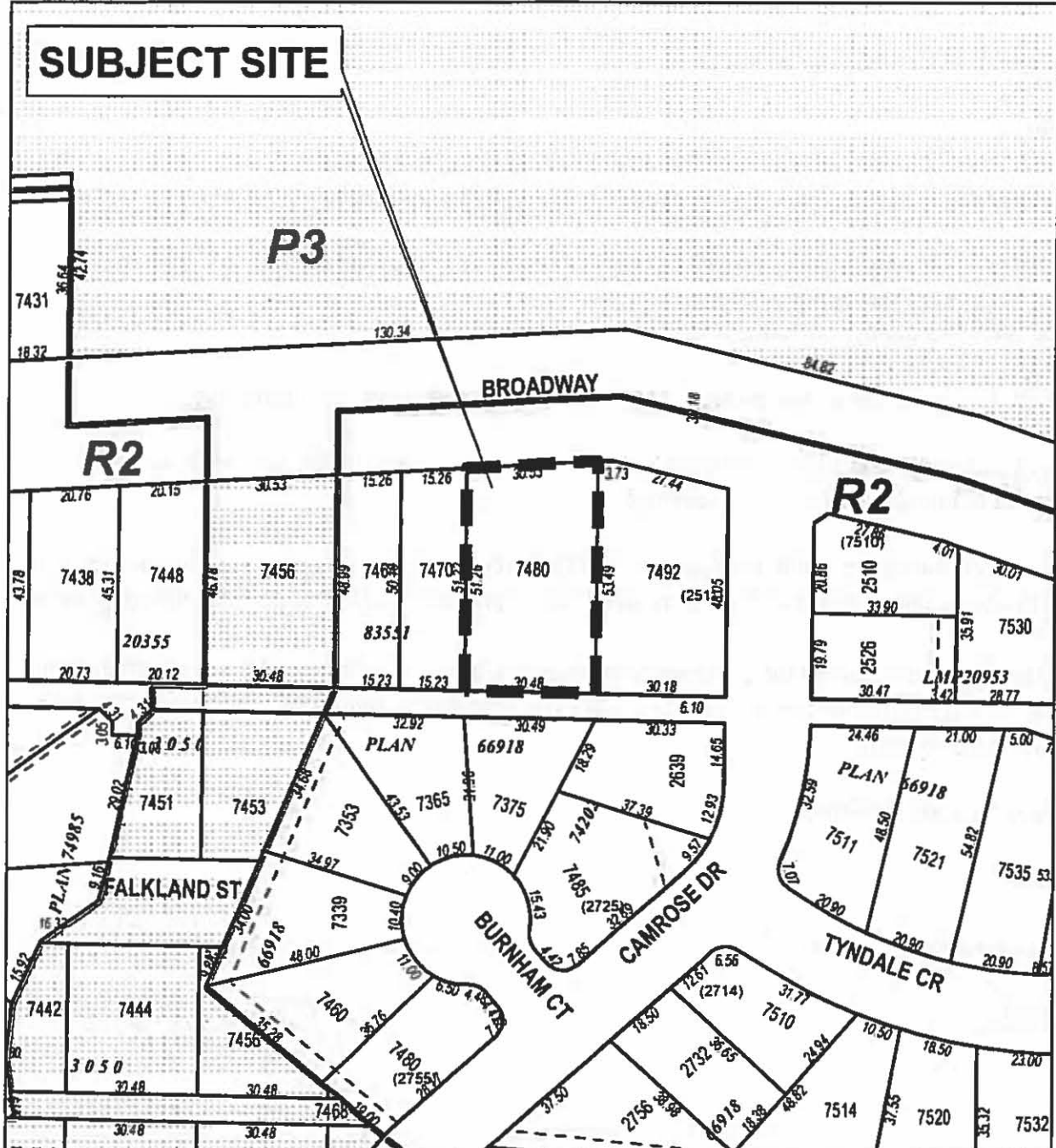
5.0 RECOMMENDATION

- 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.

h.p.
PS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 02 2016

SCALE:
1:1,500

DRAWN BY:
AY

REZONING REFERENCE #16-41
7480 BROADWAY

 Subject Site

Sketch #1

City of Burnaby
Planning and Building Department

Re: Rezoning of a lot R2 into a lot R2a

Dear Sir:

I, Nima Hosseinzadeh fard se, owner of the lot with the following legal description:

Lot 57 Block 7, District Lots 59 and 137 Group 1
New Westminster District Plan 3050
Located 7480 Broadway, Burnaby, B.C.

would like to rezone the above property into R2a with the following considerations:

1/ I read and understood the Design Guidelines adopted by Council 1989, January 2, and am committed to implementing all 7 guidelines.

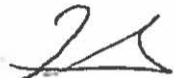
2/ I have no intention to build a house over 10.000 feet out of proportion in our neighborhood, but would like to be allowed to build it big enough (70% of potential) to have space for indoor activities, such as:

Games, home theatre and healthy recreational areas in which our children, siblings, classmates and children of adjacent homes can be together, and save uncovered areas of the lot for camping and recreational equipment.

Thank you for your consideration.

Sincerely,

Nima Hosseinzadeh, owner.



Mark Kavanbakhsh, Agent.
M. Kavanbakhsh.

