



Item .....
Meeting .....2017 February 06

**COUNCIL REPORT**

**TO:** CITY MANAGER 2017 February 01

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #17-02  
5676 Laurel Street and unopened portions of Fulwell Street and Laurel Street road rights-of-way

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2017 February 28.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06, and to a Public Hearing on 2017 February 28 at 7:00 pm.
2. **THAT** the following be established a prerequisite to the completion of the rezoning:
  - a. The approval of the Ministry of Transportation to the rezoning application.
3. **THAT** staff be authorized to complete the necessary subdivision/consolidation of City lands, and that the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

**REPORT**

**1.0 GENERAL INFORMATION**

**1.1 Applicant:** City of Burnaby  
4949 Canada Way  
Burnaby, B. C. V5G 1M2

**1.2 Subject:** Application for the rezoning of:  
Lot 30, Except Part in Plan BCP25873, DL 76, Group 1, Plan NWD  
Plan 39661; and portions of unopened Fulwell Street and Laurel  
Street road rights-of-way.

**From:** R5 Residential District

**To:** M2 General Industrial District

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning #17-02  
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1.3 Address: 5676 Laurel Street

1.4 Location: The subject site is located on Laurel Street, east of Douglas Road and the portions of unopened Fulwell Street and Laurel Street road rights-of-way (Sketch #1 *attached*).

1.5 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to bring the subject properties and unopened road rights-of-way into conformance with their intended use for the City's public works yard.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

2.1 The subject City-owned property and unopened portions of the Fulwell Street and Laurel Street rights-of-way, form part of the planned Laurel Street public works yard. The works yard is bounded by the Trans Canada Highway to the east; R5 District single and two-family dwellings and R9 single-family dwellings to the north across Laurel Street and to the west across a lane with Douglas Road beyond; and R5 and R12 District single- and two-family dwellings to the south across a lane.

## 3.0 BACKGROUND INFORMATION

3.1 The overall Laurel Street public works yard, including the subject City-owned property and unopened road rights-of-way is approximately 10.3 acres in area. The subject yard currently serves as the main yard for the City and has been in operation for over 50 years.

3.2 From time to time, City-owned properties are rezoned as an administrative land designation procedure to bring them into conformance with their planned and current use.

3.3 The development of City facilities is pursued by the Financial Management Committee in accordance with an overall capital budgeting program. Consolidation of City-owned property with the works yard site and road closure area will follow under subdivision and road closure administrative processes.

## 4.0 GENERAL INFORMATION

4.1 In 2003 November, Council adopted a report recommending that a multi-phased Burnaby Works Yard Development Plan be undertaken for the redevelopment of the works yard sites. In 2005 November, the City engaged Omicron Consulting Group to undertake the master plan for the Laurel Street works yard site. In 2010 December, Council received and endorsed the Redevelopment Master Plan concept prepared by Omicron Consulting Group for the Laurel Street Works Yard site as a basis for advancement of the preliminary design of the facility. On 2014 October 06, Council also authorized advancement of detailed design work for the site.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning #17-02

