



Item .....
Meeting ..... 2018 April 16

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2018 April 11

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

**SUBJECT: REZONING APPLICATIONS**

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

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

**Item #01** Application for the Rezoning of:  
**Rez #17-27** Lot G, District Lot 151, Group 1, NWD Plan 2069 and Lot 50, District Lot 151, Group 1, NWD Plan 25004

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines)

**Address:** 6444 Willingdon Avenue and 4241 Maywood Street

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with street-oriented townhousing, and a low-rise non-market rental building.

**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.

City Manager  
Rezoning Applications  
2018 April 11 Page 2

**Item #02** Application for the Rezoning of:  
**Rez #17-28** Lot 114, District Lot 151, Group 1, New Westminster District Plan 41022

**From:** RM3 Multiple Family Residential District  
**To:** CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines)

**Address:** 6075 Wilson Avenue

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single-high rise apartment building with street-oriented townhousing, as well as a non-market housing component.

**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 #18-05** Lot B, District Lot 153, Plan EPP40748, Group 1; Lot 2, District Lot 153, Group 1, New Westminster Plan BCP51090

**From:** Amended CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 General Commercial District)

**To:** Amended CD Commercial District (based on the RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)

**Address:** 4670 Assembly Way

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of an entry vestibule, as well as retractable weather protection for the outdoor restaurant patio within the “City Plaza – City Room” at the corner of Silver Drive and Kingsborough 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 #18-08** Lot B, DL 69, Group 1, NWD Plan 17722

**From:** M6 Truck Terminal District and R5 Residential District

**To:** CD Comprehensive Development (based on M2 General Industrial District)

**Address:** 3945 Myrtle Street

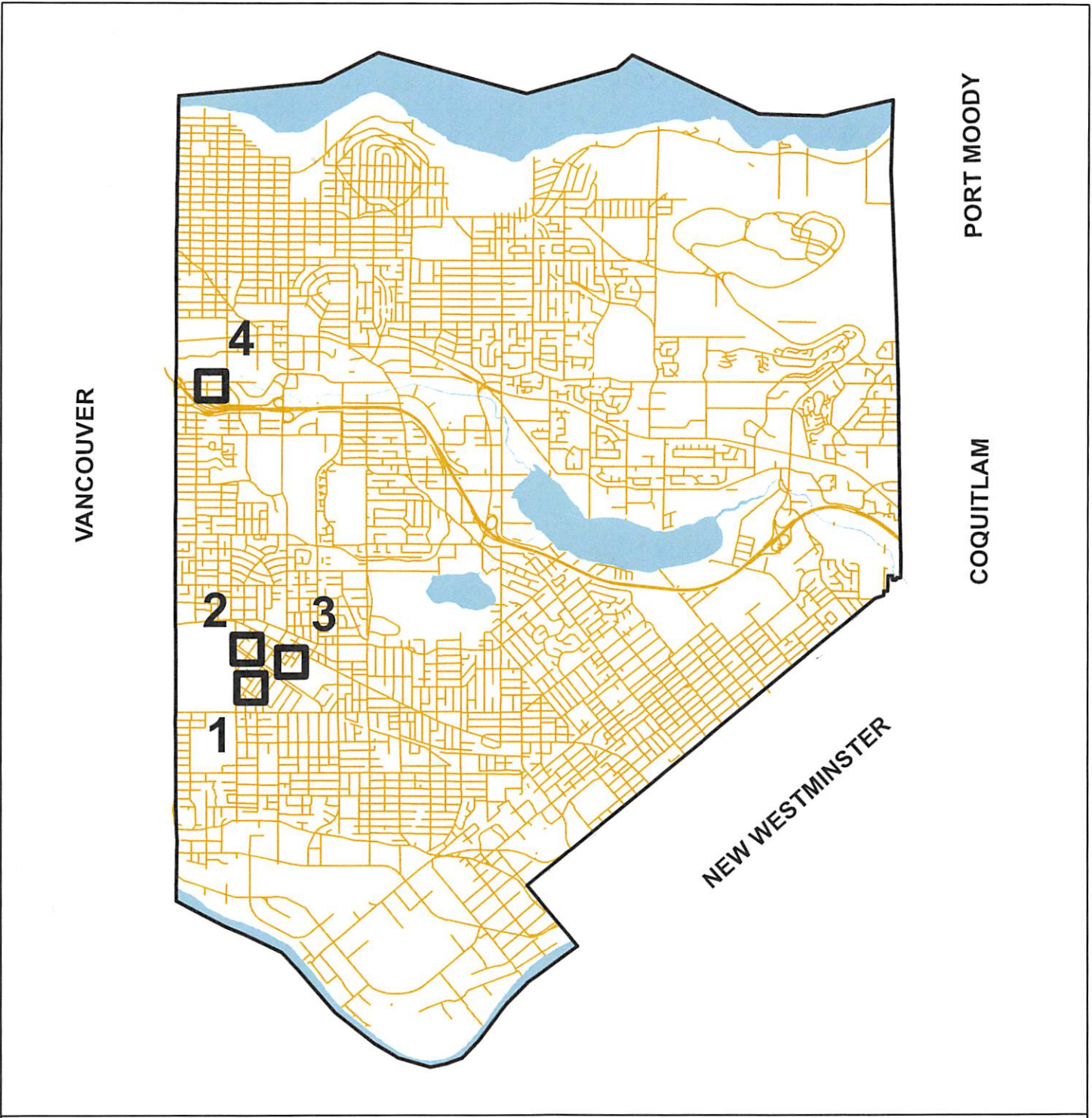
**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new trade contractor warehouse with supporting office and amenity areas.

