



Item
Meeting2017 October 02

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 September 27
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 #16-24 See Schedule A

From: C4a Service Commercial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines)

Address: 4716, 4736 and 4780 Hastings Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of two mixed-use buildings on the subject site.

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 #02 Application for the Rezoning of:
Rez #17-23 Lot 313 DL 56 Group 1, NWD Plan 66423

From: M3 Heavy Industrial District

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

Address: 2751 Production Way

Purpose: The purpose of the proposed rezoning bylaw amendment is to construct a four-storey multi-tenant light manufacturing / warehouse / office development.

RECOMMENDATION

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

Item #03 **Application for the Rezoning of:**
Rez #17-29 See Schedule A

From: R2 Residential District

To: M2 General Industrial District, P3 Park and Public Use District and P12 Utility Corridor District

Address: 9450, 9520, 9461 and 9369 Broadway and 2740 Beaverbrook Crescent

Purpose: The purpose of the proposed rezoning bylaw amendment is to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan.

RECOMMENDATIONS

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be forwarded to the Project Manager, Katrine Nielsen, BC Hydro and Power Authority, 15th Floor, 6911 Southpoint Drive, Burnaby, BC V4N 4X8.
3. **THAT** a copy of this report be forwarded to the Secretary-Treasurer, Russell Horswill, Burnaby School District 41, 5325 Kincaid Street, Burnaby, BC V5G 1W2.

Item #04 **Application for the Rezoning of:**
Rez #17-33 See Schedule A

From: CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District) and P3 Park and Public Use District

To: CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District

Address: Ptn. 4828 Lougheed Highway, 4827, ptn. 4828, 4829 Dawson Street, 2235, 2285, ptn. 2311 Delta Avenue and ptn. 2316 Beta Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Phase 2 of the Woodlands Site redevelopment, comprised of two high-rise buildings, one mid-rise building, ground oriented low-rise apartments and townhouses, and street fronting commercial and underground parking.

RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #05 **Application for the Rezoning of:**
Rez #17-36 See Schedule A

From: M1 Manufacturing, M2r General Industrial, and M5 Light Industrial Districts

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential and C9 Urban Village Districts and Brentwood Town Centre Plan guidelines)

Address: 4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430 Willingdon Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to establish a conceptual Master Plan and development guidelines as a framework for future site specific rezoning applications, as well as a detailed first phase of development.

RECOMMENDATION

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

Item #06 **Application for the Rezoning of:**
Rez #17-37 Lot 19 Except: Part Subdivided By Plan 67600; District Lot 130 Group NWD
Plan 21055

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on C1 Neighbourhood
Commercial District and C2h Community Commercial District)

Address: 5901 Broadway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a private
retail liquor store use.

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 #17-38 Lot A District Lot 119 Group 1 NWD Plan 40447

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: 4455 Alaska Street and portion of lane and Willingdon Avenue.

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-family residential building with above and below grade structured parking.

RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized as outlined in Section 4.2 of this report contingent upon granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned road and lane property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, subject to the applicant pursuing the rezoning proposal to completion.
3. **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.

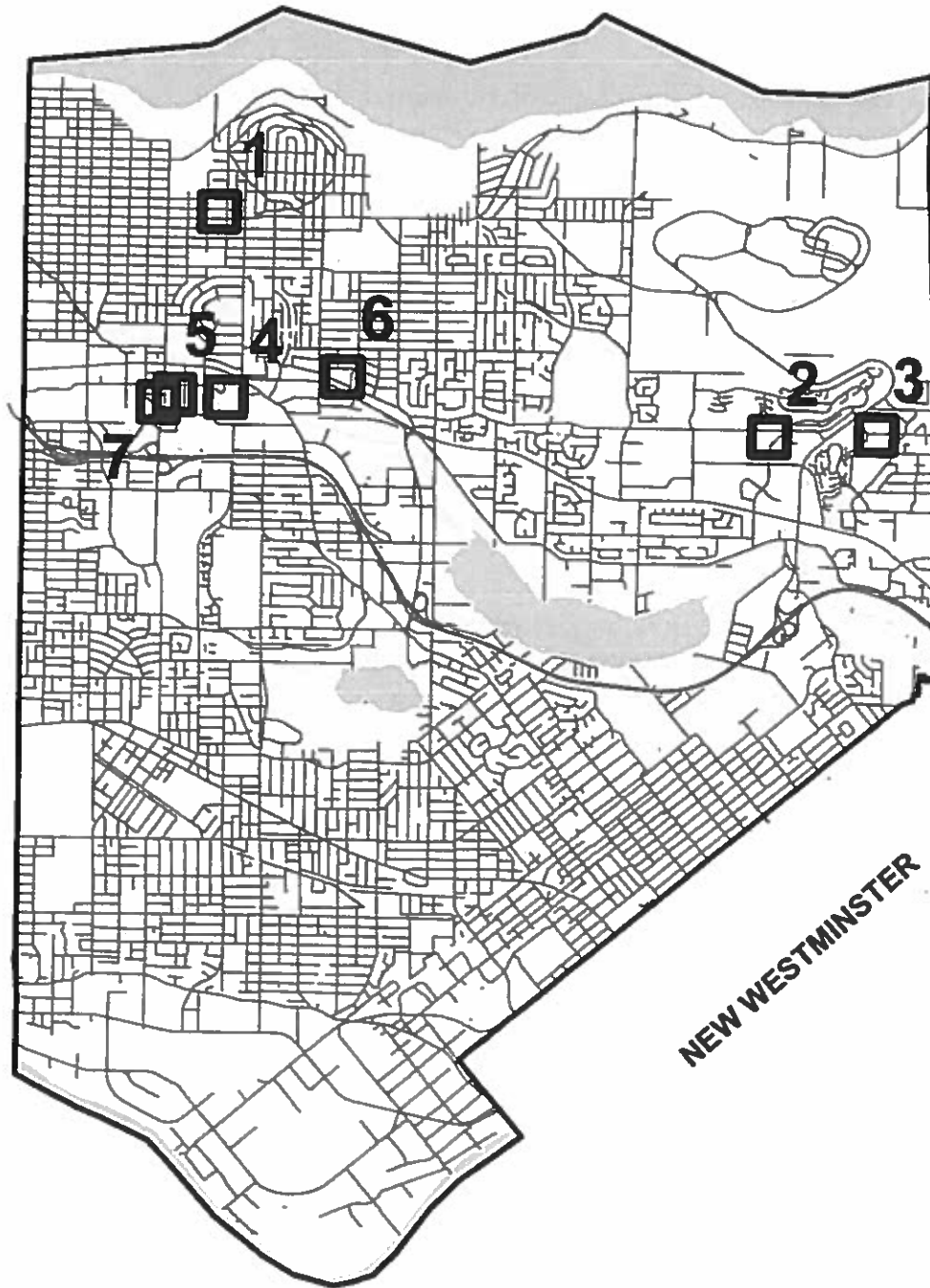

Lou Pelletier, Director
PLANNING AND BUILDING

:eb

Attachments

P:\49500 Rezoning\01 Rezoning Series\2017\Rezoning Series Cover Report 2017 August.docx

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 26 2017

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2017 SEPTEMBER

SCHEDULE A
REZONING 16-24

ADDRESS	LEGAL DESCRIPTION	PID
4716 Hastings Street	Lot 5 Except: The North 20 Feet; Block 11, DL 122, Group 1, NWD Plan 1308	003-147-070
4716 Hastings Street	Lot 6 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-118
4716 Hastings Street	Lot 7 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-177
4716 Hastings Street	Lot 8 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-223
4716 Hastings Street	Lot 9 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-282
4736 Hastings Street	Lot 10 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	012-110-060
4780 Hastings Street	Lot 1, DL 122, Group 1, NWD Plan BCP8022	025-782-029

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**SCHEDULE A
REZONING #17-29**

Address	Zone from:	Zone to:	Legal Description
BC Hydro and Power Authority Owned Lands			
9450 Broadway	R2	M2	South West Quarter District Lot 15 Group 1 Except: Firstly: East 264 Feet Secondly: Part Subdivided By Plan 49579 Thirdly: Part Subdivided By Plan 51478 Fourthly: Part Subdivided By Plan 83735 Fifthly: 2.213 Acres Statutory Right Of Way Plan 31706 New Westminster District
9369 Broadway	R2	P12	Lot 3, Except: Firstly: Part On Reference Plan 2411, Secondly: Part Subdivided By Plan 51478 And Thirdly: Part Road On Plan Lmp24005, Fourthly: Part Road On Statutory Right Of Way Plan 49347, District Lot 15 Group 1 New Westminster District Plan 209
9461 Broadway	R2	P12	Lot 4, Except: Firstly: Part On Reference Plan 2411; Secondly: Part Subdivided By Plan 51478, Thirdly: Part On Statutory Right Of Way Plan 62130, Fourthly: Part Road On Plan Lmp24005 And Fifthly: Part On Statutory Right Of Way Plan 49247, District Lot 15 Group 1 New Westminster District Plan 209
9520 Broadway	R2	P12	Lot 1 District Lot 15 Group 1 New Westminster District Plan 17870
Burnaby School District Owned Lands			
Portion of 2740 Beaverbrook Crescent	R2	P3	Lot 309 Of District Lots 8 And 56 Group 1 New Westminster District Plan 57113

SCHEDULE A
REZONING 17-00033

ADDRESS	LEGAL DESCRIPTION	PID
Ptn. 4828 Lougheed Hwy.	Lot 124 District Lot 124 Group 1 New Westminster District Plan 36610 Except: Plan Epp56498	002-853-051
4827 Dawson Street	That Part Of District Lot 124 Group 1 New Westminster District Shown On Plan Epp56449 As Parcel 3	029-890-217
Ptn.4828 Dawson Street	Block 86, Except: Firstly; Part In Plan 13192, Secondly; Part In Plan Bcp20675, District Lot 124 Group 1 New Westminster District Plan 3348	025-313-266
4829 Dawson Street	Lot A, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	025-313-207
2235 Delta Avenue	Lot B, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	026-056-207
2285 Delta Avenue	Lot "D", Except Part In Plan Bcp20675 District Lot 124 Group 1 New Westminster District Plan 3348	010-995-889
Ptn.2311 Delta Avenue	Parcel "One" (Explanatory Plan 13194) Of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District	007-313-039
Ptn. 2316 Beta Avenue	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 Except Parcel 1 (Explanatory Plan 13194) New Westminster District	001-506-986

Schedule A

Rezoning Reference #17-36

ADDRESS	LEGAL DESCRIPTION	PID
4500 Dawson St	Lot 136 District Lot 124 Group 1 New Westminster District Plan 51591	002-750-899
4554 Dawson St	Lot 15 Except: Parcel "A" (J1303e), District Lot 124 Group 1 New Westminster District Plan 3343	001-491-083
2223 Alpha Ave	Parcel "A" (J1303e) Lot 15 Except: South 10 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	003-379-884
2375 Alpha Ave	Lot 23 District Lot 124 Group 1 New Westminster District Plan 3343	010-995-528
2350 Willingdon Ave	Lot 121 District Lot 124 Group 1 New Westminster District Plan 35225	002-305-712
2410 Willingdon Ave	North Half Lot 25 Except: The West 33 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-625
2430 Willingdon Ave	South Half Lot 25 Except: Firstly: The West 33 Feet Secondly: The East 30 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-617

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-24
 2017 OCTOBER 02

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Adera Equities Inc.
 Suite 2200 – 1055 Dunsmuir Street
 PO Box 49214, Four Bentall Centre
 Vancouver, BC V7X 1K8
 (Attn: Rocky Sethi)
- 1.2 Subject:** Application for the rezoning of:
 Schedule A (*attached*)
- From:** C4a Service Commercial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 4716, 4736 and 4780 Hastings Street
- 1.4 Location:** The subject site is located at the southwest corner of Hastings Street and Gamma Avenue (Sketch #1 and #2 *attached*).
- 1.5 Size:** The subject site has a frontage on Hastings of approximately 140 m (459 ft.), a frontage on Gamma Avenue of approximately 33 m (121 ft.), and an area of approximately 4,928 m² (1.22 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 the construction of two mixed-use buildings on the subject site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site encompasses seven individual properties with three addresses at 4716, 4736 and 4780 Hastings Street that are currently zoned C4a Service Commercial District. The properties are currently occupied by two car dealerships at 4716 and 4780 Hastings Street and a single-storey commercial building at 4736 Hastings Street.

To the west of the subject site is a four-storey mixed use building with grade level retail and three storeys of residential above (Rezoning Reference #10-15). To the east across Gamma Avenue is a four-storey mixed-use development with commercial at grade and three storeys of residential above (Rezoning Reference #14-06). To the north across Hastings Street is a mix of retail, restaurants and commercial services and a four-storey mixed use development with commercial at grade and three storeys of residential above (Rezoning Reference #09-20).

3.0 BACKGROUND INFORMATION

The subject site is located within the Hastings Street Area Plan Extension, and is designated for CD Comprehensive Development District (using the RM3 Multiple Family District, C2 Community Commercial District, and Hasting Street Area Plan as guidelines), with a maximum Residential Density of 1.1 FAR and maximum commercial density of 1.3 FAR, for a total cumulative development density of 2.4 FAR.

4.0 GENERAL INFORMATION

The applicant is requesting to rezone the subject site from the C4a Service Commercial District to the Comprehensive Development District (using the RM3 Multiple Family District, C2 Community Commercial District, and Hastings Street Area Plan as guidelines). The preliminary concept is to develop two buildings on the subject site that are separated by a pedestrian breezeway. The west building proposes retail at grade and three storeys of office uses above. The east building fronting Gamma Avenue proposes commercial uses at grade with three to four storeys of residential above. The subject site slopes down significantly to the north and west, and therefore, the east building's five storey form along Hastings Street transitions to four storeys at the lane. The maximum height fronting the lane will be four storeys in order to respect the character and scale of the single and two family residential neighbourhood to the south.

- 4.1 The Director Engineering will provide an estimate for all services necessary to serve the subject site, which may include, but is not necessarily limited to, sidewalks, street trees, lighting, bus shelter, water, storm and sanitary sewer.
- 4.2 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.3 Due to the subject site's proximity to Hastings Street, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.4 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.5 The consolidation of the subject site into one legal parcel will be required.

- 4.6 The submission of an on-site Stormwater Management Plan will be required.
- 4.7 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.8 The provision of an approved on-site residential loading facility will be required.
- 4.9 A Site Profile and the resolution of any arising issues will be required.
- 4.10 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

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

h.p.

