



Item
Meeting2017 July 24

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 July 19

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Re: Series

SUBJECT: REZONING APPLICATIONS

PURPOSE: To submit the current series of new rezoning applications for the information of Council.

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

Item #01 **Application for the Rezoning of:**
Rez #16-33 Lots 5 and 6, Block 9, DL 94, Group 1, NWD Plan 1117

From: R5 Residential District

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

Address: 6449 and 6469 Selma Avenue

Purpose: To permit the construction of a multiple-family residential townhouse project, up to three-storeys in height, with full underground parking.

RECOMMENDATION

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

Item #02 **Application for the Rezoning of:**
Rez #17-08 Lot 21, DL 211, Group 1, NWD Plan BCP45523

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

*City Manager
Rezoning Applications
Date 2017 July 19 Page 2*

To: Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

Address: 8650 University Crescent

Purpose: To permit construction of two residential buildings (with a total of 90 below the market rental units) and one amenity building.

RECOMMENDATION

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

Item #03 **Application for the Rezoning of:**
Rez #17-18 Lot A District Lot 122 Group 1 NWD Plan BCP51571

From: CD Comprehensive Development District (based on C2 Community Commercial District and RM3 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District, P1 Neighbourhood Institutional District, and Hastings Street Area Plan guidelines)

Address: 4824 Hastings Street (formerly known as 418 Gamma Ave)

Purpose: To permit the conversion of 469.44 m² (5,053 sq. ft.) of commercial retail space to a child care facility.

RECOMMENDATION

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

Item #04 **Application for the Rezoning of:**
Rez #17-19 Lot A, DL 57, Plan EPP35080

From: CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines)

City Manager
Rezoning Applications
Date 2017 July 19 Page 3

To: Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines)

Address: 8339 Eastlake Drive

Purpose: To permit a minor increase in interior floor area.

RECOMMENDATION

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

Item #05 **Application for the Rezoning of:**
Rez #17-20 Lots 23 and 24, Block 7, DL 121, Group 1, NWD Plan 1054

From: C8 Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8 Urban Village Commercial District (Hastings))

Address: 4255 and 4257 Hastings Street

Purpose: To permit the construction of a four-storey mixed-use 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 #17-21 Lot N, DL 13, Group 1, NWD Plan 13703

From: C1 Neighbourhood Commercial District

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

*City Manager
Rezoning Applications
Date 2017 July 19 Page 4*

Address: 8687 and 8689 Tenth Avenue

Purpose: To permit retail liquor store use

RECOMMENDATION

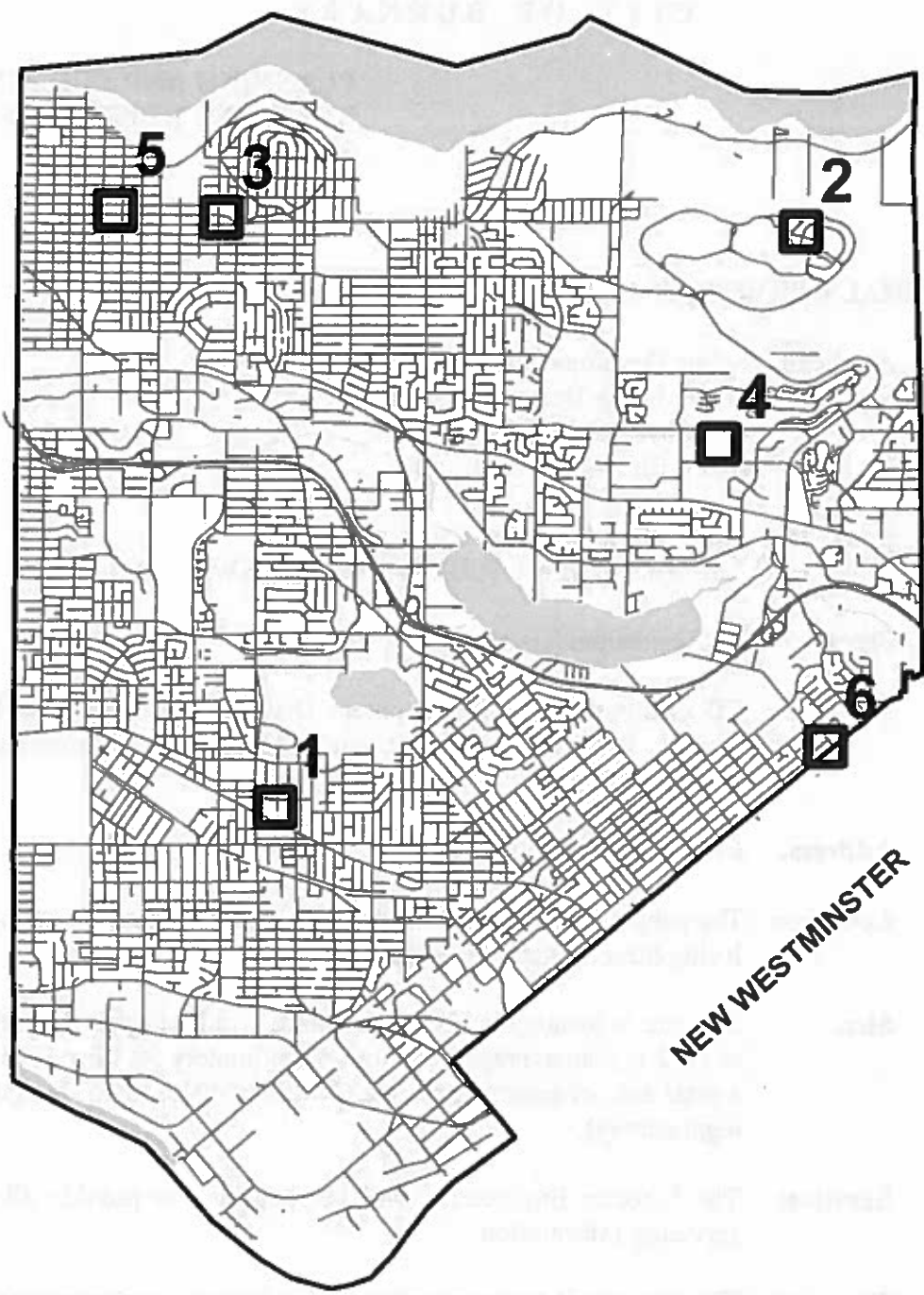
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Lou Pelletier, Director
PLANNING AND BUILDING

EK:eb
Attachment

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VANCOUVER



City of Burnaby

PLANNING & BUILDING DEPARTMENT



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JUL 18 2017

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REZONING SERIES - 2017 JULY

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-33
 2017 July 19

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Selma Developments Ltd.
 7429 Morley Drive
 Burnaby, BC V5E 3X9
 (Attn: Bimaljit Sahdev)
- 1.2 **Subject:** Application for the rezoning of:
 Lots 5 and 6, Block 9, DL 94, Group 1, NWD Plan 1117
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 **Address:** 6449 and 6469 Selma Avenue
- 1.4 **Location:** The subject site is located on the west side of Selma Avenue, south of Irving Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of approximately 40.42 m (132 ft.), an average depth of approximately 50.18 m (165 ft.), and a total area of approximately 2,017.29 m² (21,714 sq. ft.) (subject to legal survey).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multiple-family residential townhouse project, up to three-storeys in height, with full underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject properties are located on the west side of Selma Avenue, south of Irving Street (see *attached* Sketch #1). The subject properties are currently improved with older single-family dwellings. The subject properties are not on the Burnaby Heritage Inventory or the Burnaby Heritage Register. To the north is a mix of older and newer single- and two-family dwellings.

Immediately to the south is an older single-family dwelling with the Best Western Motel beyond. To the east, across Selma Avenue, is a mix of older and newer single and two-family dwellings, and an infill multiple-family residential development which was approved under Rezoning Reference #08-09. To the west is the Wholesale Club warehouse store with the Safeway grocery store beyond. Vehicular access to the properties is currently provided from Selma Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject properties are located within the Council-adopted Royal Oak Community Plan area and form part of a larger planned assembly that includes the property to the south located at 6489 Selma Avenue. All of the properties in the planned assembly are currently zoned R5 Residential District, and are designated for rezoning to the CD Comprehensive Development District, utilizing the RM3 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*).
- 3.2 The applicant presently owns one lot within the planned assembly at 6469 Selma Avenue. The property at 6449 Selma Avenue was purchased by the City in 2001 in order to protect the three lot assembly potential for multiple-family residential development in line with the Royal Oak Community Plan guidelines. The property at 6489 Selma Avenue is presently held under separate private ownership.
- 3.3 The applicant has suitably demonstrated that he has been unsuccessful in acquiring the neighbouring property at 6489 Selma Avenue for inclusion in the identified three-lot assembly for CD (RM3) District development. As such, the proposed two lot assembly is advancing with the orphaned lot at 6489 Selma Avenue retaining its single-family development potential under prevailing R5 Residential District zoning, given its substandard size in relation to its RM3 designation under the Royal Oak Community Plan. It is noted, however, that should the owner of 6489 Selma Avenue wish to sell their property into the assembly prior to Public Hearing, details of the expanded site would be noted in the Public Hearing report to Council.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (based on RM3 Multiple Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a multiple-family residential townhouse project, up to three-storeys in height, with full underground parking, to a maximum allowable density of 1.1 FAR. Vehicular access to the site would be from Selma Avenue.
- 4.2 The Director Engineering will be requested to provide an estimate for any services necessary to serve the site.
- 4.3 Any necessary dedications will be determined by a detailed geometric and noted in a future report to Council.

- 4.4 The proposed development site includes the City-owned property at 6449 Selma Avenue. The City-owned land has an area of approximately 1,011.71 m² (10,890 sq. ft.), subject to a detailed survey. A purchase agreement would be pursued and completed as part of this rezoning application for the net area after dedications. The Realty and Lands Division will determine a recommended price for the City-owned property, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading. The completion of the sale of City-owned property and its consolidation would be a prerequisite of the rezoning application.
- 4.5 Any necessary easements, covenants, and statutory rights-of-way including, but not limited to, Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 4.6 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit is required.
- 4.7 In line with the City's adopted guidelines for adaptable housing, 20% of single level dwelling units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.8 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system is required.
- 4.10 Due to the site's proximity to Kingsway, an acoustical study will be required for this rezoning to ensure compliance with the Council adopted noise criteria.
- 4.11 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.12 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 The Parkland Acquisition Charge, GVS&DD Sewerage Charge, and School Site Acquisition Charge apply.
- 4.14 The proposed prerequisite conditions to this rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **THAT** a copy of this report be sent to the property owner of 6489 Selma Avenue for information purposes.
2. **THAT** the sale of City-owned property be approved in principle for inclusion within the subject development site in accordance with the terms outlined in Section 4.4 of this report, and 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.