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-42
2016 SEPTEMBER 28

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.
212 – 3989 Henning Drive
Burnaby, BC V5C 6N5
(Attn: Richard Bernstein)
- 1.2 Subject:** Application for the rezoning of:
Lot 55, DL 153, Group 1, NWD Plan 25594; Lot 33, DL 153, Group 1, NWD Plan 1566; Lot 30, DL 153, Group 1, NWD Plan 1566
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM3 Multiple Family Residential District, C2 Community Commercial District and Metrotown Town Centre Development Plan as guidelines)
- 1.3 Address:** 6525, 6559 & 6585 Sussex Avenue
- 1.4 Location:** The subject site is located on the southwest corner of Beresford Street and Sussex Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Beresford of 40.58m (133ft.), a depth of 130.76m (429 ft.) and an area of approximately 5,306.24 m² (57,116 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 construction of a single high-rise residential apartment building with a low-rise residential, office and commercial podium, and a mid-rise BC Housing non-market rental housing building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** To the north of the subject site, across Beresford Street, is the Expo SkyTrain Line and the BC Parkway. Further to the north beyond Central Boulevard is the Metropolis at Metrotown shopping centre and Metro Tower office complex. Directly to the south are

older, low rise apartment buildings of varying age and condition. To the west across the lane is a mix of older rental apartment buildings and strata apartment buildings developed in 1976 and 1980, with the Metrotown Place high-rise mixed-use development (Rezoning Reference # 08-05) beyond. To the east across Silver Avenue are a similar mix of older, low rise apartment buildings of varying age and condition, with the MODA high-rise development (Rezoning Reference #11-24) beyond.

- 2.2 The subject development site is comprised of five individual lots zoned RM3 Multiple Family District, three of which are associated with a single building on 6620 Sussex Avenue (see Sketch #1 *attached*). The properties are occupied by three older two-storey apartment buildings developed between 1964 and 1972 with 62 existing rental units. Vehicular accesses to the properties are currently taken from the rear lane.

3.0 BACKGROUND INFORMATION

- 3.1 The development site is within Sub-Area 7 of the Metrotown Development Plan (see Sketch #2 *attached*). The adopted Metrotown Plan identifies sites on the south side of Beresford Street, between Willingdon and Dow Avenues and adjacent to the BC Hydro right-of-way, for high density multiple-family residential development. Development sites along this corridor are achieved through the appropriate consolidation of lands of an area suitable for development under the RM5s District designation.
- 3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM5s Multiple Family Residential District. 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.

The desired development form for the site would consist of two residential buildings with a commercial podium fronting Beresford Street. Density and building height is expected to be concentrated on the northern portion of the site related to Beresford Street, with a strong street-oriented relationship to both Beresford Street and Sussex Avenue.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is for a single high-rise apartment tower with low-rise street-oriented commercial office and retail component fronting Beresford Street, and a low-rise residential component fronting Sussex Avenue. It is noted that this commercial component, while not identified in the Plan, is considered minor, desirable and supportable given the future direction articulated for Beresford Street as a public art walk/celebratory street. As such, a minor amendment to the Metrotown Town Centre

Development Plan is necessary to acknowledge the proposed commercial uses and density. The orientation of the commercial and ground oriented residential components will be designed to be supportive of the Beresford Street concept as a public art walk/celebratory street. A key component of this development is the continuation of the urban design elements established for Beresford Street, including art installations, bench seating, enhanced boulevards, distinct street and pedestrian lighting and an enhanced sidewalk treatment.

It is further noted that the preliminary development concept also includes a mid-rise non-market rental housing building to be owned by BC Housing at the rear of the site fronting Sussex Avenue. To achieve this proposal, the RM3 District has been included in the rezoning application, providing up to 1.1 FAR of additional density to be allocated toward the non-market rental housing building. It is noted that this non-market rental housing component, while not specifically identified in the Plan, is also considered desirable and supportable given its contribution to the stock of secured affordable rental housing in Burnaby. As such, a minor amendment to the Metrotown Town Centre Development Plan is necessary to acknowledge the proposed non-market rental density. The non-market rental housing component of the development may also receive consideration for a City housing grant to assist in offsetting costs associated with required site servicing and permit fees, subject to further review by the Planning and Development Committee and Council. Further details on the proposed development and non-market housing component would be provided in a future, more detailed, report to Council prior to Public Hearing.

- 4.2 In accordance with the CD (RM5s) District, the applicant would achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus, and a maximum non-market residential density of 1.1 FAR. Council support for the inclusion of the additional density for non-market rental housing would represent a further partnership with the City, BC Housing and the developer to create new non-market rental housing in Metrotown. The Legal and Lands Department will be requested to provide as per sq.ft. buildable estimate of value for the bonused density used for the market housing component. A further report will be submitted to Council regarding value of the bonused density.
- 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:
- construction of Beresford Street to its final Town Centre (Art Walk) standard with separated sidewalks, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
 - construction of Sussex Avenue to its final Town Centre (Local Collector) standard with separated sidewalks and bicycle facilities, street trees, enhanced boulevards, and street and pedestrian lighting;

- upgrading of the rear lane as necessary; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication in the range of 10.06 m is required along Beresford Street to enable construction to its final standard. No dedication is required along Sussex Avenue. Due to the extent of required road dedications, it is proposed that the 10.06 m dedication relating to the widening of Beresford Street be transferred to the City as a fee simple lot, for road purposes, at no cost to the City with the density related to this City lot to contribute to the net development site. It is noted that the same approach has been taken on sites dedicating 10.06 m (33 ft.) along Beresford Avenue to the west of the subject site. A further dedication of 1.5m would be required from Sussex Avenue to achieve its local collector standard.
- 4.5 Any necessary easements and covenants for the site are to be provided.
- 4.6 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.7 Due to proximity to the SkyTrain line, Beresford Street and Central Boulevard, a noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.8 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.9 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.
- 4.10 A comprehensive sign plan will be required in conjunction with this rezoning application.
- 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 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.
- 4.14 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.