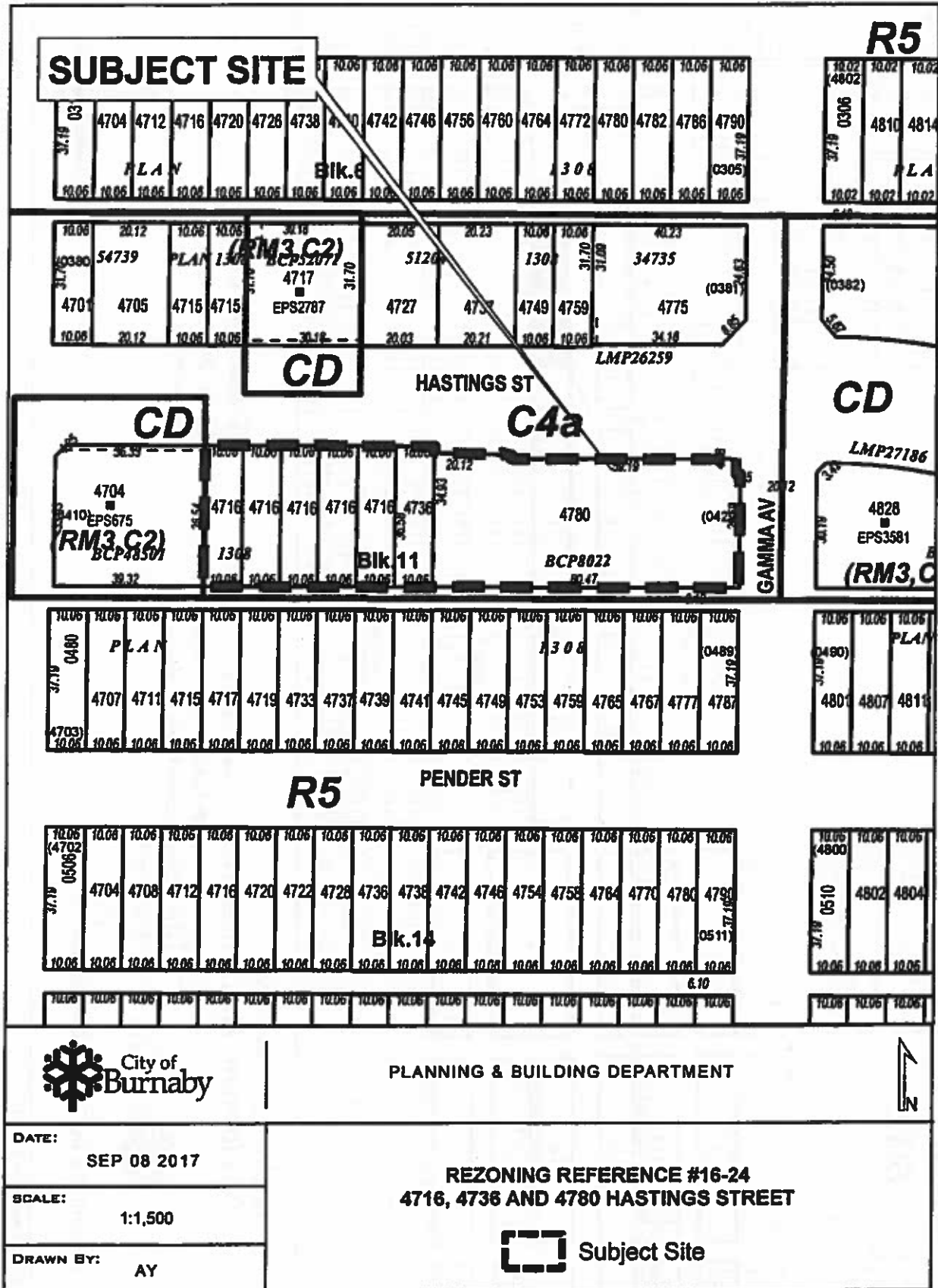
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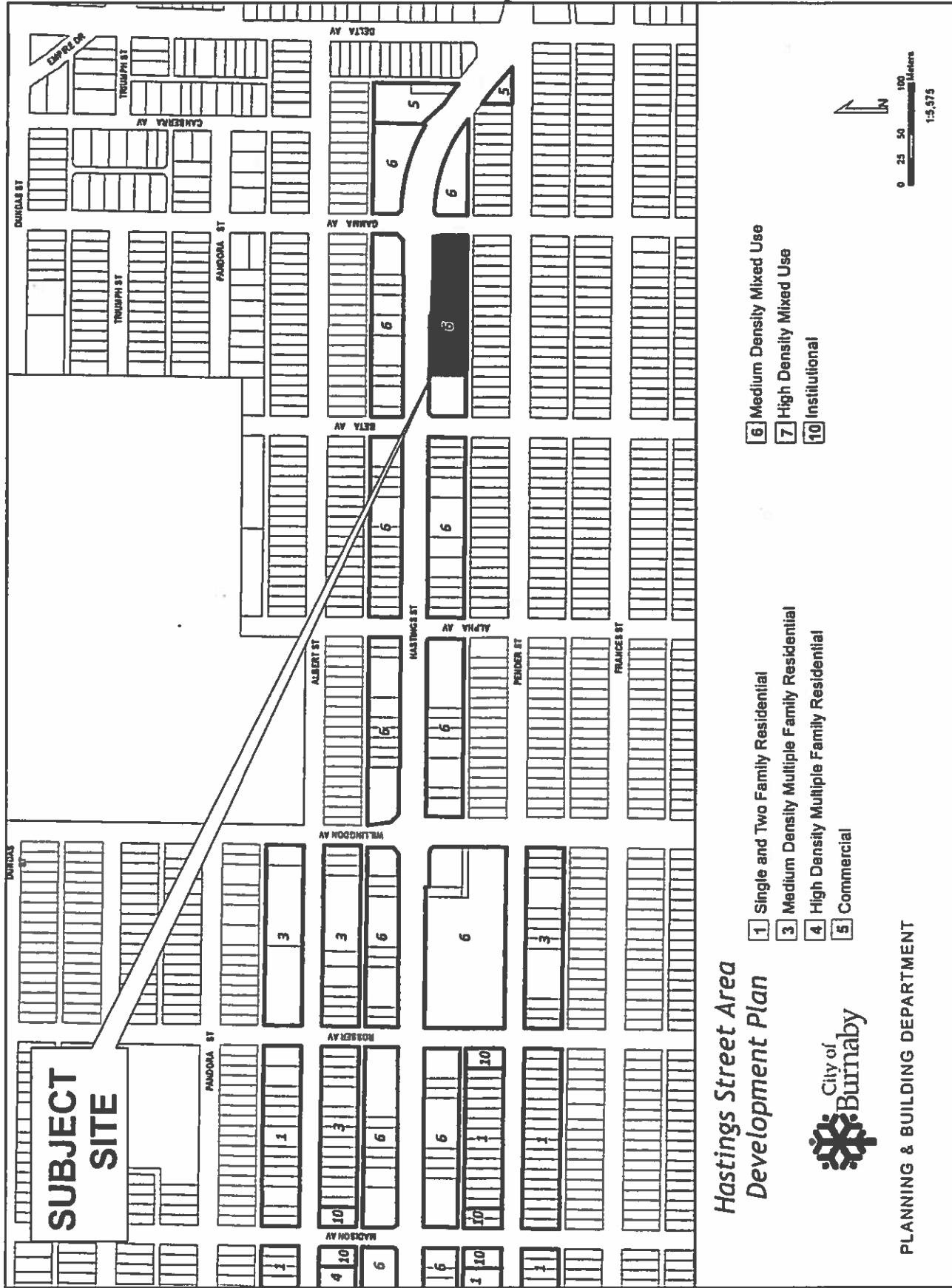
cc: Director Engineering
City Solicitor
City Clerk

SCHEDULE A
REZONING 16-24

ADDRESS	LEGAL DESCRIPTION	PID
4716 Hastings Street	Lot 5 Except: The North 20 Feet; Block 11, DL 122, Group 1, NWD Plan 1308	003-147-070
4716 Hastings Street	Lot 6 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-118
4716 Hastings Street	Lot 7 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-177
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4716 Hastings Street	Lot 9 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-282
4736 Hastings Street	Lot 10 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	012-110-060
4780 Hastings Street	Lot 1, DL 122, Group 1, NWD Plan BCP8022	025-782-029

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Sketch #2

*Hastings Street Area
Development Plan*



PLANNING & BUILDING DEPARTMENT

Printed on September 8, 2017



Vivo Adera Projects Ltd.

September 22, 2017

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

Attn: Jesse Dill

Letter of Intent re: 4760-4780 Hastings Street

Dear Mr. Dill:

Please accept our Rezoning Application for the above referenced properties. The application is to rezone the properties from the current C-4A District to Comprehensive District (CD) zoning based on RM-3 and C-2 guidelines. The existing commercial buildings would be removed.

We are proposing a four-storey mixed-use project, with office and retail space fronting onto Hastings Street and both strata apartments. The size of the property provides an opportunity to develop a significant "anchor" on the east edge of The Heights neighbourhood. We anticipate being able to lease the bulk of the retail space to a neighbourhood grocery, with the remainder being available for smaller, local retail.

We are proposing to consolidate the properties into a 1.2 acre parcel (GROSS SITE) and develop two midrise buildings with commercial space on the ground floor with office and residential above, producing approximately 59 residential units and 22 commercial units. This is intended to achieve the maximum density of 1.1 FAR according to RM3 zoning and 1.3 FAR according to C2 zoning. The construction method is to be wood over 2 storey concrete with a shared, 1 1/2 level parkade. Approximately 95 parking spaces will be provided for the residential component, at a ratio of 1.60 spaces per unit, with approximately 246 additional spaces provided for the commercial and retail component.

The plan of development will address urban design, public realm and architectural standard, and address the City's goals of this site being a gateway for the Lougheed Town Centre Plan.

Yours truly,
Vivo Adera Projects Ltd.

Rocky Sethi
Vice President, Development

LIVE WEST COAST

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-23
 2017 OCTOBER 02

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Joe Carreira
 JNT Developments (Production Way) Ltd.
 #250 - 1311 Kootenay Street
 Vancouver, BC, V5K 4Y3
- 1.2 **Subject:** Application for the rezoning of:
 Lot 313 DL 56 Group 1, NWD Plan 66423
- From:** M3 Heavy Industrial District
- To:** CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines).
- 1.3 **Address:** 2751 Production Way
- 1.4 **Location:** The subject site is located at the southwest corner of Production Way and Broadway (Sketch #1 *attached*).
- 1.5 **Size:** The site has an area of approximately 20,763.35 m² (223,495 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 construct a four-storey multi-tenant light manufacturing / warehouse / office development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site, which is located at the southwest corner of Production Way and Broadway, is currently improved with a vacant industrial building constructed in 1983 (*see attached* Sketch #1). The Metro Vancouver Operations Centre is located immediately to the west of the site. To the north is a closed portion of the Broadway road right-of-way which functions as a greenway with public trails, and beyond is a park conservation area. Light industrial uses are located to the south and east across Production Way. A tributary of Stoney Creek traverses a north-eastern portion of the site within a culvert. Access to the site is from Production Way.

3.0 BACKGROUND INFORMATION

The subject site is located within the Council-adopted Lake City Business Centre Plan area (see *attached* Sketch #2). The Plan anticipates the transition of the area from predominantly heavy industrial uses to more employment intensive office, research and development, and light industrial uses, given the area's strategic location between the developing Lougheed and Brentwood Town Centres and adjacent Millennium SkyTrain line along Lougheed Highway. The subject site is designated B1 Suburban Office District, which permits a maximum development density of 1.0 FAR.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to permit the construction of a multi-tenant light manufacturing / warehouse / office development. The proposed rezoning to the CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District and Lake City Business Centre Plan as guidelines) is intended to continue transitioning the Lake City Area from heavy industrial uses to uses that generate higher employment.
- 4.2 The requested CD(M5/B1) zoning includes the zoning that is specified for the site in the Council-adopted Lake City Business Centre Plan. As noted, the Lake City Business Centre is an area in transition that has provided for a flexible zoning approach to continue accommodating manufacturing 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 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 manufacturing, warehouse or office space. Given the requested CD(M5/B1) zoning for the subject site is consistent with the general objectives of the Lake City Business Centre Plan, this rezoning application is supportable.
- 4.3 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including but not necessarily limited to:
- construction of separated sidewalk, street trees, front boulevard, and transit stop facilities (bus pad and shelter) on the west side of Production Way; and,
 - removal of the existing on-site storm sewer, and construction of a new storm sewer within the closed portion of the Broadway road right-of-way to Production Way.
- 4.4 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required. The provision of a 0.5 m (1.6 ft.) road dedication along the Production Way

frontage will be required. The dedication is to be confirmed by a detailed geometric provided by the applicant.

- 4.5 Vehicular access to the site will continue to be from Production Way.
- 4.6 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant will be required, where warranted.
- 4.7 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.8 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.
- 4.9 Submission of a site profile in compliance with the Ministry of Environment and Climate Change Strategy regulations will be required.
- 4.10 The GVS & DD Sewerage Development Cost Charge of \$0.811 per sq. ft. (\$8.73 per m²) of gross floor area will apply to this rezoning.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

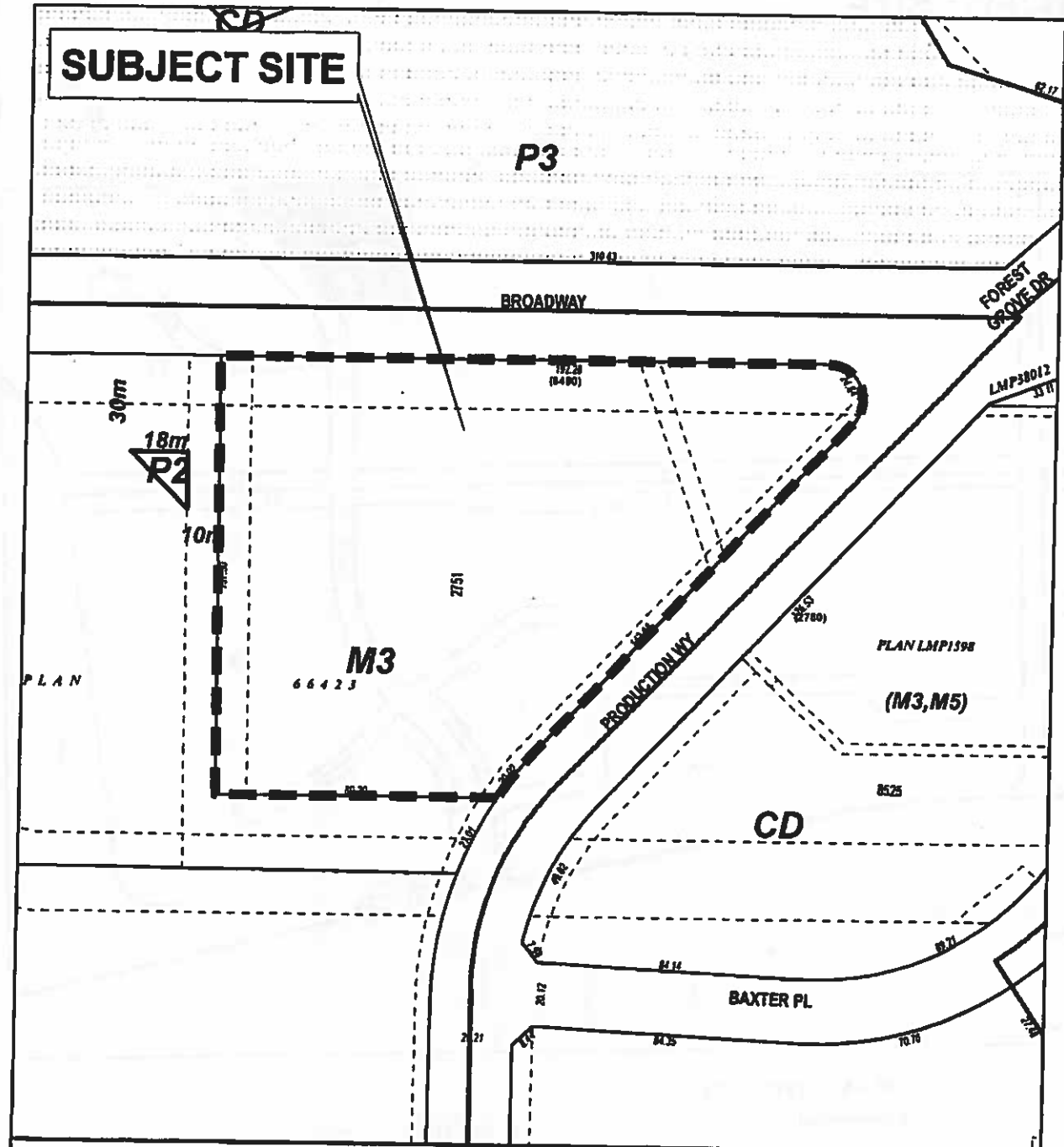
5.0 RECOMMENDATION

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

LP.