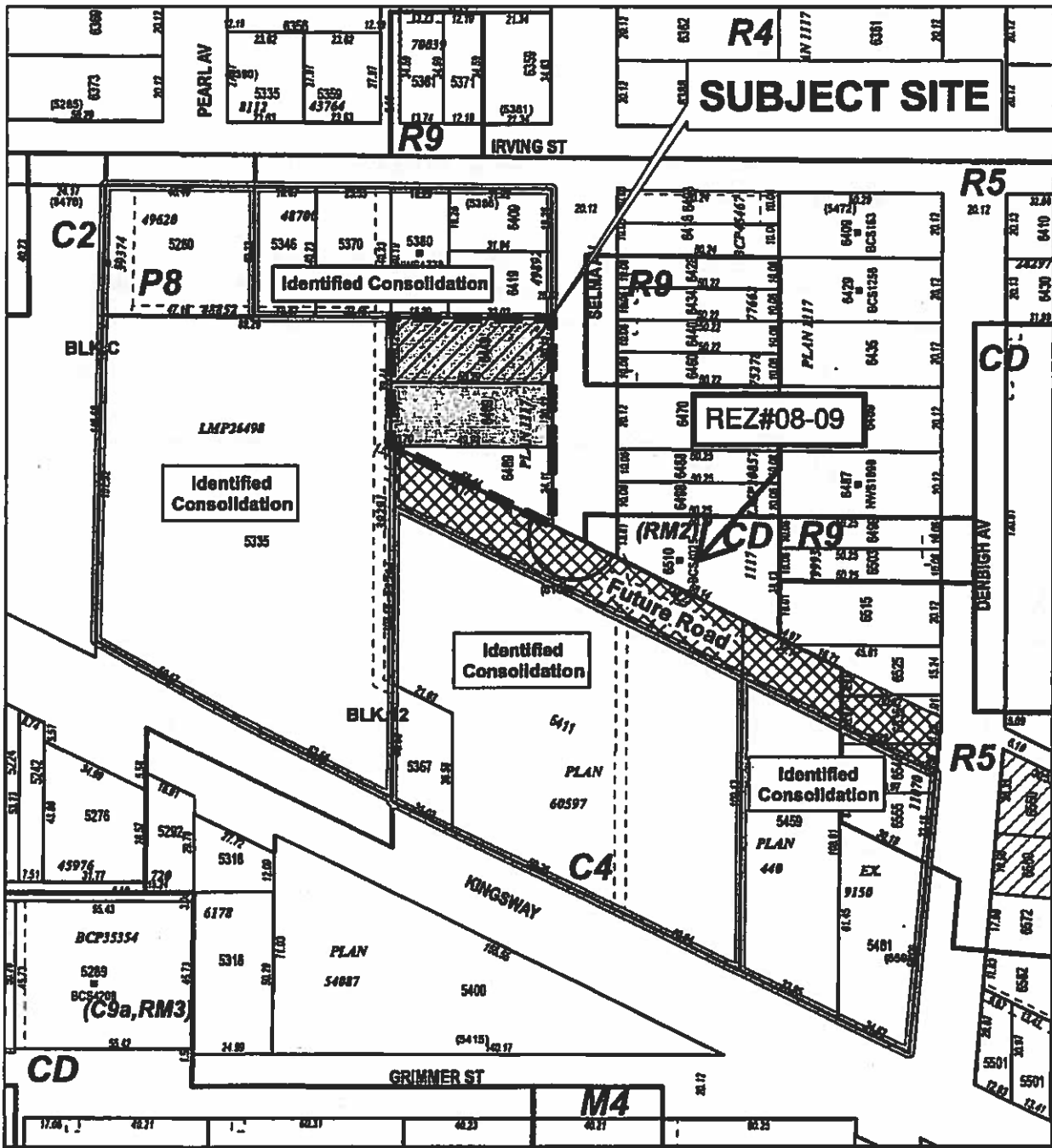
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Attachments

- cc: Director Engineering
 Director of Public Safety and Community Services
 City Solicitor
 City Clerk

P:\REZONING\20 Applications\2016\16-33 6449 & 6469 Selma Avenue\Council Reports\Rezoning Reference 16-33 Initial Report 20170724.docx



PLANNING & BUILDING DEPARTMENT



DATE: JUN 20 2017

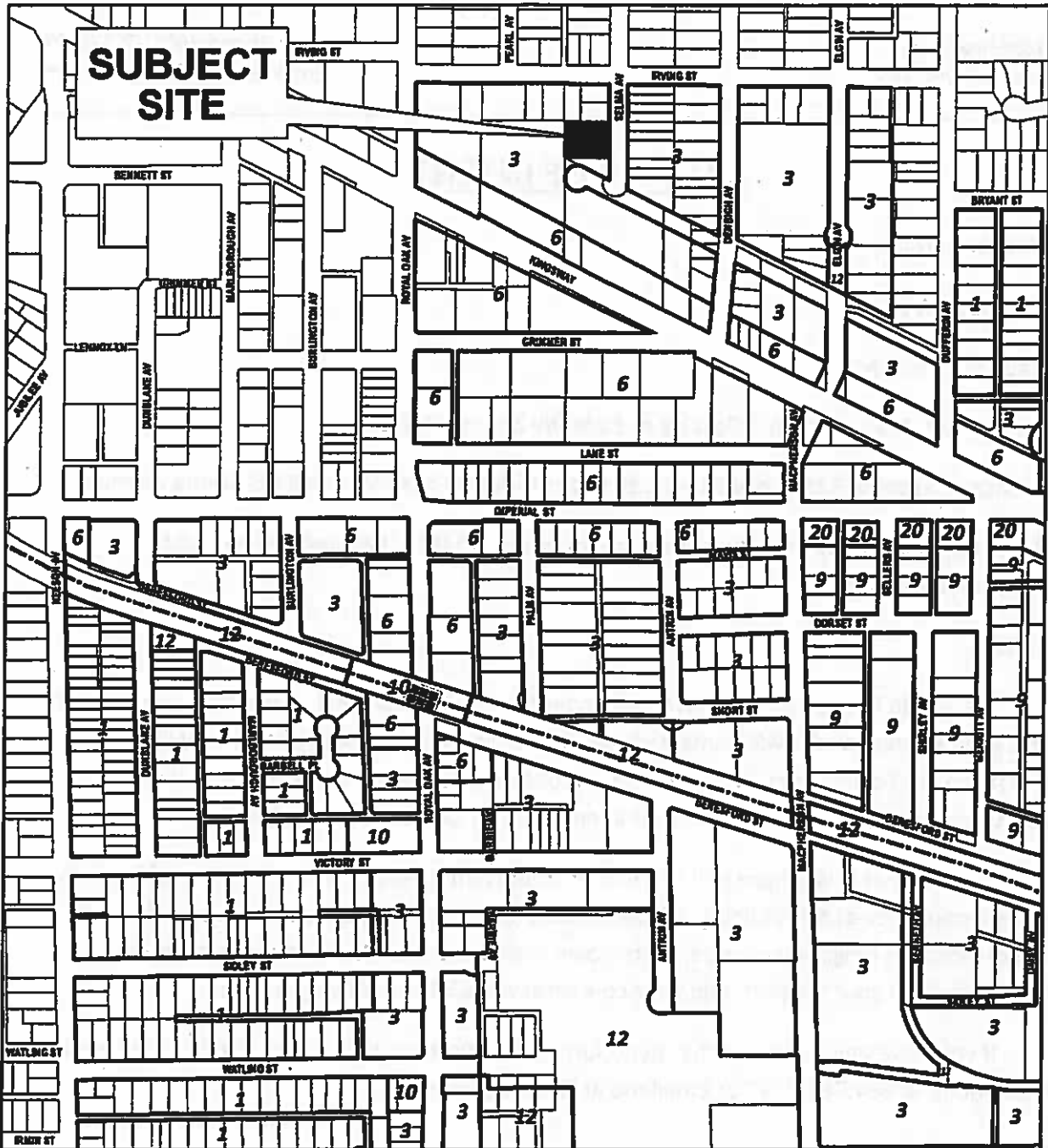
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**DEVELOPMENT POTENTIAL
REZONING REFERENCE #16-33
6469 SELMA AVENUE**

- Subject Site
- Community Plan Identified Consolidation
- City-Owned Property

Sketch #1



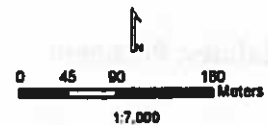
**Royal Oak Community Plan
Land Use**



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

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



Printed on June 20, 2017

Sketch #2

SELMA DEVELOPMENTS LTD

Quality home builders

7429 Morley Drive
Burnaby BC, V5E 3X9

Phone: (604)-781-7797
Email: Bimssa@hotmail.com

LETTER OF INTENT

The City of Burnaby

4949 Canada Way,

Burnaby BC, V5G 1M2

Attention: Mr. Mark Norton MSc, City of Burnaby Zoning Planner

Reference: Rezoning Reference #16-33, the consolidation of 6469 and 6449 Selma Avenue

Subject: Application for the new development under CD (RM3) zoning by laws with Underground Parking.

DEAR SIR,

We would like to apply for rezoning under CD (RM3) zoning bylaw for the properties of 6469 Selma Avenue and 6449 Selma Avenue (City of Burnaby Owned) to create Multiple-family (Stacked) Townhomes with the inclusion of having Underground Parking as these properties are located within the Council-adopted Royal Oak Community Plan.

We feel that this project will serve as an important development to the City of Burnaby and the community as this building will be situated within walking distance to amenities and transportation on Kingsway Avenue, Metrotown Mall and Royal Oak Skytrain Station. Our endeavours need your support, and your co-operation will be greatly appreciated.

If you have any questions that need further clarification, please feel free to contact me via telephone at 604.781.7797 or Email me at Bimssa@hotmail.com.

Sincerely

Selma Developments Ltd



Bim Sahdev, President

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-08
 2017 July 19

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Local Practice Architecture + Design Ltd.
 1447 Hornby Street
 Vancouver, BC, V6Z 1W8
 (Attn: Matthew Woodruff)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 21, DL 211, Group 1, NWD Plan BCP45523
- From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District)
- To:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- 1.3 **Address:** 8650 University Crescent
- 1.4 **Location:** The subject site is located at the northwest corner of University Crescent and Highland Court (Sketch #1 *attached*).
- 1.5 **Size:** The site is has an area of 4,000 m² (43,056 sq.ft.) and frontages of approximately 36.53 m (119.8 ft.) along University Crescent, 88.98 m (292 ft.) along Highland Court, and 43.6 m (143 ft.) along East Campus Road.
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of two low-rise rental residential buildings, an amenity building, and a single-level underground parkade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the northwest corner of University Crescent and Highland Court, and is currently treed and undeveloped (Sketch #1 *attached*). To the east across University

Crescent is the “Highland House” residential development, with the UniverCity Child Care Centre beyond. To the north is a site that is currently undeveloped and planned for future multi-family residential development. Planned multi-family residential development sites are also located further north and northeast along both sides of University Crescent. To the south across Highland Court is a site that currently accommodates temporary residential sales centres and surface parking. In the longer term, this site is planned for mixed-use development including transit (bus storage and layover), residential, and commercial uses. To the west across East Campus Road within the Simon Fraser University (SFU) campus are the Blusson Hall academic building and surface parking lots.

