



Item
Meeting2018 June 11

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2018 June 06
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 #17-39 Lot 80, DL 153, Group 1, NWD Plan 30367

From: RM3 Multiple Family Residential District
To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)
Address: 6444 Silver Avenue
Purpose: To permit the construction of a single high-rise apartment building with townhouses fronting Silver Avenue.

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.

Item #02 Application for the rezoning of:
Rez Lot 104 District Lot 151 Group 1 New Westminster District Plan 35426
#17-10000

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

Address: 5868 Olive Avenue

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise apartment building with townhouses fronting Olive Avenue.

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.

Item #03 Application for the Rezoning of:
Rez Lot 78, District Lot 153, Group 1, New Westminster District Plan 29417
#17-10004

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines)

Address: 4330 Maywood Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single mid-rise apartment building and a small commercial tenancy fronting Maywood Street.

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.

Item #04 Application for the rezoning of:
Rez Lot 293, District Lot 33, Group 1, New Westminster District Plan 53610 and Lot
#17-10008 101, District Lot 33, Group 1, New Westminster District Plan 25477

From: RM3 Multiple Family Residential District

City Manager
Rezoning Applications
 2018 June 06 Page 3

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

Address: 5777 Willingdon Avenue and 4475 Grange Street

Purpose: To permit the construction of a single high-rise strata apartment building with a low-rise market rental apartment building.

RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.5 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
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.

Item #05 Application for the Rezoning of:
Rez #18-07 Southerly Half and Northerly Half Lot "C" District Lots 79 and 85, Group 1, New Westminster District Plan 5201

From: R4 Residential District and C2 Community Commercial District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Rayside Community Plan as guidelines)

Address: 5070 Canada Way and 4951 Claude Avenue

Purpose: To permit the construction of a multiple-family residential development.

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.

Item #06 Application for the Rezoning of:
Rez #18-15 Parcel "A" (Explanatory Plan 25166), Lots 2 and 3, Block 33, District Lot 97, Group 1, New Westminster District Plan 1312

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines)

Address: 7584 MacPherson Avenue

Purpose: To permit construction of an infill townhouse development with enclosed parking at grade.

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** copies of this report be sent to the owners of 7578 MacPherson Avenue and 5618 Irmin Street which, along with the subject property, are outlined for inclusion in a potential larger site assembly in the Royal Oak Community Plan area.

Item #07 Application for the rezoning of:
Rez #18-19 Lots 1 and 2, District Lot 53, Group 1, New Westminster District Plan BCP36384

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on P3 Park and Public Use District and Edmonds Town Centre plan as guidelines)

Address: 7789 and 7799 Eighteenth Street

Purpose: To permit the construction of a public ice rink facility.

RECOMMENDATIONS

1. **THAT** the amendment to the Edmonds Town Centre Plan to incorporate institutional uses, as outlined in Section 4.2 of this report, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

City Manager
Rezoning Applications
 2018 June 06 Page 5

Item #08 Application for the Rezoning of:
Rez #18-22 Lot B, District Lot 79, Group 1, New Westminster District Plan BCP12188

From: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, B1 Suburban Office and Central Administrative Area Community Plan as guidelines)

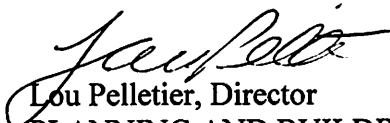
To: Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, B1 Suburban Office and Central Administrative Area Community Plan as guidelines)

Address: 4162 Norland Avenue

Purpose: To permit an increase in capacity space and outdoor play area for the existing child care facility.

RECOMMENDATION

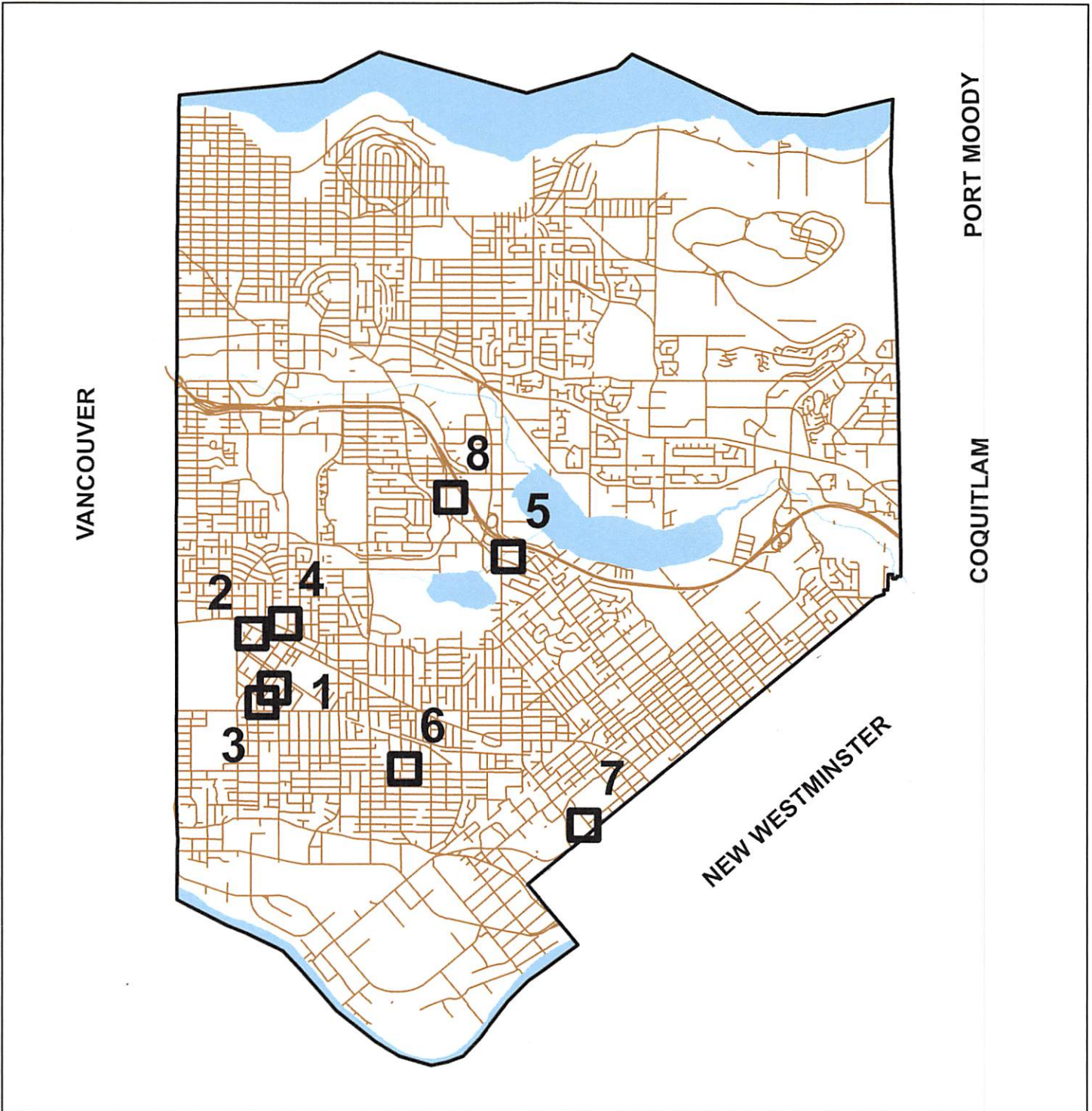
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


 Lou Pelletier, Director
 PLANNING AND BUILDING

:tn

Attachments

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PLANNING & BUILDING DEPARTMENT



DATE:
JUN 04 2018

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2018 JUNE

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-39
 2018 June 06

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Belford (Silver 3) Properties Limited Partnership
 1630 – 1177 West Hastings Street
 Vancouver, BC V6E 2K3
 (Attention: Lu Tang)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 80, DL 153, Group 1, NWD Plan 30367
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)
- 1.3 **Address:** 6444 Silver Avenue
- 1.4 **Location:** The subject site is located on the east side of Silver Avenue between Beresford Street and Maywood Street (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The subject site is rectangular in shape, with a width of approximately 51.20 m (168 ft.), depth of approximately 64.37 m (211 ft.), and a site area of approximately 3,295.29 m² (34,470 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 single high-rise apartment building with townhouses fronting Silver Avenue.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single property at 6444 Silver Avenue. The property is occupied by a 45 unit, three storey rental apartment building constructed in 1967. The subject property is zoned RM3 Multiple Family Residential District.

Directly to the north is a two tower mixed-use high-rise development under construction. To the east across the lane is an older rental apartment building undergoing rezoning. To the south and

southeast are older apartment buildings generally developed in the late 1960's. To the west across Silver Avenue are six single family lots undergoing rezoning. Further to the southwest across Silver Avenue is Maywood Park.

3.0 BACKGROUND INFORMATION

3.1 The subject site is within the Maywood neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood to be the residential heart of Metrotown with opportunities to live, gather, socialize and celebrate. Characterized primarily as a high density neighbourhood, high-rise mixed-use forms are planned along Beresford Street transitioning downward in height and intensity to the south of the neighbourhood at Imperial Street. At its centre is Maywood Park. With respect to building form, the subject site is intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums fronting bounding streets.

3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM4s Multiple Family Residential District. In line with development under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit, given its strategic location in relation to the nearby Metrotown SkyTrain Station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development form for the site would consist of a single high-rise apartment building with a low-rise apartment or townhouse form oriented towards Silver Avenue.

4.0 GENERAL INFORMATION

4.1 This rezoning application is for a single high-rise apartment building with a townhouse form oriented towards Silver Avenue. Vehicular access to the site is currently from the rear lane.

4.2 In accordance with the CD (RM4s) District the applicant could achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide a per sq. ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding value of the bonused density.

4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:

- construction of Silver Avenue to its final Town Centre standard (Local Road) including sidewalk, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
 - construction or rehabilitation of the rear lane as required; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 The undergrounding of existing overhead wiring abutting the subject site on Silver Avenue.
- 4.5 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided.
- 4.6 A Tenant Assistance Plan has been prepared for the subject development site to assist and support tenants on site, in line with the Council-adopted Tenant Assistance Policy.
- 4.7 The submission of a Green Building strategy for the subject site will be required.
- 4.8 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.9 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A tree survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.10 In line with the City’s adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.12 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.13 The provision of covered car wash stalls will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.14 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 4.15 The provision of an approved on-site residential loading facility will be required.
- 4.16 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.

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

5.0 RECOMMENDATION

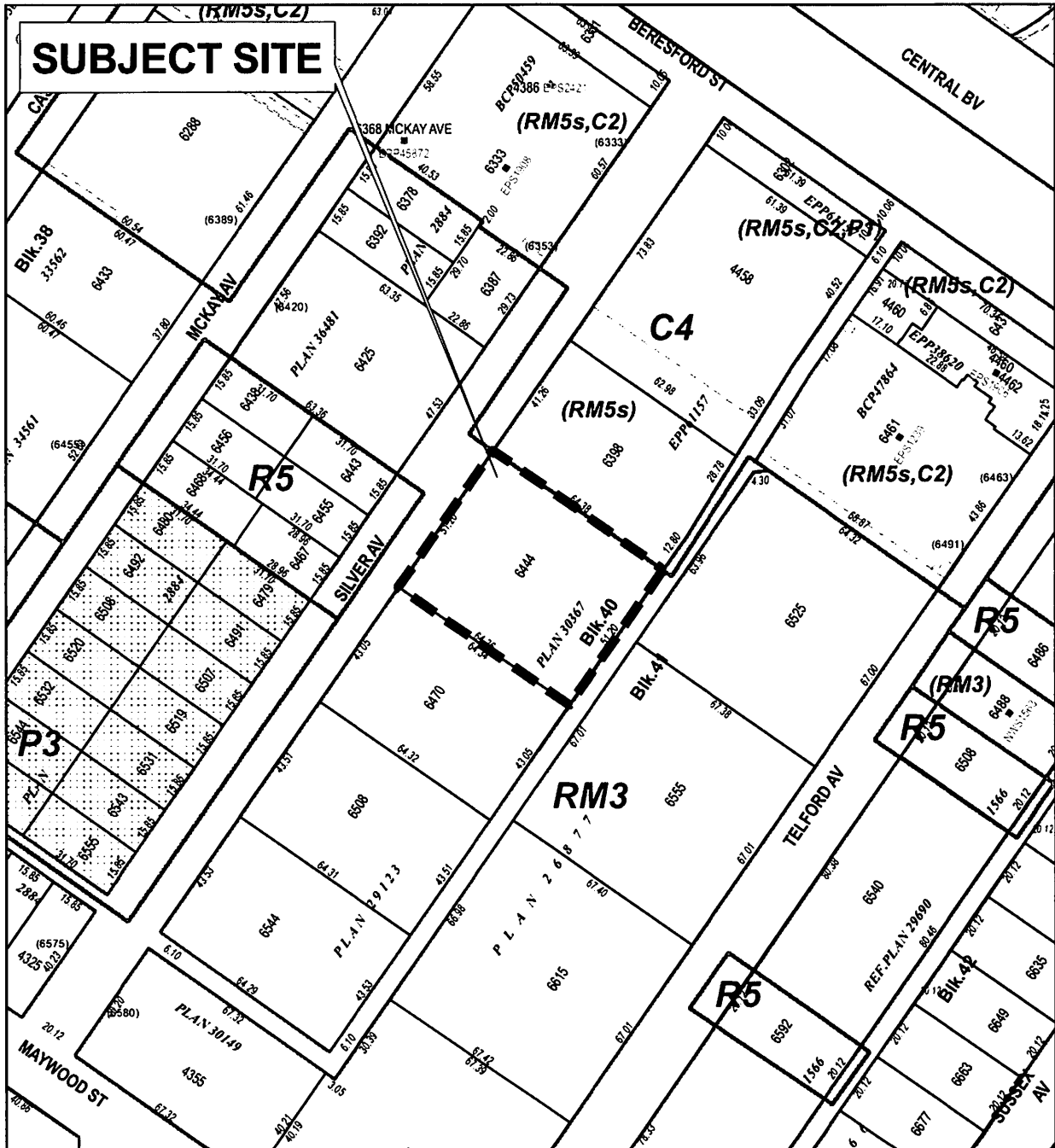
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