SMN:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: SEP 14 2017

SCALE: 1:2,000

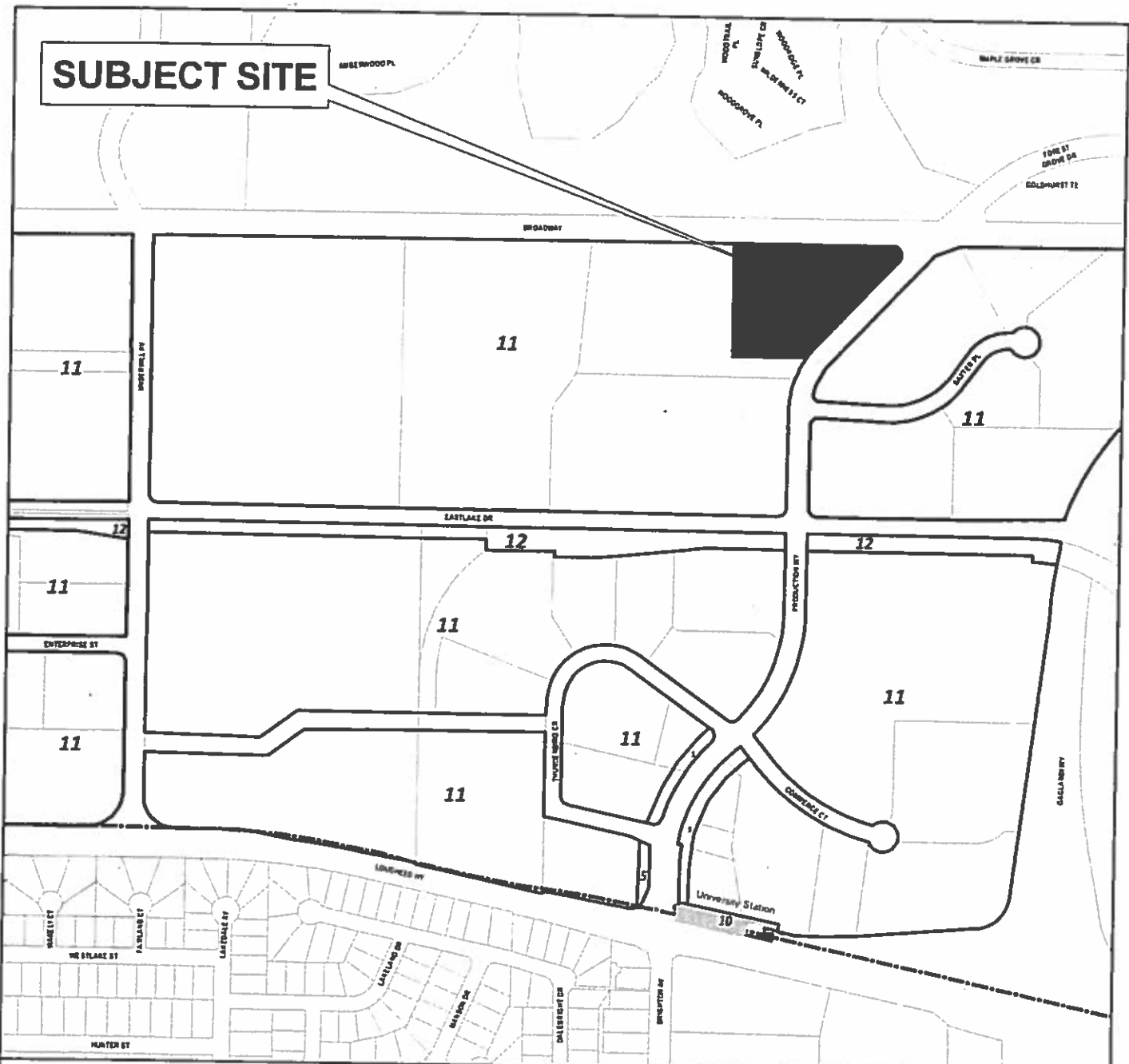
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REZONING REFERENCE #17-23
2751 PRODUCTION WAY

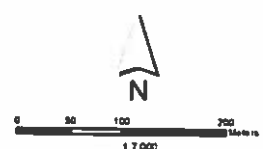
 Subject Site

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

CONWEST

Joe Carreira, VP Development

JNT Developments (Production Way) Ltd.

#250-1311 Kootenay Street

Vancouver, BC, V5K 4Y3

604-293-2466

Resubmitted

September 15, 2017

Lou Pelletier, Director

City of Burnaby Planning Department

4949 Canada Way

Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent

2751 Production Way

Lake City Business Center

I, Joe Carreira, VP, Development - on behalf of JNT Developments (Production Way) Ltd., have submitted this application to rezone 2751 Production Way from the current M3 Heavy Industrial District to the CD Comprehensive Development District based on the B1 Suburban Business Center District and M5 light Industrial Zone. The purpose of the proposed rezoning bylaw amendment is to permit a multi-strata flex- space office/warehouse/manufacturing development as per the B-1 and M-5 zones.

The rezoning of the subject site will permit the construction of a multi-strata flex- space office/warehouse/manufacturing development to a maximum density of 1.0 FAR and maximum height of four storeys. The proposed parking and loading will be located on the surface and below ground.

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,



Joe Carreira, VP Development

JNT Developments (Production Way) Ltd.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-29
 2017 OCTOBER 02

Item #03

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** City of Burnaby
 4949 Canada Way
 Burnaby, BC V5G 1M2
- 1.2 **Subject:** Application for the rezoning of:
 See Schedule A (*attached*)
- From:** R2 Residential District
- To:** M2 General Industrial District, P3 Park and Public Use District and
 P12 Utility Corridor District
- 1.3 **Address:** See Schedule A (*attached*)
- 1.4 **Location:** The subject site is located at the southwest corner of Gaglardi Way
 and Broadway (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape with a total area of 6.46 hectares (15.95
 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 bring
 public lands in the Lougheed Town Centre into conformance with
 their current uses and the adopted Community Plan.

2.0 NEIGHBOURHOOD CHARACTERISTICS:

The subject site encompasses four BC Hydro owned properties at 9369, 9450, 9461 and 9520 Broadway, a portion of a Burnaby School District owned property at 2740 Beaverbrook Crescent, and unopened City road rights-of-way. All areas within the subject rezoning area are zoned R2 Residential District (see *attached* Sketches #1 and #2). The Barnard Substation, located at 9450 Broadway, is one of several large BC Hydro electrical facilities that are located in the City and linked through a system of transmission lines. Subject lands to the north and east of the Barnard Substation include three BC Hydro properties (9369, 9461 and 9520 Broadway) that are currently occupied by transmission facilities that form part of the regional network for electrical transmission.

South and south-east of the Barnard Substation is the boundary of the Stoney Creek Community School site and the Stoney Creek Ravine Park, respectively. A small portion of the existing school site retains the R2 District zoning due to a road closure and consolidation with the school site that was undertaken in 1977. Similarly, the Stoney Creek Ravine Park includes a section of an unopened portion of the Still Creek Avenue road right-of-way and a designated public walkway area that connects Beaverbrook Crescent to the public park. These portions of land within the Stoney Creek Community School site and Stoney Creek Ravine Park are included in the subject site for rezoning to the appropriate P3 Park and Public Use District.

To the west of the subject site is a low-rise multiple-family development. To the east is an established single-family residential neighbourhood. To the north-west, across Gaglardi Way, is East Grove Park and a low-rise multiple family development. To the north-west, across Broadway, is Burnaby Mountain Conservation Area.

3.0 BACKGROUND INFORMATION:

In 2017 February, the City was advised by BC Hydro that it is planning to undertake significant upgrades, including renewed City utility services, to the Barnard Substation located at 9450 Broadway. City staff have reviewed the Barnard Substation property, adjacent public utility corridor lands, the Stoney Creek Ravine Park, and the Stoney Creek Community School site, and have concluded that the prevailing R2 Residential District zoning in place for these lands is inconsistent with the City's adopted Official Community Plan and the Lougheed Town Centre Plan (see *attached* Sketches #1, #2 and #3). The direction and intent of these plans support the Barnard Substation property as a recognized industrial use, and designate adjacent lands for their intended use as public utility corridors, public use, and public school purposes (see *attached* Sketch #4).

The City is initiating this rezoning to bring the subject lands into conformance with their current uses and the adopted Lougheed Town Centre Community Plan. The City is including the BC Hydro properties in this rezoning because BC Hydro has responded that it will not be applying for a rezoning application for the Barnard Substation works pursuant to Section 32 of the Hydro and Power Authority Act which states that it is not subject to the Community Charter and municipal bylaws.

4.0 GENERAL INFORMATION:

4.1 The application is requesting to rezone the subject site from R2 Residential District to M2 General Industrial District, P12 Utility Corridor District, and P3 Park and Public Use District. The purpose of the proposed rezoning bylaw amendment is to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan.

- 4.2 The Barnard Substation at 9450 Broadway is proposed to be rezoned from R2 Residential District to M2 General Industrial District. The M2 District is consistent with the property's industrial designation in the Official Community Plan and the Lougheed Town Centre Plan. As such, the proposed Substation upgrades and future works would be in conformance with the community plan land use designation and this zoning district.

As indicated, BC Hydro is undertaking an upgrade project for the Barnard Substation to increase its reliability and to address near end-of-life equipment that will include, but is not limited to, the following:

- Replace old circuit breakers and existing relay buildings in the 60kV yard with a new relay building.
- Construct a new building and install:
 - indoor switchgear to replace existing aging outdoor feeder section;
 - a washroom and possibly a sprinkler system; and
 - water and sanitary sewer line connections to City services.
- Replace end-of-life protection, control and metering equipment.
- Remove existing feeder section after load has been transferred.
- Remove abandoned structures.
- Restore any ground disturbance.

All relevant bylaws and civic issues relating to utility services must be addressed in future submissions for any required civic approvals. Included in this review will be the maintenance of provisions for a 32.0 m (105 ft.) buffer area on-site. This commitment was related to the rezoning of BC Hydro lands located at 2600 Beaverbrook Crescent in 1990 (REZ #8/89).

- 4.3 The BC Hydro lands to the east and north of the Barnard Substation, located at 9520, 9461 and 9369 Broadway, and the Broadway road right-of-way, are proposed to be rezoned from the R2 Residential District to the P12 Utility Corridor District. In 2014 October, Council approved a comprehensive report respecting utility transmission corridor lands in the city which included recommendations respecting the amendment of the Burnaby Zoning Bylaw to include a new P12 Utility Corridor District. Council also approved staff to pursue City-initiated rezonings of public utility corridor lands including properties adjacent to the Barnard Substation. Rezoning these lands to the P12 District serves to maintain these lands in line with the local community plans. The P12 District serves to protect open space, greenways, trails, and buffer zones between residential uses and electrical transmission infrastructure corridors.
- 4.4 A portion of the Stoney Creek Community School and Stoney Creek Ravine Park south and southeast of the Barnard Substation, located at 2740 Beaverbrook Crescent, is zoned R2 Residential District, which is inconsistent with the City's adopted Official Community Plan and the Lougheed Town Centre Plan. Rezoning the portion of lands within the boundaries of the Stoney Creek Community School and the Stoney Creek Ravine Park from R2 Residential District to the P3 Park and Public Use District will reflect their school and public use, and be in line with Community Plans.

- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and pedestrian/cycle improvements.
- 4.6 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.7 Stoney Creek is located to the east of the subject site. City's records also shows an unclassified watercourse originating in the southwest corner of the Barnard Substation (9450 Broadway), flowing southward through the unopened portion of Still Creek Avenue and lands owned by School District #41 (2740 Beaverbrook Crescent) to its confluence with Stoney Creek. If development of the subject site is proposed in the future, the streamside protection provisions of the City's Zoning Bylaw would be applied to this segment of Stoney Creek, the unclassified watercourse, and any unmapped watercourses on or adjacent to the subject site.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

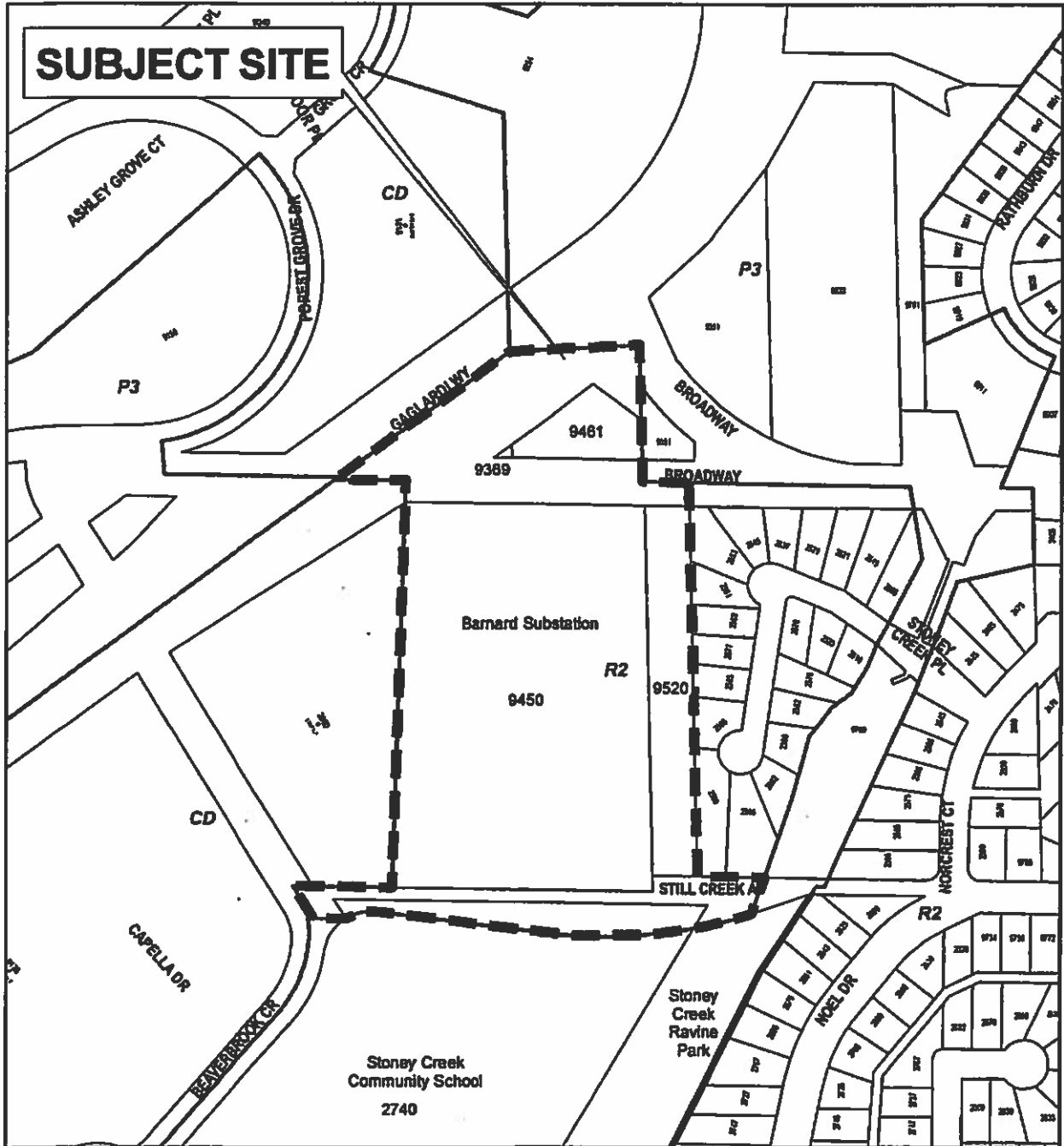
5.0 RECOMMENDATIONS:

- 1. **THAT** the Planning and Building Department be authorized to continue to work towards the rezoning of the subject site, in line with the Lougheed Town Centre Plan, for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. **THAT** a copy of this report be forwarded to the Project Manager, Katrine Nielsen, BC Hydro and Power Authority, 15th Floor, 6911 Southpoint Drive, Burnaby, BC, V4N 4X8.
- 3. **THAT** a copy of this report be forwarded to the Secretary-Treasurer, Russell Horswill, Burnaby School District 41, 5325 Kincaid Street, Burnaby, BC, V5G 1W2.