3.0 BACKGROUND INFORMATION

The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 21 within Phase 3 of the UniverCity community, which was created by Rezoning Reference #06-65 and Subdivision Reference #07-51. The site slopes from the northeast down to the southwest. A tree retention area has been established along the north side yard of the property to ensure the health of the existing trees and to provide privacy between the subject site and the property to the north.

4.0 GENERAL INFORMATION

4.1 The applicant is proposing to construct three wood frame buildings atop a single-level concrete parkade on the site. The proposed development includes a six storey residential building on the eastern portion of the site, a five storey residential building on the western portion of the site, and a landscaped courtyard and an amenity building at the centre of the site. The amenity building will serve the two residential buildings as well as the broader SFU community. The applicant is proposing to pursue the German high-performance building energy standard *Passivhaus*, which will reduce the overall environmental impact of the project and influence the architectural design of the buildings. As well, it should be noted that the subject site will be retained by SFU Community Trust for use as low end of-market rental housing, rather than sold to private development on a prepaid lease basis for strata-titled housing. In total, 90 low end of-market rental units are proposed.

The proposed building form differs from that established for Lot 21 under Rezoning Reference #06-65, which specifies a single terraced building with a maximum building height of eight storeys, stepping down from University Crescent to East Campus Road. The proposed alternate massing is supportable as it responds more appropriately to the complex topography of the site, aids in achieving the rigorously energy efficient *Passivhaus* standards, and creates a central public space that will foster social interaction between both the residents and the wider SFU community. Furthermore, the development parameters and statistics established for the site remain adhered to: a maximum development density of 2.0 FAR (providing a maximum gross floor area of 86,112 sq.ft.) and up to 90 residential units. The development will be required to meet

**PLANNING AND BUILDING
REZONING REFERENCE #17-08
2017 July 19 PAGE 3**

- UniverCity's building, energy, stormwater, and habitat protection requirements. Overall, the proposal is expected to embody exceptional environmental and socially sustainable design.
- 4.2 Basic servicing of the site has been provided through Subdivision Reference #07-51. The Director Engineering will be requested to provide an estimate for any additional services necessary to serve this site, including but not necessarily limited to: new curb and gutter, parking pavers, boulevard trees and grass, street lighting, separated sidewalk, and urban trail connections.
 - 4.3 Section 219 Covenants will be required to restrict the enclosure of balconies; ensure that handicap accessible parking stalls remain as common property; and ensure a connection to the permanent alternative energy facility that will be constructed to support the energy needs of UniverCity, should the development be granted occupancy on or after 2021 January 1. Additionally, the required Community Association Covenant, which includes the Community Amenities Agreement, is to be submitted and reviewed by the City Solicitor.
 - 4.4 As noted above, a tree retention covenant area has been established along the north side of the property. This area is to be protected for the duration of construction on the site.
 - 4.5 The submission of a detailed plan of an engineered Sediment Control System will be required.
 - 4.6 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
 - 4.7 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
 - 4.8 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will be required to meet BC Building Code adaptable housing standards.
 - 4.9 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.
 - 4.10 The GVS&DD Sewerage Development Charge applies.
 - 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

PLANNING AND BUILDING
REZONING REFERENCE #17-08
2017 July 19 PAGE 4

5.0 RECOMMENDATION

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

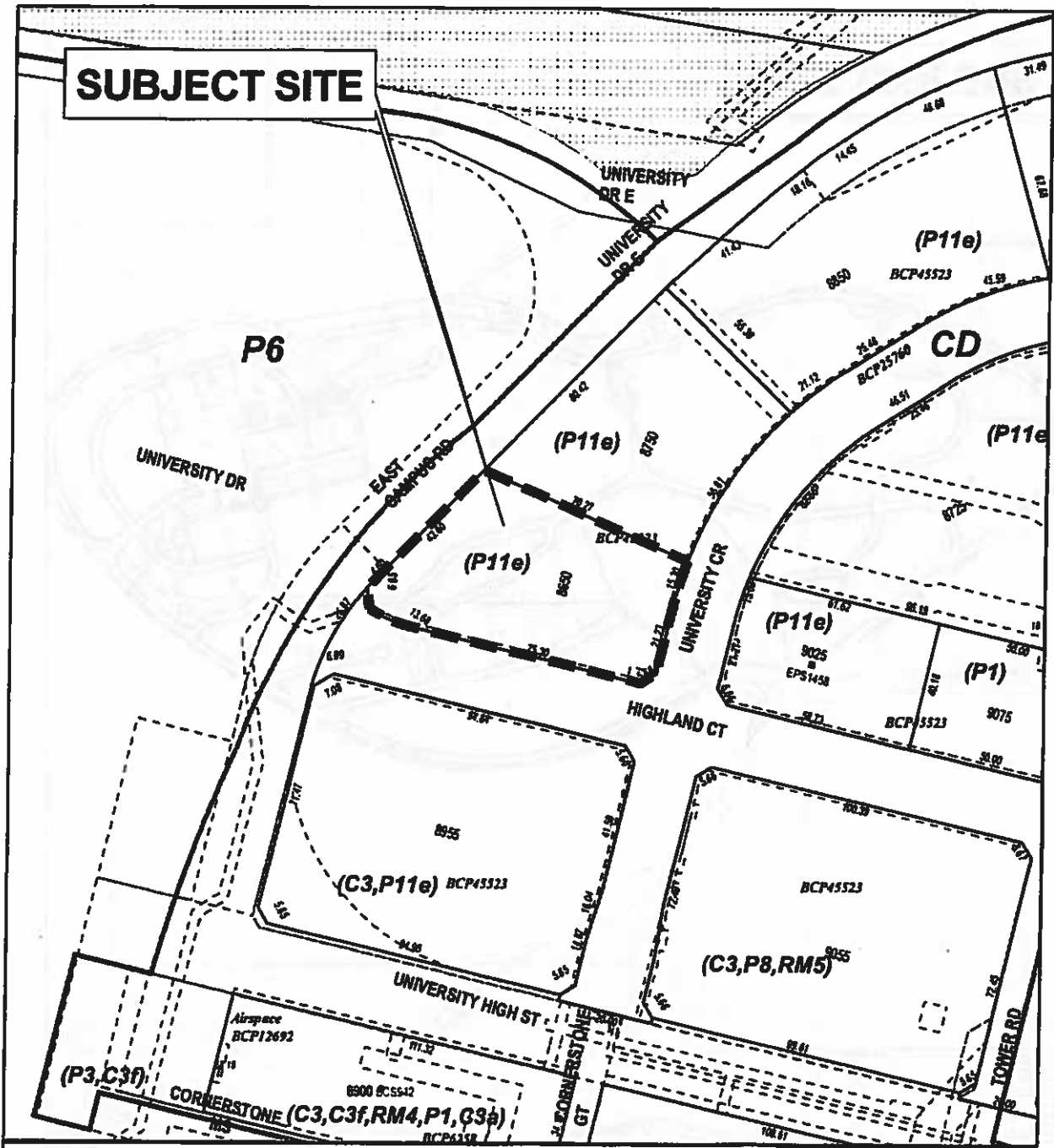


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Attachments

cc: Director Engineering
City Solicitor
City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE: MAR 07 2017

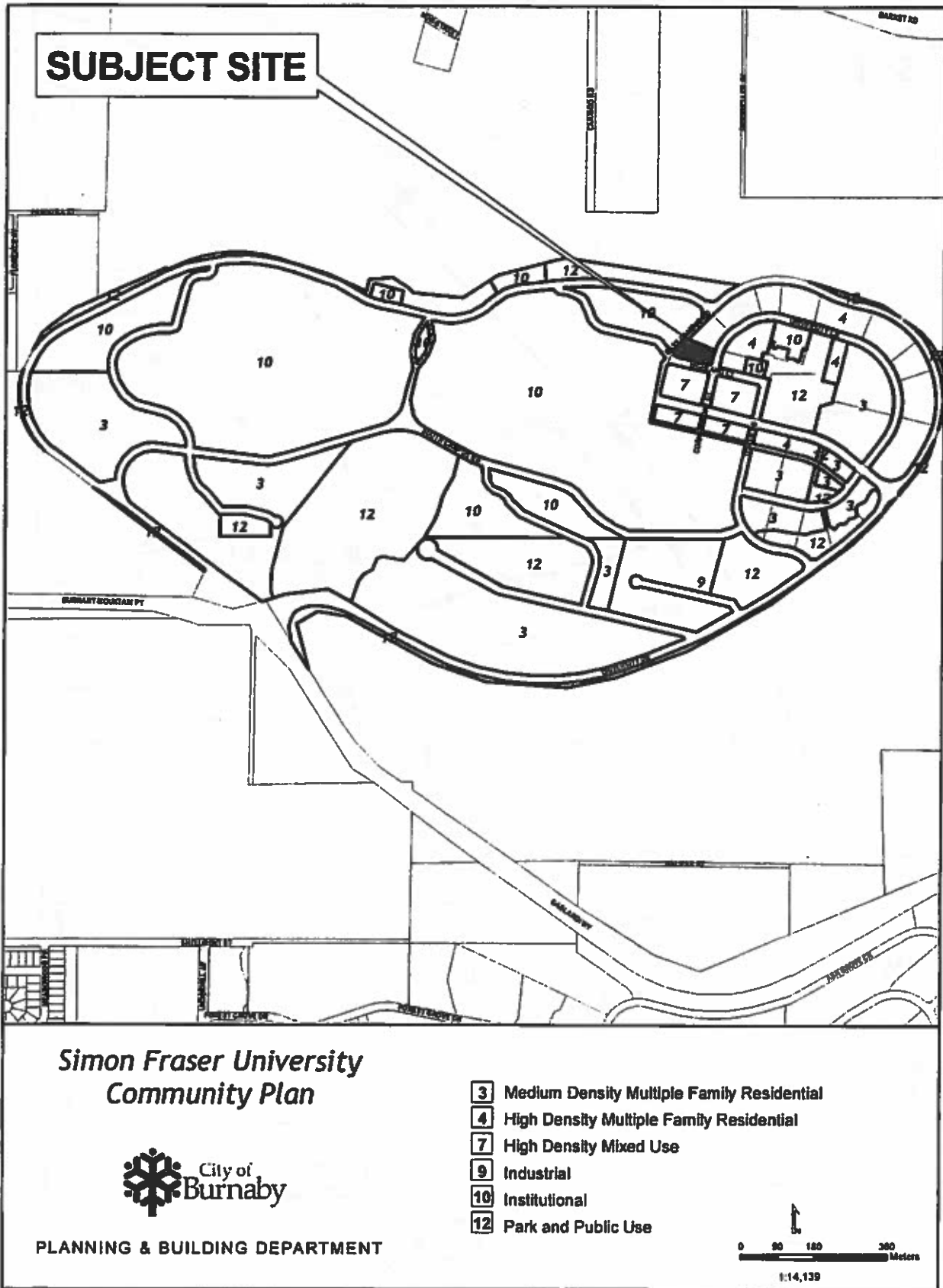
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REZONING REFERENCE #17-08
8650 UNIVERSITY CRESCENT

 Subject Site

Sketch #1



Printed on March 7, 2017

Sketch #2

July 5th, 2017

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

To whom it may concern,

Re: LOT 21 DISTRICT LOT 211 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP45523

This application is regarding the rezoning for the above noted project.