JBS:tn
Attachments

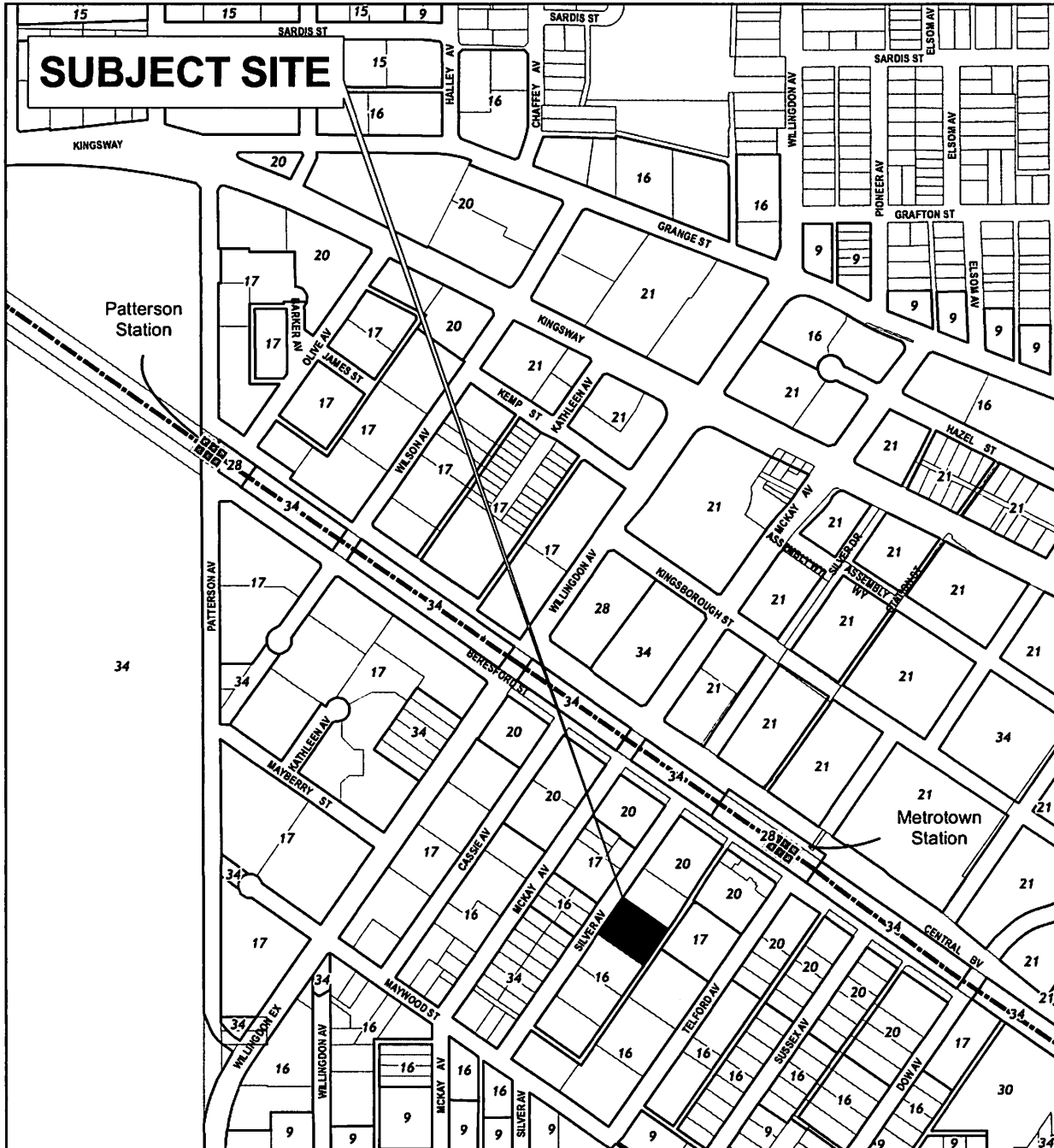
cc: Director of Public Safety and Community Services
Director Engineering
City Clerk

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 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p> 
<p>DATE: MAY 01 2018</p>	<p>REZONING REFERENCE #17-39 6444 SILVER AVENUE</p>  Subject Site
<p>SCALE: 1:2,000</p>	
<p>DRAWN BY: AY</p>	

Sketch #1



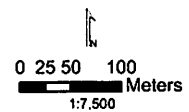
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| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
| 15 High Density Residential (RM5) | 21 High Density Mixed Use (RM5s/C3) |
| 16 High Density Residential (RM4s) | 28 Institutional |
| 17 High Density Residential (RM5s) | 30 Public School (P3) |
| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use (P3) |
| 19 High Density Mixed Use (RM4s/C3) | |



Planning and Building Dept

Printed on May 1, 2018

Metrotown Plan



Sketch #2

BELFORD
PROPERTIES

BELFORD PROPERTIES LTD.
1630 - 1177 West Hastings St. Vancouver BC V6E 2K3
Tel 604.559.3359 | Fax 604.559.3358 | belfordproperties.ca

Lu Tang
Vice President, Development
Belford (Silver 3) Properties Limited Partnership
1630 - 1177 West Hastings Ave.
Vancouver, BC V6E 2K3
Phone: 604-559-3359, Ext 104

August 8, 2017

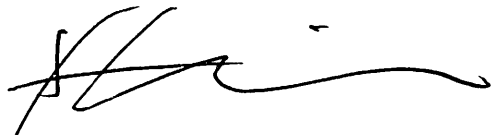
Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
6444 Silver Ave. Burnaby

I, *Lu Tang*, on behalf of Belford (Silver 3) Properties Limited Partnership, have submitted this application to rezone 6444 Silver Ave. from currently the RM3 to the CD Comprehensive Development District (RM4s) and according to the Metrotown Downtown Plan adopted on July 24, 2017 by Council. The intent of this rezoning application is to construct a high-rise building approximately 16 - 20 stories, to a maximum density of 3.6 FAR. *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



Lu Tang, Vice President, Development
Belford (Silver 3) Properties Limited Partnership

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-10000
 2018 June 06

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Polygon Development 312 Ltd
 900 – 1333 West Broadway
 Vancouver, BC V6H 4C2
 Attn: Brian Ellis
- 1.2 **Subject:** Application for the rezoning of:
 Lot 104 District Lot 151 Group 1 New Westminster District Plan
 35426
- From:** RM3 Multiple Family District
- To:** CD Comprehensive Development District (based on RM5s Multiple
 Family Residential District and Metrotown Downtown Plan as
 guidelines)
- 1.3 **Address:** 5868 Olive Avenue
- 1.4 **Location:** The subject site is located mid-block along Olive Avenue, south of
 Kingsway and north of James Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with an approximate lot width of 39.3
 m (128.9 ft.), lot depth of 67.2 m (220.5 ft.), and total area of 3056.9
 m² (32,904.2 sq.ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant
 servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
 the construction of a high-rise apartment building with townhouses
 fronting Olive Avenue.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is comprised of a single property at 5868 Olive Avenue that is zoned
 RM3 Multiple Family District. The property is occupied by a 47-unit three-storey
 residential rental building constructed in 1970.

- 2.2 To the north and east of the subject property are mixed-use developments oriented towards Kingsway with at-grade retail and residential apartments behind. Also to the east, across the lane, is a property at 5977 Wilson Avenue with two three-storey residential apartment buildings on-site. To the south is an older three-storey apartment building. To the west, across Olive Avenue, is a 25-storey high-rise apartment building.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Central Park East neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationships to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain Station. Specifically, high-density multiple-family residential development east of Central Park is intended to have a tranquil park-like neighbourhood character, enhanced with publically accessible pocket parks as well as pedestrian and cycling linkages, which connect to Central Park, Kinnee Park, the BC Parkway and other parks within Metrotown. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums fronting bounding streets.
- 3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM5s Multiple Family Residential District. In line with development under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit, given its strategic location in relation to the nearby Patterson and Metrotown SkyTrain Stations, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development form for the site would consist of a single high-rise apartment building with a low-rise or townhouse form oriented towards Olive Avenue.

4.0 GENERAL INFORMATION

- 4.1 This rezoning application is for a single high-rise apartment building with street-oriented townhousing. Vehicular access to the site will be taken from the existing lane.
- 4.2 In accordance with the CD (RM5s) District, the applicant could achieve a maximum residential density of approximately 4.85 FAR, inclusive of the available 1.6 amenity density bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide an estimate of value for the bonused density. A further report will be submitted to Council regarding value of the bonused density.

- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:
- construction of Olive Avenue to its final Town Centre Local Road standard;
 - any improvements required to bring the abutting lanes to City standard; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 Any required road dedications and/or statutory rights-of-way along Olive Avenue or the lane will be determined as part of a suitable road geometric.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site will be required.
- 4.6 Any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.7 An acoustic study will be required to ensure compliance with Council-adopted sound criteria.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.10 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet established adaptability guidelines.
- 4.11 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.12 A comprehensive on-site storm water management system will be required.
- 4.13 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.14 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.

PLANNING AND BUILDING
REZONING REFERENCE #17-10000
2018 June 06..... PAGE 4

4.15 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.

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

5.0 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.

JD:eb

Attachments

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

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PLANNING AND BUILDING
REZONING REFERENCE #17-10000
2018 June 06..... PAGE 4

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

5.0 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.

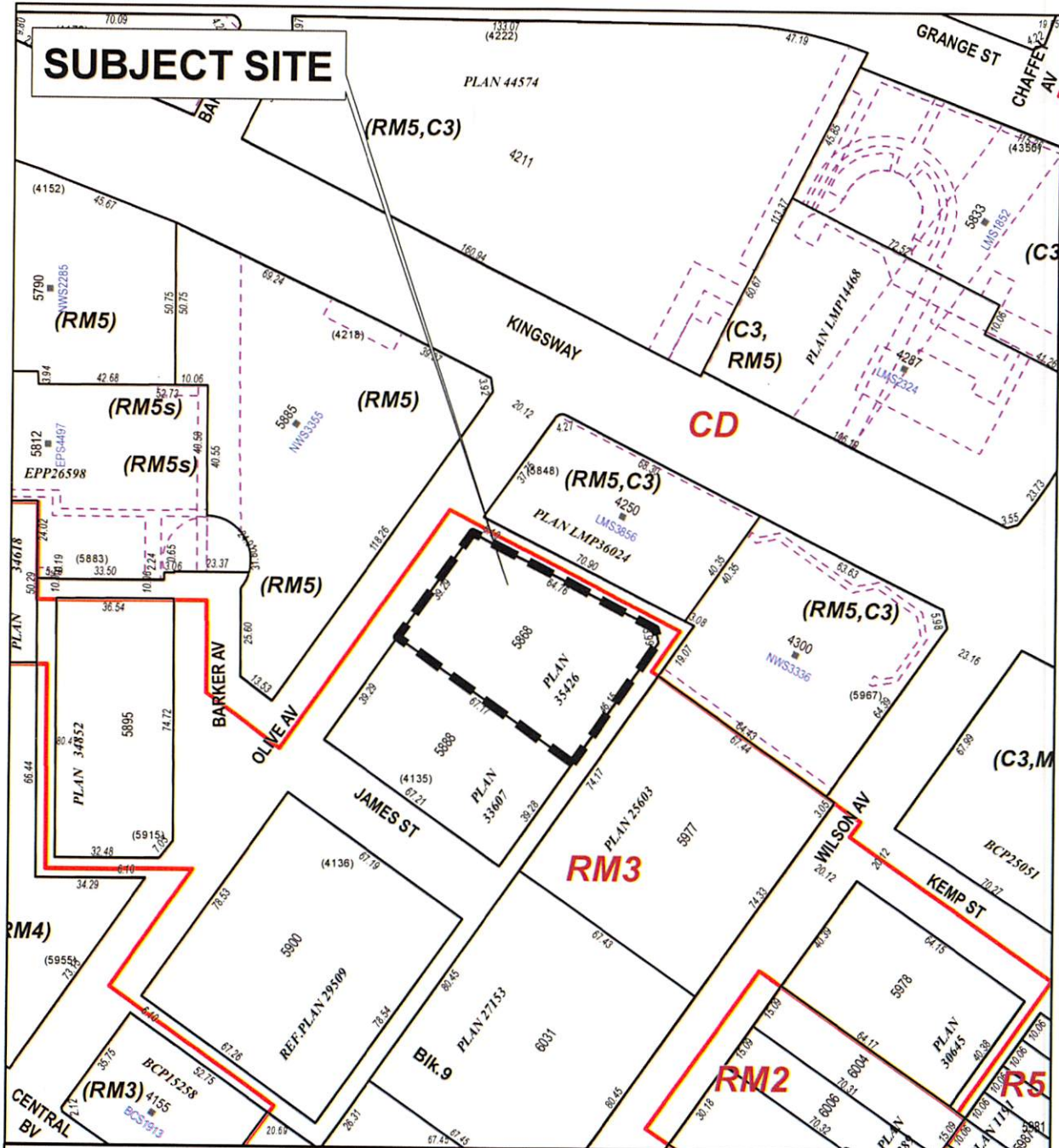
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Attachments