LP.

KL/JD:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk



City of
Burnaby

PLANNING & BUILDING DEPARTMENT



DATE:
SEP 22 2017

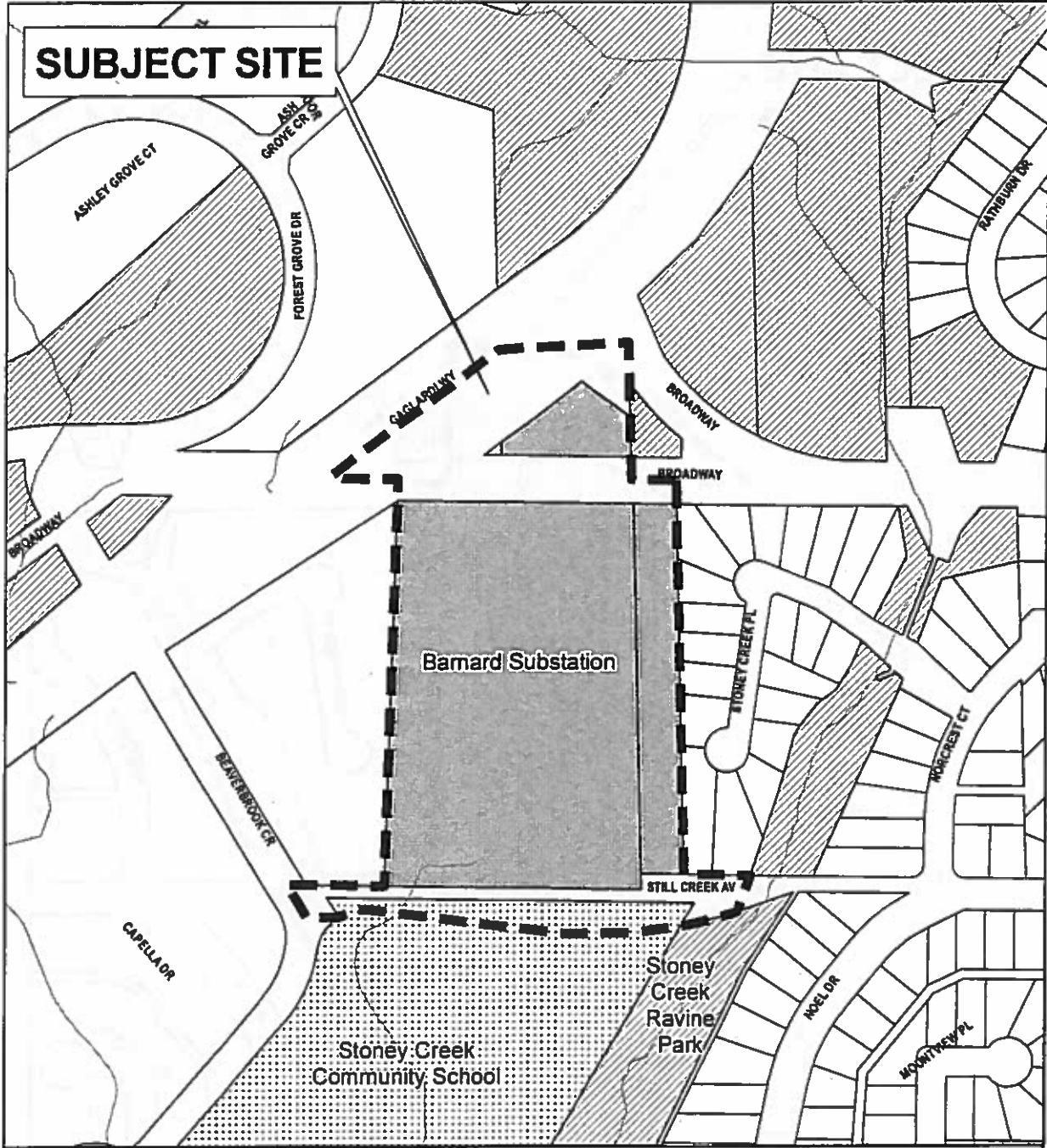
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DRAWN BY:
AY

REZONING REFERENCE #17-29
LOUGHEED TOWN CENTRE - CURRENT ZONING DISTRICTS

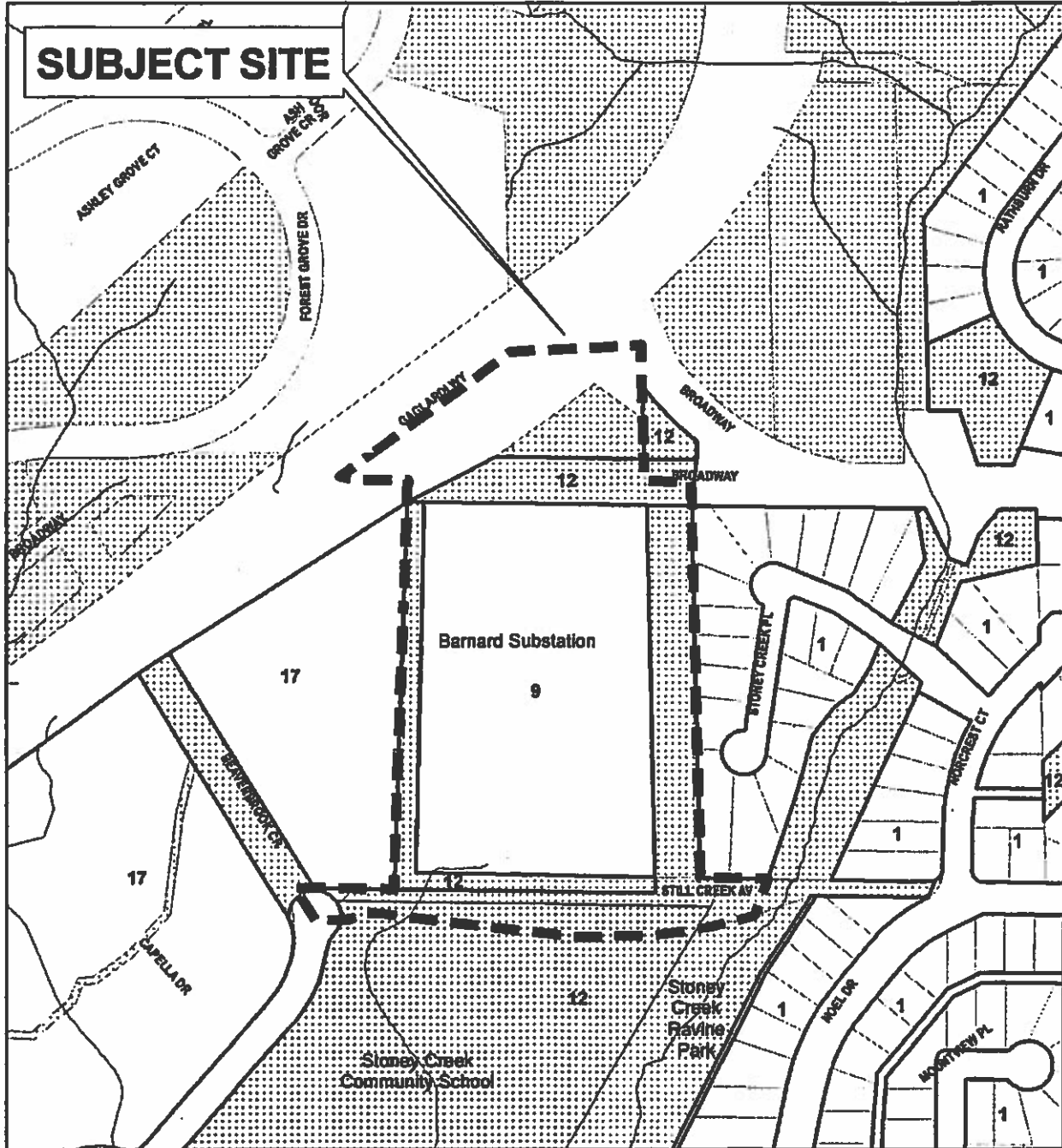
 Subject Site

Sketch #1



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p> 								
<p>DATE: SEP 22 2017</p>	<p>REZONING REFERENCE #17-29 LOUGHEED TOWN CENTRE - LAND USE OWNERSHIP</p>								
<p>SCALE: 1:4,000</p>	<table border="0"> <tr> <td data-bbox="544 1753 625 1806"></td> <td data-bbox="633 1753 787 1795">Subject Site</td> <td data-bbox="1031 1753 1112 1806"></td> <td data-bbox="1120 1753 1323 1795">City-owned Land</td> </tr> <tr> <td data-bbox="544 1816 625 1869"></td> <td data-bbox="633 1816 966 1858">Burnaby School District #41</td> <td data-bbox="1031 1816 1112 1869"></td> <td data-bbox="1120 1816 1242 1858">BC Hydro</td> </tr> </table>		Subject Site		City-owned Land		Burnaby School District #41		BC Hydro
	Subject Site		City-owned Land						
	Burnaby School District #41		BC Hydro						
<p>DRAWN BY: AY</p>									

Sketch #2









PLANNING & BUILDING DEPARTMENT



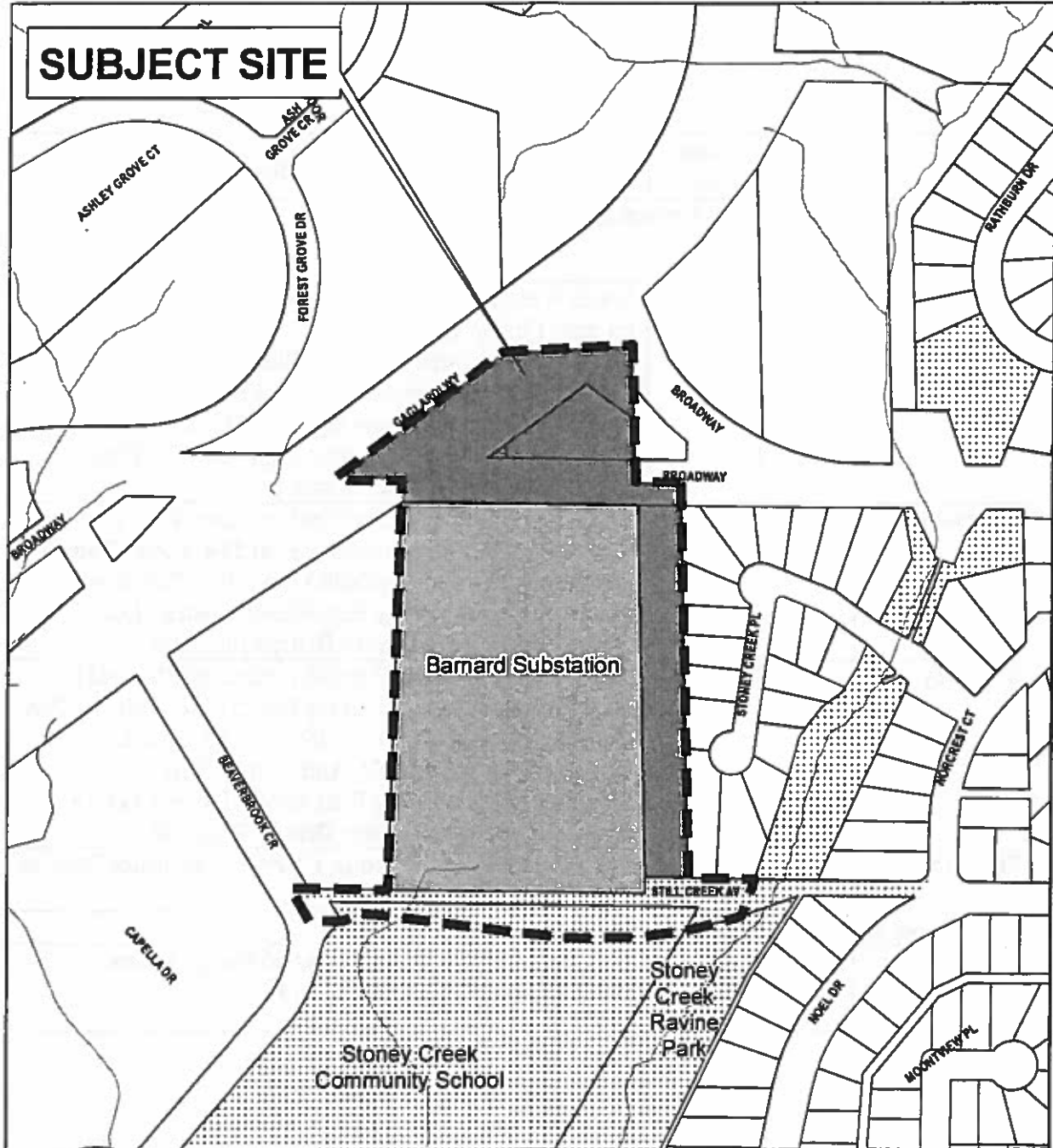
DATE: SEP 22 2017

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- REZONING REFERENCE #17-29**
LOUGHEED TOWN CENTRE - LAND USE DESIGNATION
- | | | | |
|---|---------------------|---|---|
|  | Subject Site |  | Single and Two Family Residential |
|  | Industrial |  | Park and Public Use/Public School |
|  | Park and Open Space |  | Low or Medium Density Multiple Family Residential |

Sketch #3



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 22 2017

SCALE:
1:4,000

DRAWN BY:
AY

**REZONING REFERENCE #17-29
LOUGHEED TOWN CENTRE - PROPOSED ZONING DISTRICTS**

- Subject Site
- Park and Public Use (P3)
- General Industrial (M2)
- Public Utility Corridor (P12)

Sketch #4

**SCHEDULE A
REZONING #17-29**

Address	Zone from:	Zone to:	Legal Description
BC Hydro and Power Authority Owned Lands			
9450 Broadway	R2	M2	South West Quarter District Lot 15 Group 1 Except: Firstly: East 264 Feet Secondly: Part Subdivided By Plan 49579 Thirdly: Part Subdivided By Plan 51478 Fourthly: Part Subdivided By Plan 83735 Fifthly: 2.213 Acres Statutory Right Of Way Plan 31706 New Westminster District
9369 Broadway	R2	P12	Lot 3, Except: Firstly: Part On Reference Plan 2411, Secondly: Part Subdivided By Plan 51478 And Thirdly: Part Road On Plan Lmp24005, Fourthly: Part Road On Statutory Right Of Way Plan 49347, District Lot 15 Group 1 New Westminster District Plan 209
9461 Broadway	R2	P12	Lot 4, Except: Firstly: Part On Reference Plan 2411; Secondly: Part Subdivided By Plan 51478, Thirdly: Part On Statutory Right Of Way Plan 62130, Fourthly: Part Road On Plan Lmp24005 And Fifthly: Part On Statutory Right Of Way Plan 49247, District Lot 15 Group 1 New Westminster District Plan 209
9520 Broadway	R2	P12	Lot 1 District Lot 15 Group 1 New Westminster District Plan 17870
Burnaby School District Owned Lands			
Portion of 2740 Beaverbrook Crescent	R2	P3	Lot 309 Of District Lots 8 And 56 Group 1 New Westminster District Plan 57113

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-33
 2017 OCTOBER 02

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Concord Brentwood (Nominee) Ltd.
 9th Floor – 1095 West Pender Street
 Vancouver, BC V6E 2M6
 (Attn: Matt Meehan)
- 1.2 **Subject:** Application for the rezoning of:
See Schedule A
- From:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District) and P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District
- 1.3 **Address:** Ptn. 4828 Lougheed Highway, 4827, ptn. 4828, 4829 Dawson Street, 2235, 2285, ptn. 2311 Delta Avenue, and ptn. 2316 Beta Avenue
- 1.4 **Location:** The subject site is located south of Lougheed Highway and west of Delta Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape, with a width of approximately 163 m (443 ft.) and an area of approximately 1.89 hectares (4.68 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 the construction of Phase 2 of the Woodlands Site redevelopment, comprised of two high-rise buildings, one mid-rise building, ground oriented low-rise apartments and townhouses, and street fronting commercial and underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 Directly to the north is Phase Ib of the Woodlands Site, comprised of two high-rise multiple family buildings (Rezoning Reference #16-25). To the northwest of the subject

site is Phase Ia of the Woodlands Site, which is currently under construction. Across Lougheed Highway to the north and northeast is the Brentwood Gate multiple family development (Rezoning Reference #03-69) and to the northwest is Brentwood Mall which is advancing under a Master Plan for mixed-use high-rise development under rezoning references #11-22, #12-44, #12-45, #12-46 and #15-05. To the east is the Perspectives multiple-family development (Rezoning Reference 06-60). To the south are future phases of the Woodlands Site, including a new City-owned park, with the BNSF/CN rail tracks and the Still Creek Works Yard beyond. To the west across Yukon Crescent is the Watercolours multiple-family development (Rezoning Reference #14-19, and the Memento multiple-family development (Rezoning Reference #06-40). Across Beta Avenue to the southwest is the Lumina Development (Rezoning Reference #15-31, which is under construction).