The project site, Parcel 21, is currently zoned CD Comprehensive Development (based on P11e District guidelines), with development parameters and statistics set by the master rezoning application for the Phase 3 UniverCity lands. This application seeks to amend the CD bylaw for the site through rezoning to the Amended CD Comprehensive Development District (based on P11e District guidelines) to permit an alternate approach to building siting and massing.

The proposed development on Parcel 21 consists of three separate buildings and one level of underground parking. Two residential buildings will contain a total of 90 low end of market cost, rental units. A third amenity building will serve the two residential buildings as well as student groups from Simon Fraser University and the local community. All three buildings are targeting the German high-performance building energy standard of "Passive House" to increase the quality and livability of the residential units, as well as reduce the overall environmental impact of the project.

The massing of the project has been split into separate buildings in order to create a meaningful public space within the site, respect the surroundings, adapt to the complex topography of the site, and aid in the pursuance of the Passive House standard. The site currently has no buildings located on it and has a significant tree covenant along the entire North edge.

We look forward to working with you in the coming months. Please do not hesitate to contact me with any questions.

Sincerely,



Matthew Woodruff

local.

Local Practice Architecture + Design Ltd.
1447 Hornby St, Vancouver, BC V6Z 1W8
t: 604.343.4525

localpractice.ca
Michel Labrie, Architect AIBC, Principal
Matthew Woodruff, Architect AIBC, Principal

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-18
 2017 JULY 19

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Brian Carroll
 Counterpoint Interiors Inc.
 223-1118 Homer Street
 Vancouver, B.C. V6B 2X6
- 1.2 **Subject:** Application for the rezoning of:
 Lot A, DL 122, Group 1, NWD Plan BCP51571
- From:** CD Comprehensive Development District (based on C2 Community Commercial District and RM3 Multiple Family Residential District)
- To:** Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District, P1 Neighbourhood Institutional District, and Hastings Street Area Plan guidelines)
- 1.3 **Address:** 4824 Hastings Street (418 Gamma Avenue)
- 1.4 **Location:** The subject site is located on the southeast corner of Gamma Avenue and Hastings Street (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is irregular in shape and has a lot area of 2,149.9 m² (23,141 sq. ft.), frontage on Gamma Avenue of approximately 30.19 m (99 ft.), and frontage on Hastings Street of approximately 100.22 m (329 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 469.44 m² (5,053 sq. ft.) of existing commercial retail space to be used for a child care facility.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject property is located on the southeast corner of Gamma Avenue and Hastings Street within the Council-adopted Hastings Street Area Plan area, and is currently improved with a new four-storey mixed-use building. Retail and service commercial uses

are located to the west and north of the subject site fronting Hastings Street. Single-family dwellings are located to the east across Hastings Street and south across the lane.

3.0 BACKGROUND INFORMATION

- 3.1 On 2014 December 08, Council gave Final Adoption to Rezoning Reference #14-06 to permit the construction of a four-storey mixed-use building with grade-level retail and three residential storeys above, utilizing CD (C2, RM3) District zoning. The development has been given provisional occupancy.
- 3.2 On 2015 May 25, Council received a report regarding Rezoning Reference #15-19 to permit a child care facility on the subject property. That rezoning, advanced by the developer, has since been withdrawn. The subject rezoning is to permit a different child care facility.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting the rezoning in order to permit a child care facility with up to 55 children and 12 staff on the subject property. The proposed facility would accommodate infants, toddlers, and preschoolers. The intent is to operate the facility within two commercial retail units fronting Hastings Street, occupying approximately 469.44 m² (5,053 sq. ft.) of internal floor area, and providing up to 260.13 m² (2,800 sq. ft.) of connected outdoor play space on the east side of the property.
- 4.2 The subject rezoning amendment to the prevailing CD District is necessary to include the P1 Public and Institutional District zoning as a guideline in order to permit a child care use. Under the proposed amendment, the subject space would retain C2 District zoning, in addition to the proposed P1 District zoning, in order to allow reversion of the space for commercial uses without further rezoning, should the proposed child care facility cease operations in the future.

The P1 District requires a minimum lot area and width of 890 m² (9,580.19 sq. ft.) and 24.5 m (80.38 ft.) respectively, except that the lot area shall be increased by 19 m² (204.52 sq. ft.) for each child over 20 in number accommodated by a child care facility. The subject site has an area of 2,149.9 m² (23,141 sq. ft.), which exceeds the minimum lot area of 1,555 m² (16,738 sq. ft.) which would be required for 55 children.

- 4.3 The Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation of the Community Care and Assisted Living Act. Review and approval of the application will be required through the Fraser Health Authority.
- 4.4 The proposed child care facility would contribute to an increase in the limited supply of licensed child care spaces in Burnaby. It is noted that there is only one group child care facility in the immediate area, a 25-space child care facility for children aged 30 months

to school age at 380 Hythe Avenue, located approximately 200 m (656 ft.) from the subject site.

- 4.5 While the provision of satisfactory child care facilities for children is essential, the assessment of their location relative to other uses is also an important consideration. As part of a suitable plan of development, the applicant would be required to provide an operational plan to minimize noise impacts on neighbouring businesses and residents, and ensure the compatibility of the proposed use prior to the rezoning being advanced to a Public Hearing.
- 4.6 Vehicular access to the subject site will be from the lane off of Gamma Avenue. Drop-off and pick-up of children would be provided in the P1 underground parking area. Sufficient parking spaces are provided at the P1 level to support the proposed child care use, of which a number would be reserved exclusively for the drop-off and pick-up of children.

Access to the proposed child care facility from the underground parking would be via the commercial elevator to the commercial lobby at grade. Given the importance of ensuring safe and convenient access from the parking area to the child care facility, and the potential for traffic congestion during drop-off and pick-up times, it is recommended that a fully suitable and detailed parking and access management plan be submitted prior to advancement of this proposal to Public Hearing.