PLANNING AND BUILDING
REZONING REFERENCE #16-42
2016 September 28 PAGE 5

- 4.15 Parkland Acquisition, Metrotown Open Space, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

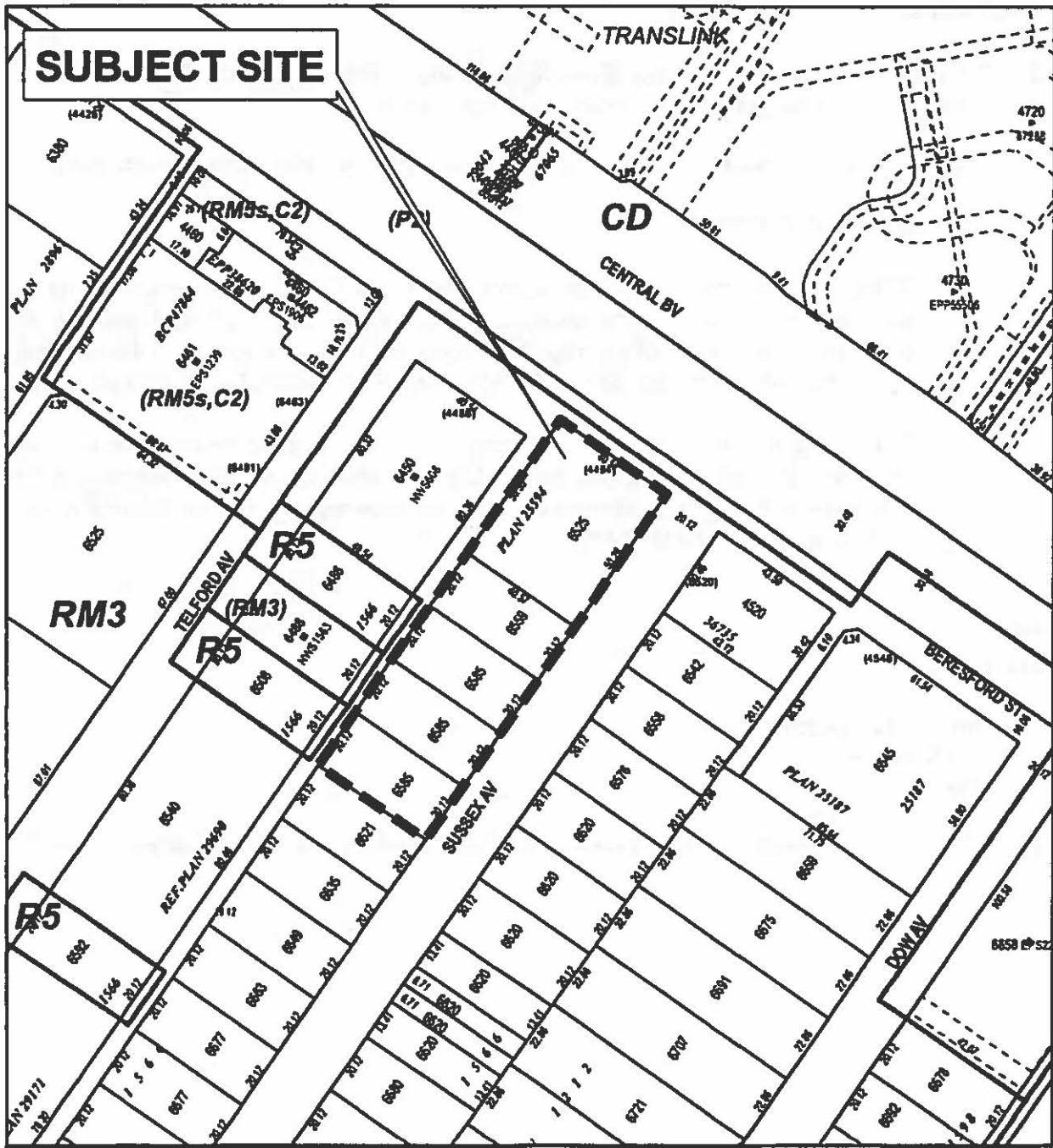
5.0 RECOMMENDATIONS

- 1. **THAT** the amendment to the Metrotown Town Centre Development Plan to incorporate the local commercial and non-market rental use and density, as outlined in Section 4.1 of this report, be approved (to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site).
- 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.

LR JBS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-42 6525, 6559 & 6585 Sussex Ave\Rezoning Reference 16-42 Initial Report 20161003.doc