- 2.2 The site is comprised of portions of eight individual parcels, five of which are City-owned, and were formerly portions of the Juneau Street road right-of-way (see Sketch #1 *attached*). The site is primarily vacant with some accessory industrial buildings and outdoor storage.

3.0 BACKGROUND INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for multiple-family redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM4s and RM5s Multiple Family Residential Districts as guidelines. A commercial component to serve the immediate day to day needs of the surrounding residential neighbourhood is indicated within this Phase 2 of the Woodlands Master Plan.

On 2016 June 13, Council gave Final Adoption to Rezoning Reference #13-20 for the Woodlands Site Conceptual Master Plan Rezoning and detailed Phase Ia, which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment development, with ground-oriented townhousing, street-fronting commercial uses on Dawson Street and a neighbourhood park south of Dawson Street and east of Beta Avenue to serve the southern portion of the Brentwood Town Centre.

4.0 GENERAL INFORMATION

- 4.1 Phase 2 of the Woodlands Site Master Plan is within the 'Flatlands Precinct', which is characterized by high, mid, and low rise multiple-family forms, with ground oriented townhousing fronting Stickleback Creek, and neighbourhood commercial uses fronting Dawson Street. The intent of the subject rezoning to CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) is to permit the development of two high-rise buildings, one mid-rise building, ground oriented low-rise apartments and townhouses, and street fronting commercial and underground parking. Phase 2 also

further improvements to the Stickleback Creek Streamside Protection and Enhancement Area, and completes the connection of Dawson Street from Yukon Crescent to the former Delta Avenue right of way. In line with the Woodlands Site Conceptual Master Plan's vision, the proposed buildings are intended to be unique in their architecture with mix of building forms and heights to relate to the future park to the south. As noted in the Master Plan and associated Design Guidelines, the two towers fronting Dawson Street have a maximum height of 30-45 storeys, the mid-rise building along Yukon Crescent has a maximum height of 10-18 storeys and the low-rise components have a maximum height of 2-8 storeys. Strong green building initiatives, including the pursuance of LEED (Leadership in Energy and Environmental Design) ND (Neighbourhood Development) Gold or equivalent for the entire site will be pursued.

- 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:
- construction of Dawson Street to its final Town Centre (Local Collector) standard with concrete curb and gutter, pedestrian / cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the north side across the development's frontage;
 - construction of the east side Yukon Crescent to its final Town Centre (Local Road) standard with concrete curb and gutter, pedestrian / cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting across the development's frontage;
 - construction of a crushed gravel trail connection between Phase Ib and Dawson Street, through the site, within the Stickleback Creek corridor;
 - the construction of a paved (asphalt) trail connection between the Phase Ib and Yukon Crescent;
 - contribution to the proposed pedestrian and cycling overpass of BNSF/CN rail right of way; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.3 Specific dedications for the Dawson Street extension will be determined by way of a detailed geometric in accordance with the Woodlands Site Master Plan and Design Guidelines. The specific dedication areas will be detailed in a further report to Council.
- 4.4 The application includes all or a portion of the City-owned properties (former Juneau Street road right-of-way) at 4827, 4828, 4829 Dawson Street, 2235 and 2285 Delta Avenue (area to be determined by detailed survey). As approved by Council in the Woodlands Site Master Rezoning (Rezoning Reference #13-20), the City-owned Sumas Street, Juneau Street and unopened lane right-of-way lands, were to be exchanged for required road dedications on Dawson Street, Yukon Crescent and Lougheed Highway. It is noted that the total dedication area (8,718 m²) exceeds the former road right-of-way area (8,485 m²). Although compensation for the land exchange is not required, given that the dedications exceed the former road right-of-way area, the applicant is responsible for

Property Transfer Tax (PTT) and legal fees associated with the exchange of land. As the land exchange constitutes a legal sale, Council approval in principle of the sale of City-owned property is being sought as a recommendation of this report.

- 4.5 Given that the site would need to be fully excavated to accommodate underground and structured parking, the retention of trees on portions of the site outside of the riparian area may not be achievable. An arborist's report concerning the removal or retention of any trees will be required. The removal of any trees over 20 cm (8 in.) diameter will require a tree removal permit.
- 4.6 Vehicular access to the site will be from Dawson Street and Yukon Crescent.
- 4.7 Due to the subject site's proximity to Lougheed Highway, the Millennium SkyTrain Line and the rail line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.8 Required covenants may include, but are not necessarily limited to:
- a restriction on the enclosure of balconies;
 - that handicap accessible parking stalls remain as common property;
 - guaranteeing the provision and maintenance of public art;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - ensuring the provision and maintenance of electric vehicles;
 - ensuring the provision and maintenance of on-site car share vehicles;
 - to ensure that the site can be used safely in accordance with the approved geotechnical report and does not draw down or displace groundwater; and,
 - for the protection and enhancement of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA) and to ensure compliance with the approved acoustical study.
- 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 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. A separate report on the amenity density bonus will be submitted to Council.
- 4.14 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site in accordance with the approved Master Servicing Plan.
- 4.15 A Site Profile and the resolution of any arising issues will be required in accordance with the adopted Master Plan and registered development phasing covenant.
- 4.16 Submission of a Stormwater Management Plan is required in accordance with the adopted Master Plan and registered development phasing covenant.
- 4.17 Submission of a Construction Access and Management Plan is required in accordance with the adopted Master Plan.
- 4.18 Submission of a detailed Riparian Area and Watercourse Enhancement Plan is required in accordance with the approved Master Streamside Protection and Enhancement Plan for Stickleback Creek.
- 4.19 Submission of a Green Building strategy for the site is required in accordance with the adopted Master Plan.
- 4.20 Submission of a site specific Traffic and Transportation study for the site is required in accordance with the adopted Master Plan and Master Traffic and Transportation Study.
- 4.21 Submission of a Transportation Demand Management strategy is required in accordance with the adopted Master Plan.
- 4.22 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided in accordance with the adopted Master Plan.
- 4.23 Payment of Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges will be required in conjunction with this and future site specific rezoning applications, as appropriate.
- 4.24 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

- 1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

PLANNING AND BUILDING
REZONING REFERENCE #17-33
2017 September 27 PAGE 6

- 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.

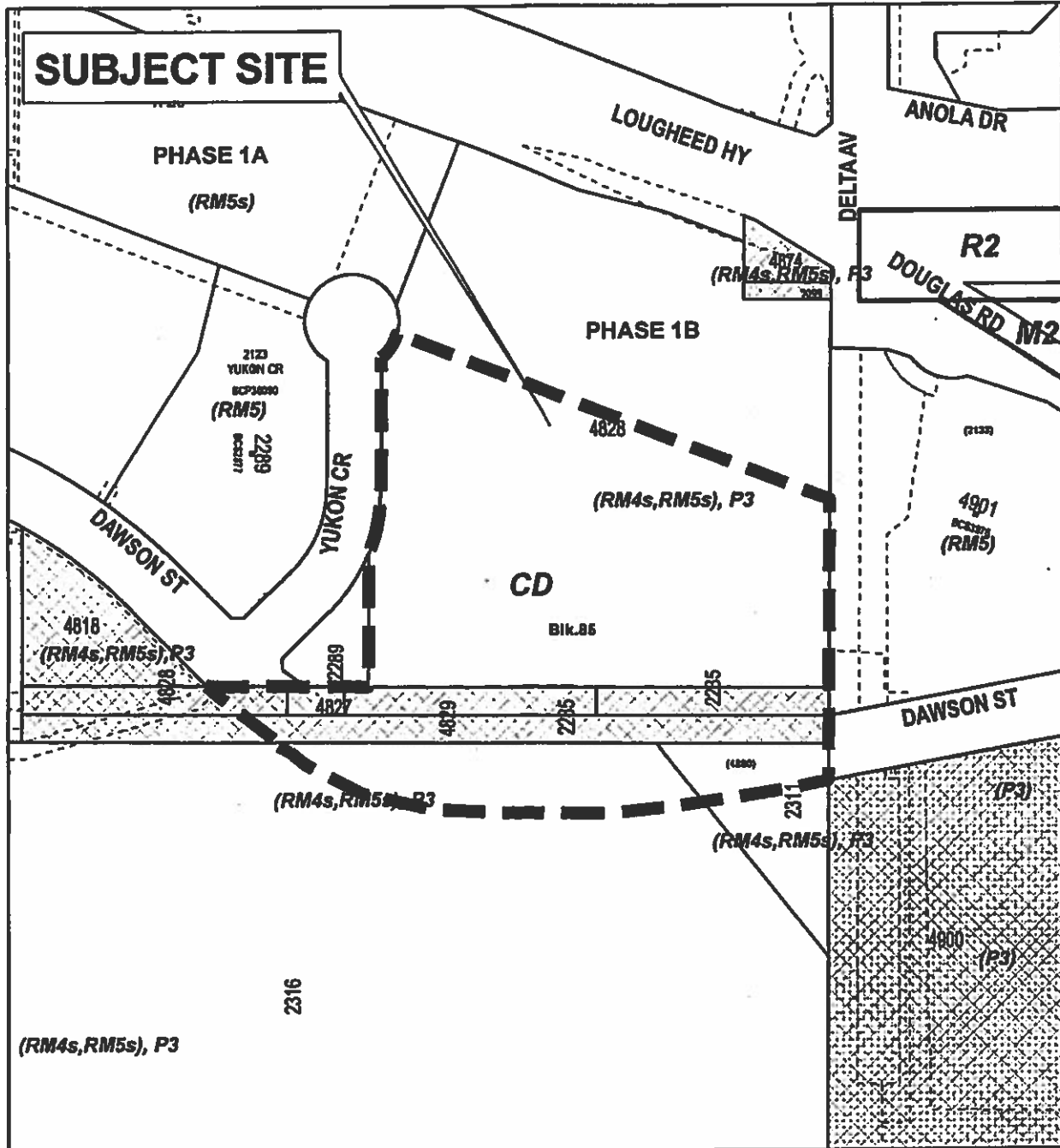
J.P.
JBS/eb
Attachments




cc: Director Engineering
City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2017\17-33 Concord Woodlands Ph 2\Council Reports\Rezoning Reference 17-33 Initial Report 20171002.docx

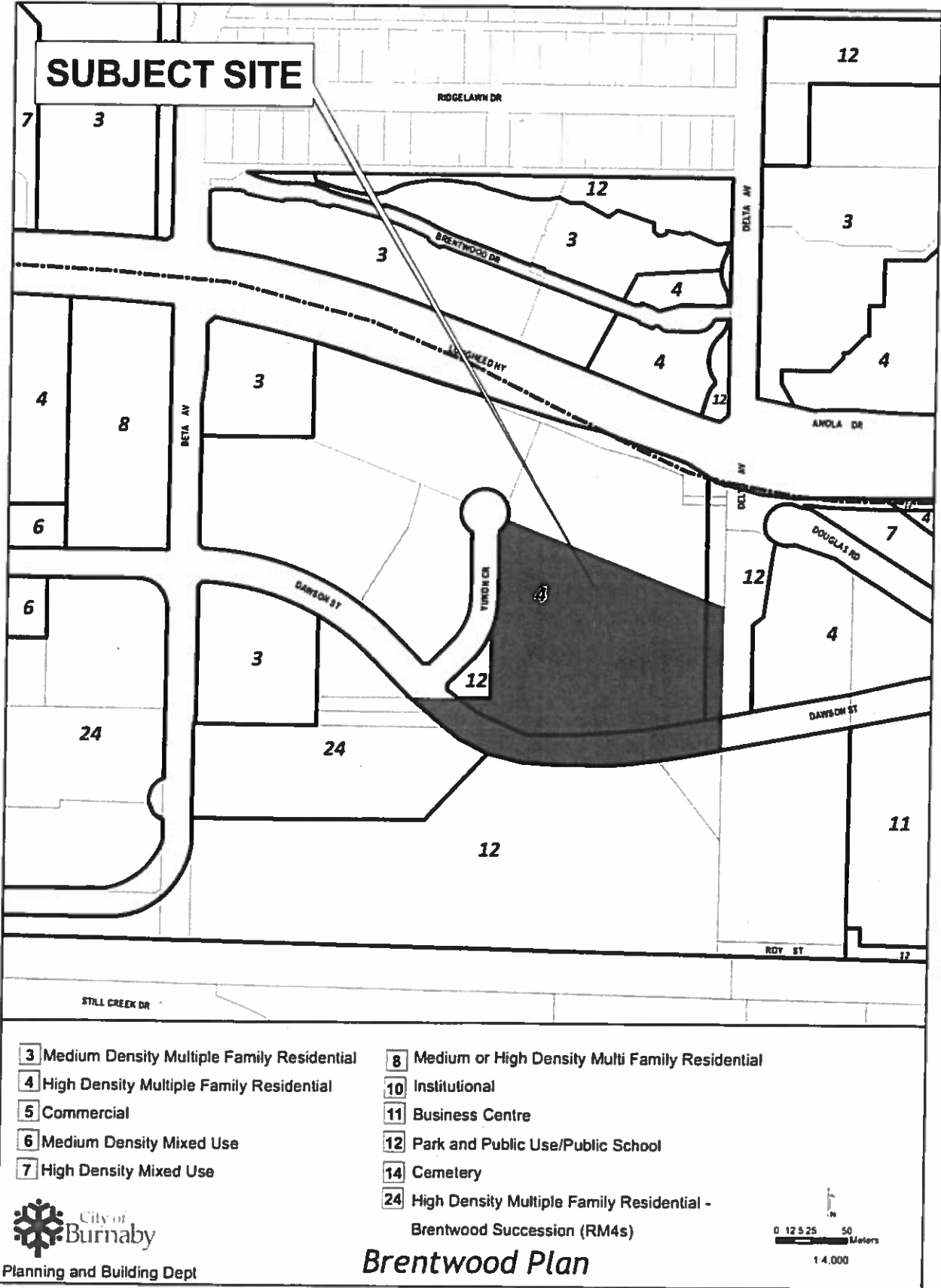
SCHEDULE A
REZONING 17-00033

ADDRESS	LEGAL DESCRIPTION	PID
Ptn. 4828 Lougheed Hwy.	Lot 124 District Lot 124 Group 1 New Westminster District Plan 36610 Except: Plan Epp56498	002-853-051
4827 Dawson Street	That Part Of District Lot 124 Group 1 New Westminster District Shown On Plan Epp56449 As Parcel 3	029-890-217
Ptn.4828 Dawson Street	Block 86, Except: Firstly; Part In Plan 13192, Secondly; Part In Plan Bcp20675, District Lot 124 Group 1 New Westminster District Plan 3348	025-313-266
4829 Dawson Street	Lot A, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	025-313-207
2235 Delta Avenue	Lot B, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	026-056-207
2285 Delta Avenue	Lot "D", Except Part In Plan Bcp20675 District Lot 124 Group 1 New Westminster District Plan 3348	010-995-889
Ptn.2311 Delta Avenue	Parcel "One" (Explanatory Plan 13194) Of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District	007-313-039
Ptn. 2316 Beta Avenue	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 Except Parcel 1 (Explanatory Plan 13194) New Westminster District	001-506-986