- 4.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

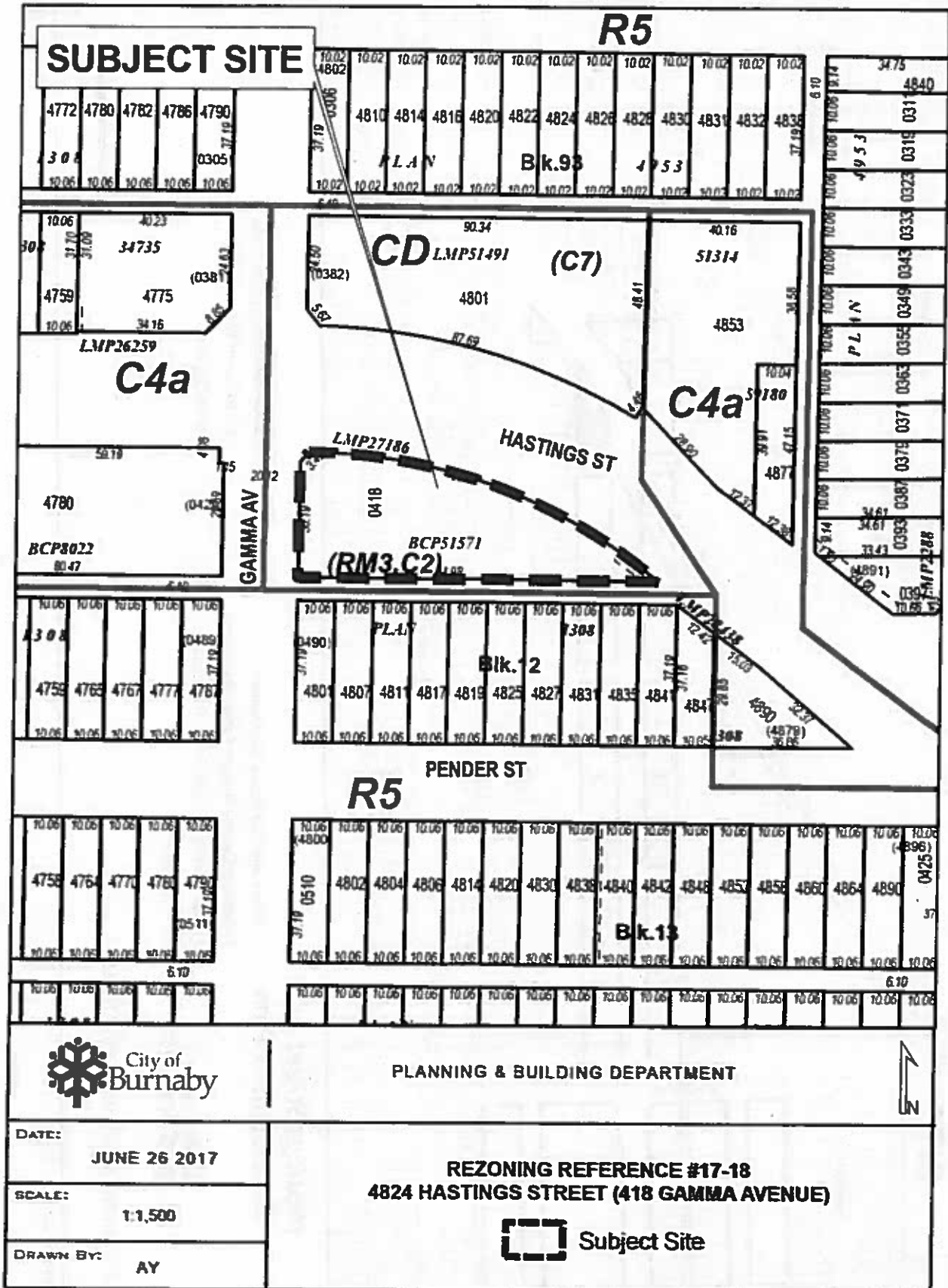
5.0 RECOMMENDATION

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

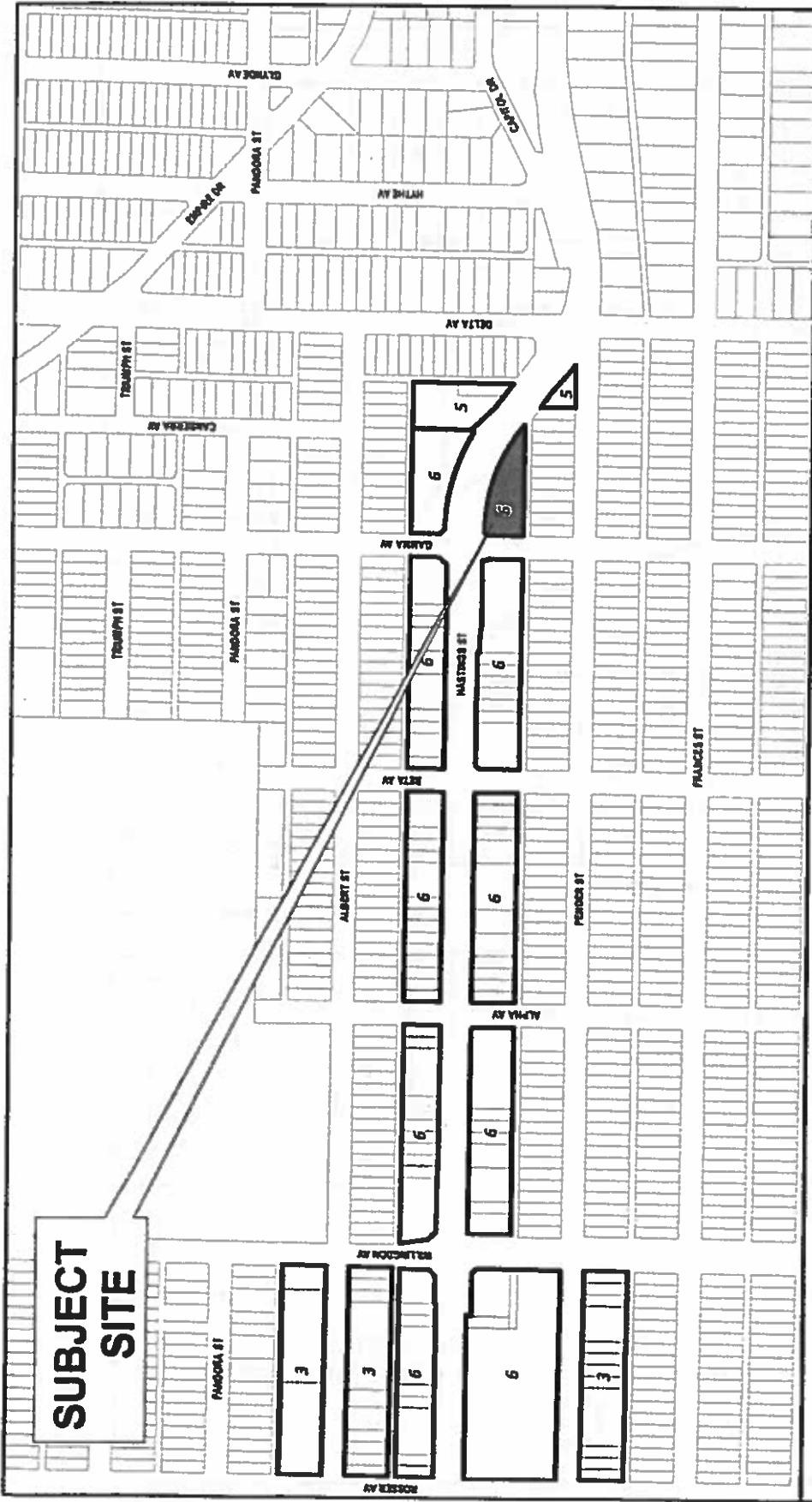
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Attachments

- cc: Director Engineering
- City Solicitor
- City Clerk



Sketch #1

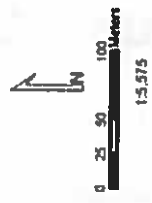


**Hastings Street Area
Development Plan**



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional



Printed on June 26, 2017

Sketch #2

COUNTERPOINT INTERIORS INC.
DESIGN BUILD RELOCATE FACILITATE

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

June 14, 2017

Attention: Lisa Scott, Community Planner

Re: Letter of Intent regarding Rezoning Amendment Proposal for 418 Gamma Avenue, Burnaby

Please accept this letter of intent for the rezoning amendment for our building at 418 Gamma Avenue. We understand that the building is currently rezoned with a Comprehensive Development (CD) Designation, built in accordance with RM3 Multiple Family Residential and C2 Community Commercial District Zone requirements.

We are seeking a Rezoning for an amended Comprehensive Development (A-CD) designation with the aforementioned C2 and RM3 requirements, as well as PI Neighbourhood Institutional District Zone requirements. This would allow child care use.

The intent is to change 5,053 square feet (761 Square meters) of the ground floor commercial retail space to a CHILD CARE facility. This includes adding up to 2,800 square feet (260.1 Square Meters) of outdoor play space at the east side of the property. The facility would be used for a total of 16 infants, 16 toddlers and 23 pre-school children for a total of 55. The staff on any given day would include 10 full time and 2 part-time employees for a total of 12 staff. A total of 12 parking stalls would be needed based on the City of Burnaby requirements, off street 800.4 (5.1). The building currently has 23 stalls for the commercial use including 3 handicapped accessible stalls. Two CRUs would remain that would total 4,242 square feet (394 Square meters) for the remaining 11 parking spaces.

This amendment will not impact the appearance of the building; rather provide a valuable addition to the community. We look forward to working with the City of Burnaby Planning Department with this Proposal. We have been retained by the Owner, GEC Global Education City to oversee the process with the City of Burnaby Planning Department.

Yours very truly,

COUNTERPOINT INTERIORS INC


Brian Carroll, Principal

CC. Rodney Davidson, Vice President, GEC Global Education City Holdings Inc.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-19
 2017 JULY 19

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Norm Couttie
 Eastlake Adera Projects Ltd.
 2200 - 1055 Dunsmuir Street
 PO Box 49214
 Vancouver, BC V7X 1K8
- 1.2 **Subject:** Application for the rezoning of:
 Lot A, DL 57, Plan EPP35080
- From:** CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines)
- To:** Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines)
- 1.3 **Address:** 8339 Eastlake Drive
- 1.4 **Location:** The subject site is located on the north side of Eastlake Drive between Underhill Avenue and Production Way (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is irregular in shape with a frontage on Eastlake Drive of approximately 180.43 m (591.96 ft.) and an area of approximately 6.46 ha (15.96 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 a minor increase in interior floor area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site slopes down from the north and is currently improved with six buildings which are either fully constructed or have been issued Building Permits and are in various stages of construction. The subject rezoning application pertains to Building 3B (see *attached* Sketch #3),

the northernmost building in the development. There are two open watercourses with adjacent riparian areas at the southwestern and eastern portions of the site.

Adjacent uses include: Mammoth Studio to the west; a Metro Vancouver operation centre and a warehouse/distribution facility to the east; the Imperial Oil tank site and an ICBC research and training centre to the south; and a closed portion of the Broadway right-of-way, which functions as a greenway, to the north. Vehicular access to the site is from Eastlake Drive, which is currently improved with an urban trail on the south side and a separated sidewalk on the north side.

3.0 BACKGROUND INFORMATION

3.1 The subject site is located within the north central portion of Lake City, the City's first industrial park, developed primarily in the 1960s and covering approximately 400 acres. Lake City has evolved into a major industrial enclave which accommodates a wide variety of heavy and light industrial and, more recently, high-tech/office activities.

3.2 On 2000 October 02, Council adopted the Lake City Business Centre Plan (see *attached* Sketch #2), which establishes a framework for more intensive office, high-technology, specialized production, and associated light industrial uses. The Lake City and Production Way/University stations of the Millennium SkyTrain line directly serve the site.

3.3 On 2014 January 13, Council adopted a rezoning application (Rezoning Reference #08-21) on the subject site for a multi-building warehouse/manufacturing/office complex. Since that time, four buildings have been completed and two, including the subject building, are under construction.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to the amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines) in order to permit a minor increase in the interior floor area of the subject building (Building 3B) of approximately 167.22 m² (1,800 sq. ft.), which is beyond the gross floor area approved under Rezoning Reference #08-21. Specifically, the applicant is proposing to add a second floor to one bay and to fill in the open area above an electrical room, both within the existing volume of the building. The only change proposed to the exterior of the building is the addition of second floor windows.

4.2 It is noted that the last approved Preliminary Plan Approval (PPA#16-45) for the subject site indicated that the site has reached the maximum gross floor area approved under Rezoning Reference #08-21. However, as the site's Floor Area Ratio is 0.448, whereas a maximum FAR of 1.0 is permitted under the Lake City Plan, an increase in gross floor area could be permitted subject to rezoning and the provision of sufficient parking.

PLANNING AND BUILDING
REZONING REFERENCE #17-19
2017 July 19..... PAGE 3

- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to service the site.
- 4.4 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report, to be submitted at a future date prior to advancing to a Public Hearing.
- 4.5 The GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq. ft. of additional gross floor area will apply to this rezoning.

5.0 RECOMMENDATION

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

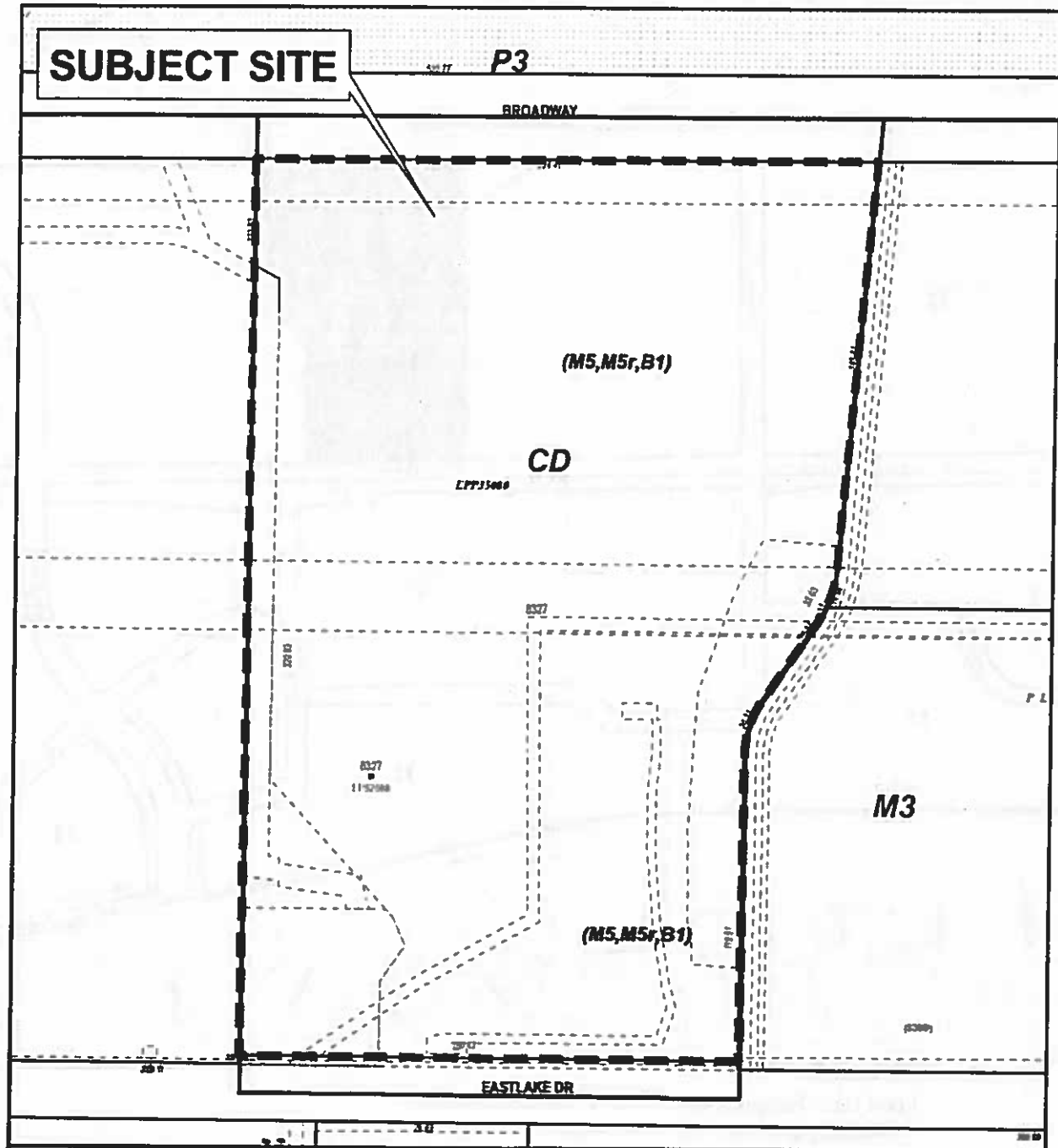
el.