PLANNING & BUILDING DEPARTMENT

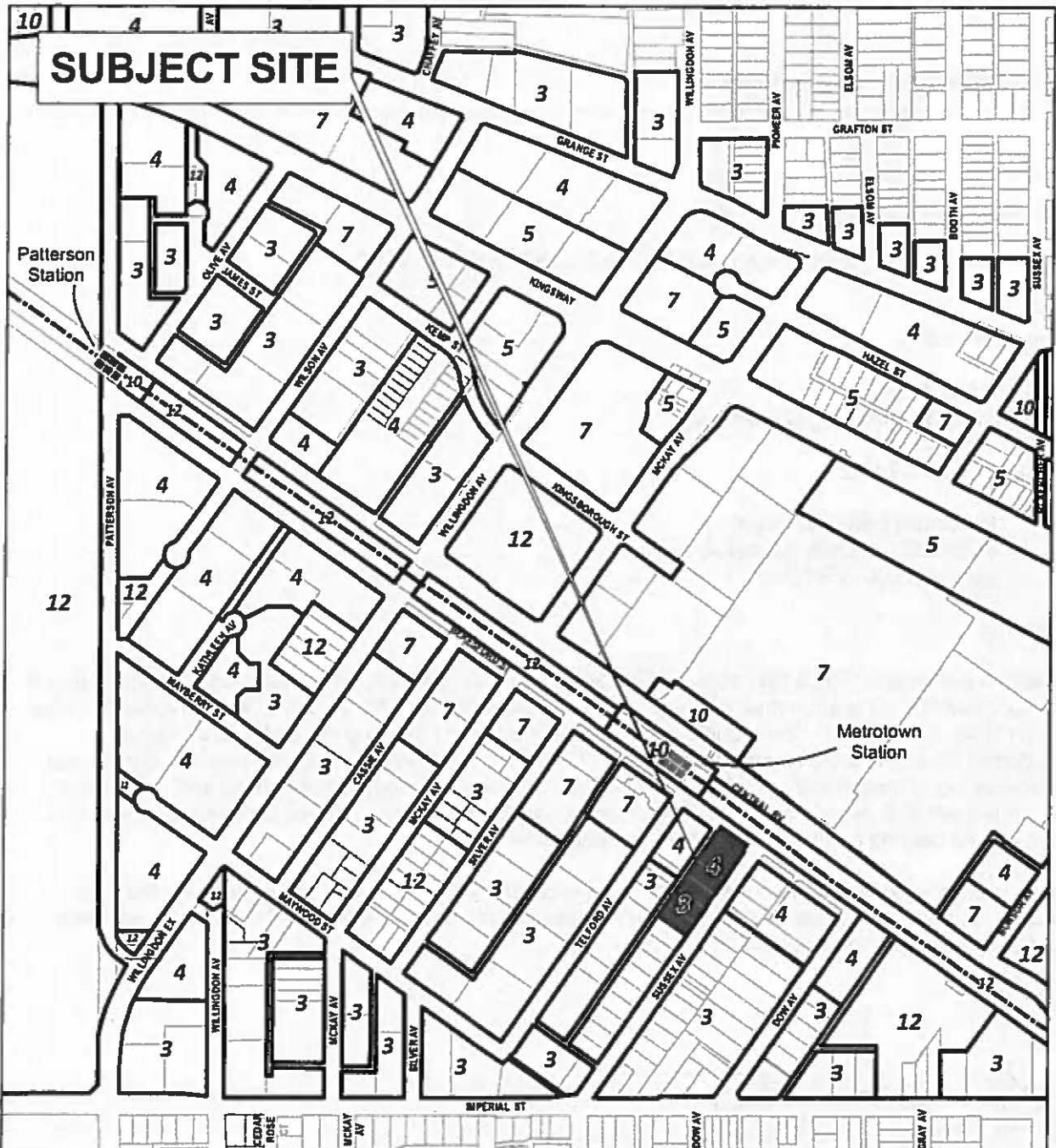


DATE:	SEP 19 2016
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REZONING REFERENCE #16-42
6525, 6559 AND 6585 SUSSEX AVENUE

 Subject Site

Sketch #1

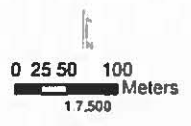


- | | |
|---|---|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



City of Burnaby
Planning and Building Dept

Metrotown Plan



Printed on September 19, 2016

Sketch #2

**CHRIS DIKEAKOS ARCHITECTS INC.**

August 23rd, 2016

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

Re: **Rezoning Letter of Intent**
6525, 6559 & 6585 Sussex Avenue,
Burnaby, B.C. V5H 3C5

Dear Lou,

I, Richard Bernstein of Chris Dikeakos Architects, as authorized agents on behalf of 6511 Sussex Heights Development Ltd. have submitted this application to rezone 6525, 6559 & 6585 Sussex Avenue from the current RM3 zoning to CD Comprehensive Development District (utilizing the RM5s Multi-Family Residential District and C2 commercial zoning). The intent of this rezoning application is to construct a mixed-use high-rise and low-rise market residential apartment building including retail and office uses. The project will also include a separate non-market housing building developed in conjunction with B.C. Housing. All parking for the project will be located below grade.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application. Please call me direct at 604-291-2660 should you have any questions regarding this application.

Yours truly,

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
WWW.DIKEAKOS.COM

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-43
 2016 SEPTEMBER 28

ITEM #10

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Solterra Development Corp.
 1 -- 460 Fraserview Place
 Delta, BC V3M 6H4
 (Attn: Craig Marcyniuk)
- 1.2 **Subject:** Application for the rezoning of:
 Lots' 6 & 7, Block 11, DL 119, Group 1, NWD Plan 2855; Lot 19,
 DL 119, Group 1, NWD Plan 34795
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 **Address:** 4460, 4472 and 4482 Juneau Street
- 1.4 **Location:** The subject site is located on the southwest corner of Juneau Street and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is an irregular shape with a 48.27 m. (158.37 ft.) frontage on Willingdon Avenue, a 74.08 m. (243.05 ft.) frontage on Juneau Street and a total area of 3148.67 m² (33,892.00 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 construction of a 25 storey apartment building with ground-oriented townhouses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three lots, which are currently occupied by older industrial buildings. Directly to the west are older industrial buildings with the CN Railway beyond. To the south are older industrial buildings with Alaska Street beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a

PLANNING AND BUILDING
 REZONING REFERENCE #16-43
 2016 September 28 PAGE 2

proposed 23 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #15-51 (currently at Second Reading).

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as guidelines) (see *attached* Sketch #2). The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with ground oriented townhouses fronting Willingdon Avenue and Juneau Street.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with podium level residential and live/work units with full underground parking. The maximum permitted density would be 3.6 FAR, inclusive of a 1.1 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 Juneau Street frontage to its final Town Centre (Local Residential) standards with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
- the construction of Willingdon Avenue frontage to its final Town Centre (Arterial Road) standards with concrete curb and gutter, broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs), street trees, street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage; and,
- contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

Any necessary dedications along the Willingdon Avenue frontage will be determined by a detailed geometric and noted in a future report to Council. It is not anticipated that there will be any necessary dedications across the Juneau Street frontage. This application is predicated upon the closure and consolidation of the north-south lane from Juneau Street to the lane south of Juneau Street, between 4472 and 4482 Juneau Street, as anticipated in the Brentwood Area Plan.

The Brentwood Area Plan also anticipated streetscape improvements at the intersection of Juneau Street and Willingdon Avenue. These will be provided through the City's adopted public realm standards for Town Centre streets, to provide continuous green corridors with street furniture, plant material and public art. Under Rezoning Reference #15-51 a public plaza with public art is also being developed on the northwest corner. It is proposed that complementary design elements also be provided on this site to achieve a suitable plan of development. The plan for closure of Juneau Street at Willingdon Avenue is not supported at this time, given the need for local access to individual development sites in this area.

- 4.3 Given the narrow depth of the lots, it is anticipated that the site would need to be fully excavated to accommodate underground parking. On this basis, the retention trees on site may not be achievable. An arborist's report concerning the removal or retention of any trees will, however, be required. The removal of any trees over 20 cm (8 in.) caliper will require a tree removal permit.
- 4.4 Vehicular access to the site will be from the south lane.
- 4.5 Due to the subject site's proximity to Willingdon Avenue and the BNSF/CN rail line, 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 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.
- 4.8 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will meet BC Building Code adaptable housing standards.
- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.
- 4.12 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.