**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

:eb  
*Attachment*



VANCOUVER

PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:  
APR 11 2018

SCALE:  
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DRAWN BY:  
AY

REZONING SERIES - 2018 APRIL 16



## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #17-27  
 2018 APRIL 11

## ITEM #01

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Anthem Properties Group Ltd.  
 300-550 Burrard Street  
 Vancouver, BC V6C 2B5  
 Attention: Melissa Howey
- 1.2 **Subject:** Application for the rezoning of:  
 Lot G, District Lot 151, Group 1, NWD Plan 2069 and Lot 50,  
 District Lot 151, Group 1, NWD Plan 25004
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM5s and  
 RM3 Multiple Family Residential Districts and Metrotown  
 Downtown Plan as guidelines)
- 1.3 **Address:** 6444 Willingdon Avenue and 4241 Maywood Street
- 1.4 **Location:** The subject site is located on Maywood Street, between Willingdon  
 Avenue and Cassie Avenue (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a frontage on Willingdon  
 Avenue of approximately 100.6 m (330 ft.), and an area of  
 approximately 6,087.3 m<sup>2</sup> (65,523 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 street-  
 oriented townhousing, and a low-rise non-market rental building.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located on Maywood Street, between Willingdon Avenue and Cassie  
 Avenue (see *attached* Sketch #1). The property at 6444 Willingdon Avenue is improved  
 with a 72-unit, three-storey low-rise rental apartment building that was constructed in  
 1969, while 4241 Maywood Street is improved with a 19-unit, three-storey low-rise  
 rental apartment building that was constructed in 1963. Vehicular access to the site is  
 currently provided from Cassie Avenue.

- 2.2 Immediately to the north, east across Cassie Avenue, and south across Maywood Avenue are low-rise apartments of varying age and condition, including a newer multiple-family development to the east of the subject site (Rezoning Reference #11-32). To the west, across Willingdon Avenue, are high-rise apartments.

### 3.0 BACKGROUND INFORMATION

- 3.1 The subject development site is located within the Maywood neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The Council-adopted Plan designates the subject development site for high-density multiple-family residential development under the CD Comprehensive Development District, utilizing the RM5s 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 and Patterson SkyTrain Stations, as well as the provision of an acceptable Transportation Demand Management strategy for the site.
- 3.2 The desired development form for the site would consist of a single high-rise residential apartment building with street-oriented low-rise apartments or townhouses, full underground parking, and an east-west Neighbourhood Linkage along the north property line. Vehicular access to the site will be from Cassie Avenue.