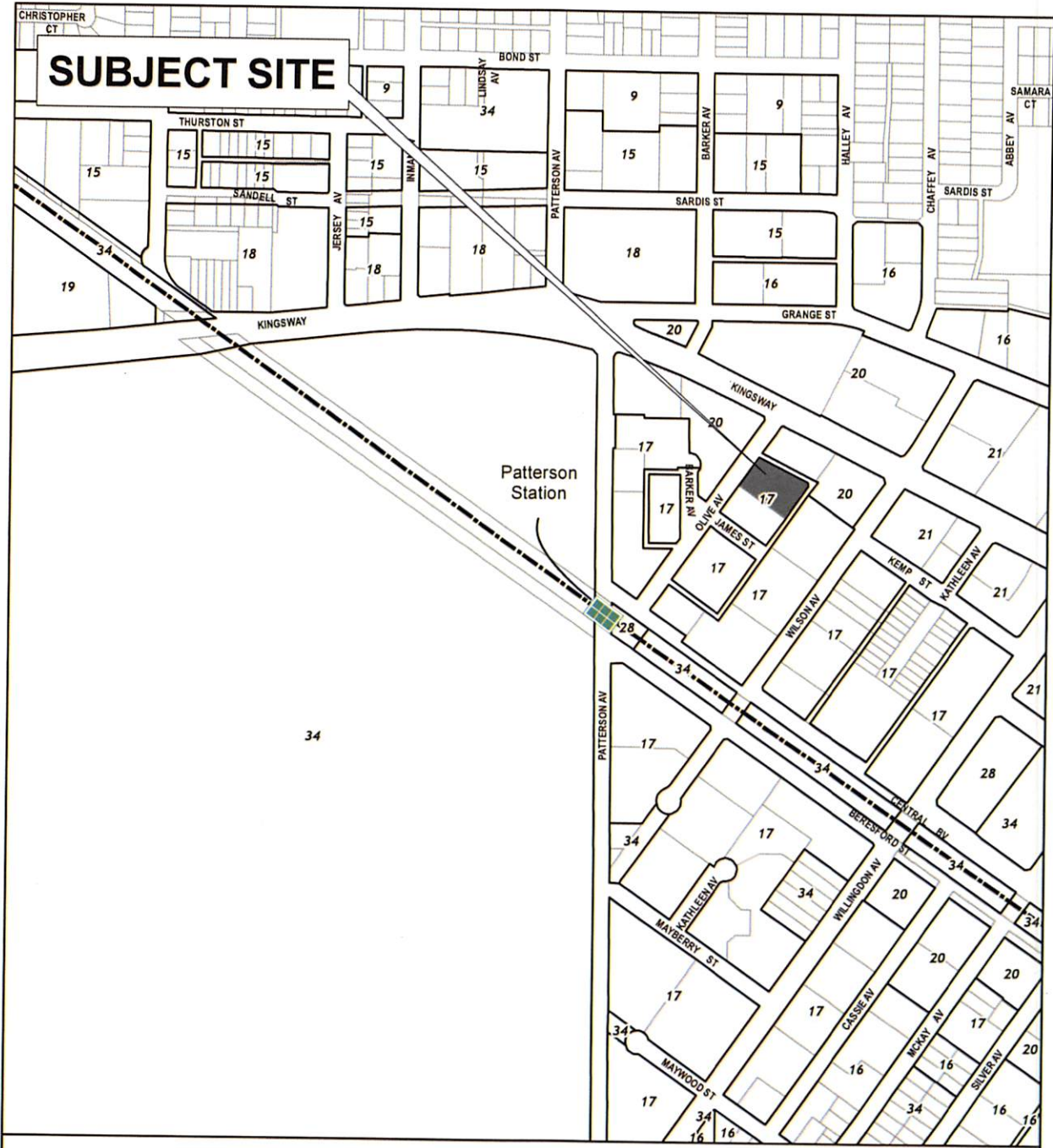
- cc: Director of Public Safety and Community Services
- City Solicitor
- City Clerk

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		PLANNING & BUILDING DEPARTMENT	
DATE: MAR 06 2018		REZONING REFERENCE #17-10000 5888 OLIVE AVENUE  Subject Site	
SCALE: 1:2,000			
DRAWN BY: AY			

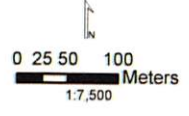
Sketch #1



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| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
| 15 High Density Residential (RM5) | 21 High Density Mixed Use (RM5s/C3) |
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| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use (P3) |
| 19 High Density Mixed Use (RM4s/C3) | |

 City of Burnaby
 Planning and Building Dept

Metrotown Plan



Printed on March 6, 2018

Sketch #2



September 29, 2017

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

Attention: Mr. Ed Kozak

Re: **Rezoning Application, 5868 Olive Ave, Burnaby, BC**

Dear Ed,

We are submitting a rezoning application for the above referenced property. The application is to rezone the property from the RM-3 District to a Comprehensive District (CD) zoning based on RM-5(s). We are applying for the Supplementary Community Benefit Bonus Density provided in the Metrotown Town Centre. We are proposing a base density of 3.25 FAR and an amenity bonus density of 1.6 for a total of 4.85 FAR. We would prefer to provide the value of the amenity bonus density as a cash contribution-in-lieu.

The site is approximately 32,900 s.f. (3,056 s.m.) in area upon which we propose to develop one 24 storey residential tower with a total of approximately 159 homes. This proposed development will be just east of our "Aldynne on the Park" community (Rez ref #11-31) which is nearing completion.

The plan of development will address a superior urban design, public realm and architectural standard, as well as address the City's goals and objectives relating to transportation, the environment and social sustainability. As a part of our development will we be proposing a contribution to fund transit passes for residents, to provide two secured bicycle spaces per residential unit, to provide some Level 2 EV charging stations, and to purchase and "gift" one electric vehicle to the future strata.

Please find attached the rezoning application form, a current Certificate of Title, and a cheque in the amount of \$29,770 for the rezoning application fee and Public Hearing Fee.

We look forward to your consideration of this rezoning application and working closely with the City of Burnaby on the design and approvals of this proposed residential community.

Yours truly,

POLYGON DEVELOPMENT 312 LTD.

Brian Ellis
 Vice President Development

Encl.

900 - 1333 West Broadway	tel: 604.877.1131
Vancouver, British Columbia	fax: 604.876.1258
V6H 4C2 Canada	www.polyhomes.com

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-10004
 2018 JUNE 06

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Kirpal Properties Ltd.
 6929 Royal Oak Avenue
 Burnaby, BC V5J 4J3
 Attn: Vineet Kirpal
- 1.2 **Subject:** Application for the rezoning of:
 Lot 78, District Lot 153, Group 1, New Westminster District Plan
 29417
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM4s
 Multiple Family Residential District, C2 Community Commercial
 District and Metrotown Downtown Plan as guidelines)
- 1.3 **Address:** 4330 Maywood Street
- 1.4 **Location:** The subject site is located at the southwest corner of Maywood Street
 and Silver Avenue (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is irregular in shape with a frontage of approximately 40.9 m
 (134.2 ft.) along Maywood Street and 43.3 m (142 ft.) along Silver
 Avenue, and a total site area of approximately 1,841.3 m²
 (19,819.6 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 single mid-rise apartment building and a small
 commercial tenancy fronting Maywood Street.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject property is located at 4330 Maywood Street. The subject property is
 improved with a 27-unit, three-storey residential rental building that was constructed in

1966. The prevailing zoning for the subject property is RM3 Multiple Family Residential District.

- 2.2 To the northwest, across Maywood Street, are three-storey apartment buildings that are designated to be part of the future Maywood parkland expansion area. To the southeast and west are older three-storey apartment buildings.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Maywood Neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The adopted Plan designates the subject site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District as a guideline. Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the 's' category parking standard of 1.1 spaces per unit given its strategic location near the Metrotown SkyTrain Station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The adopted Plan also includes provisions for neighbourhood commercial opportunities on the subject site, including smaller scale commercial uses such as cafes, smaller grocery stores, and other small retailers and service providers.

The desired development form for the site consists of a single mid-rise apartment building and a neighbourhood commercial space at grade fronting Maywood Avenue. Off-street parking for the subject development is to be provided underground.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject development site from the RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District, the C2 Community Commercial District, and Metrotown Downtown Plan as guidelines.
- 4.2 In accordance with the CD (RM4s/C2) District, the subject site would achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus. The commercial FAR would be in addition. Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide an estimate of value for the bonus density on the subject development site. A further report will be submitted to Council regarding value of the bonused density and recommendations for its application.

- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including:
- construction of Maywood Street to its final Town Centre Two-Lane Collector standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Silver Avenue to its final Town Centre Local Road standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - any improvements required to bring the abutting lanes to City standard; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 Any required road dedications and/or statutory rights-of-way along Maywood Street, Silver Avenue and the lane will be determined as part of a suitable road geometric.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site will be required.
- 4.6 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.7 An acoustic study will be required to ensure compliance with Council adopted sound criteria.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.10 In line with Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet established adaptability guidelines.
- 4.11 Approval of a Tenant Assistance Plan will be required in conjunction with this rezoning application.
- 4.12 The pursuance of Storm Water Management Best Practices will be required.
- 4.13 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.14 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.

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

5.0 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.

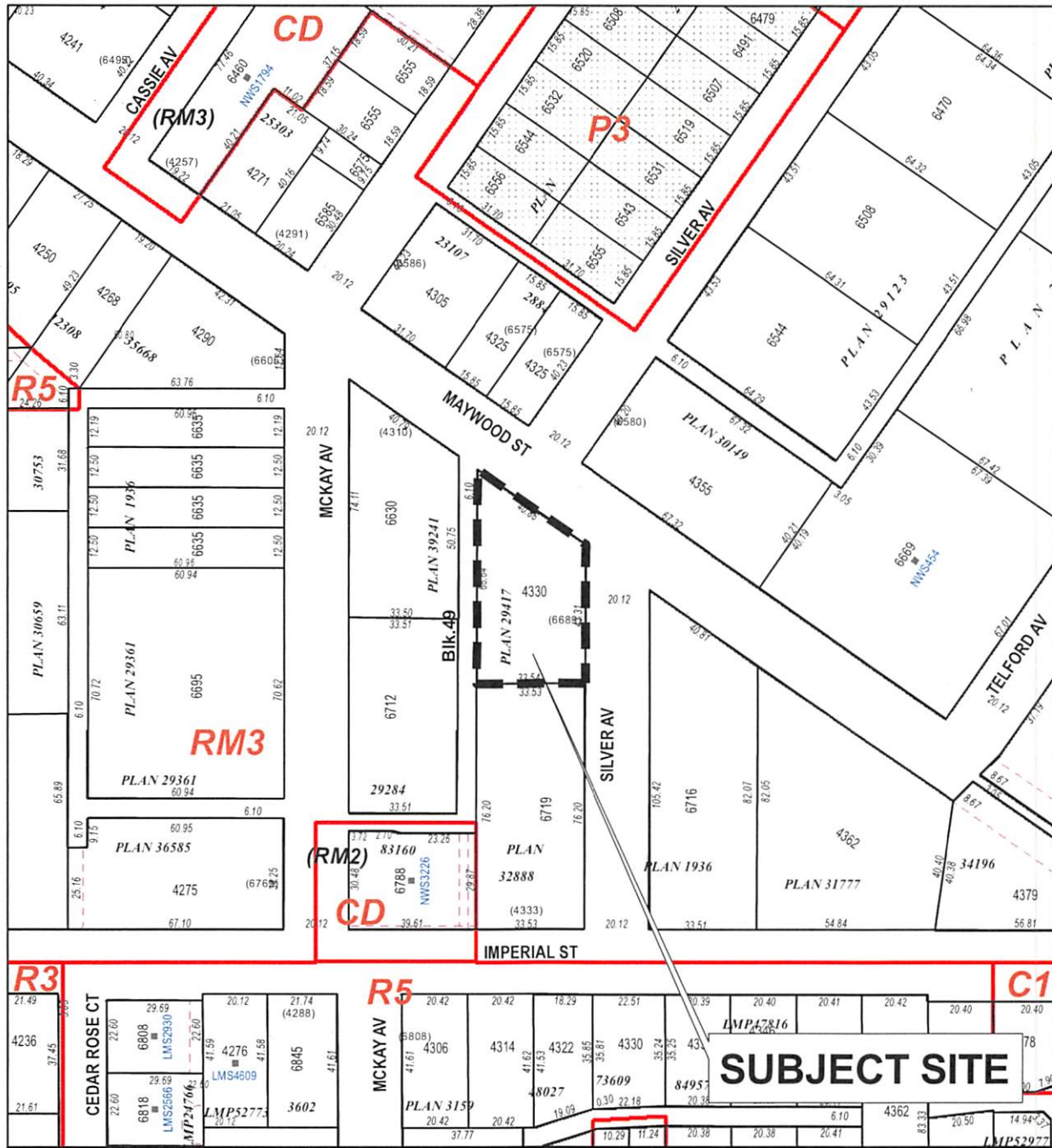
h.p.


JD:eb

Attachments


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

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PLANNING & BUILDING DEPARTMENT



DATE:	MAY 01 2018	<p>REZONING REFERENCE #17-10004</p> <p>4162 NORLAND AVENUE</p> <p> Subject Site</p>
SCALE:	1:2,000	
DRAWN BY:	AY	

Sketch #1

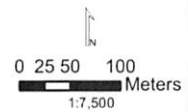


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| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
| 15 High Density Residential (RM5) | 21 High Density Mixed Use (RM5s/C3) |
| 16 High Density Residential (RM4s) | 28 Institutional |
| 17 High Density Residential (RM5s) | 30 Public School (P3) |
| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use (P3) |
| 19 High Density Mixed Use (RM4s/C3) | |



Planning and Building Dept

Metrotown Plan



Printed on May 1, 2018

Sketch #2

LETTER OF INTENT

Kirpal Properties Ltd
6929 Royal Oak Avenue
Burnaby, BC, V5J 4J3

October 16, 2017

Director of Planning – City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Dear Sir,

RE: 4330 Maywood Street, Burnaby, BC

We have a contract with the seller of the above property to buy the said property. We are seeking your approval to build a mid rise concrete building on the subject site. Current zoning is RM3 and in OCP, it is designated as RM4S. Acknowledge that the property is within the Metro town Community Plan and is designated for future multi-family development. We would like to seek council's approval to rezone this site to RM4S and allow us to build an appropriate building.