LS:eb

Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\20 Applications\2017\17-21 8687 and 8689 Tenth Avenue\Initial Report 17-21.doc



PLANNING & BUILDING DEPARTMENT



DATE:
JUNE 26 2017

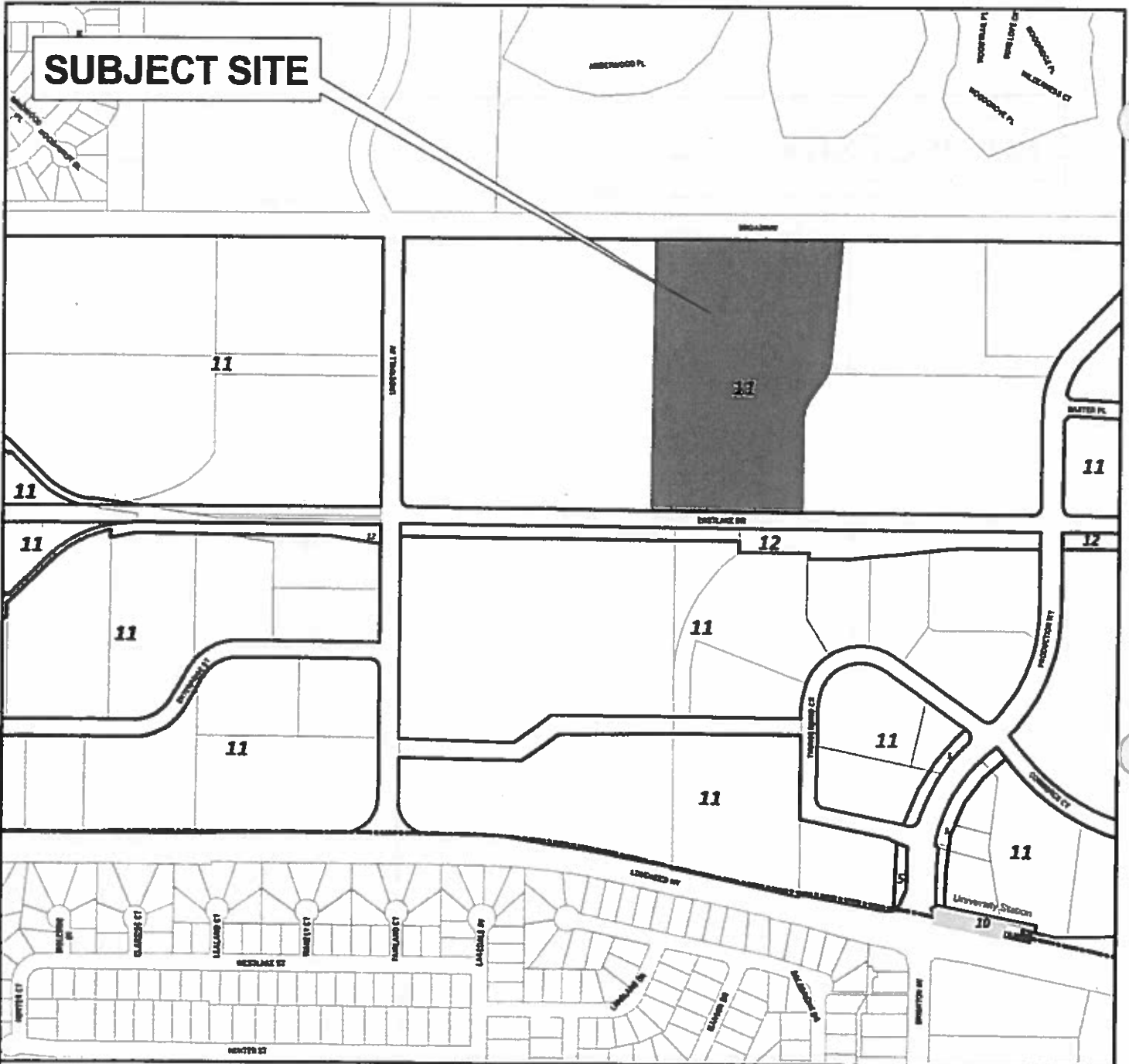
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REZONING REFERENCE #17-19
8339 EASTLAKE DRIVE

 Subject Site

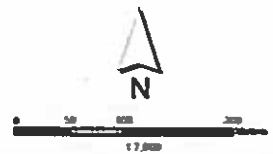
Sketch #1



Land Use Designations

- 5 Commercial
- 10 Institutional

- 11 Business Centre District
- 12 Park and Public Use

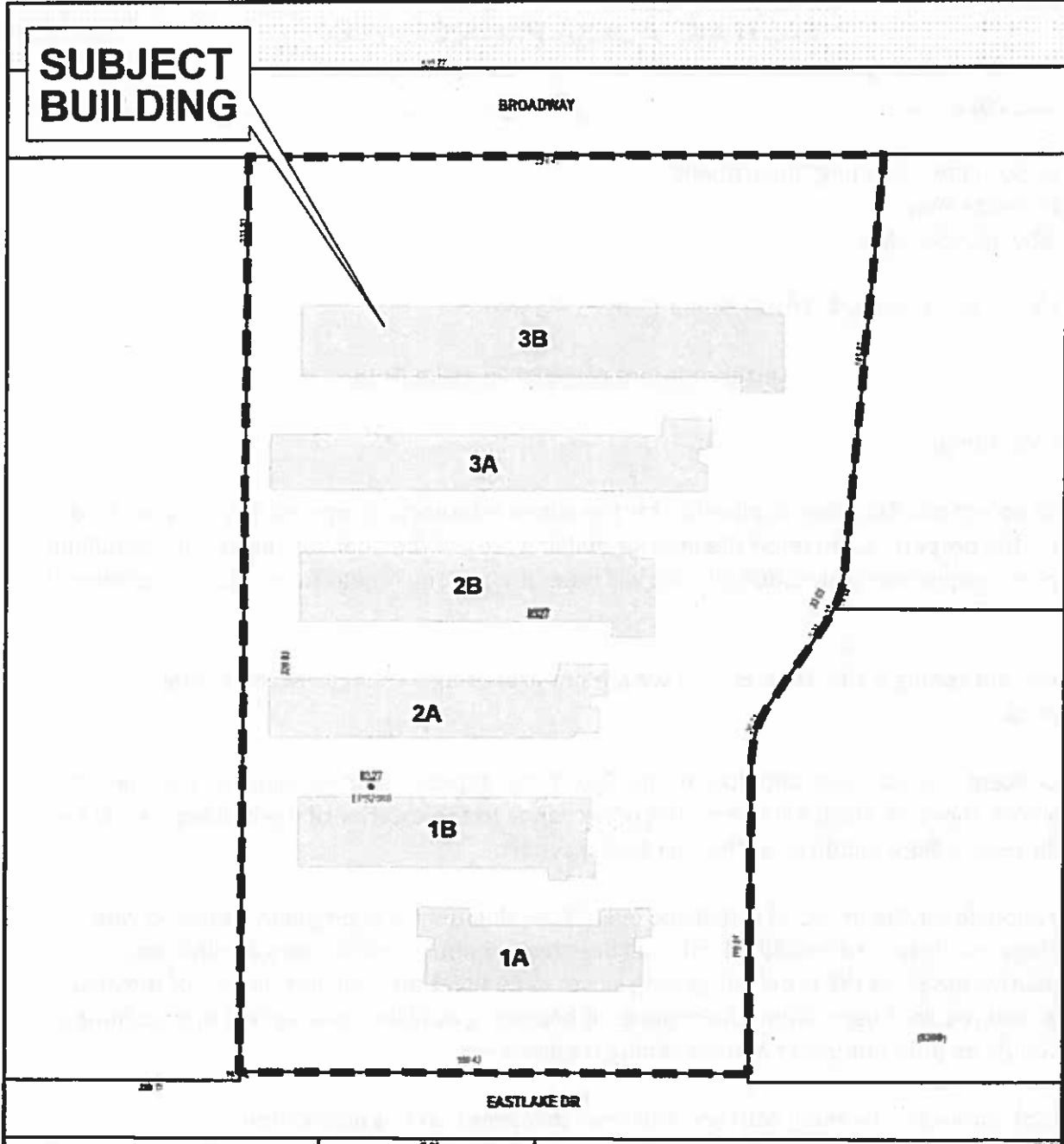


City of Burnaby

PLANNING & BUILDING DEPARTMENT

Lake City Business Centre

SUBJECT BUILDING



PLANNING & BUILDING DEPARTMENT



DATE: JUL 18 2017

SCALE: 1:2,300

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REZONING REFERENCE #17-19
8339 EASTLAKE DRIVE

 Subject Site

Sketch #3

**EASTLAKE ADERA PROJECTS LTD.**

June 22, 2017

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

Attn: Karin Hung, BA, MA, DULE, Senior Current Planner

Letter of Intent re: 8339 Eastlake Drive

Dear Ms. Hung:

Please accept our Rezoning Application for the above referenced property. The purpose is to rezone the property to increase the interior building area of the final building in this six-building complex by approximately 1,800 SF. We will meet the parking requirements for any additional space.

The current zoning is M5, M5r, B1 and we are not proposing a change. No demolition is required.

The concept is to add a second floor to one 20x80 foot typical bay in Building 3B, plus fill in the open area above an electrical room. The only change to the exterior of the building would be to add second floor windows at the rear loading court.

The rationale for the proposal is that the overall development was originally designed with six buildings and dozens of individual units, all designed without specific users in mind, on a speculative basis. As the project is getting closer to completion, a clearer picture of the actual users, and required uses within their spaces, is becoming available and we feel that additional area could be built out under current zoning requirements.

We look forward to working with you and your colleagues on this application.

Yours truly,

EASTLAKE ADERA PROJECTS LTD.