### 4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing a single high-rise apartment building with street-oriented townhousing. On a preliminary basis, the development concept also includes a further low-rise non-market rental housing building oriented towards Willingdon Avenue proposed to be developed in partnership with BC Housing and a non-market housing provider. To achieve this proposal, the RM3 District has been included in the rezoning application, providing up to 1.1 FAR of additional density to be allocated to the non-market rental building. The proposed non-market rental housing component, while not specifically identified in the Plan, is considered supportable given its potential contribution to the stock of secured affordable rental housing in Burnaby. As such, a minor amendment to the Metrotown Downtown Plan would be necessary to provide for the proposed additional non-market residential density on the site should it be advanced as a viable component of the development.
- 4.2 The non-market rental housing component of the development may be eligible for consideration of an allocation of Housing Funds to support servicing costs and permit fees, subject to further review by the Planning and Development Committee and Council. Further details on the proposed development and potential non-market housing component will be provided in a future, more detailed report to Council prior to Public Hearing.

4.3 In accordance with the CD (RM5s) District, the subject development site would achieve a maximum market residential density component of 5.0 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 bonus density on the subject site. A further report will be submitted to Council regarding value of the bonused density and recommendations for its application.

4.4 The Director Engineering will provide an estimate for all services necessary to serve the subject site will include, but not necessarily be limited to the following:

- construction of Willingdon Avenue to its final Town Centre standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
- construction of Maywood Street to its final Town Centre standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
- construction of Cassie Avenue to its final Town Centre standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
- construction of a Neighbourhood Linkage along the north property line, connecting Willingdon Avenue to Cassie Avenue, with landscaping, shared pedestrian and cycle path and pedestrian lighting; and,
- storm, sanitary sewer and water main upgrades as required.

A 4.0 m (13 ft.) statutory right-of-way along the north property line is required for a Neighbourhood Linkage, connecting Willingdon Avenue to Cassie Avenue.

4.5 Any required road dedications and/or statutory rights-of-way along Willingdon Avenue, Maywood Street, Cassie Avenue are to be determined as part of a suitable road geometric.

4.6 The underground of existing overhead wiring abutting the subject site along Maywood Street and Cassie Avenue is required.

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 the enclosure of balconies and prohibiting gates at the project’s surface driveways.

4.8 Due to the subject site’s proximity to Willingdon Avenue, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.

4.9 The submission of a Green Building strategy for the subject site will be required.

- 4.10 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.
- 4.11 In line with Council’s adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.12 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.13 The submission of an on-site Stormwater Management Plan will be required.
- 4.14 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.15 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 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 RECOMMENDATION**