		PLANNING & BUILDING DEPARTMENT	
DATE: SEP 25 2017		REZONING REFERENCE #17-33 PORTION OF 4828 LOUGHEED HIGHWAY 4827 AND 4829 DAWSON STREET 2235, 2285 AND PORTION OF 2311 DELTA AVENUE PORTION OF 2316 BETA AVENUE	
SCALE: 1:2,300			
DRAWN BY: AY			
		 Subject Site	 City-owned Property

Sketch #1



Sketch #2



August 3, 2017

CONCORD
PACIFIC

Concord Pacific Holdings Ltd.
Suite 900 1095 West Pender Street
Vancouver, BC
V6E 2M6

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

Re: Rezoning Letter of Intent – Woodlands Phase 2

I, Matt Meehan, on behalf of Concord Pacific Holdings Ltd. am applying to rezone the properties at Ptn. 4828 Lougheed Highway, 4827, 4829 Dawson Street, 2235, 2285, Ptn. 2311 Delta Avenue, and Ptn. 2316 Beta Avenue from the existing CD Comprehensive Development District (utilizing the RM4s and RM5s Multiple-Family Residential District), P3 Park and Public Use District, to the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District, Woodlands Site Master Plan and Brentwood Town Centre Development Plan as guidelines).

The intended form of development consists of two high-rise residential apartment buildings, a mid-rise residential apartment building and low-rise apartment/townhouse units; atop a commercial and amenity podium, with town-housing fronting Stickleback Creek. Access to the structured and underground parking and loading will be taken from Yukon Crescent and Dawson Street.

Enclosed with this letter is a cheque in the amount of \$76,815.50, as well as copies of the most recent Titles.

We look forward to working with the City of Burnaby toward advancing Phase II of the Concord Brentwood (Woodlands) site. Should you have any questions regarding this rezoning application please contact me at your convenience.

Sincerely,



Matt Meehan, SVP Planning
Concord Pacific Holdings Ltd.

Distribution
Peter Webb, Concord Pacific
Ellen, Concord Pacific
Walter Francl, Francl Architecture

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-36
 2017 OCTOBER 02

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Aoyuan Management Services
 405 - 777 West Broadway
 Vancouver, BC V5Z 4J7
 (Attention Barry Savage)
- 1.2 Subject:** Application for the rezoning of:

 Schedule 'A' *attached*

From: M1 Manufacturing, M2r General Industrial, and M5 Light Industrial Districts

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential and C9 Urban Village Districts and Brentwood Town Centre Plan guidelines)
- 1.3 Address:** 4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430 Willingdon Avenue
- 1.4 Location:** The site is located on the southeast corner of Dawson Street and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Dawson Street of 177.8 m (583 ft.); a frontage on Willingdon Avenue of 211.3 (693 ft.); a frontage on Alpha Avenue of 213.2 (699 ft.); and, a frontage on Alaska Street of 174.7 m (573 ft.), all of which are approximate. The approximate area of the site is 3.78 hectares (9.3 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 establish a conceptual Master Plan and development guidelines as a framework for future site specific rezoning applications, as well as a detailed first phase of development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

2.1 The subject site is comprised of seven lots (see Sketch #1 *attached*). The lots at 4500 and 4554 Dawson Street are occupied with single storey multi-tenant industrial buildings, each constructed in 1978 and 1988 respectively. The primary lot within the consolidated development site at 2350 Willingdon Avenue is occupied with a large industrial warehouse building (Olympia Tile International Inc.). The lot at 2375 Alpha Avenue is occupied with an industrial building constructed in 1965. The lots at 2410 and 2430 Willingdon Avenue are occupied with workshops, storage and yards for multiple trade contractor businesses, each constructed in 1959 and 1962 respectively. The remaining property within the block at 2421 Alpha Avenue is the subject of a current rezoning application (Rezoning Reference # 17-13) and will be included in the concept of the Master Plan.

Vehicular access to the site is currently available from all streets: Dawson Street, Alaska Street, Willingdon Avenue and Alpha Avenue.

2.2 To the north of the subject site, across Dawson Street, is an auto repair shop, an older industrial building and automobile showroom, including automobile sales lot and repair shop (Carter GM Dealership). To the east, across Alpha Avenue, are industrial lands in transition to residential and mixed-use. To the south, across Alaska Street and the Burlington Northern and Santa Fe (BNSF) Railway, is the Willingdon-Canada Way Business Centre. To the west, across Willingdon Avenue, are industrial lands in transition to residential and mixed-use.

It is noted that there are six development sites in the area advancing through the City approvals process and/or under construction, including but not limited to the following:

- 4468 Dawson Avenue - five storey mixed-use development under construction (Rezoning Reference 13-39);
- 4455,4467,4483 Juneau Street and 2285 Willingdon Avenue – proposed 23-storey apartment with townhouses fronting Juneau Street (Rezoning Reference #15-51; received Third Reading);
- 4460, 4472 and 4482 Juneau Street – proposed 25-storey apartment with townhouses fronting Juneau Street (Rezoning Reference #16-43; received Second Reading)
- 2242 Alpha Avenue– 23-storey apartment with townhouses fronting Alpha Avenue under construction (Rezoning Reference #15-30);
- 2450 Alpha Avenue – 31-storey apartment with residential podium under construction (Rezoning Reference #14-11); and,
- 2425 Beta Avenue – 3 high-rise apartment buildings with townhouses fronting Beta Avenue and Alaska Street (Rezoning Reference #15-31).

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan and identified as part of a succession area that designates the industrial lands for medium density mixed-use and high density multiple-family residential development under the CD Comprehensive Development District, utilizing the C9 Urban Village and RM4s Multiple Family Residential Districts as guidelines (see *attached Sketch #2*).
- 3.2 The applicant, Aoyuan Management Services, is proposing to complete a conceptual Master Plan to guide and inform future development of the subject site over multiple phases. The Master Plan will include a set of detailed development guidelines to aid in the development of the site and surrounding properties. A detailed first phase of development is also being proposed as part of this rezoning application.

4.0 GENERAL INFORMATION

- 4.1 The scope of the subject rezoning bylaw amendment is twofold: (1) to establish a conceptual Master Plan for the overall site, including defining form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities; and (2) to develop a detailed Phase I development plan.

The purpose of the conceptual Master Plan is to transform the site into a multi-use, multi-family transit-oriented neighbourhood that is well-connected to the Brentwood SkyTrain Station and incorporates the sustainability and community plan objectives of the city. Open space and public realm features that are anticipated for the site include the creation of a central open space within the site; enhancement of Dawson Street as a commercial "high-street"; provision of a north-south pedestrian connection through the site that is intended to provide a linkage to the Brentwood SkyTrain Station with the future redevelopment of the adjacent site to the north; and, development of a linear park/trail on the south side of Alaska Street. The proposed built form and open spaces are envisioned to respond to the site's geotechnical conditions which may result in above-grade parking structures screened by street fronting townhouses on abutting sites. Details of the Master Plan concept and the Phase I development plan will be included in a further report to Council prior to advancing the rezoning proposal to a Public Hearing. While not covered under the subject rezoning proposal, the general land use and sustainability directions established by the Master Plan would also inform the development of the adjacent site to the south at 2421 Alpha Avenue.

It should be emphasized that with the exception of Phase 1, the subject rezoning application does not seek approval for any specific new development. Separate rezoning applications for the development of the subsequent phases of the site will be advanced for Council consideration at a future date.

It is noted that the overall development site includes the closure and sale of the lane off Alaska Street, which will be detailed in a future report to Council.

4.2 Rezoning requirements related to the conceptual Master Plan component of this rezoning application include:

- submission of a Master Servicing Plan for the overall site;
- submission of a Master Traffic and Transportation Study for the overall site;
- submission of a Master Stormwater Management Plan for the overall site;
- submission of a Master Green Building Policy for the overall site;
- submission of a Phasing Plan for the overall site;
- submission of a Construction Access and Management Plan; and,
- registration of a Section 219 Covenant specifying the permitted densities for each individual development parcel within the overall site.

4.3 Rezoning requirements related to the detailed Phase 1 component of this rezoning application may include, but not limited to the following:

- provision of all necessary servicing to support the Phase 1 development, as determined by the Director Engineering;
- provision of all necessary road dedications and statutory rights-of-ways to support the Phase 1 development, to be determined by way of detailed road geometrics;
- completion of the necessary subdivision for the Phase 1 parcel;
- registration of any necessary easements, covenants, and statutory rights-of-way for the Phase 1 development;
- submission of a Traffic and Transportation Study for the Phase 1 development;
- submission of an on-site Stormwater Management Plan for the Phase 1 development;
- submission of a Green Building strategy for the Phase 1 development;
- submission of a tree survey and arborist's report for the Phase 1 development;

- approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system for the Phase 1 development;
- compliance with the Burnaby Solid Waste and Recycling guidelines, including the provision of appropriately screened garbage handling and recycling holding areas in the Phase 1 development;
- compliance with the guidelines for surface and underground parking; and,
- payment of the Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges.

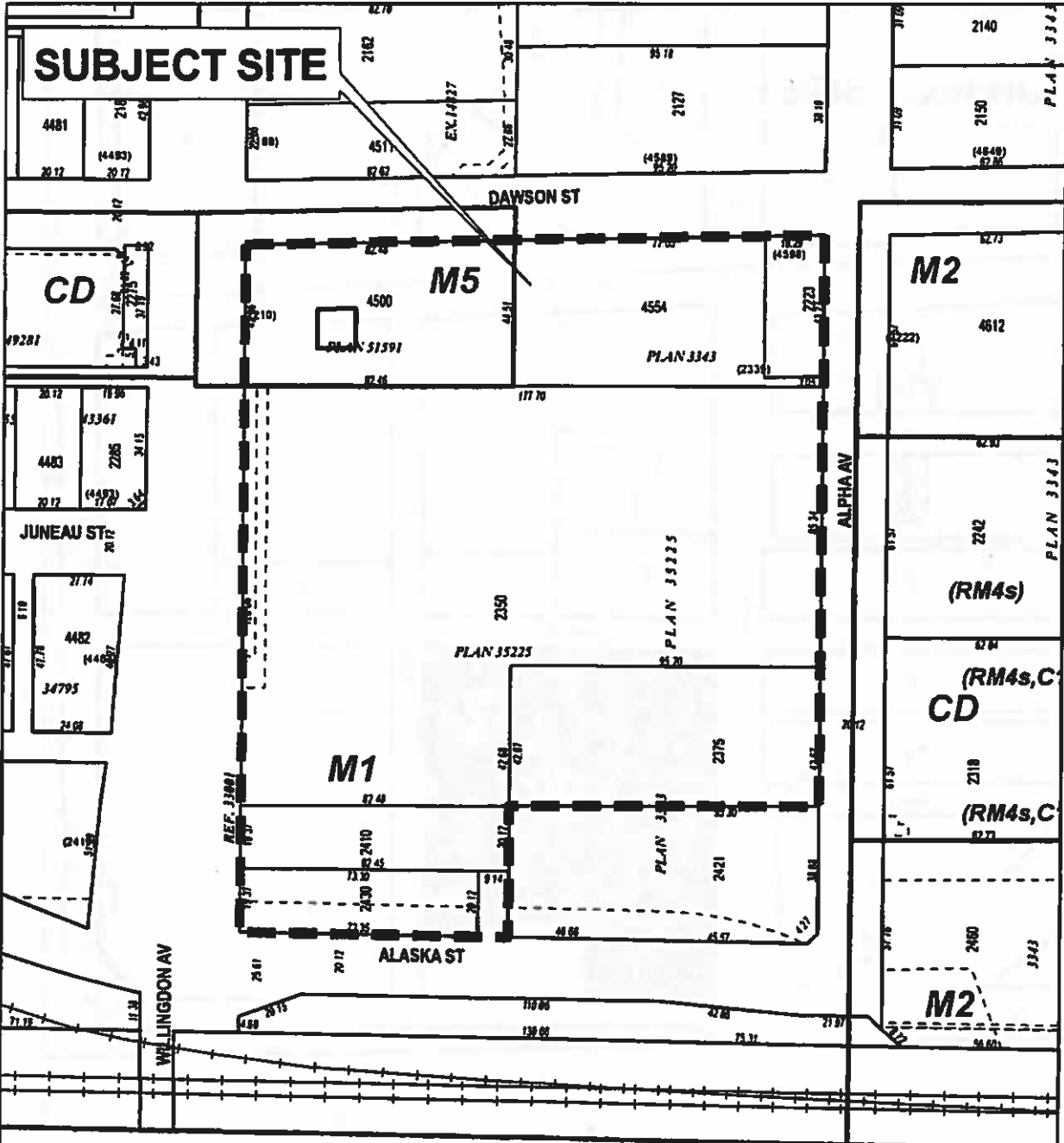
4.4 The proposed prerequisite conditions of this rezoning will be detailed in a future report.