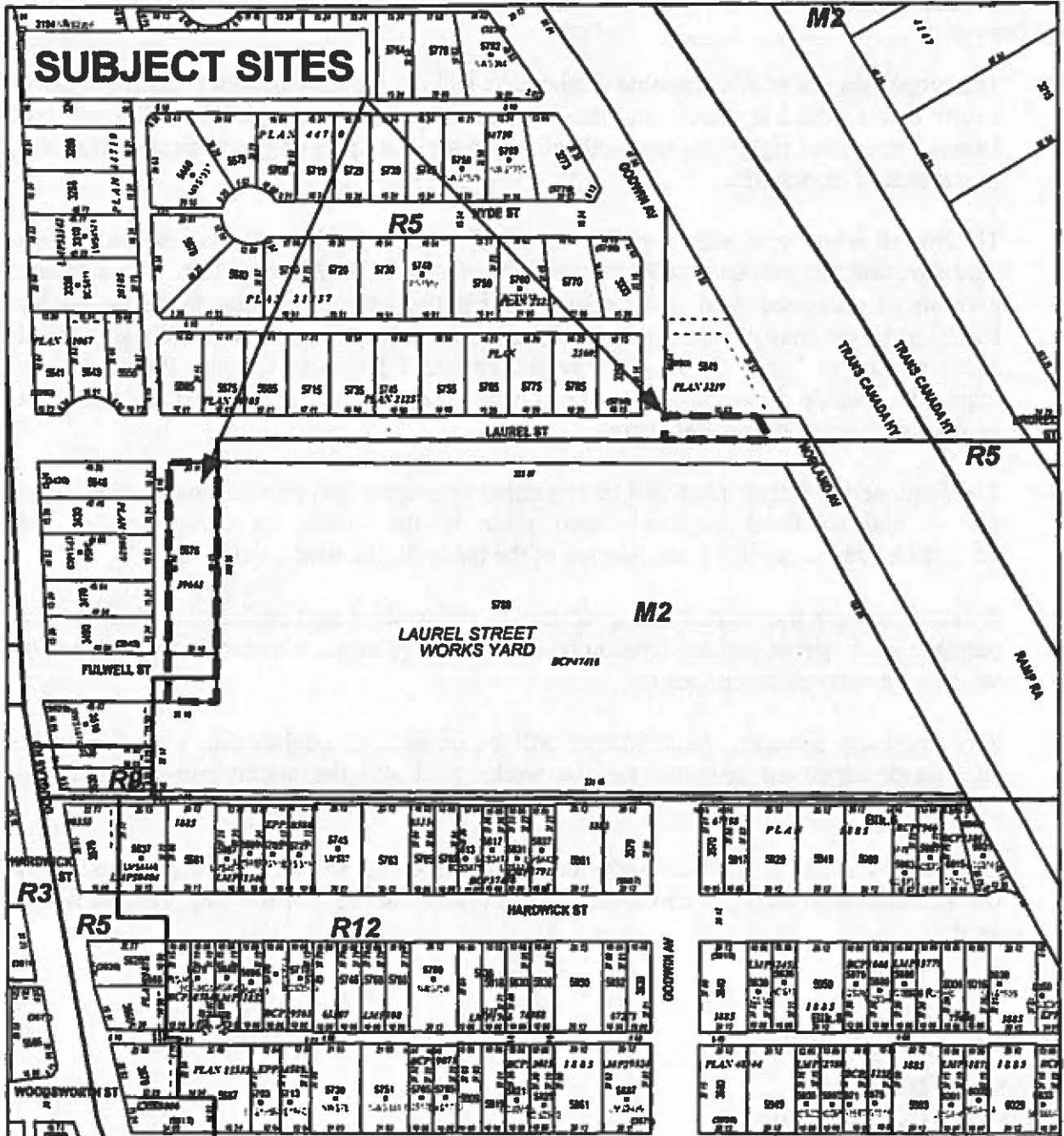
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- 4.2 The properties under this rezoning application include the City-owned property at 5676 Laurel Street, which is vacant, and the adjacent unopened portions of Fulwell Street and Laurel Street road rights-of-way, both of which serve as part of the subject works yard (see *attached* Sketch #1).
- 4.3 The overall works yard site is approximately 10.3 acres and includes the existing works yard site, and the property under this rezoning (see *attached* Sketch #2). The adjacent portions of unopened road rights-of-way within the works yard site to be closed for inclusion in the consolidation include a portion of Fulwell Street east of Douglas Road and a portion of Laurel Street at Godwin Avenue. A Highway Closure Bylaw will be required to enable the overall site to be consolidated, and will be pursued in connection with a future subdivision application.
- 4.4 The Engineering Department will be requested to prepare and provide the requisite road closure and subdivision consolidation plans in the future for completion of the administration process for consolidation of the lands for the works yard.
- 4.5 Bylaw funds for the related minor document preparation and registration fees for the requisite road closure and subdivision consolidation are in place under the approved City works yard redevelopment project.
- 4.6 Any necessary servicing requirements will be pursued in conjunction with the future specific development proposal for the works yard and the subdivision/consolidation process.
- 4.7 Granting by Council of Final Adoption to this rezoning will bring the properties into conformance with their planned and approved operational use for the City's public works yard.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