- 4.13 A Site Profile and the resolution of any arising issues will be required.
- 4.14 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.15 Approval of the rezoning by the Ministry of Transportation will be required due to the site's proximity within 800 metres of the TransCanada Highway.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

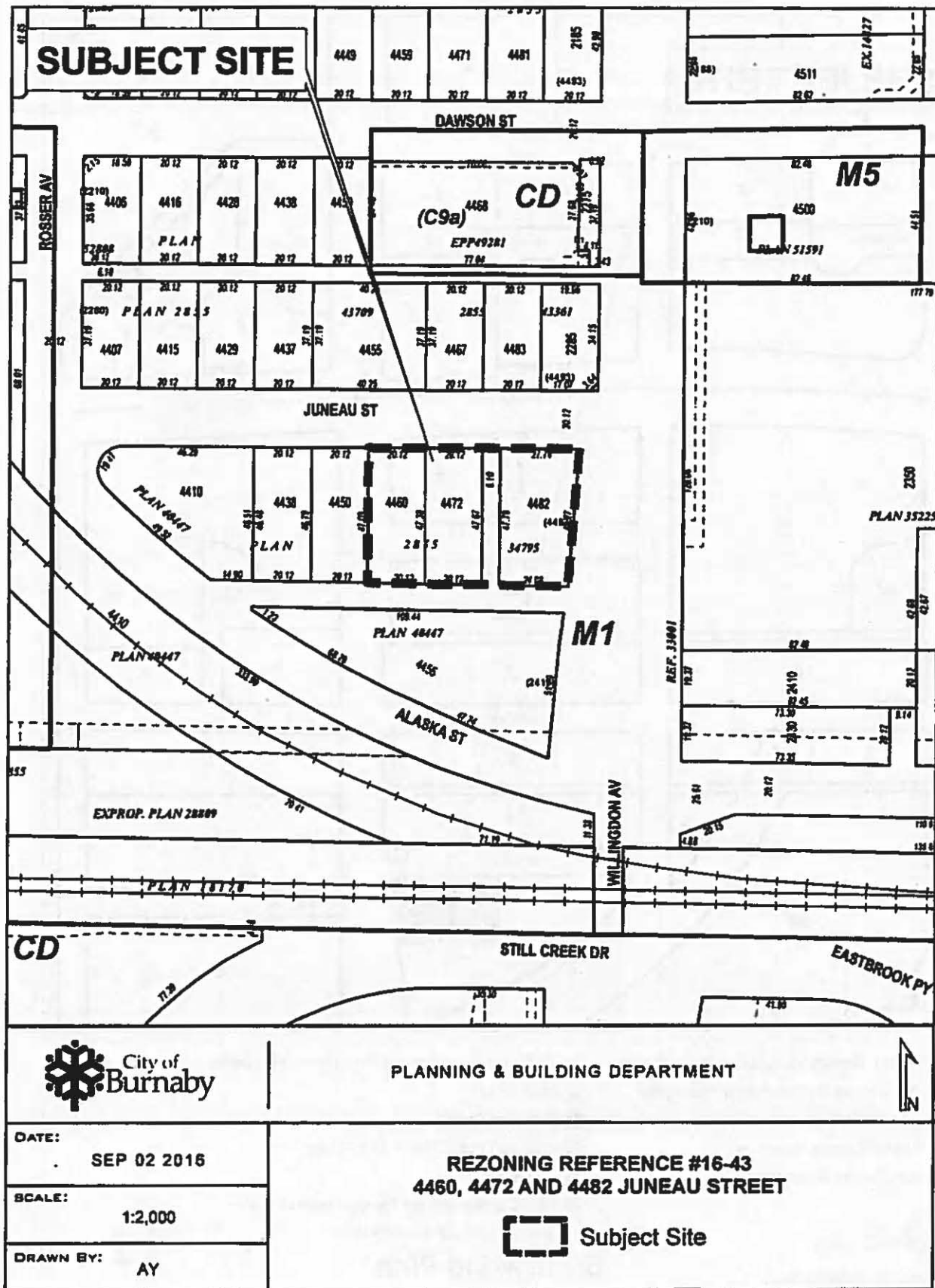
5.0 RECOMMENDATION

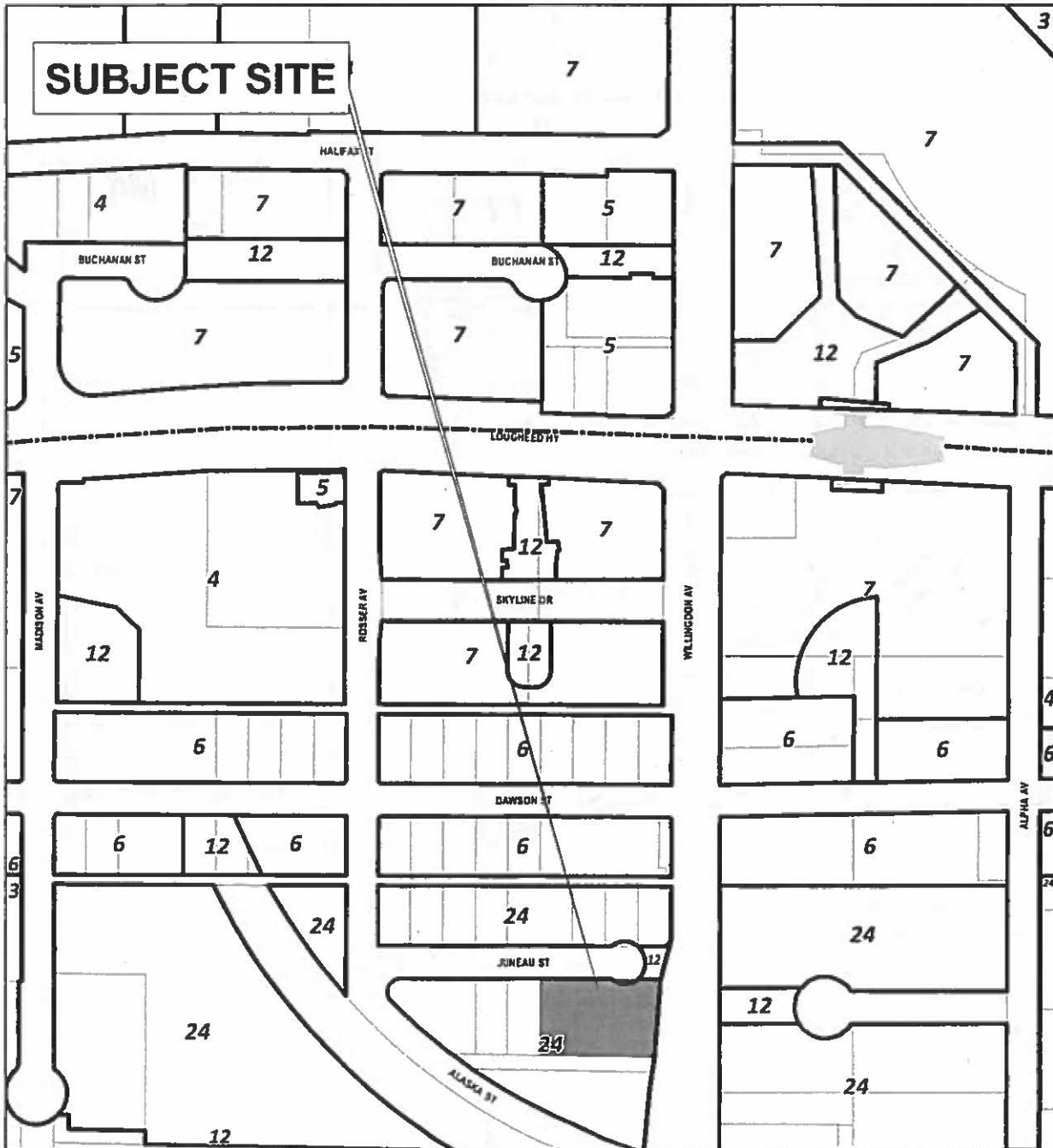
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.


IW:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk





- 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)


 City of Burnaby
 Planning and Building Dept

Brentwood Plan



Printed September 2, 2016

Sketch #2

460 Fraser View Place
Delta, British Columbia
Canada V3M 6H4

T. 604.528.6010
F. 604.522.1604

www.solterradev.com

Craig Marcyniuk, Vice President Development
Solterra Acquisition Corp.
460 Fraserview Place
Delta, BC, V3M 6H4
604-528-6010

August 24 2016

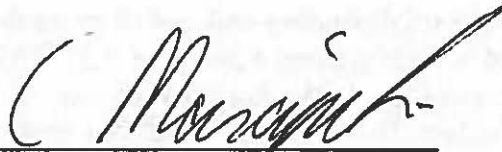
Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
4460, 4472 and 4482 Juneau Street
Brentwood Town Centre Development Plan

I, Craig Marcyniuk, on behalf the owners of 4460, 4472 and 4482 Juneau Street, have submitted this application to rezone from the current M1 General Industrial District to the CD Comprehensive Development District utilizing RM4s Multiple Family District and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to permit the development of a 25 storey apartment building screened by townhouses on the ground plane with parking in compliance with the bylaw. The lane between 4472 and 4482 Juneau Street will be acquired to complete the development.

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



Craig Marcyniuk, Vice President Development
Solterra Development Corp.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-44
 2016 SEPTEMBER 28

ITEM #11

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Hathstauwk Holdings Ltd.
 12831 Horseshoe Way
 Richmond, BC V7A 4X5
 (Attn: Ray Bourbonnais)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 282, DL's 56 & 57, Group 1, NWD Plan 36166
- From:** M3 Heavy Industrial District
- To:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre as guidelines)
- 1.3 **Address:** 2821 Production Way