Thank you,



Vineet Kirpal
Kirpal Properties Ltd.
C: 604 970 9606

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-10008
 2018 June 06

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** W.T. Leung Architects
 #300 – 973 West Broadway
 Vancouver, BC, V5Z 1K3
 Attn: Wing Ting Leung
- 1.2 **Subject:** Application for the rezoning of:
 Lot 293 District Lot 33 Group 1 New Westminster District Plan
 53610 and Lot 101 District Lot 33 Group 1 New Westminster District
 Plan 25477
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple
 Family Residential District and Metrotown Downtown Plan as
 guidelines)
- 1.3 **Address:** 5777 Willingdon Avenue and 4475 Grange Street
- 1.4 **Location:** The subject site is located at the northwest corner of Willingdon
 Avenue and Grange Street (Sketch #1 *attached*).
- 1.5 **Size:** The site has a frontage on Willingdon Avenue of approximately
 122.7 m (403 ft.), a frontage on Grange Street of approximately 47.7
 m (156 ft.) and an area of approximately 5,672.6 m² (61,059 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 single high-rise strata apartment building with a
 low-rise market rental apartment building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject development site encompasses two properties at 5777 Willingdon Avenue
 and 4475 Grange Street, both of which are currently occupied with rental apartment
 buildings that were constructed in 1977 and 1963, respectively. The property at 5777
 Willingdon Avenue is occupied with a 65-unit, three storey apartment building. The

property at 4475 Grange Street is occupied with a 21-unit, two storey apartment building. The subject development site is zoned RM3 Multiple-Family Residential District.

- 2.2 The subject development site is at the northern boundary of the Metrotown Downtown Plan area. Directly to the north is a single- and two-family residential neighbourhood. To the northwest is Old Orchard Park, beyond which is Chaffey Burke Elementary School. To the west, across the lane, is a private hospital (Willingdon Care Centre). To the east, across Willingdon Avenue, is a low-rise apartment building and single- and two-family neighbourhood. To the south, across Grange Street, is the Old Orchard Shopping Centre.

3.0 BACKGROUND INFORMATION

- 3.1 The subject development site is within the Ridge Neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The Ridge Neighbourhood, which is perched upon the northernmost edge of the Kingsway Ridge, provides the respectful relationship and transition between the intensity of the Metro Downtown neighbourhood to the south and the single- and two-family neighbourhood to the north. The adopted Plan designates the subject development site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District as a guideline. Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the 's' category parking standard of 1.1 spaces per unit given its strategic location near the Patterson and Metrotown SkyTrain stations, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development for the site would consist of a single high-rise residential apartment building oriented towards Grange Street with a low-rise and/or town townhouse form oriented towards both Willingdon Avenue and Grange Street. High quality building design and architecture that contribute to the quality of the pedestrian environment is expected for this site, which is identified as a gateway to Metrotown – providing visual cues of arrival into the Downtown.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject development site from the RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The purpose of this rezoning is to facilitate the development of a single high-rise (strata) apartment building and a low-rise (market-rental) apartment building with full underground parking. It is anticipated that approximately 60 market rental units could be developed within the low-rise apartment building.

- 4.2 In accordance with the CD(RM4s) District, the subject development site would achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus, on its own. The Realty and Lands Division will be requested to provide an estimate of value for the bonus density on the subject development site. A further report will be submitted to Council regarding value of the bonused density and recommendations for its application.
- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including:
- construction of Willingdon Avenue to its Primary Arterial standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of Grange Street to its Secondary Arterial standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - lane upgrade as required; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 The applicant is required to provide a detailed road geometric for Willingdon Avenue and Grange Street to determine the required road dedication. The extent of road dedications would be noted in a future report to Council prior to Public Hearing.
- 4.5 The preparation of a Highway Closure Bylaw for the surplus rear lane width abutting 4475 Grange Street and 5777 Willingdon Avenue is required. The final area of the surplus land will be determined by detailed survey. The Realty and Lands Division will be requested to provide an estimate of value for the surplus land (road closure area). A further report will be submitted to Council regarding the value and sale of the surplus land into the development.
- 4.6 The undergrounding of existing overhead wiring abutting the Willingdon Avenue and the rear lane.
- 4.7 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided, including, but not necessarily limited to covenants restricting enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.8 Due to the subject site's proximity to Willingdon Avenue and Kingsway, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.9 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.
- 4.10 The submission of a Green Building strategy for the subject site will be required.

- 4.11 A Tenant Assistance Plan has been prepared for the subject development site to assist and support tenants on site, in line with the Council-adopted Tenant Assistance Policy.
- 4.12 The consolidation of the subject site into one legal parcel will be required. A future fee simple subdivision or airspace parcel subdivision for the market rental compartment will be determined prior to Final Adoption.
- 4.13 The submission of an on-site Stormwater Management Plan will be required.
- 4.14 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.15 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.16 The provision of an approved on-site residential loading facility will be required.
- 4.17 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

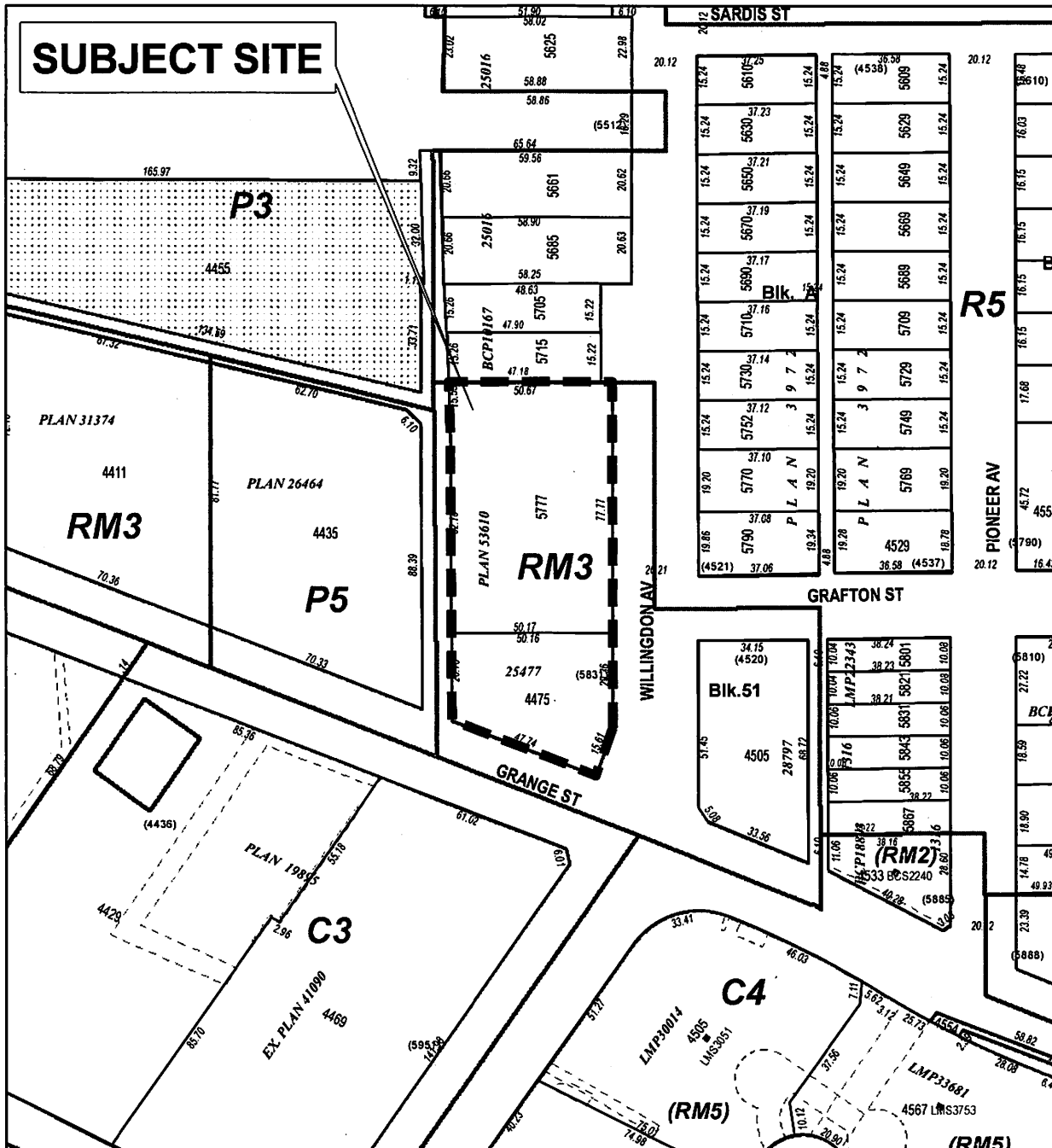
5.0 RECOMMENDATIONS

- 1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.5 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
- 2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 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.

LP

ZT:tn
Attachments

cc: Director Public Safety and Community Services
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
MAY 01 2018

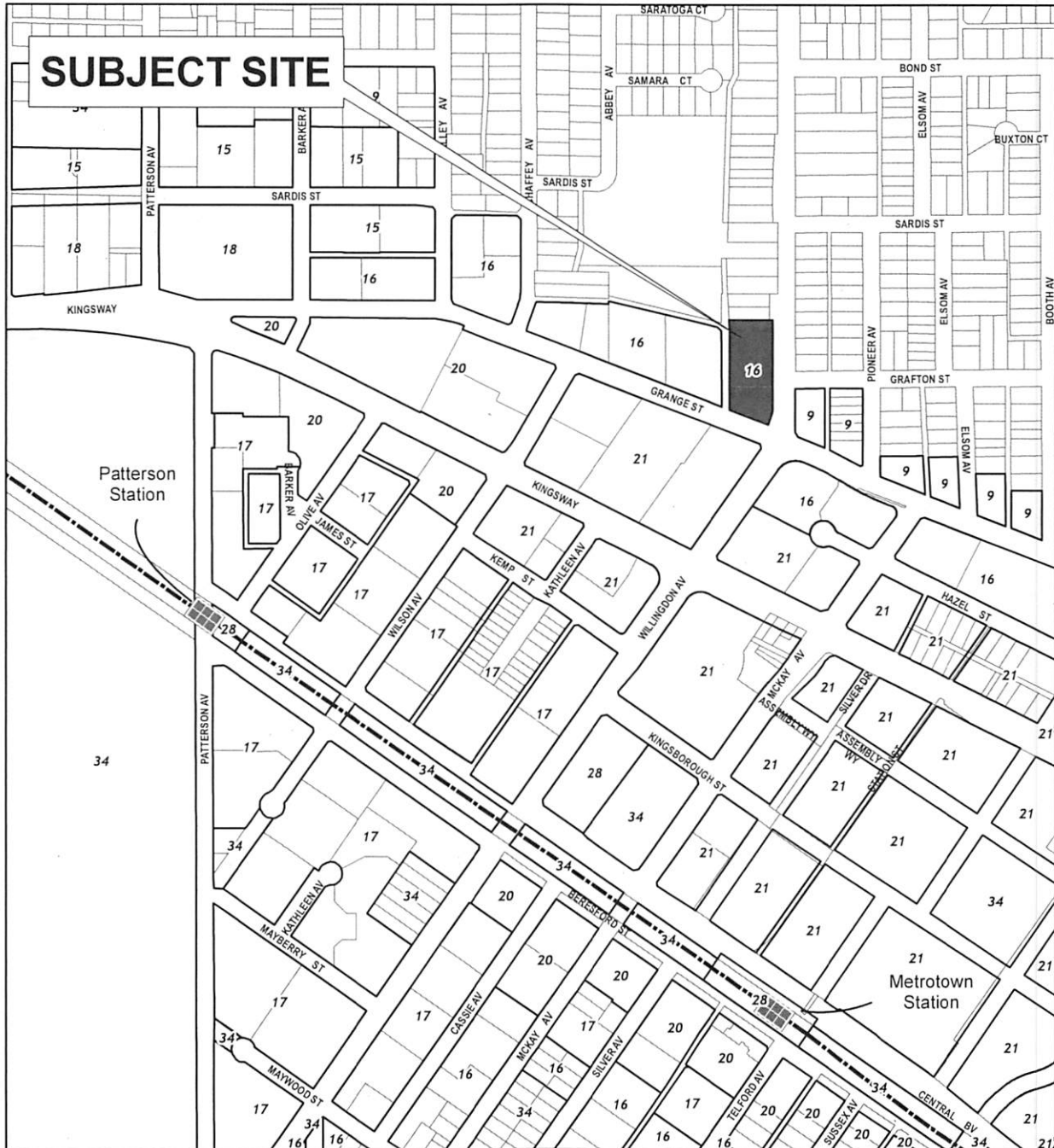
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DRAWN BY:
AY

REZONING REFERENCE #17-10008
5777 WILLINGDON AVENUE
4475 GRANGE STREET

 Subject Site

Sketch #1

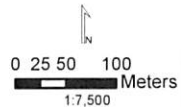


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| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
| 15 High Density Residential (RM5) | 21 High Density Mixed Use (RM5s/C3) |
| 16 High Density Residential (RM4s) | 28 Institutional |
| 17 High Density Residential (RM5s) | 30 Public School (P3) |
| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use (P3) |
| 19 High Density Mixed Use (RM4s/C3) | |



Planning and Building Dept

Metrotown Plan



Printed on May 1, 2018

Sketch #2

W.T. LEUNG ARCHITECTS INC.

Suite 300 - 973 West Broadway, Vancouver, BC, Canada V5Z 1K3 Tel (604) 736-9711 Fax (604) 736-7991

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

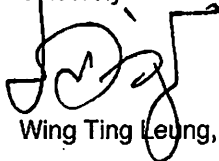
Re: Rezoning Letter of Intent, May 31st, 2018

5777 Willingdon Avenue and 4475 Grange Street
Metrotown Downtown Plan

W.T. Leung Architects Inc. on behalf of Hillcrest Orchard Properties LP have submitted this application to rezone 5777 Willingdon Avenue and 4475 Grange Street from the current RM3 to the CD Comprehensive Development District (based on the RM4s) and Metrotown Downtown Plan as guidelines. The intent of this rezoning application is to develop a high-rise strata apartment building of 28 storeys along Grange Street, and a low-rise market rental apartment building of 4 storeys along Willingdon Avenue, towards the north; separated by a central courtyard.