SMN:tn  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
FEB 01 2017

SCALE:  
1:2,690

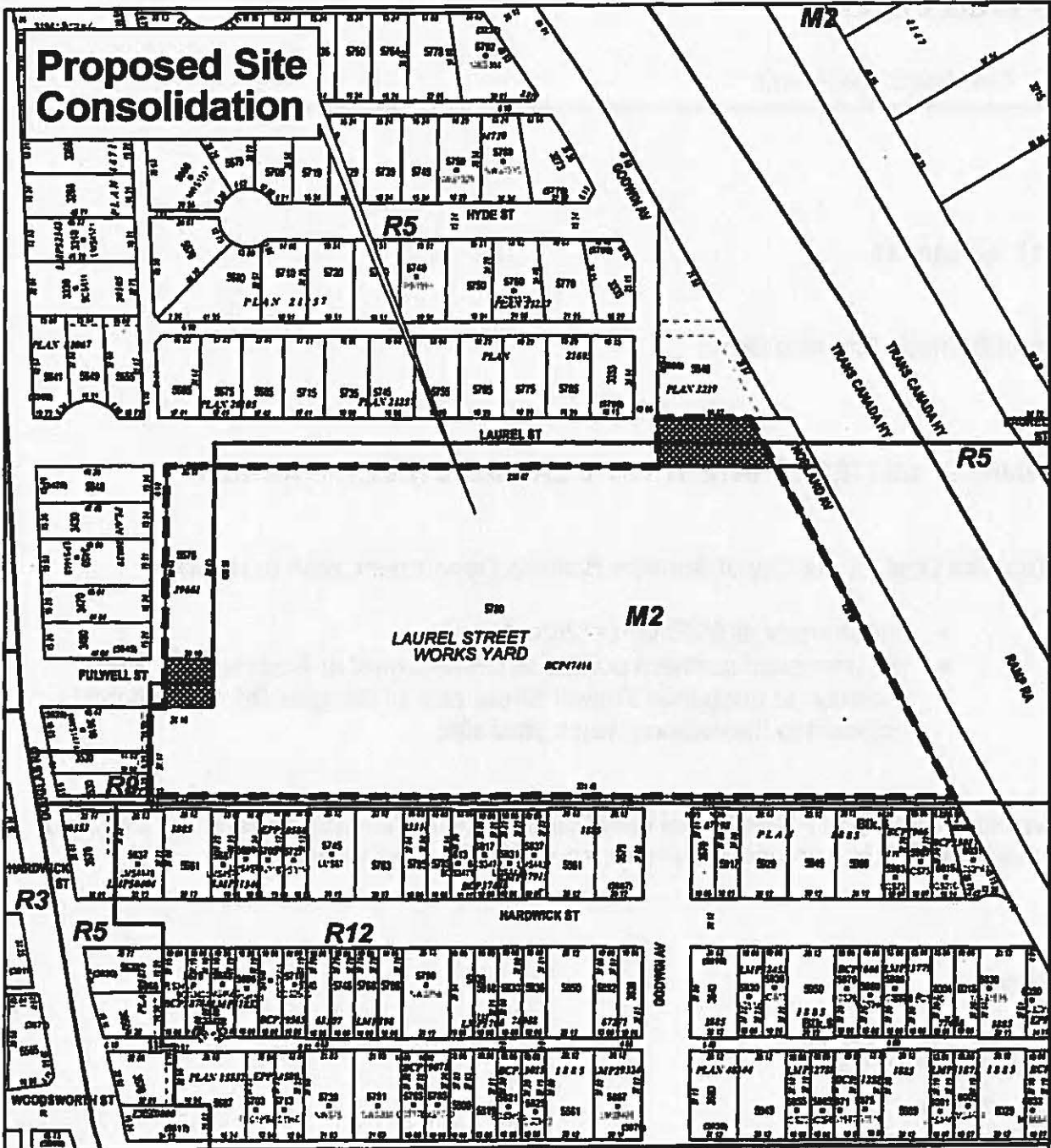
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REZONING REFERENCE #17-02  
5676 LAUREL STREET AND UNOPENED PORTIONS OF  
FULWELL STREET AND LAUREL STREET

 Subject Sites

Sketch #1





PLANNING & BUILDING DEPARTMENT



DATE: FEB 01 2017

SCALE: 1:2,690

DRAWN BY: AY

PROPOSED OVERALL WORK'S YARD SITE  
REZONING REFERENCE #17-02

 Proposed Site Consolidation

 Road Closures

Sketch #2



Building Department

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2017 January 31

City of Burnaby Planning Dept.

**SUBJECT: LETTER OF INTENT - 5676 LAUREL STREET, BURNABY**

I, Tim Van Driel, of the City of Burnaby Building Department, wish to rezone

- the property at 5676 Laurel Street, and;
- the unopened northern portion of Laurel Street at Godwin Ave, and;
- a portion of unopened Fulwell Street east of Douglas Rd. immediately adjacent to the existing works yard site;

from R5 Single-Family Residential to M2 Light Industrial in order to bring the sites into conformance with their long-term intended use as a public works yard.

Regards,

A handwritten signature in black ink, appearing to read "Tim Van Driel".

Tim Van Driel, P. Eng.  
Assistant Project Manager  
Phone: 604-570-3673  
Email: [Tim.VanDriel@burnaby.ca](mailto:Tim.VanDriel@burnaby.ca)