- 1.4 **Location:** The subject site is located at the northwest corner of Eastlake Drive and Production Way (Sketch #1 *attached*).
- 1.5 **Size:** The site has an area of 4.68 hectares (11.6 acres).
- 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 office, light industrial, and research uses within the existing building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is currently improved with a large industrial building with a total gross floor area of approximately 21,988.7 m² (236,685 sq.ft.) and a development density of 0.37 FAR. The Metro Vancouver Operations Centre is located immediately to the north of the site, and heavy industrial uses are located to the south across Eastlake Drive. Light industrial and business centre uses are located immediately to the west at the multi-phased Eastlake Campus, which was approved in connection with Rezoning Reference #08-21, Phase 1 of the development is occupied, Phase 2 is currently under construction, and Phase 3 is planned. Light industrial uses are located to the east across Production Way. Silver Creek traverses a portion of the site along the western property line.

3.0 BACKGROUND INFORMATION

- 3.1 The building is owned by H.Y. Louie and accommodates its food distribution warehouse of approximately 15,419.7 m² (165,976 sq. ft.), its 2,799.2 m² (30,130 sq. ft.) head office as an accessory use, and a 3,769.9 m² (40,579 sq. ft.) tenant space that is leased to a courier delivery operation.
- 3.2 The subject site is located within the Council-adopted Lake City Business Centre Plan (Sketch #2 *attached*). The Plan anticipates the transition of the area from predominantly heavy industrial uses to more employment intensive office and specialized light industrial uses, given the area's strategic location between the developing Lougheed and Brentwood Town Centres and adjacent rapid transit service along Lougheed Highway. The subject site is designated for B1 Suburban Office development, which is principally intended to accommodate business, professional and high tech offices; research and development facilities; associated manufacturing uses; and broadcasting, telecommunications, and digital information facilities. The maximum permitted development density for the B1 District is 1.0 FAR.