5.0 RECOMMENDATION

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

LP. ZT
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: SEP 22 2017

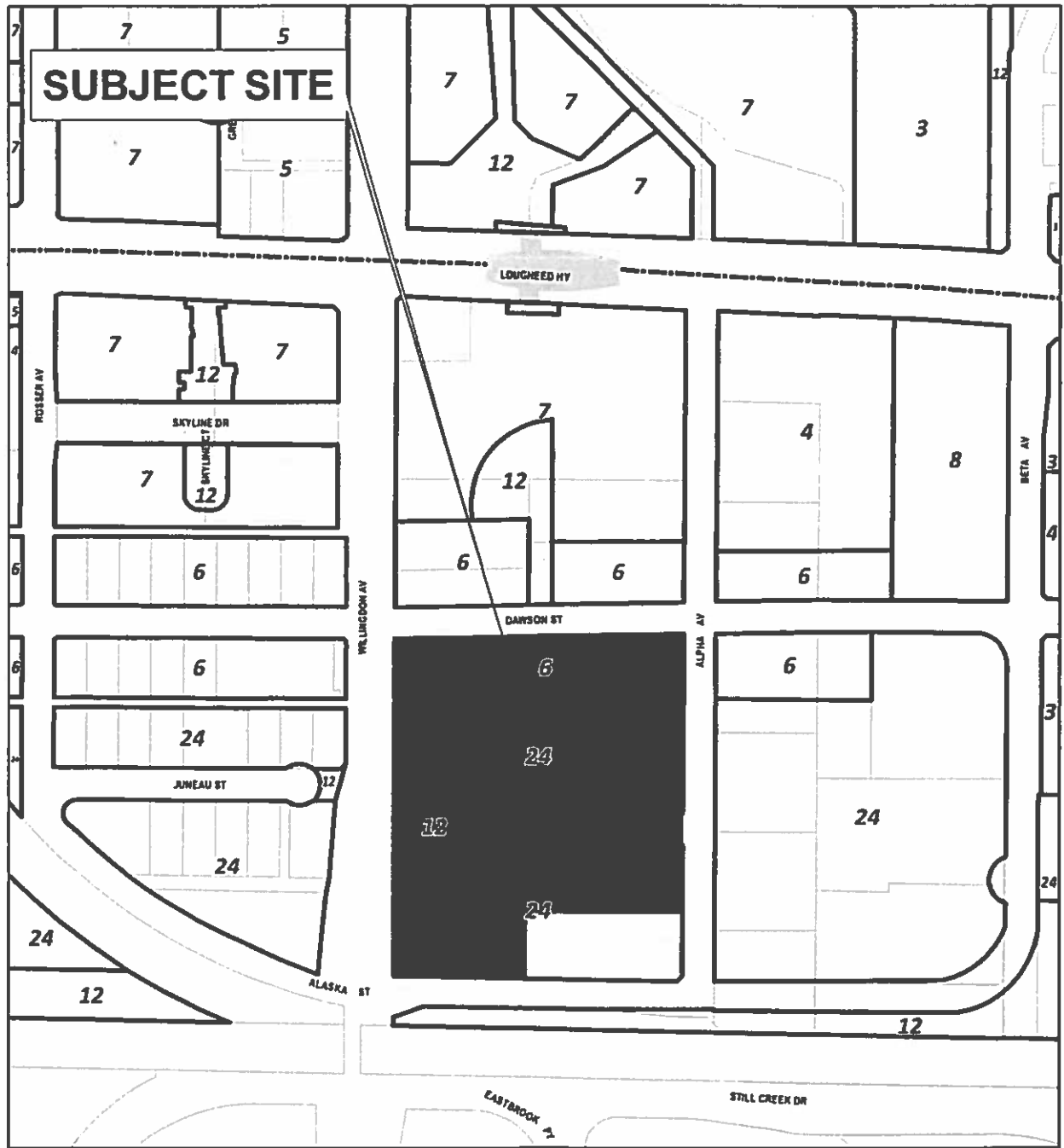
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DRAWN BY: AY

REZONING REFERENCE #17-36
 4500 AND 4550 DAWSON STREET
 2235, 2285 AND PORTION OF 2311 DELTA AVENUE
 PORTION OF 2316 BETA AVENUE

Subject Site

Sketch #1



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



Planning and Building Dept

Printed September 22, 2017

Brentwood Plan



Sketch #2

Schedule A

Rezoning Reference #17-36

ADDRESS	LEGAL DESCRIPTION	PID
4500 Dawson St	Lot 136 District Lot 124 Group 1 New Westminster District Plan 51591	002-750-899
4554 Dawson St	Lot 15 Except: Parcel "A" (J1303e), District Lot 124 Group 1 New Westminster District Plan 3343	001-491-083
2223 Alpha Ave	Parcel "A" (J1303e) Lot 15 Except: South 10 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	003-379-884
2375 Alpha Ave	Lot 23 District Lot 124 Group 1 New Westminster District Plan 3343	010-995-528
2350 Willingdon Ave	Lot 121 District Lot 124 Group 1 New Westminster District Plan 35225	002-305-712
2410 Willingdon Ave	North Half Lot 25 Except: The West 33 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-625
2430 Willingdon Ave	South Half Lot 25 Except: Firstly: The West 33 Feet Secondly: The East 30 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-617

August 21, 2017

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

Attention: Lou Pelletier, Director

RE: Rezoning Letter of Intent
4500 & 4554 Dawson Street
2223 & 2375 Alpha Avenue
2350, 2410 & 2430 Willingdon Avenue.

Dear Mr. Pelletier:

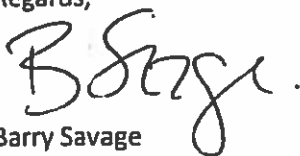
Aoyuan Property Group (Canada) is pleased to submit to the City of Burnaby the rezoning application for the 8.39 acre Willingdon & Dawson Lands comprised of 4500 & 4554 Dawson Street, 2223 & 2375 Alpha Avenue and 2350, 2410 & 2430 Willingdon Avenue.

Through this application, Aoyuan Property Group (Canada) is seeking to rezone the Willingdon & Dawson Lands from M1 Manufacturing District, M2r General Industrial District and M5 Light Industrial District to a Comprehensive Development District zoning designation, using RM4s Multiple Family Residential District and C9 Urban Village Commercial District as guidelines.

The intent of the rezoning application is to transform the Willingdon & Dawson Lands from a site dominated by industrial buildings and surface parking in to a high density residential neighbourhood with street oriented commercial uses, all with easy access to the Brentwood Town Centre SkyTrain Station and nearby employment and recreation opportunities.

We look forward to working with City staff and Council, as well as residential and commercial stakeholders in the community over the coming years.

Regards,



Barry Savage
Senior Vice President – Development

cc: Ed Kozak, City of Burnaby
Johannes Schumann, City of Burnaby
Martin Bruckner, IBI
Stuart Jones, IBI

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-37
 2017 OCTOBER 02

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** JAK's Beer, Wine, Spirits
 170 - 5665 Kingsway
 Burnaby, BC V5H 2G4
 Attention: Mike McKee
- 1.2 Subject:** Application for the rezoning of:
 Lot 19 Except: Part Subdivided By Plan 67600; District Lot 130
 Group 1 NWD Plan 21055
- From:** C1 Neighbourhood Commercial District
- To:** CD Comprehensive Development District (based on C1
 Neighbourhood Commercial District and C2h Community
 Commercial District)
- 1.3 Address:** 5901 Broadway
- 1.4 Location:** The subject site is comprised of one commercial retail unit (CRU)
 within a commercial development located on the northwest corner
 (Unit #15) of Broadway and Fell Avenue.
- 1.5 Size:** The site consists of one CRU with an area of approximately 286.61
 m² (3,085 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 private retail liquor store use.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within a neighbourhood shopping centre situated on the northwest corner of Broadway and Fell Avenue. The site is improved with surface parking and a one-storey commercial building. There are currently 13 active business licences issued for the property, which include a supermarket, four restaurants, two esthetic studios, a salon, a barbershop, a fishing tackle store, a trophy store, an insurance company and a dollar store. The proposed liquor store, located on the eastern end of the mall next to a hair salon was, up until recently, occupied by a bank.

The subject site is located within the Parkcrest-Aubrey residential neighbourhood, with R2 Residential District properties to the north across the lane behind the shopping centre, to the east across Fell Avenue, and to the south across Broadway. Immediately east of the subject property are R5 Residential District properties. Vehicular access to the site is from both Broadway and Fell Avenue.

The subject site and the adjacent residential neighbourhood are not located within a Community Plan area. However, the subject property is located half a block north of the Holdom Mixed-Use Plan area and half a block northeast of the Brentwood Town Centre Plan area. The Residential Policy Framework of the Burnaby Official Community Plan (OCP) identifies the subject area as a future Urban Village.

3.0 BACKGROUND INFORMATION

3.1 On 2006 May 08, Council adopted a Liquor Store Location Framework (“Framework”) for Burnaby, along with the Guidelines for Assessing Rezoning Applications for Liquor Stores. The Framework divides the City into four quadrants based on the Town Centres, in order to ensure a balanced distribution of liquor stores throughout the City. Principal objectives of the Framework include the establishment of a Liquor Distribution Branch (LDB) Signature Liquor Store in each Town Centre prior to the establishment of smaller LDB and private liquor stores, or Licensee Retail Stores (LRS) in the respective quadrants. The Framework also prioritized the establishment of LDB stores in the Big Bend Community Plan area and at the Kensington Shopping Centre. The purpose of these objectives is to offer equity and certainty for consumers throughout the City in terms of product availability, convenience and stable pricing.

4.0 GENERAL INFORMATION

4.1 The applicant is seeking to rezone Unit #15, a 286.61 m² (3,085 sq. ft.) CRU within the shopping centre from the C1 Neighbourhood Commercial District to the CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District guidelines) in order to permit the establishment of an LRS (see *attached* Sketch #1). The proposed use is located within the eastern most CRU in the shopping mall. Under the proposed amendment, the subject unit would retain the underlying C1 District zoning, in addition to the proposed C2h District zoning, in order to allow future reversion of the unit to C1 District uses should the private liquor store use cease. It is noted that the proposed C2h District zoning for the subject unit would permit LRS use only, as permitted under Section 302.1D (2) of the Zoning Bylaw, rather than all uses permitted in the C2 District.

The applicant is seeking rezoning in order to open a new LRS, Jak’s Beer Wine and Spirits. The applicant currently owns eleven private liquor stores in BC, including Jak’s Burnaby at 5665 Kingsway, located about 7 km (4.3 miles) from the proposed new site location.

- 4.2 The Liquor Store Location Framework established revised Guidelines for Assessing Rezoning Applications for Liquor Stores, including locational, store size, and operational criteria. The following subsections review the consistency of the proposed development with these criteria:

4.2.1 Locational Criteria

The locational criteria for liquor stores require establishment of an LDB Signature Store in a Town Centre prior to establishment of supporting LDB stores or LRSs in the same quadrant. In the City's northwest quadrant, which includes the subject site, the locational criteria require the establishment of an LDB Signature Store in the Brentwood Town Centre area. This criteria has been met as the Solo Liquor Store (4455 Skyline Drive) was approved as an LDB Signature store under the Rezoning Reference # 13-22.

Additional locational criteria require that supporting LRSs are a component of an established or new commercial service centre (Town Centre, Urban Village, or Neighbourhood Centre as outlined in the OCP). The proposed LRS location is part of an established commercial development which, as indicated above, is identified for future Urban Village uses in the OCP.

Further locational criteria require that there is a reasonable distribution of both LDB liquor stores and LRS stores. The Bainbridge Liquor store (7000 Lougheed Highway), located in the Bainbridge Urban Village, is located approximately 1.75 km (5,741.5 ft.) away from the proposed LRS, the Bottle Jockey Liquor Store (#107-1899 Rosser Avenue) and the Solo Liquor Store (4455 Skyline Drive) are both located in the Brentwood Town Centre area approximately 2 km (6,561.7 ft.) away and the Kensington Liquor store (6512 Hastings Street) is located in the Lochdale Urban Village approximately 2.7 km (8,857.3 ft.) away. As such, there is a disbursed distribution of both LDB and LRS liquor stores within this area of Burnaby.

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

- ***Private and public schools, particularly secondary schools***

North of the site, Parkcrest Elementary School is located more than 300 m (984 ft.) away and Burnaby North Secondary School is located approximately 1.5 km (4,921.3 ft.) away.

- ***Adjacent residential dwellings and parks***

The site is adjacent and across the street from residential dwellings, however, the proposed CRU for the LRS is located at the end unit within a neighbourhood shopping centre and is oriented to the surface parking lot. The nearest park, Broadway Woolwich Park, is located 300 m away.

- **Other potential sensitive uses (e.g. cabarets, child care centres)**

There are two family childcare centres (6100 Broadway and 6050 Halifax Street) located 190 m (623.4 ft.) and 300 m (984.3 ft.), respectively, from the site, and one in-home multi-age child care facility (5530 Halifax) located 500 m (1,640.4 ft.) from the subject property. There is also a bowling alley and billiards with Liquor Primary licensing (Revs Burnaby), located approximately 450 m (1,476.4 ft.) east of the site.

Given the modest size of the proposed LRS (3,085 sq. ft.) and its integration into an established commercial development, the opportunity for nuisance behaviours, such as public drinking, panhandling or loitering, is considered low. As such, the proposed LRS outlet is not expected to pose a conflict with nearby schools, parks, child-oriented and sensitive uses, or neighbouring residential dwellings.

As per the guidelines, proposals must also provide adequate vehicular and pedestrian circulation, and allow for safe and convenient vehicular access to the site, without causing undue traffic impacts on the surrounding area. Vehicular access to the subject site is from both Fell Avenue and Broadway, and there is sufficient off-street parking and loading provided. Sidewalks are provided along Broadway and the site is located approximately 50 m (164 ft.) from a bus stop located on Broadway at Fell Avenue. The site thus provides adequate vehicular and pedestrian access, as required by the locational criteria.

4.2.2 Store Size Criteria

The proposed LRS, at 286.61 m² (3,085 sq. ft.), does not exceed the maximum store size criteria of 418.06 m² (4,500 sq. ft.).

4.2.3 Operational Criteria

Operational criteria include appropriate hours of operation, which must be formalized through registration of a Section 219 Covenant. The guidelines anticipate that the hours for LDB Signature Stores in Town Centres will be longer and later than smaller stores; they also require that the general pattern of operating hours of nearby commercial businesses be considered. The LCLB permits LRS establishments to be open from 9:00 am to 11:00 pm, seven days a week, with hours further regulated by the city.

At the subject site, the other tenant spaces are occupied by a variety of businesses with varying hours, none of which are open past 9:00 pm. The applicant initially indicated the proposed hours of operation would be 9:00 am to 11:00 pm, seven days a week but understands that their hours may be limited to 9:00 am to 9:00 pm to be more consistent with the hours of the other existing tenants. If authorized by Council, this Department will confirm the hours of other CRU's in the shopping centre, and determine the operating hours to be established under a Section 219 Covenant.

The Guidelines also recommend that, for safety and security purposes, a minimum of two employees be present at all times and video surveillance systems be installed. If authorized by Council, this Department will work on ensuring appropriate safety and security measures are undertaken.

- 4.3 The Director Engineering will be requested to provide an estimate for any servicing access to serve the site.
- 4.4 The owner will be required to enter into a Section 219 Covenant to establish operating hours.
- 4.5 The proposed prerequisite conditions to the rezoning will be included in a future report.