Norm Coultie, Architect AIBC
President

LIVE WEST COAST

Suite 2200 Four Bentall Centre 1055 Dunsmuir Street PO Box 40714 Vancouver BC V7X 1K8 t 604.684.8277 f 604.684.4709 adera.com

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-20
 2017 JULY 19

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Derek Dalla-Zanna
 Censorio Group of Companies
 4723 Hastings Street 2nd Floor
 Burnaby, BC V5C 2K8
- 1.2 **Subject:** Application for the rezoning of:
 Lot 23/24, Block 7, DL 121, Group 1, NWD Plan 1054
- From:** C8 Urban Village Commercial District (Hastings)
- To:** CD Comprehensive Development District (based on C8 Urban Village Commercial District (Hastings))
- 1.3 **Address:** 4255 and 4257 Hastings Street
- 1.4 **Location:** The subject site is located on the north side of Hastings Street, between Carleton and Madison Avenues. (Sketch #1 and #2 *attached*)
- 1.5 **Size:** The proposed site is rectangular in shape with a total area of approximately 705.14 m² (7,590.1 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 four-storey mixed-use development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two lots located on the north side of Hastings Street, between Carleton and Madison Avenues. One of the lots is improved with a two storey commercial building, and the other serves as the parking lot (legally non-conforming) for the aforementioned commercial building. To the east of the proposed development site, is a site currently under construction for a five-storey mixed-use development (Rezoning Reference #14-03); to the north, across the lane, is a multiple family development; to the east is a single-storey commercial development; and, to the south, across Hastings Street, are older single and two-storey commercial developments.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the Hastings Street Area Plan and is zoned C8 Urban Village Commercial District (Hastings), which permits mixed-use commercial and medium-density multiple-family residential development to a maximum density of 3.0 FAR, typically within a four to five storey building form (see Sketch #2 *attached*). The proposed development concept is for a mixed-use building with grade level retail units, and three storeys of residential above.
- 3.2 As with other recent rezoning applications along the Hastings Street corridor west of Willingdon, the applicant is proposing an upper storey setback that differs from the C8a District requirement that upper storeys be set back in line with a 45° incline plane. As such leeway cannot be granted through the PPA process, use of the CD Comprehensive Development District (based on the C8a Hastings Urban Village Commercial District) is being sought. It is noted that, on 2008 July 07, Council approved a policy which provides a framework to vary the upper storey 45° setback requirement of the C8a District through the use of CD zoning. The subject rezoning amendment is in line with the Council-adopted policy, and details of the proposed upper storey setback will be determined as part of the suitable plan of development.
- 3.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary street, lane, boulevard, and pedestrian improvements.
- 3.4 The provision of any necessary road dedications and statutory rights-of-way will be determined by way of detailed road geometrics prepared by the Planning Department and will be outlined in a further report to Council.
- 3.5 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 3.6 The submission of a tree survey to determine compliance with the Tree Bylaw is required.
- 3.7 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 3.8 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.9 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review approval.

PLANNING AND BUILDING
REZONING REFERENCE #17-20
2017 July 19 PAGE 3

- 3.10 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 3.11 The feasibility of undergrounding overhead wiring in the lane abutting the site will be examined. If undergrounding is not feasible, preducting and cash deposit for future works will be required.
- 3.13 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 3.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

4.0 RECOMMENDATION

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

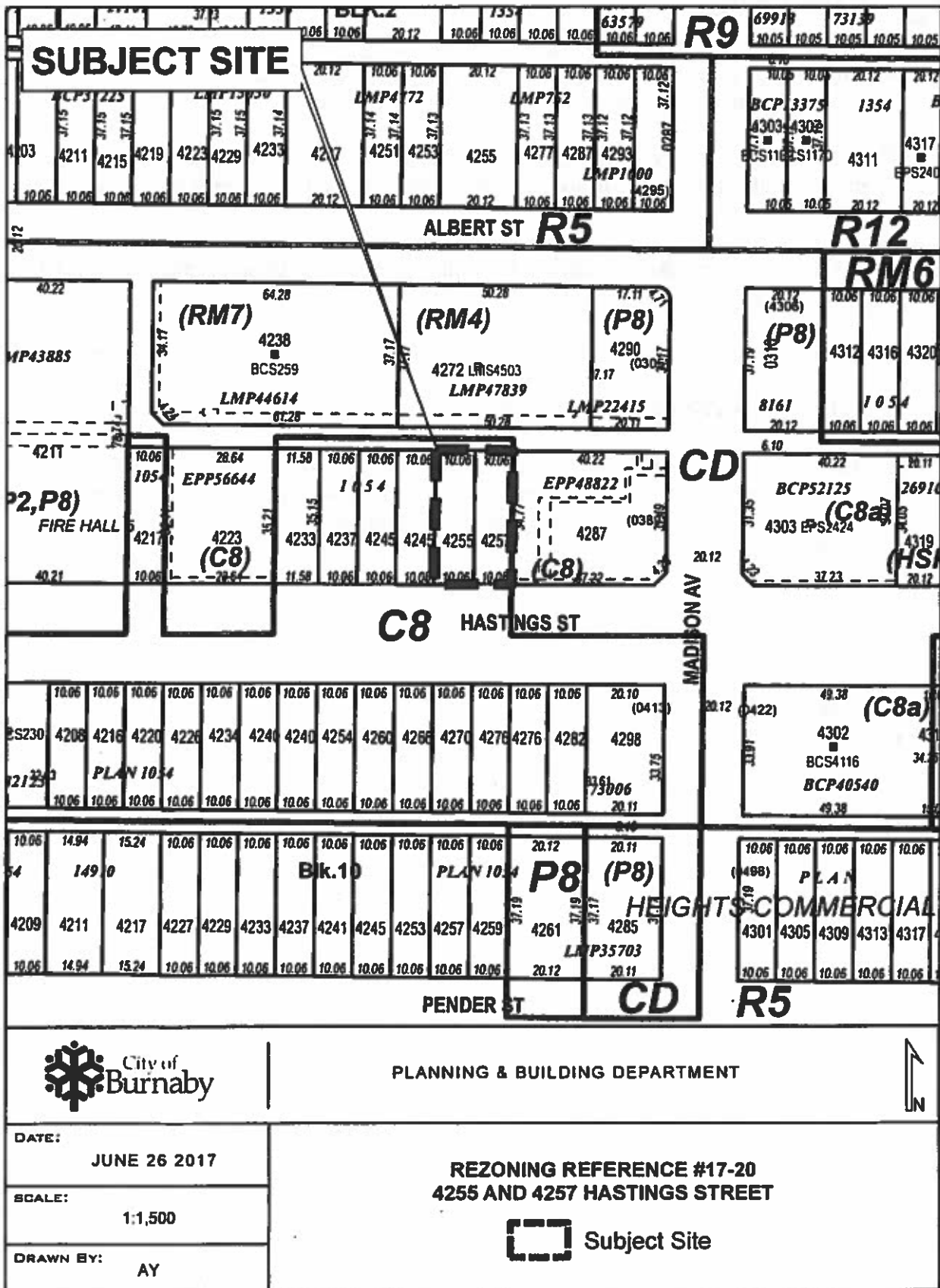


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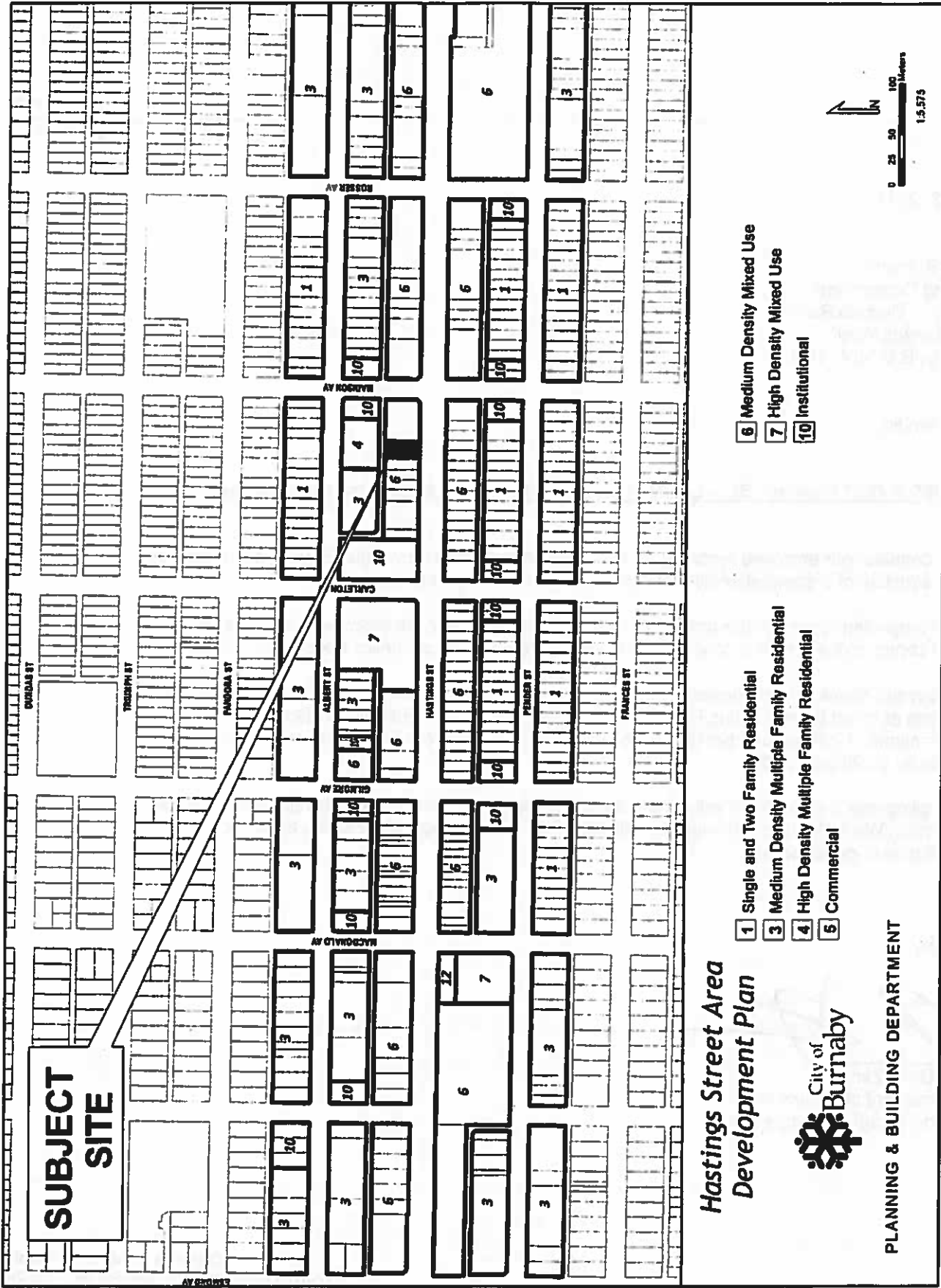
Attachments

cc: Director Engineering
City Solicitor
City Clerk

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Sketch #1



Sketch #2

*Hastings Street Area
Development Plan*



PLANNING & BUILDING DEPARTMENT

Printed on June 26, 2017



CENSORIO

June 22, 2017

City of Burnaby
Planning Department
Attention: Demian Rueter
4949 Canada Way
Burnaby, B.C. V5G 1M2

Dear Demian,

Re: 4255 & 4257 Hastings St. – Letter of Intent for Proposed Mixed-Use Development

Please consider our enclosed rezoning application to develop the above noted property to allow for the construction of a comprehensive four-storey mixed-use development.

We are proposing to rezone the property to a CD (Comprehensive Development) zone based on the C-8 zoning bylaw which is consistent with the approved land use policy adopted by council.