4.0 GENERAL INFORMATION

- 4.1 The proposed rezoning to the CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre as guidelines) is intended to meet the changing business needs of H.Y. Louie and to continue to transition the Lake City Area from heavy industrial uses to uses that generate higher employment.

H.Y. Louie has indicated that it is transitioning towards a more retail focused business in its broader operations, and as such, will be closing its warehousing and distribution operations at the subject site. H.Y. Louie at the same time wishes to maintain its existing head office at the subject site, which upon closure of the warehousing and distribution operations, would become a principal use that is not permitted under the prevailing M3 zoning. As such, the proposed M5 and B1 underlying districts, both of which permit offices as a principal use, are necessary. It is also noted that the proposed zoning includes the M2 District as an underlying zone so that the existing courier delivery facility remains conforming. Given that the courier delivery facility occupies a modest amount of the total gross floor area, inclusion of the M2 District as an underlying zone is supported, provided it is limited to the courier delivery facility tenant's space only, and no additional M2 uses are permitted. The proposed rezoning would support re-use of the vacated space in line with the City's B1 and M5 Districts. At this time, H.Y. Louie has not indicated an intended future use of its warehouse space at the subject site.

- 4.2 The requested CD(M2, M5, B1) zoning includes the CD(B1) zoning that is specified for the site in the adopted Lake City Business Centre Plan. The Lake City Business Centre is an area in transition that has required more flexible zoning to accommodate existing industrial tenants while attracting new, employment-intensive office and more specialized

light industrial tenants. For instance, approved CD rezoning applications for 2820 Production Way, 8081 Lougheed Highway, and 8501/8600 Commerce Court (Rezoning References #00-30, #06-29, and #11-06) included an underlying M5 component to improve the viability of the existing buildings on the sites through a flexible office space approach. The adjacent East Lake Campus development at 8327 Eastlake Drive (Rezoning Reference #08-21) was also zoned to the CD(M5, B1) District to permit flexible use of space for warehouse, manufacturing, or office space. Given the requested CD(M2, M5, B1) zoning for the subject site is consistent with the general objective of transitioning the Lake City Area from heavy industrial uses to uses that generate higher employment, and enables two long-standing uses to remain on site in a conforming manner, this rezoning application is supportable.

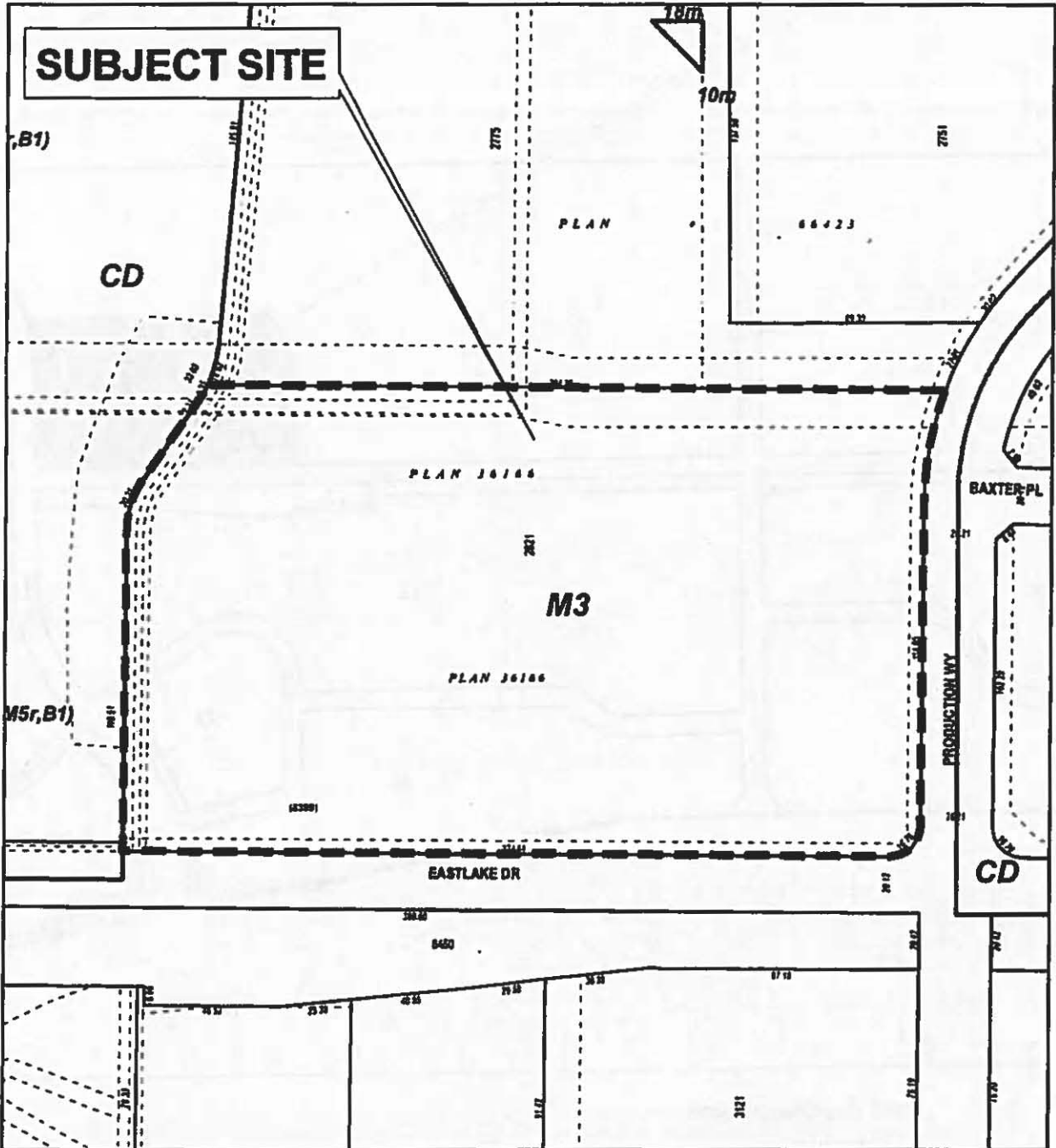
- 4.3 Vehicular access would continue to be from Production Way and Eastlake Drive.
- 4.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.5 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.6 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.
- 4.7 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.8 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. SMN:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