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



Wing Ting Leung, Principal
W.T. Leung Architects Inc.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #18-07
 2018 June 06

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Derek Venter Architectural Design
 #10 – 1040 Legacy Way
 Whistler, BC V0N 1B1
 Attn: Derek Venter
- 1.2 **Subject:** Application for the rezoning of:
 Southerly Half and Northerly Half Lot "C" District Lots 79 and 85
 Group 1 New Westminster District Plan 5201
- From:** R4 Residential District and C2 Community Commercial District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Rayside Community Plan as guidelines)
- 1.3 **Address:** 5070 Canada Way and 4951 Claude Avenue
- 1.4 **Location:** The subject site is located on the north side of Canada Way just east of Sperling Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is roughly rectangular in shape with a width of 37.65 m (123.5 ft) and a depth of 115.74 m (379.7 ft) and total area of 4,034.62 m² (43,428.29 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 multiple-family residential development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject properties are located on the north side of Canada Way and the south side of Claude Avenue just to the east of Sperling Avenue. The properties are currently occupied by older single-family residences one of which is identified on the Burnaby Heritage Inventory. To the north, across Claude Avenue, is the Deer Lake Brook Park and conservation area, and the Trans-Canada Highway right-of-way beyond. To the east is the Saville Row Townhouse development

currently under construction (Rezoning Reference #07-49) for townhouses in line with the plan's RM2 District designation. To the west are City-owned parcels designated for park and open space connected to the Deer Lake Brook Park area fronting Claude Avenue and a mosque fronting Canada Way. To the south, across Canada Way, are single storey commercial developments.

3.0 BACKGROUND INFORMATION

The subject site, comprised of 5070 Canada Way and 4951 Claude Avenue, is identified within the adopted Canada Way and Claude Avenue Area Plan (Rayside) (see *attached* Sketch #2) for consolidation and medium density multiple-family residential redevelopment under the CD Comprehensive Development District (utilizing the RM2 District as a guideline). Access to the site is provided via an easement on the site to the east at 5108 Claude Avenue.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District and Rayside Community Plan as guidelines) to permit the construction of a three-storey townhouse project to a maximum Floor Area Ratio (FAR) of 0.9 with provision of underground parking. Vehicular access to the site will be from Claude Avenue via the existing easement on the site to the east at 5108 Claude Avenue.
- 4.2 The subject site is in proximity to Deer Lake Brook. Reflective of the approach taken on the development site to the east, it is proposed that a separate lot encompassing the landscaped riparian setback from Deer Lake Brook be created and transferred to the City at no cost for parks and open space purposes. It is proposed that the development density associated with this park portion be contributed to the net development site.
- 4.3 As indicated above, the property at 5070 Canada Way is currently improved with an older single-family development that is on the City's Heritage Inventory which appears to be in poor to fair condition. Given the relatively constrained nature of the development site and the apparent condition of the dwelling, preservation of the existing single-family dwelling is not anticipated. Notwithstanding, the developer has expressed their intent to review the potential to incorporate the dwelling into the development and reflect its architectural elements into the design.
- 4.4 The applicant is proposing to voluntarily pursue a high-performance building energy standard called *Passivhaus*, which will reduce the overall energy consumption of the project.
- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve the site which will include, but not necessarily be limited to:

- road and lighting improvements on Canada Way including separated sidewalks, street trees and boulevards fronting the development site; and,
 - the construction of Claude Avenue to its final standard complete with curb and gutter on both sides of the street, and separated sidewalk with street lighting and street trees adjacent to the development site.
- 4.6 The provision of any necessary road dedications and statutory rights-of-way will be determined by way of detailed road geometrics to be outlined in a future report to Council.
- 4.7 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 will be required.
- 4.8 Any necessary easements, covenants and/or statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- a Section 219 Covenant restricting enclosure of balconies;
 - a Section 219 Covenant ensuring compliance with an accepted acoustical evaluation; and,
 - a Section 219 Covenant protecting the streamside protection and enhancement area (SPEA).
- 4.9 The developer is responsible for the undergrounding of overhead wiring along the south side of Claude Avenue.
- 4.10 Due to the site's proximity to the Trans-Canada Highway, an acoustical study will be required for this rezoning to ensure compliance with the Council adopted noise criteria.
- 4.11 The Ministry of Transportation's approval to the rezoning is required.
- 4.12 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the deposit of sufficient monies and the granting of a Section 219 Covenant to guarantee its provision and continuing operation will be required.
- 4.13 Provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions are required.
- 4.14 The submission of a detailed plan of an engineered Sediment Control System will be required.

PLANNING AND BUILDING
REZONING REFERENCE #18-07
2018 June 06 PAGE 4

4.15 Applicable Development Cost Charges include the Parkland Acquisition Charge, School Site Acquisition Charge and GVS&DD Sewerage Charge.

5.0 RECOMMENDATION

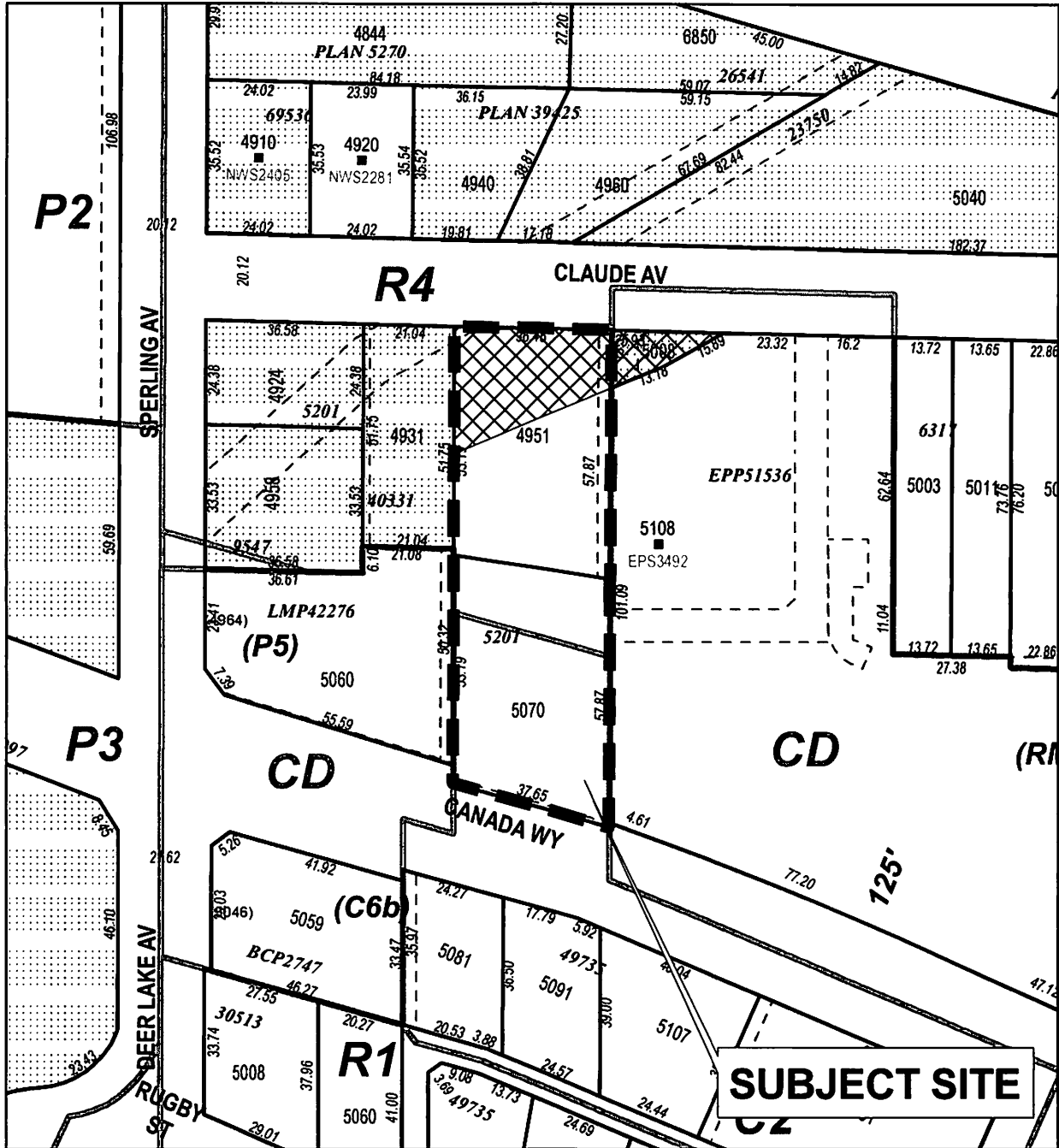
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

DR:tn
Attachments

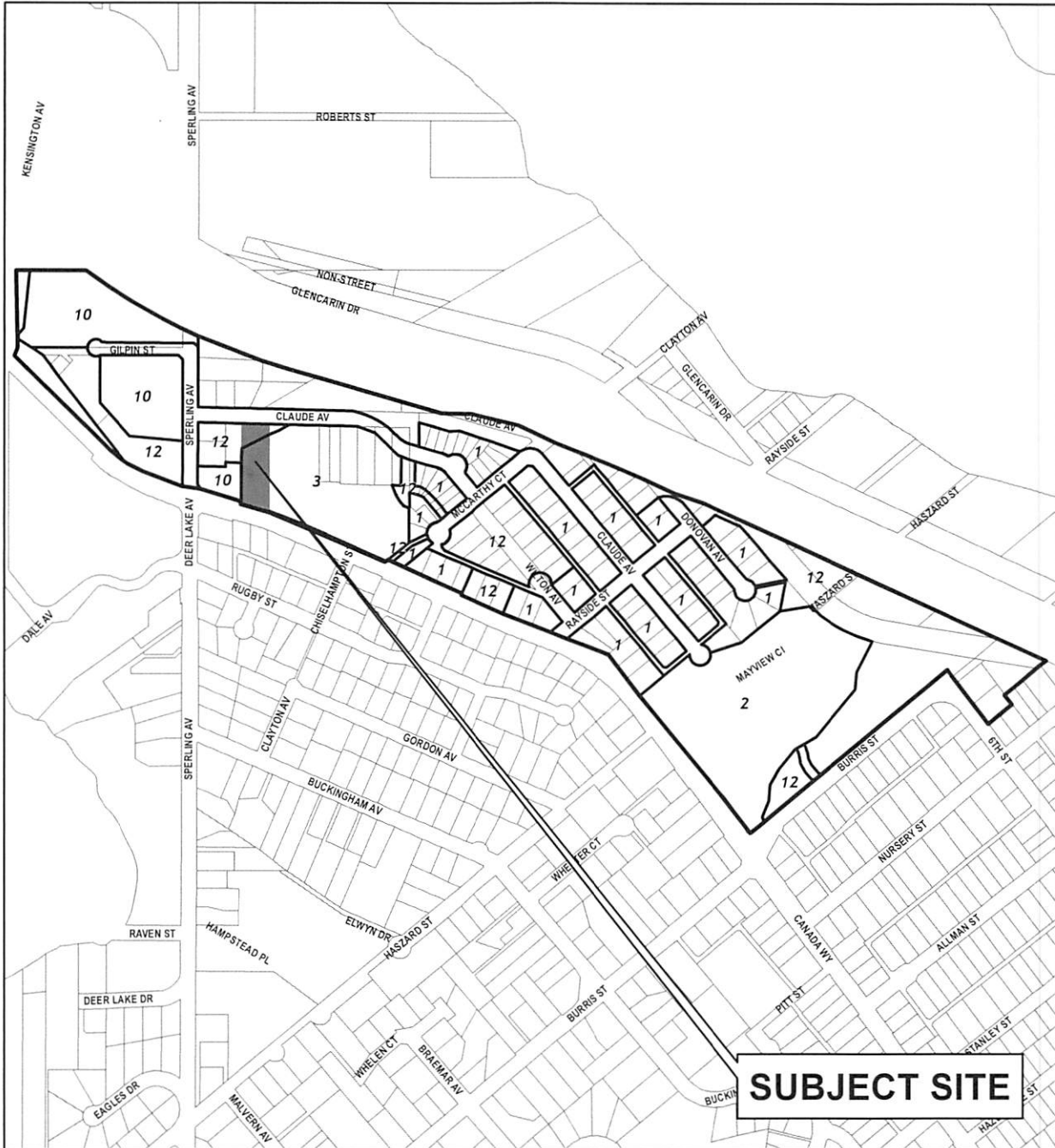
cc: City Solicitor
City Clerk

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		PLANNING & BUILDING DEPARTMENT	
DATE: MAR 23 2018		REZONING REFERENCE #18-07 4951 CLAUDE AVENUE 5070 CANADA WAY	
SCALE: 1:1,500		Subject Site Proposed City-owned Buffer	
DRAWN BY: AY		(North arrow pointing up)	

Sketch #1

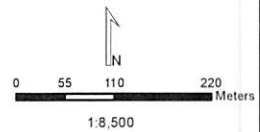


Rayside



PLANNING & BUILDING DEPARTMENT

- 1** Single and Two Family Residential
- 2** Low Density Multiple Family Residential
- 3** Medium Density Multiple Family Residential
- 10** Administration and Public Assembly
- 12** Park and Public Use





www.comerarch.com 408 – 611 Alexander Street Vancouver BC V6A 1E1 fax 604 253-8133 phone 604 253-8800

June 4, 2018

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

Attention: Demian Reuter

Letter of Intent to Rezone

Address: 5070 Canada Way and 4951 Claude Avenue, Burnaby, BC

PID: 011-125-993 and 007-448-104

Legal:

Canada Way: PLAN: NWP5201 PID: 011-125-993 LOT: C DL 79 LD: 36 ZONE C2/R4

Claude Ave.: PLAN: NWP5201 PID: 007-448-104 LOT: C DL 85 LD:36 ZONE R4

We are proposing a rezoning from R4 to RM2 for the above-mentioned properties. The properties are currently owned by separate individuals who have legal agreements with our client that give him control and rights to both properties.