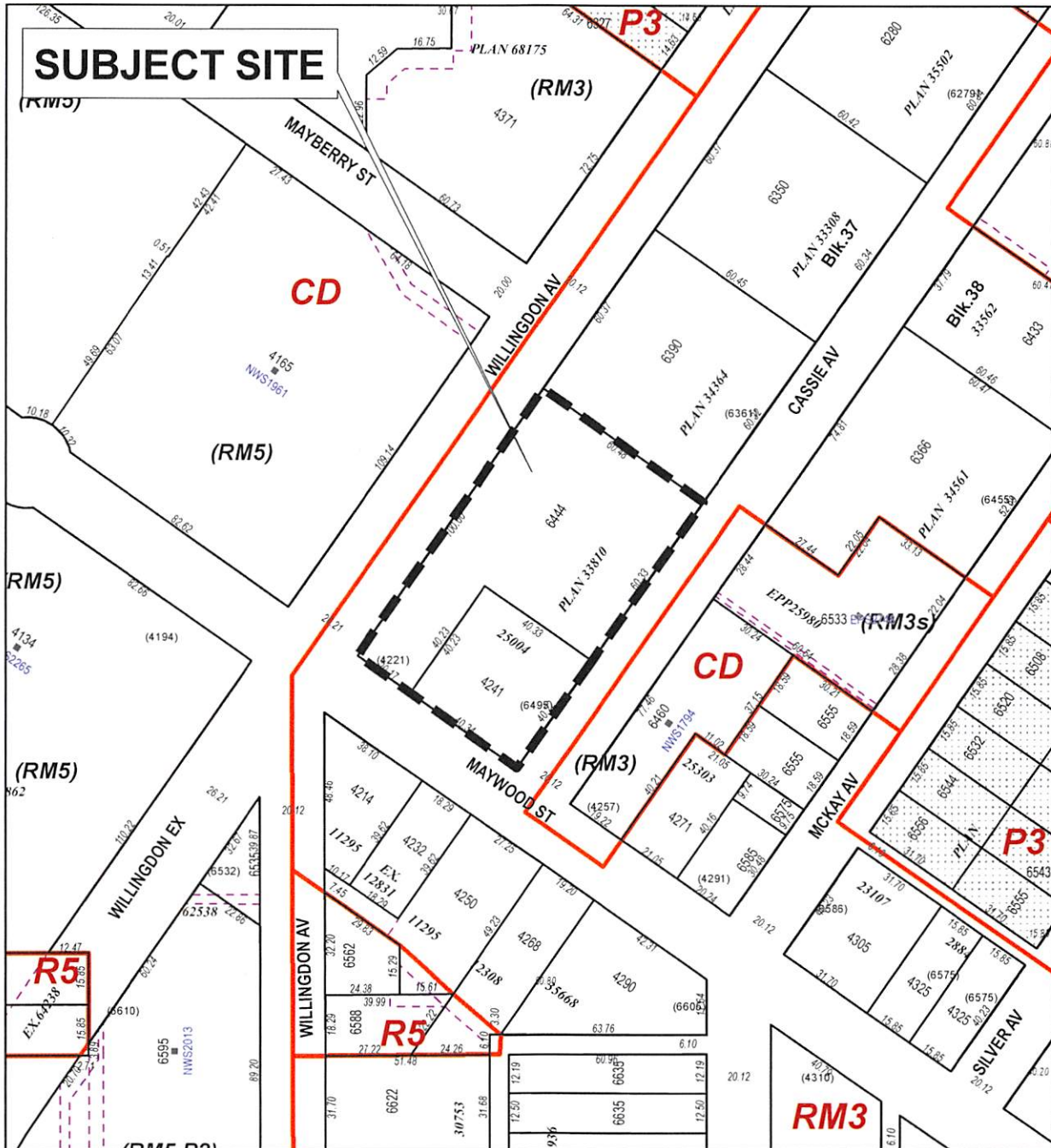
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