The proposed development consists of a four-storey mixed-use building, comprised of commercial retail units at street level (fronting Hastings St.) and three stories of market residential condominiums. Underground parking will be accessed from the rear lane along with some commercial parking at grade.

This exciting new development will contribute to the ongoing revitalization of the Burnaby Heights community. We look forward to working with City Staff and the local community, to develop a suitable plan of development.

Regards,

Derek Dalla-Zanna
Vice President of Acquisitions
Censorio Group of Companies

Censorio Group of Companies
2nd Flr-4723 Hastings Street, Burnaby, BC V5C 2K8
Telephone: 604.662.8009 Facsimile: 604.662.8078
censorio.com

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-21
 2017 JULY 19

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Jisbender Kooner
 7125 Curragh Avenue
 Burnaby, BC V5J 4V6
- 1.2 **Subject:** Application for the rezoning of:
 Lot N, DL 13, Group 1, NWD Plan 13703
- From:** C1 Neighbourhood Commercial District
- To:** CD Comprehensive Development District (based on C1
 Neighbourhood Commercial District and C2h Community
 Commercial District)
- 1.3 **Address:** 8687 and 8689 Tenth Avenue
- 1.4 **Location:** The subject site is comprised of one commercial retail unit (CRU)
 within a commercial development located on the west corner of 10th
 Avenue and Langley Street (Sketch #1 *attached*).
- 1.5 **Size:** The site consists of one CRU with an area of approximately 159.79
 m² (1,720 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
 retail liquor store use.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within a small shopping mall situated on the west corner of 10th Avenue and Langley Street. The site is improved with surface parking and three one-storey commercial buildings. There are currently 12 active business licences issued for the site's tenants, which include a supermarket, a pharmacy, five restaurants, a salon, an esthetic studio, a bakery, a bank, and an insurance company. The proposed liquor store, located between the bakery and the bank, is currently occupied by the show suite for Derby Manor, a nearby affordable senior's rental housing development.

The subject site is located within the Cariboo-Armstrong residential neighbourhood, with R10 Residential District properties to the southwest and to the northwest across 11th Avenue. To the northeast across Langley Street are R10 and R2 Residential District properties. To the southeast and southwest across 10th Avenue in New Westminster is a single-family residential neighbourhood and Westburnco Park. Vehicular access to the site is from 10th Avenue, 11th Avenue, and Langley Street.

The subject site and the adjacent single family residential neighbourhood are not located within a Community Plan area. The Commercial Policy Framework of the Burnaby Official Community Plan (OCP) identifies the subject site as a Neighbourhood Centre.

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 a 159.79 m² (1,720 sq. ft.) CRU within the shopping mall 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 an interior CRU in the northernmost building of 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 relocate their existing LRS, the Hop and Vine Liquor Store, more than 5 km (3.1 miles) from their current location at #8 - 1601 Burnwood Drive. The applicant has indicated that the move is requested as the current landlord wishes to repurpose the existing LRS space for a coffee shop; the pub associated with the Hop and Vine Liquor Store is not proposed to move.

It is noted that Liquor Control and Licensing Branch (LCLB) regulations allow LRSs to apply to relocate anywhere within the province, provided they do not relocate within 1 km of another existing or proposed LRS or LDB store. In this regard, the former location could be reoccupied or redeveloped with a future LRS.

- 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 southeast quadrant, which includes the subject site, the locational criteria require the establishment of an LDB Signature Store in the Edmonds Town Centre area. As the HighGate Village Liquor Store is an LDB Signature store, this criteria has been met.

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 as a Neighbourhood Centre in the OCP.

Further locational criteria require that there is a reasonable distribution of both LDB liquor stores and LRS stores. The Northgate Signature store in the Lougheed Town Centre (#103 – 3433 North Road) is located approximately 2.5 km away from the proposed LRS, while the HighGate Village Signature store (#235 – 7155 Kingsway) in the Edmonds Town Centre is located more than 3.5 km away. The Oliver Twist Liquor Store (7557 Edmonds Street), the only LRS in the southeast quadrant, is located approximately 3 km away, while Wings Tap and Grill (6879 Kingsway), a Liquor Primary facility with an endorsement for off-premises sales, is located more than 4 km away. As such, there is a reasonable distribution of both LDB and LRS liquor stores within this area of Burnaby, and the proposed LRS does not present a concern with regard to oversaturation in the quadrant.¹

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

¹ It is noted that there are two liquor stores approximately 1 km away (as well as additional liquor stores more than 2.5 km away) from the subject site in New Westminster. The applicant would need to ensure that these liquor stores are not within the 1 km minimum distance mandated by the LCLB.

- private and public schools, particularly secondary schools;
- adjacent residential dwellings and parks; and,
- other potential sensitive uses (e.g. cabarets, child care centres).

The proposed LRS is located in the interior of a small shopping mall and is oriented to the southeast towards the mall's surface parking lot. Armstrong Elementary School and Cariboo Hill Secondary School are located more than 300 m (984 ft.) north and northwest of the site. A family childcare centre is located 100 m (328 ft.) to the southwest of the site, an in-home multi-age child care facility is located 250 m (820 ft.) to the west, and a preschool operates from Armstrong Elementary School. The site is adjacent and across the street from residential dwellings, however, the proposed CRU for the LRS is located at the centre of the northernmost building and is oriented to the parking lot, not towards any residential dwellings. Given the modest size of the proposed LRS 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 child-oriented uses or neighbouring residential dwellings.

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 10th Avenue, 11th Avenue, and Langley Street, and there is sufficient off-street parking and loading provided. Sidewalks are provided on all abutting streets and the site is located approximately 250 m (820 ft.) from bus stops located on Armstrong 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 159.79 m² (1,720 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.

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 has indicated that the proposed hours of operation are 10:00 am to 9:00 pm, seven days a week. If authorized

by Council, this Department will work with the applicant on determining 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 all site servicing.

4.4 The owner will be required to enter into a Section 219 Covenant to establish operating hours.

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

5.0 RECOMMENDATION

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.

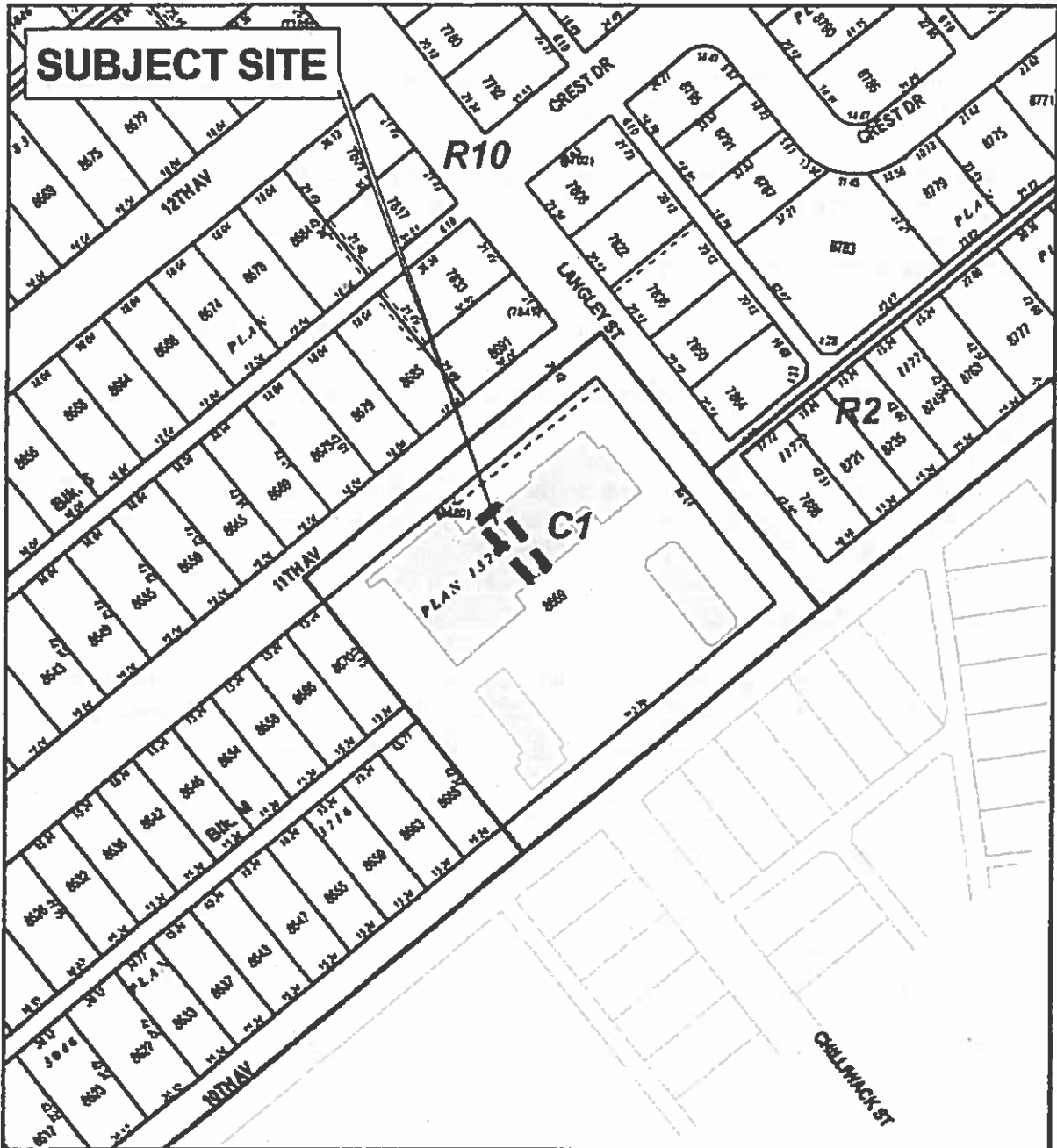
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Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\20 Applications\2017\17-21 8687 and 8689 Tenth Avenue\Initial Report 17-21.doc



PLANNING & BUILDING DEPARTMENT



DATE:
JUL 18 2017

SCALE:
12,000

DRAWN BY:
AY

REZONING REFERENCE #17-21
8687 AND 8689 10TH AVENUE

 Subject Site

Sketch #1



June 22, 2017

Lou Pelletier
Planning Department
City of Burnaby
4949 Canada Way
Burnaby, BC
V5G1M2

Dear Mr. Pelletier,

RE: Rezoning Application - 8687 and 8689 Tenth Ave, Burnaby

On behalf of the owners of the above-listed property, we are pleased to submit this application to rezone parcel 000-596-191 from CDC1 to C2h.

This rezoning application is needed in order to be able to accommodate a Retail Liquor Store on the premises. The Hop and Vine Liquor Store, currently located at 8-1601 Burnwood Drive, has been serving the North Burnaby community for over 20 years. Our current landlord has expressed interest in repurposing the space as a coffee shop, a venture that we understand the City of Burnaby is in support of. The property located at 8687 and 8689 Tenth Ave is part of the Crest Shopping Centre, with a grocery store, a pharmacy, and several small businesses. Our proposed hours of operation are 10am to 9pm, 7 days a week.

Thank you for your consideration, and we look forward to continuing to work with City staff on this proposal.

Sincerely,

Jisbender Kooner
Owner