We are seeking to build a townhouse project consisting of both stacked and non-stacked units. Due to geotechnical conditions on the north end of the site it will be difficult to provide underground parking. We are proposing a parkade structure at grade with townhouses beside and above but request that this be considered equivalent to underground parking in calculating the allowable FAR for the site.

There is an existing heritage building on site. We are prepared to investigate retaining the building and relocating it to the top of the proposed parkade provided the floor area associated with the heritage building.

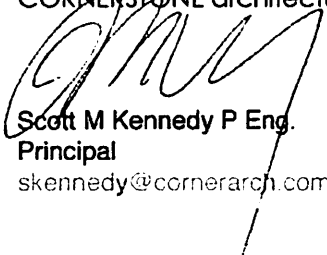
There is a riparian setback required at the north end of the site, which constrains the lot area available for the project. We propose to use a 3½ storey building massing for a stacked townhouse form of development to reduce the footprint necessary to accommodate the project.

We are proposing to construct the project to the International Passive House Standard. This means it will provide superior comfort, acoustic separation from Canada Way and neighbouring units as well as exceeding the BCBC Step Code level 5 of 2032 target for energy efficiency. We understand it would be the first of its kind and scale in Burnaby.

We look forward to working with the city to deliver this project.

Sincerely

CORNERSTONE architecture



Scott M Kennedy P Eng.
Principal
skennedy@cornerarch.com

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #18-15
 2018 JUNE 06

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Bima Holdings Inc
 7429 Morley Drive
 Burnaby, BC, V5E 3X9
 Attn: Bim Sahdev
- 1.2 **Subject:** Application for the rezoning of:
 Parcel "A" (Explanatory Plan 25166) Lots 2 And 3 Block 33 District Lot
 97 Group 1 New Westminster District Plan 1312
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple
 Family Residential District and Royal Oak Community Plan as
 guidelines)
- 1.3 **Address:** 7584 MacPherson Avenue
- 1.4 **Location:** The subject site is located on the northeast corner of MacPherson
 Avenue and Rumble Street (Sketch #1 *attached*)
- 1.5 **Size:** The site is rectangular in shape with a frontage along MacPherson
 Avenue of 24.39 m (80 ft.), an average depth of 47.08 m (155 ft.), and a
 total area of approximately 1,148.20 m² (12,359 sq. ft.) (subject to legal
 survey).
- 1.6 **Services:** The Director Engineering would 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 an infill townhouse development with enclosed parking
 at grade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the northeast corner of MacPherson Avenue and Rumble Street (see *attached* Sketch #1). The subject property is currently improved with an older single-family dwelling, constructed in 1934. The subject property is not on the Burnaby Heritage Inventory or the Burnaby Heritage Register. To the immediate north and east of the subject property, are a mix of older and newer single and two-family dwellings, with a city-owned low-rise townhouse development (Rezoning Reference #68-67) located at 5706 Irmin Street. To the south, across Rumble

Street is a well-established residential neighbourhood, with a mix of new and older single and two-family dwellings. To the west, across MacPherson Avenue, is MacPherson Park, with Burnaby South Secondary School beyond. Vehicular access to the property is currently taken from Macpherson Avenue.

3.0 BACKGROUND INFORMATION

3.1 The subject property is located within the residential transitional area of the Council-adopted Royal Oak Community Plan, which allows for a mix of single and two-family dwellings, and low-rise multiple family residential development. The subject property is designated as a candidate for Comprehensive Development utilizing the RM2 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*). The subject property is considered an appropriate location for low-rise townhouse development given its orientation to the adjacent park and proximity to other low-rise townhouse complexes.

3.2 The applicant has approached the owners of 7578 MacPherson Avenue and 5618 Irmin Street with regards to forming a larger assembly and consolidation. However, the applicant has indicated that the owners of both properties are not interested in selling their properties at this time. The applicant has provided documentation demonstrating the rejection of a purchase offer.

Staff have reviewed the lot widths and areas of the three properties and note that the subject property is of sufficient size to support individual infill development utilizing the RM2 Multiple Family Residential District as a guideline. In view of the applicant being unable to achieve the larger assembly of properties, this Department supports an infill townhouse development at the subject property. The adjacent properties located at 7578 MacPherson Avenue and 5618 Irmin Street could form part of an alternative assembly with the single-family lots to the immediate east at 5634, 5648, and 5676 Irmin Street, for future development utilizing the RM2 District as a guideline.

A further report will be submitted to Council if an expanded site assembly is achieved. However, as noted above, the subject lot and potential future assemblies are suitable and of sufficient size to support development under the proposed RM2 District guidelines. It is recommended that a copy of this report be sent to the owners of 7578 MacPherson Avenue and 5618 Irmin Street for information purposes.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (based on the RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines) in order to permit the construction of an infill-townhouse development with parking at grade. The maximum permitted density is 0.9 FAR, subject to parking being fully underground; however, if surface parking is provided as anticipated, the maximum permitted density is 0.7 FAR. No lane access is available; therefore vehicular access will be taken from either MacPherson Avenue or Rumble Street, subject to a transportation review.

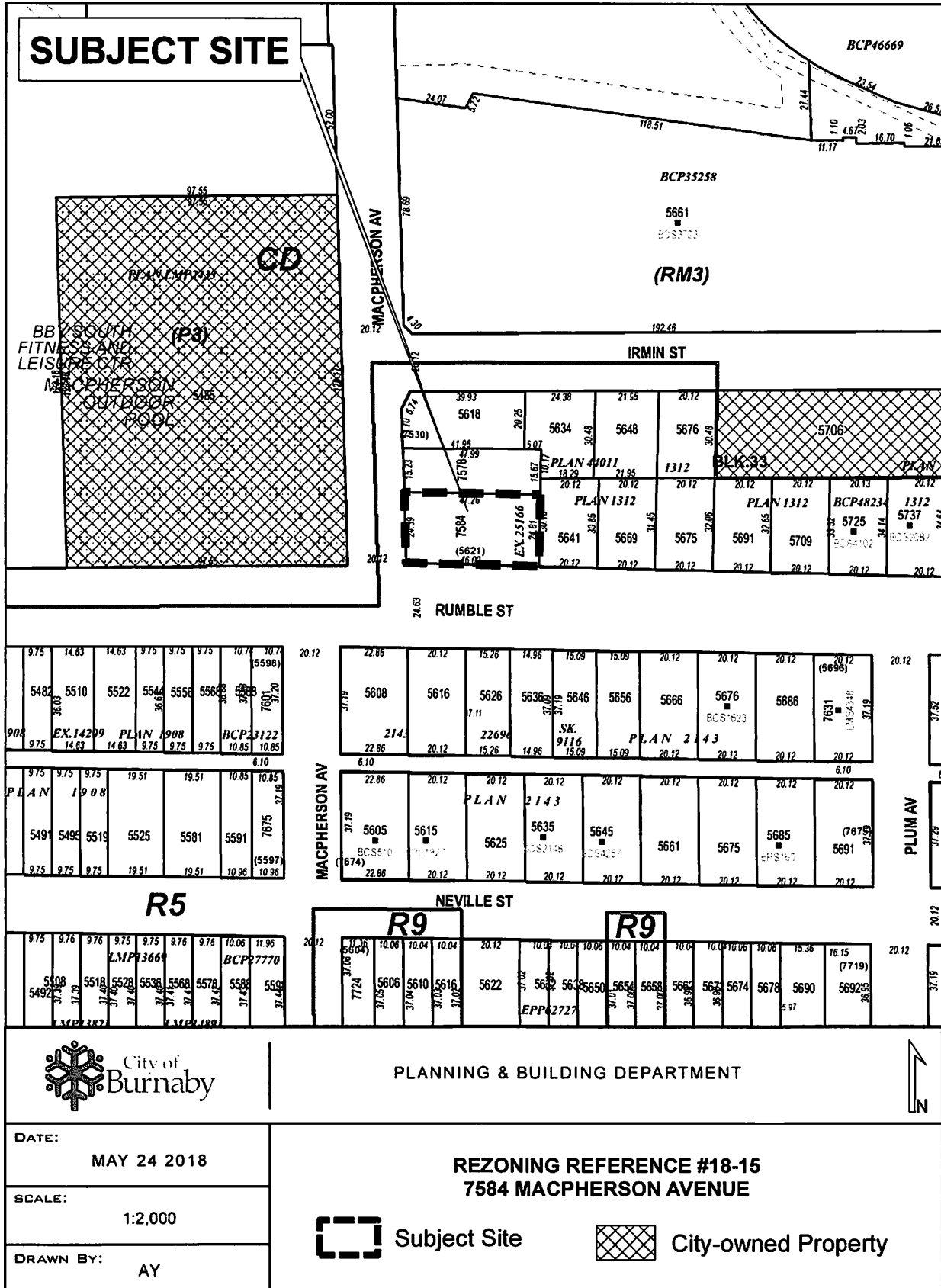
- 4.2 The Director Engineering would be requested to provide an estimate for all services necessary to serve this site.
- 4.3 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.4 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.5 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.
- 4.6 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.
- 4.7 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system is required.
- 4.8 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.9 The Parkland Acquisition Charge, GVS&DD Sewerage Charge, and School Site Acquisition Charge apply.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. **THAT** copies of this report be sent to the owners of 7578 MacPherson Avenue and 5618 Irmin Street which, along with the subject property, are outlined for inclusion in a potential larger site assembly in the Royal Oak Community Plan area.

LP. MN:tn
Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

DATE: MAY 24 2018

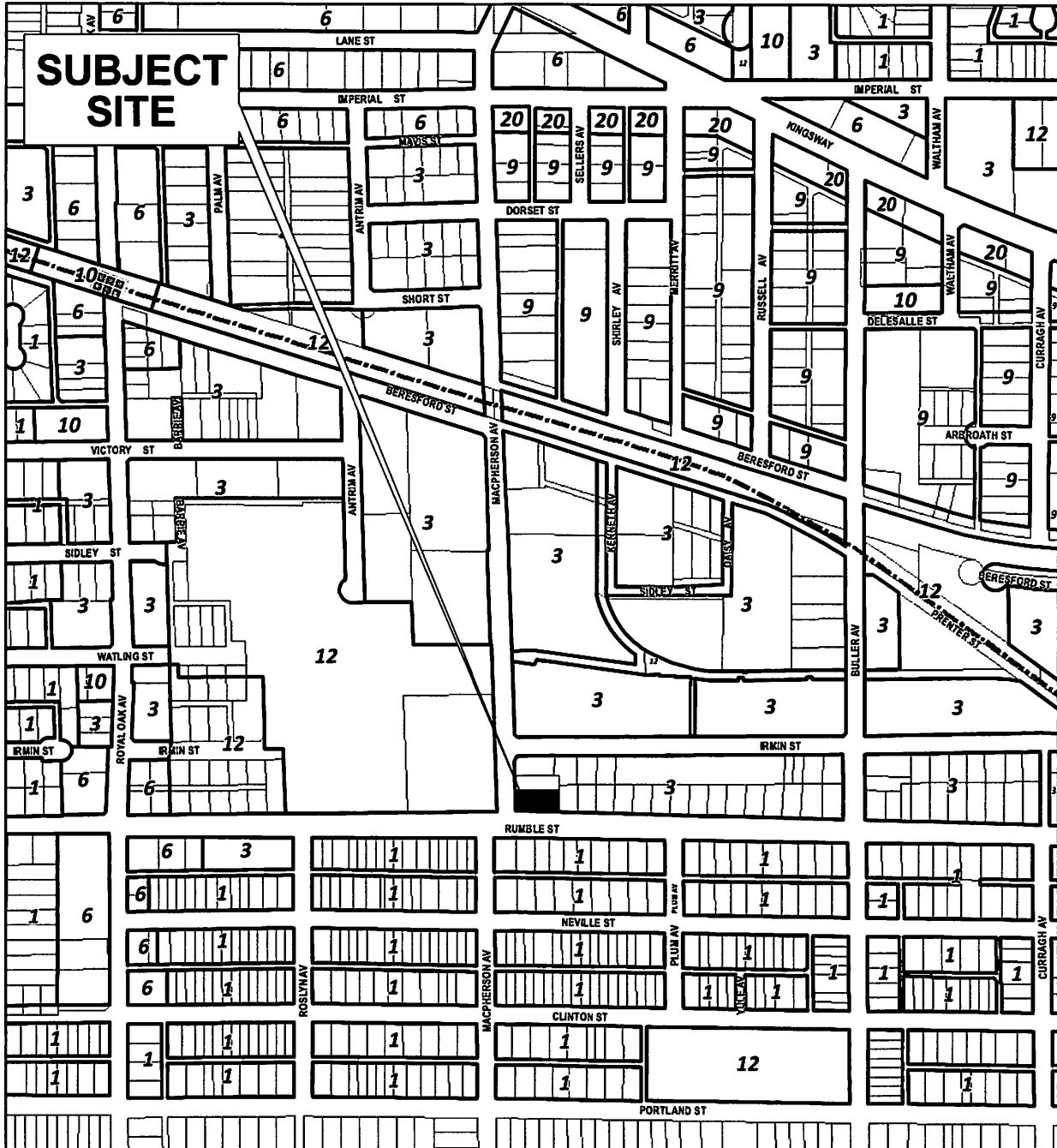
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DRAWN BY: AY

REZONING REFERENCE #18-15
7584 MACPHERSON AVENUE

Subject Site City-owned Property

Sketch #1



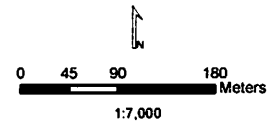
**Royal Oak Community Plan
Land Use**



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

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



BIMA HOLDINGS INC

Quality Home Builders

7429 Morley Drive
Burnaby, BC, V5E 3X9Phone: 604-781-7797
Email: Bimssa@hotmail.com**LETTER OF INTENT**City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Attention: Mr. Grant Taylor, Community Planner

Reference: 7584 Macpherson Avenue, Burnaby

Subject: Application for the Development of a Townhome Project under CD RM2 (Zoning).