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SEP 02 2016

SCALE:
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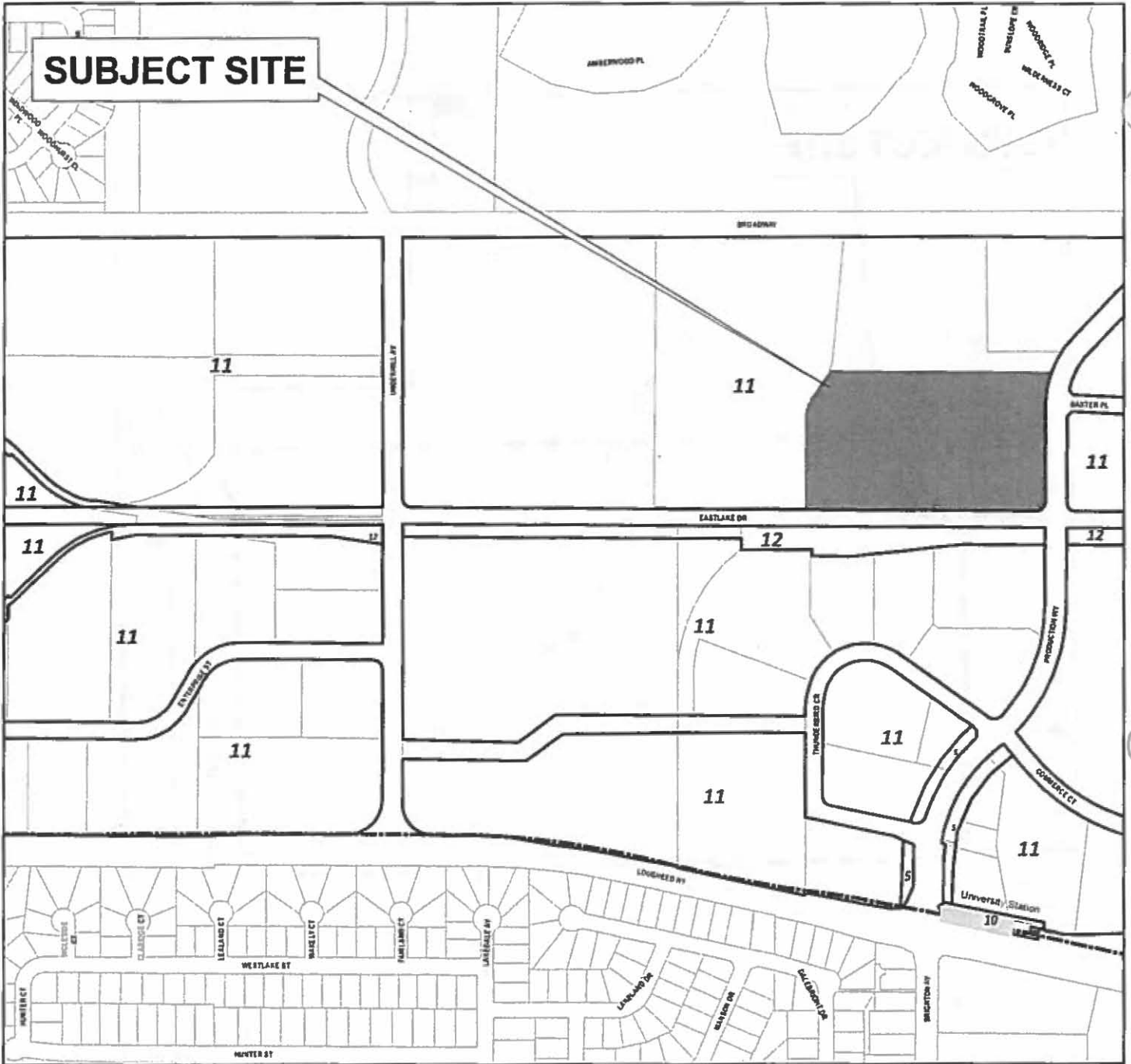
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REZONING REFERENCE #16-44
2821 PRODUCTION WAY

 Subject Site

Sketch #1

SUBJECT SITE



Land Use Designations

- 5 Commercial
- 10 Institutional

- 11 Business Centre District
- 12 Park and Public Use



PLANNING & BUILDING DEPARTMENT

Lake City Business Centre

August 23, 2016

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

Attention: Planning Department

Re: Rezoning Application – 2821 Production Way, Burnaby, BC

Dear Sirs:

H.Y. Louie Co. Limited is the owner and user of the above referenced property. Originally constructed in the 1970's the warehouse has proudly been at the heart of H.Y. Louie's wholesale and retail grocery business. As well, the office building has served steadfast as the company's head office. The property is currently zoned M3 meeting the needs of our current business.

As we continue to evolve our business it has become apparent to us that the current zoning may not be aligned with our anticipated business needs. As we move towards a more retail focused business our need for warehousing and distribution are being reduced. However, the requirement for an office remains in order for us to continue to support our retail partners. As we refine our future needs, it is anticipated that we will continue to occupy the offices at 2821 Production Way for a period of time. It is our understanding that the M3 zone prohibits office use as a principal use on the property.

Our agent, Hathstauwk Holdings Ltd., is submitting this rezoning application on our behalf in order to provide flexibility surrounding the office component of the property by allowing office use as a permitted use rather than an ancillary use. At the same time, we wish to respect and retain certain long term uses on the property. Accordingly, the rezoning application proposes a change in zoning from M3 to B1-M2/M5.

Our plans do not include the demolition, expansion or redevelopment of the buildings or land at this time.

Sincerely,

H.Y. Louie Co. Limited



Gary Sorenson
Chief Operating Officer

Hathstauwk Holdings Ltd.



Ray Bourbonnais
Director.