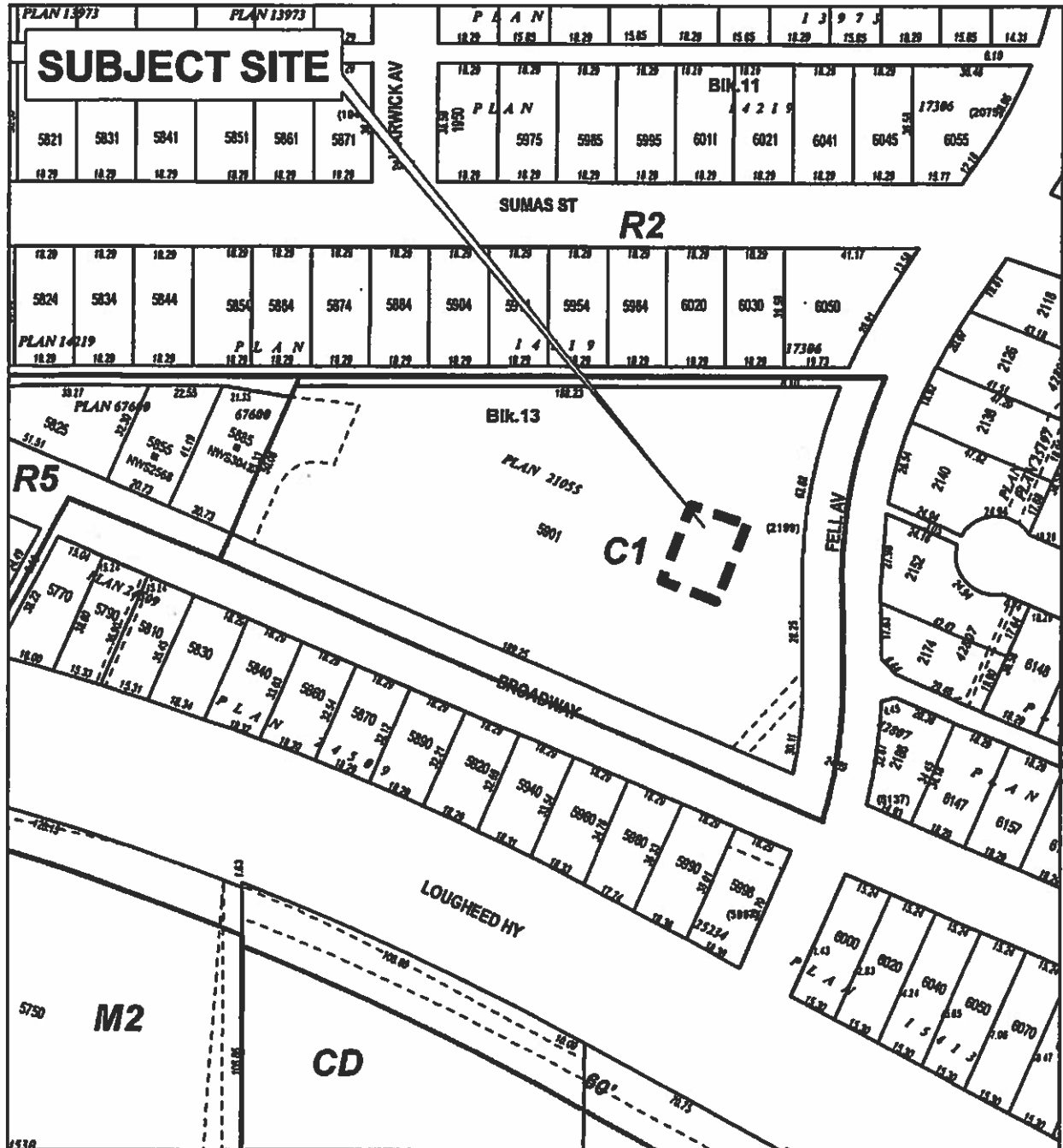
5.0 RECOMMENDATION

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

KL:eb
Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2017\17-37 5901 Broadway\Council Report\Initial Report Rez Ref 17-37 2017.10.02.doc



City of Burnaby

PLANNING & BUILDING DEPARTMENT



DATE: SEP 14 2017

SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #17-37
PORTION OF 5901 BROADWAY

 Subject Site

Sketch #1



BEER • WINE • SPIRITS

Dear Your Worship and Council,

JAK's Beer Wine and Spirits is a 4th generation family business in the liquor and hospitality industry. We are proud to operate BC's best private liquor stores with exciting selections of product, incredibly knowledgeable staff and an unsurpassed instore experience.

We currently own and operate 11 private liquor stores in BC including JAK's Burnaby at 5665 Kingsway. We are also the former owners of the Great Bear Pub. We have a long history of active community involvement.

We are proposing to rezone the Parkcrest Shopping Centre at 5901 Broadway, from C1 zoning to CD (C1 neighborhood and C2H community commercial district) zoning to allow us to operate a private liquor store in this Shopping Centre. We will be using existing empty unit number 19 of approximately 3000 square feet. We will be doing major renovation to the existing space. The store will be open every day from 9 am to 11 pm.

This site complies with Burnaby's "Guidelines for Assessing Rezoning Applications for Liquor Stores" as well as being an up and coming area that is currently under serviced. We are supremely confident that JAK's will bring a fantastic retail liquor experience to the Parkcrest neighborhood in Burnaby. Our team will delight customers with exciting new craft beers, incredible selections of BC and international wine and educate them on the emerging craft spirits market.

We look forward to working with the City of Burnaby to make this happen.

Yours truly,

Mike McKee | Partner, Director of Finance & New Business
 778-881-1524
mike.mckee@jaks.com
www.jaks.com

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-38
 2017 OCTOBER 02

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Amacon Construction Ltd
 500- 856 Homer Street
 Vancouver, BC V6B 2W5
 (Attention: Chris Quigley)
- 1.2 **Subject:** Application for the rezoning of:
 Lot A District Lot 119 Group 1 Nwd Plan 40447 And Portion Of
 Lane And Road
- 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:** 4455 Alaska Street and portion of lane and Willingdon Avenue.
- 1.4 **Location:** The subject site is located on the northwest corner of Alaska Street
 and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is an irregular pie shape with a 59.00 m (194 ft.) frontage on
 Willingdon Avenue, a 120.00 m (394 ft.) frontage on Alaska Street
 and a total area of 3330 m² (35,951 sq. ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant
 servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
 the construction of a multi-family residential building with above and
 below grade structured parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single lot, which is currently occupied by an older industrial building and road closure areas comprising 395 m² (4,252 sq. ft.) of the east end of the east-west lane north of Alaska Street and 129 m² (1,389 sq. ft.) of Willingdon Avenue frontage. Directly to

*PLANNING AND BUILDING
REZONING REFERENCE #17-38
2017 September 27..... PAGE 2*

the west is the CN Railway with older industrial buildings and newer multiple family development beyond. To the south is the BNSF Railway with Still Creek Avenue and a mix of automotive, warehouse and business centre use beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a proposed 24 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #16-43 (currently at Second Reading).

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan Area 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 Sketch #2 *attached*). 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 Alaska 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 apartment/townhouse units.

Parking is expected to be provided both above grade within structure. (faced with residential units on Alaska Street) and underground. 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 Alaska Street frontage to its final Town Centre (Local Road-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 BNSF and CN Rail Lines.

- Any necessary dedications along the Alaska Street frontage will be determined by a detailed geometric and noted in a future report to Council. This application is predicated upon the closure and consolidation of a portion of the east-west lane from mid-block to Willingdon Avenue and a narrow sliver of Willingdon Avenue along the frontage of the site, as anticipated in the Brentwood Area Plan. The net area in excess of required dedications would be purchased by the applicant.
- 4.3 Given the narrow depth of the lot, it is anticipated that the site would need to be fully excavated to accommodate underground parking. On this basis, the retention of trees on site is not considered 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 north lane.
- 4.5 Due to the subject site's proximity to Willingdon Avenue and the BNSF and CN rail lines, 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 Execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development will be required.
- 4.9 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 4.10 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.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.

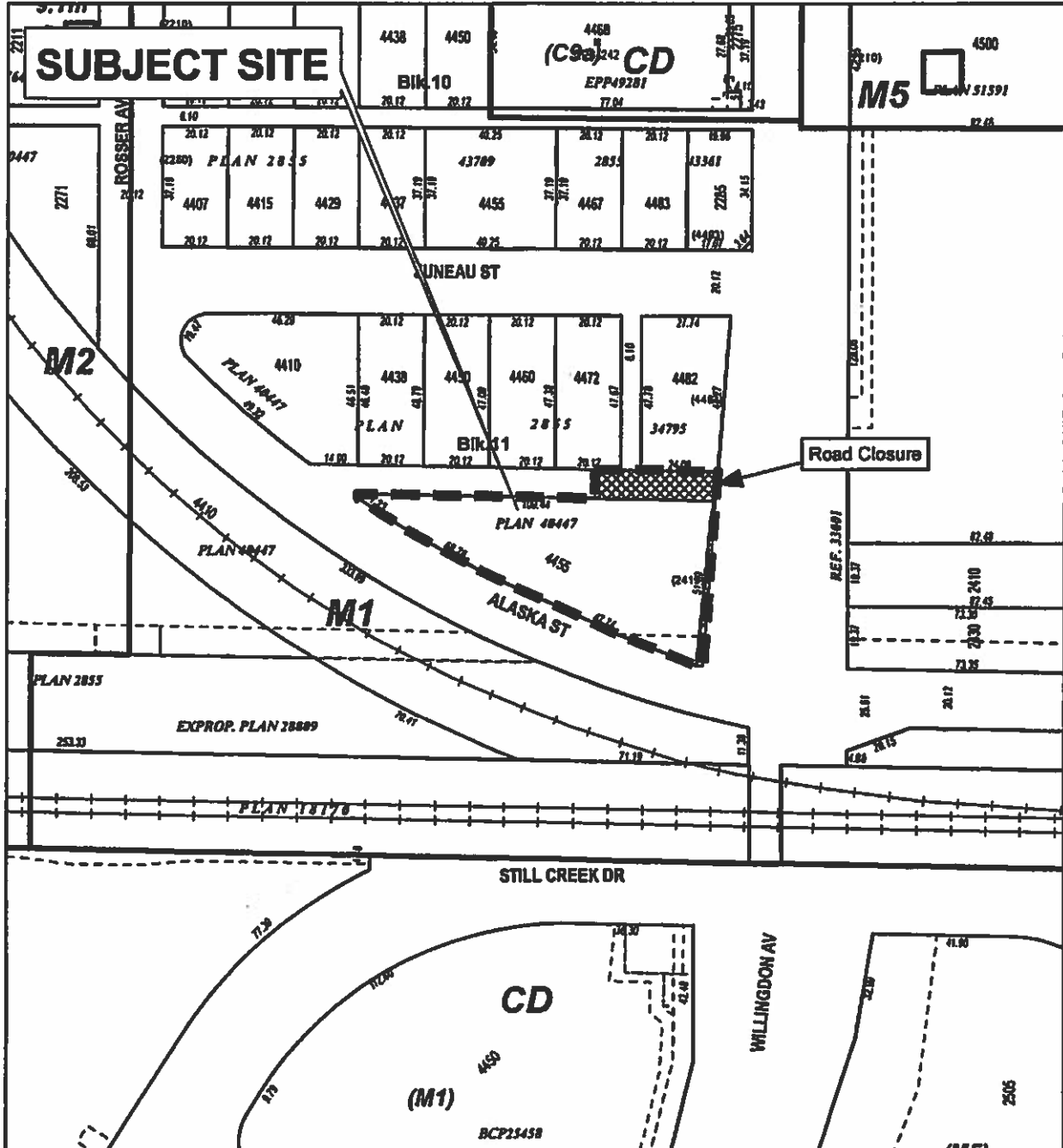
- 4.13 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.14 A Site Profile and the resolution of any arising issues will be required.
- 4.15 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.16 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.
- 4.17 The proposed prerequisite conditions to the rezoning will be included in a future report.



5.0 RECOMMENDATIONS

- 1. **THAT** the introduction of a Highway Closure Bylaw be authorized as outlined in Section 4.2 of this report contingent upon granting by Council of Second Reading of the subject Rezoning Bylaw.
- 2. **THAT** the sale be approved in principle of City-owned road and lane property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, subject to the applicant pursuing the rezoning proposal to completion.
- 3. **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.

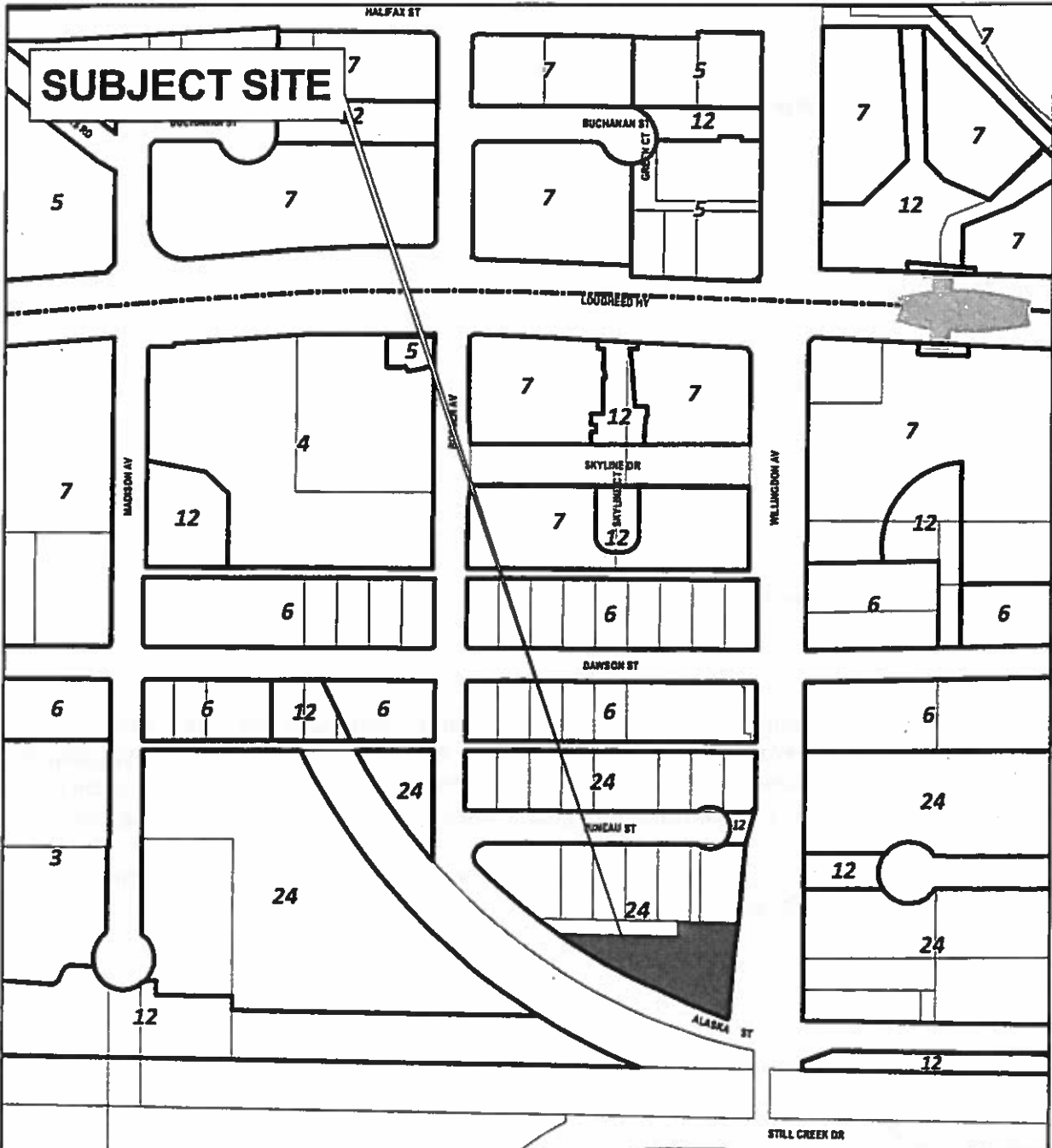
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Attachments

cc: Director Engineering
City Solicitor
City Clerk



		PLANNING & BUILDING DEPARTMENT	
DATE: SEP 20 2017		REZONING REFERENCE #17-38 4455 ALASKA STREET  Subject Site	
SCALE: 1:2,000			
DRAWN BY: AY			

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 - |

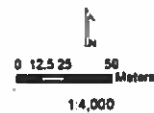


Planning and Building Dept

Printed September 20, 2017

Brentwood Plan

Brentwood Succession (RM4s)



Sketch #2

A M A C O N

Amacon Development (Alaska) Corp
Suite 500 – 856 Homer Street
Vancouver, BC, V6B 2W5
604 602 7700

August 23, 2017

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

Re: Rezoning Letter of Intent
4455 Alaska Street
Brentwood Town Centre Development Plan

Dear Sir,

I, Chris Quigley of Amacon, have submitted this application to rezone 4455 Alaska Street from the current M1 zone to the CD Comprehensive Development District utilizing the RM4s Multiple-Family Residential District and the Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to develop a high-rise residential condominium tower with ground oriented townhouses fronting Alaska Street.

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

Sincerely


Chris Quigley
Senior Development Manager

Amacon Development (Alaska) Corp.