Dear Sir,

We would like to apply based on doing an Infill Townhouse development under CD RM2 (Rezoning) for 7584 Macpherson Avenue on its own as we were not able to purchase the neighbouring properties located at 7578 Macpherson Avenue and 5618 Irmin Street to form a larger consolidation site.

We feel that this will serve as an important development to the City of Burnaby and the community as this building serve as a hub of convenience for the community with it being situated across from Burnaby South Secondary School, Macpherson Park and walking distance to 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 at 604.781.7797.

Sincerely

Bima Holdings Inc.



Bim Sahdev, President

Date: March 16, 2018

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #18-19
 2018 June 06

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** City of Burnaby
 4949 Canada Way
 Burnaby, BC V5G 4H7
 Attn: Craig Collis
- 1.2 **Subject:** Application for the rezoning of:
 Lots 1 and 2, District Lot 53, Group 1, New Westminster District
 Plan BCP36384
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on P3 Park and
 Public Use District and the Edmonds Town Centre Plan as guidelines)
- 1.3 **Address:** 7789 and 7799 Eighteenth Street
- 1.4 **Location:** The subject site is located at the southwest corner of 18th Street and
 10th Avenue (Sketch #1 *attached*)
- 1.5 **Size:** The site is roughly rectangular in shape with a depth of 206.36 m
 (677.03 ft) and a width of 80.07 m (262.7 ft) and area of 1.65
 hectares (4.01 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 a public ice rink facility.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site, located at the northwest corner of 18th Street and 10th Avenue, is comprised of two City-owned properties and is currently vacant. To the north and west is Byrne Creek Secondary School. To the south, across 10th Avenue, are single family dwellings in the City of New Westminster. To the east, across 18th Street is the Southgate redevelopment site (Island Neighbourhood) and a place of public worship.

3.0 BACKGROUND INFORMATION

- 3.1 Arising from a needs assessment undertaken by the Parks, Recreation and Cultural Services Department, it was determined that additional rink capacity beyond the existing three (3) City-owned facilities is required to serve the current and future needs of Burnaby residents, teams and clubs.

The South Burnaby Ice Arena project is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

- A Safe Community
 - Safety of Community Amenities
- A Healthy Community
 - Healthy Life
- A Dynamic Community
 - Community Development
 - City Facilities and Infrastructure

Following a review of City-owned land that could accommodate two ice surfaces, the properties located at 18th Street and 10th Avenue were selected. It was determined this site would be most suitable as it would not impact existing or proposed park facilities, is of a suitable size, and is accessible to the community by walking, cycling, driving and transit.

- 3.2 On 2016 April 08, the Financial Management Committee approved a report to authorize the commission of a feasibility study for a new two pad arena at the subject site. Following positive results from that feasibility study, on 2018 February 13, the Financial Management Committee approved a report to begin detailed design work. As such, the Parks, Recreation and Cultural Services Department has now submitted a rezoning application to permit the future construction of the facility.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the P3 Park and Public Use District and the Edmonds Town Centre Plan as guidelines) to permit the construction of a two-pad ice arena oriented towards 18th Street with surface parking oriented toward 10th Avenue. The facility will be City-owned and operated for public recreation purposes.
- 4.2 The subject property is identified in the Edmonds Town Centre Plan for residential development using the RM3 District as a guideline. As such, a minor amendment to the Edmonds Town Centre Plan is necessary to acknowledge the proposed institutional/public-use of the site.

- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include but not necessarily be limited to:
- the construction of 18th Street and 10th Avenue to their final Town Centre Standards including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas. It is noted that a future traffic signal at 18th Street and 10th Avenue is a requirement of Rezoning Reference #14-43 (Southgate Milk Plan Improvements).
- 4.4 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation, is required.
- 4.5 The provision of any necessary road dedications and statutory rights-of-way will be determined by way of detailed road geometrics to be outlined in a future report to Council.
- 4.6 Any necessary easements, covenants and/or statutory rights-of-way for the site are to be provided, including, but not necessarily limited to: easement and right-of-way between 7777 Griffiths Drive (Byrne Creek Secondary) and the subject site for pedestrian access.
- 4.7 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 will be required.
- 4.8 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.9 An 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.
- 4.10 Applicable Development Cost Charges include: GVS & DD Sewerage Charge of \$28.74 per m² (\$2.67 per sq.ft.).
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **THAT** the amendment to the Edmonds Town Centre Plan to incorporate institutional uses, as outlined in Section 4.2 of this report, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

PLANNING AND BUILDING
REZONING REFERENCE #18-19
2018 June 06..... PAGE 4

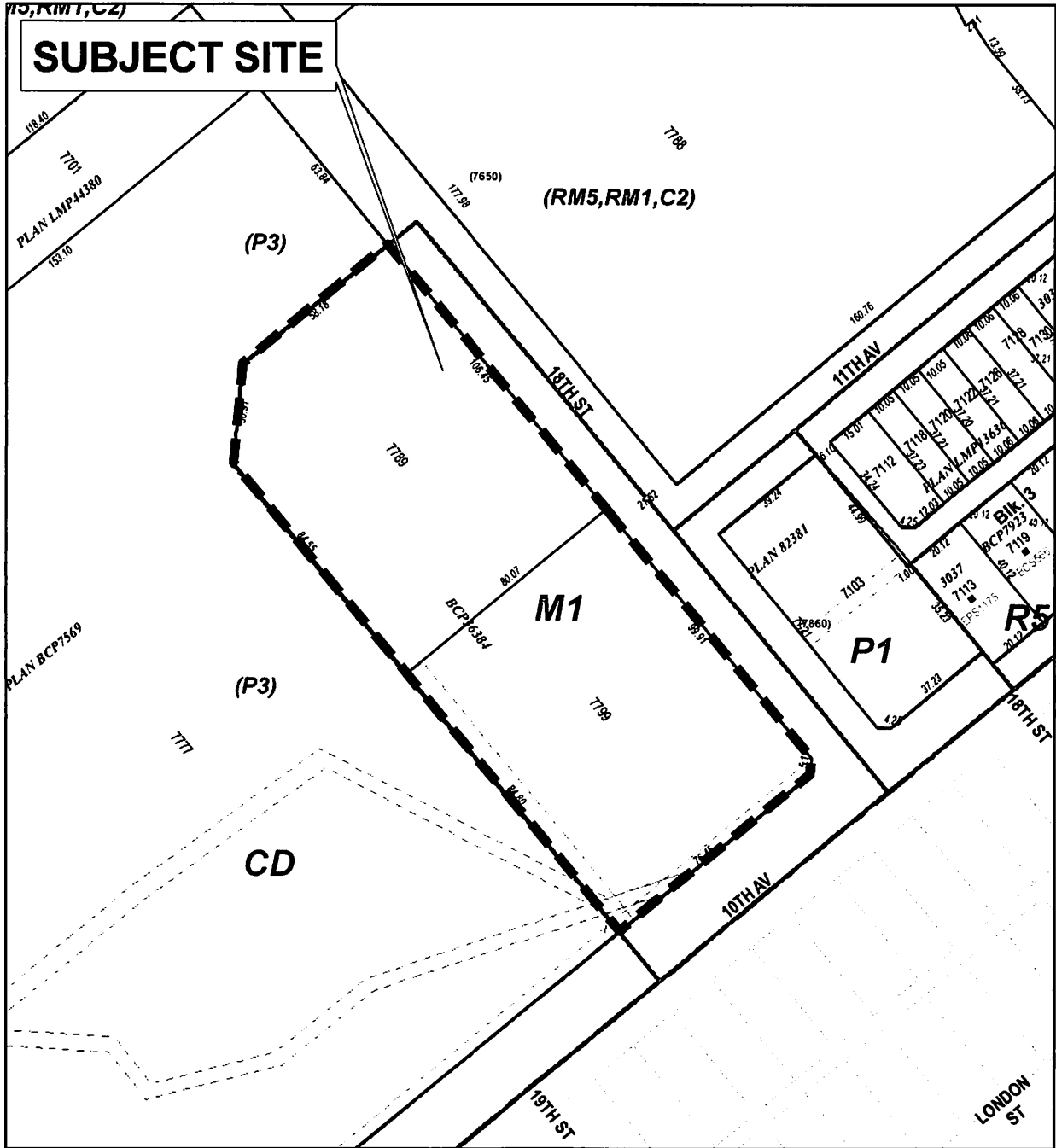
- 2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.




LR

DR:tn
Attachments

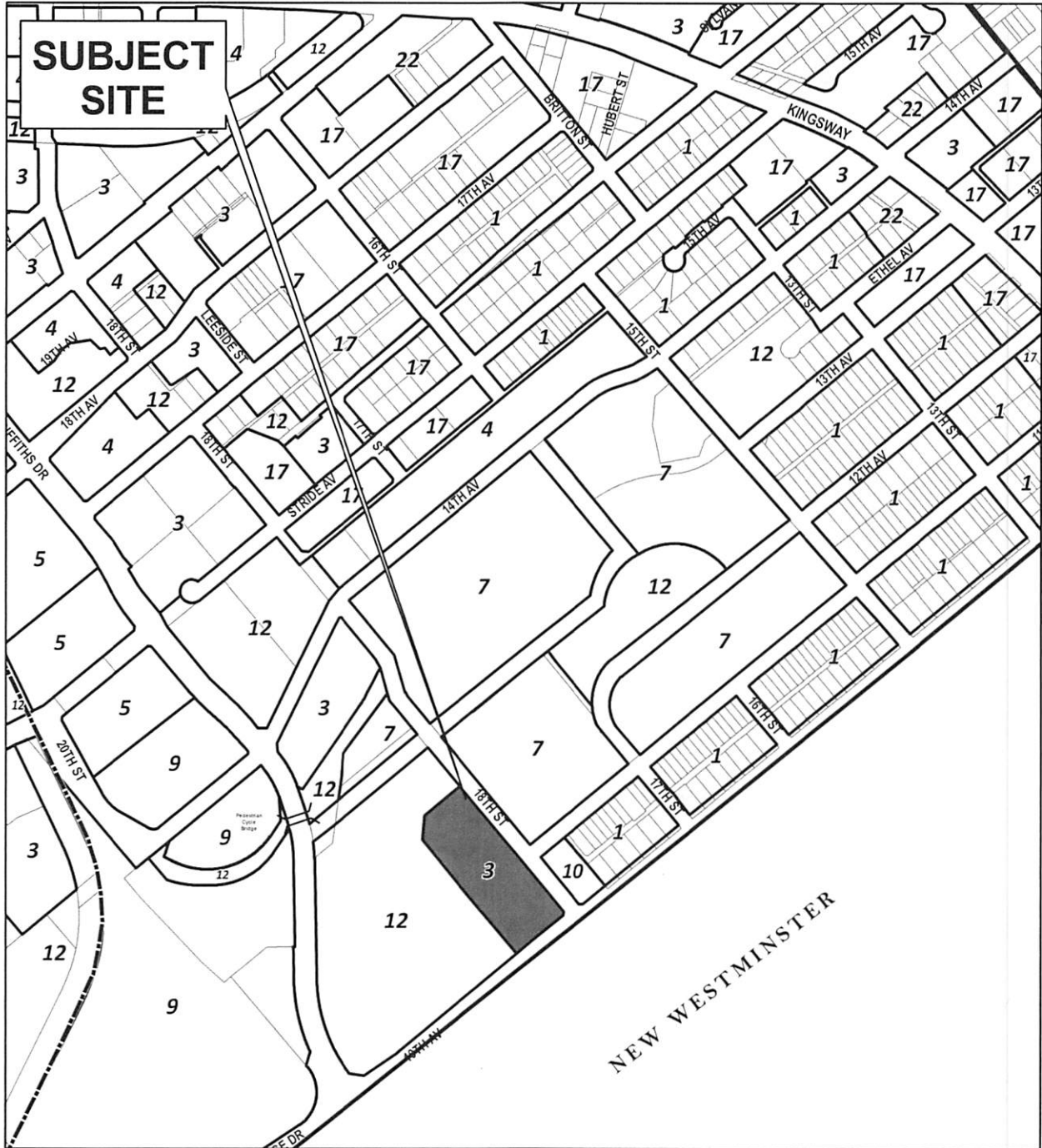
cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2018\18-19 7789 and 7799 18th Avenue\Council Reports\Rezoning Reference 18-19 Initial Report
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 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>	
<p>DATE: MAY 25 2018</p>	<p>REZONING REFERENCE #18-19 7789 AND 7799 18TH STREET</p>	
<p>SCALE: 1:2,000</p>	 Subject Site	
<p>DRAWN BY: AY</p>		

Sketch #1



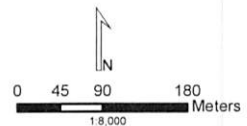
1 Single and Two Family Residential	9 Industrial
3 Medium Density Multiple Family Residential	10 Institutional
4 High Density Multiple Family Residential	12 Park and Public Use/Public School
5 Commercial	17 Low or Medium Density Multiple Family Residential (Ground Oriented)
6 Medium Density Mixed Use	22 Low/Medium Density Mixed Use
7 High Density Mixed Use	

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





City of
Burnaby

Parks, Recreation & Cultural Services
Administration Office

2018 April 25

Mr. Lou Pelletier
Planning and Building Department
City of Burnaby
4949 Canada Way
Burnaby B.C. V5G 1M2

**SUBJECT: 7789 & 7799 18TH STREET, BURNABY
REZONING APPLICATION LETTER OF INTENT**

A rezoning of the subject properties is proposed to permit the construction of a two pad arena facility.

Sincerely,

Craig Collis
Assistant Director - Recreation
Phone: 604-294-7156
Email: Craig.Collis@burnaby.ca

CMC:lw

Copied to: Director Parks, Recreation & Cultural Services
Deputy Chief Building Inspector--Project Management

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #18-22
 2018 June 06

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Principle Architecture
 1447 Hornby Street
 Vancouver, BC V6Z 1W8
 (Attention: Daniel Irvine)
- 1.2 **Subject:** Application for the rezoning of:
 Lot B, DL 79, Group 1, NWD Plan BCP12188
- From:** CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and B1 Suburban Office District)
- To:** Amended CD Comprehensive Development District District (based on P1 Neighbourhood Institutional District, B1 Suburban Office District and the Central Administrative Area as guidelines)
- 1.3 **Address:** 4162 Norland Avenue
- 1.4 **Location:** The subject site is located on the east side of Norland Avenue between Ledger Avenue and Canada Way (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of 40.21 m (132 ft.), a depth of 88.2 m (289 ft.) and an area of 3,540 m² (38,104 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 an increase in capacity space and outdoor play area for the existing child care facility.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject property is located in the Central Administrative Area, mid-block between Canada Way and Ledger Avenue on Norland Avenue and contains a small single-storey building with a basement. To the north of the subject property is a three storey office building, beyond which are city-owned single family lots; to the east and south, are vacant city-owned lots currently under Rezoning Reference #17-15 to permit a temporary

works yard during the Laurel Street works yard construction; beyond which is a newly constructed city-owned parking lot (Rezoning Reference #17-06); and to the west, across Norland Avenue, is the Dania Society's two-storey, 102 bed senior's complex care facility.

3.0 BACKGROUND INFORMATION

- 3.1 On 1975 November 17, Council gave Final Adoption to Rezoning Reference #74/10 to permit the construction of a small single storey office building with a basement and surface parking, for the BC Teachers' Credit Union, utilizing CD Comprehensive Development District (based on P2 Administration and Assembly District). The building was used for many years as a credit union and was vacant from approximately 2000 to 2003.
- 3.2 On 2004 July 19, Council gave Final Adoption to Rezoning Reference #03/60 to permit a child care facility to operate on the subject site for approximately 35 children in the morning and a second group of 35 children in the afternoon, plus approximately 15 school-age children for after-school care within the main floor of the existing building (approximately 351.45 m² [3,783 sq. ft.]), utilizing Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and B1 Suburban Office and the Deer Lake Business Centre Community Plan guidelines). Under this rezoning, a fenced outdoor children's play area of approximately 200 m² (2,200 sq. ft.) was also provided; the basement was proposed for continued office use.
- 3.3 On 2009 November 27, PPA#09-343 was approved for an extension of the fenced-in play area and replacement of the chain-link fencing with wood panels.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting the rezoning in order to expand the capacity of an existing licenced child care facility into the basement space, expand the existing outdoor play space and to permit a licensed child care facility with up to 72 full day licensed spaces and 15 staff on the subject property. The proposed facility would accommodate infants, toddlers and preschool aged children for the full day. The intent is to operate the facility within the main floor and basement of the building, occupying approximately 636.29 m² (6,849 sq. ft.) of internal floor area, and to provide outdoor play space on the property.
- 4.2 Based on the expanded number of child care spaces and staff, 16 parking spaces would be required for the child care facility. The subject site has a total of 32 surface parking spaces designated for the child care facility, which exceeds the required number of parking spaces.
- 4.3 The subject rezoning amendment is necessary in order to permit the proposed increase in capacity and space for the child care use. It is proposed to retain the existing P1 and B1 underlying zoning districts which would both allow the expanded child care use, as well

as to permit the future adaptive reuse of the building for office use. Other uses, such as places of worship, would not be permitted within the underlying P1 zoning district.

- 4.4 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 3,540 m² (38,104 sq. ft.), which exceeds the minimum lot area of 1,878 m² (20,215 sq. ft.) required for 72 children.
- 4.5 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.
- 4.6 The proposed child care facility would contribute to an increase in the supply of licensed child care spaces in Burnaby. It is noted that there is one 45 space multi-service child care facility located approximately 250 m (820 ft.) from the subject property at 3905 Norland Avenue and one 82 space multi-service child care facility located approximately 400 m (1,312 ft.) from the subject property at 4970 Canada Way.
- 4.7 Approval of the Ministry of Transportation would be required for this rezoning as the subject site is within 800 m (2,624 ft.) of the Trans-Canada Highway.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

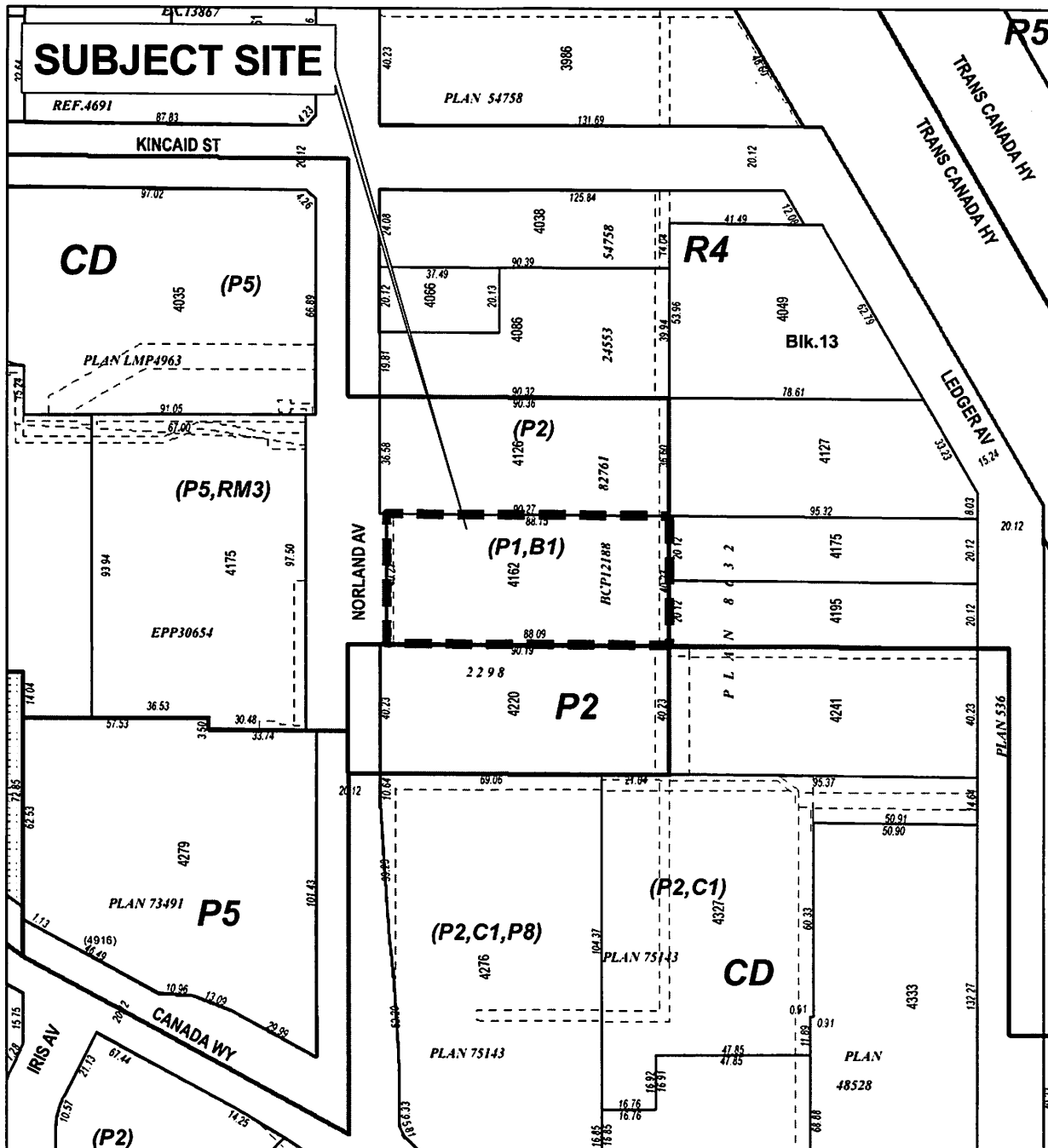
5.0 RECOMMENDATION

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

LP.

KL:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: MAY 25 2018

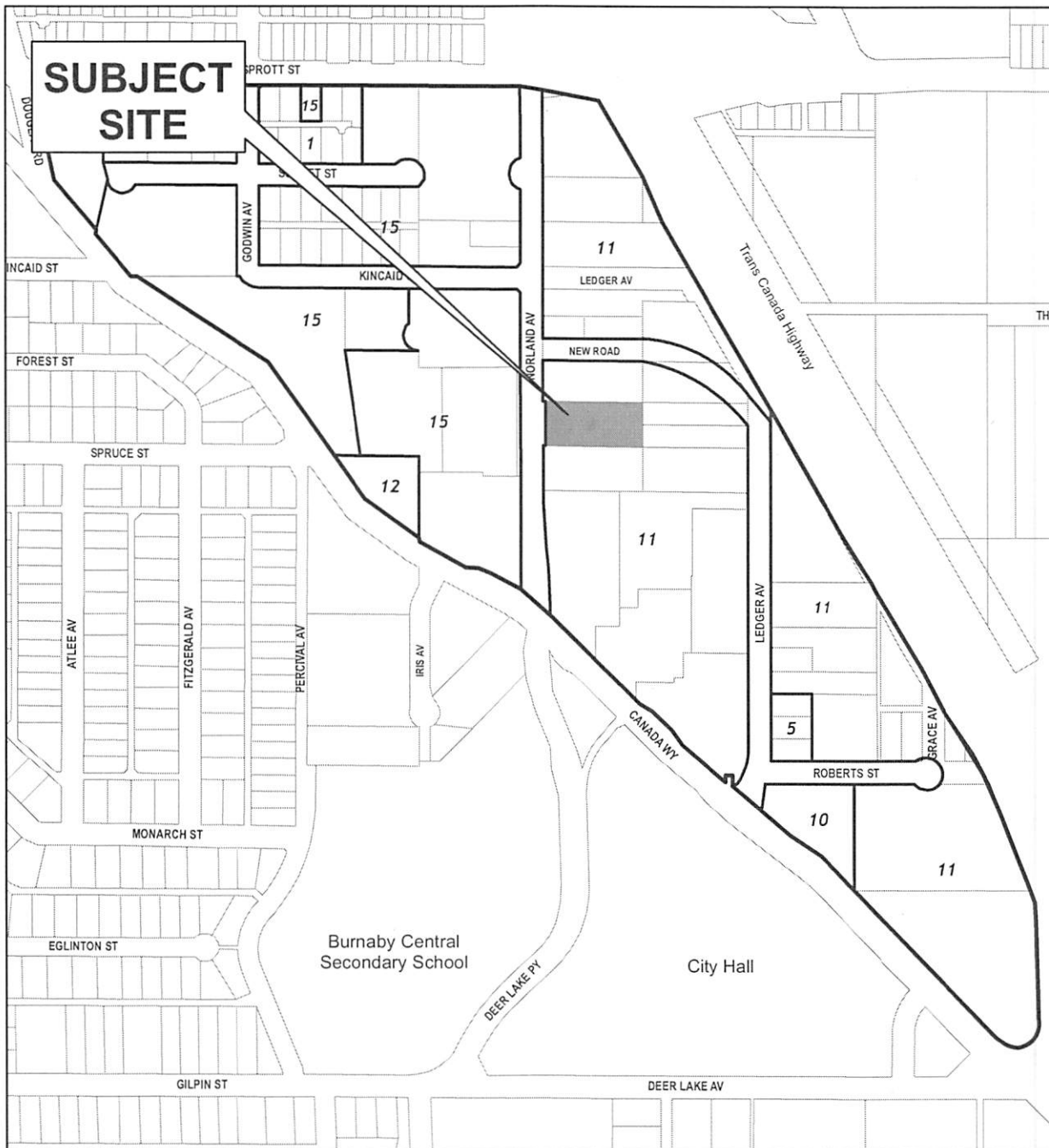
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REZONING REFERENCE #18-22
4162 NORLAND AVENUE

 Subject Site

Sketch #1

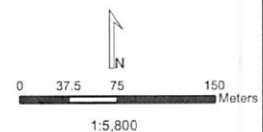


Central Administrative Area
Community Plan



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 10 Administration and Public Assembly
- 11 Business Centre Districts
- 12 Park and Public Use
- 15 Community Institutional



Principle architecture

1447 Hornby Street
 Vancouver BC V6Z 1W8
 604 683 0111

date **April 27, 2018**

from **Daniel Irvine**
 Principle Architecture
 dirvine@principlearchitecture.ca

attn **Planning Department, City of Burnaby**
 4949 Canada Way
 Burnaby, BC

project **4162 Norland Avenue**

re **Application for Rezoning - Letter of Intent**

To Whom it May Concern

As the Authorized Agent, and on behalf of Alportunity Development Incorporated (Owner), I would like to express our intention expand the childcare centre, Smilestones Junior Kindergarten, located at 4162 Norland Avenue.

4162 Norland was previously rezoned to permit childcare facilities on the upper floor, and offices on the lower floor. This rezoning was with a previous tenant, Sponges Preschool.

Since 2009, Smilestones Junior Kindergarten has been the tenant, providing full-day group childcare for 3 and 4 year-olds. Smilestones operates childcare centres at 4 locations in the Lower Mainland. Currently the childcare centre at 4162 Norland has 30 children in full-day childcare: 2 classrooms of 15 children each, with 5 full-time childcare staff, 3 part-time childcare staff, and 2 administrative staff.

Our intention is to a) revise the layout of the upper floor, to accommodate 3 classrooms of 16 children each, in the full-day, 3 and 4 year-old childcare program; and b) to expand into the lower floor of the building, replacing the offices with 2 classrooms of 12 children each, for full-day childcare for children under 3 years old. This would be a total of 72 children, (24 in the full-day infant-and-toddler program and 48 in the full-day 3 and 4 year-old program) for which we will have 12 full-time, 3 part-time and 2 admin staff. The additional childcare facilities would include all of the associated support spaces required by Fraser Health, and would include new and additional age-appropriate outdoor play areas to accommodate the increased number of children.

Thank you.

Sincerely,



Daniel Irvine
 ARCHITECT AIBC

Principle Architecture
 dirvine@principlearchitecture.ca
 t 604 683 0111
 c 778 319 3777