SMN:JD:eb  
*Attachments*

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





PLANNING & BUILDING DEPARTMENT



DATE:  
MAR 06 2018

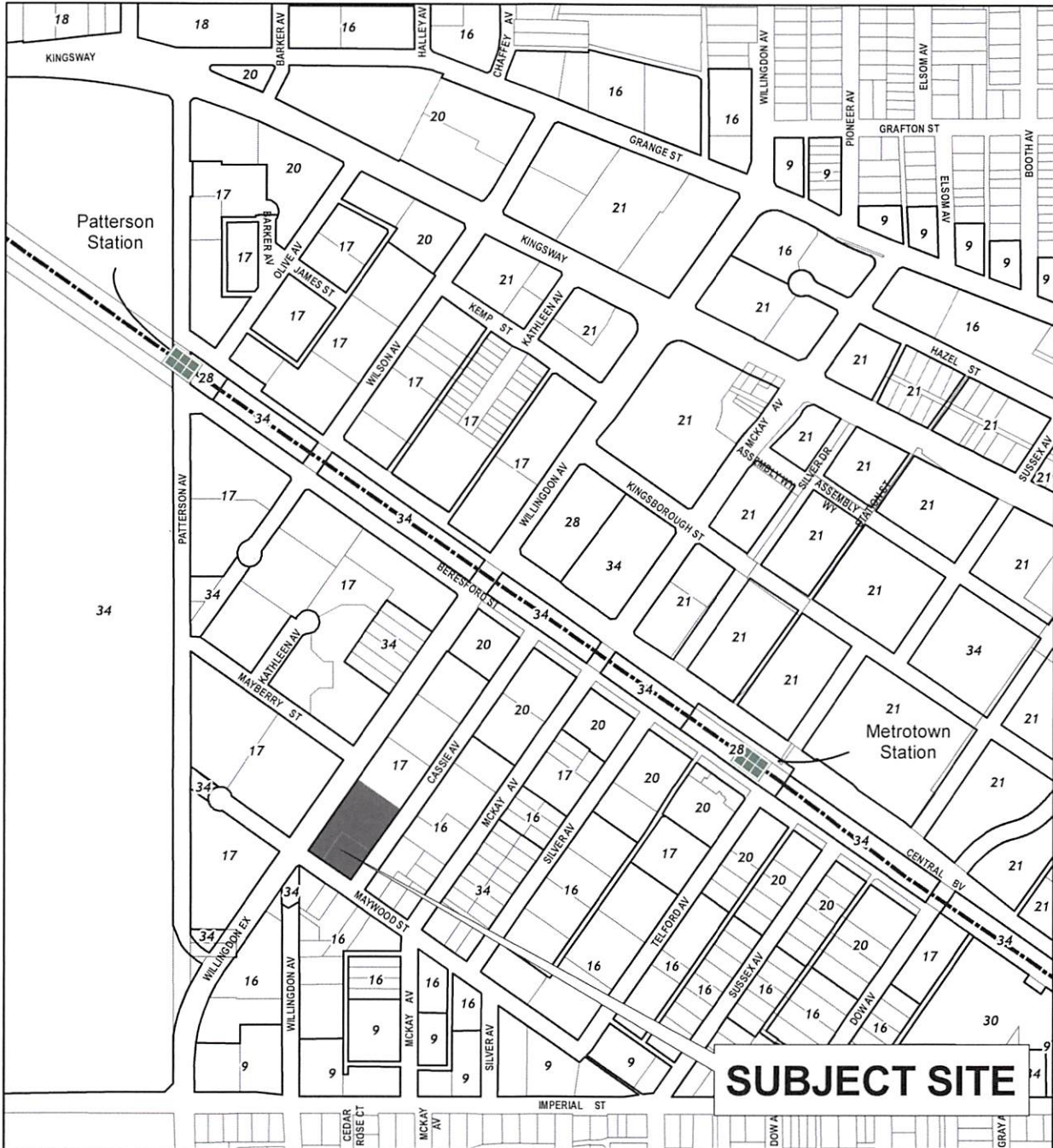
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REZONING REFERENCE #17-27  
4241 MAYWOOD STREET  
6444 WILLINGDON AVENUE

 Subject Site

Sketch #1



- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

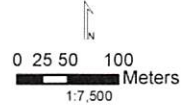
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on March 6, 2018

### Metrotown Plan



Sketch #2





March 5, 2018

City of Burnaby  
4949 Canada Way  
Burnaby, BC V6B 2B5

Attention: Lou Pelletier

Re: Rezoning Application Letter of Intent  
6444 Willingdon Avenue & 4241 Maywood Street, Rez #17-027

Dear Lou,

Enclosed please find our Application for Rezoning for 6444 Willingdon Avenue & 4241 Maywood Street in the Maywood neighbourhood of the Metrotown Downtown area.

The current zoning for this site is RM3. By way of this application, Anthem intends to rezone the site to CD based on RM5s of the new Metrotown Downtown Community Plan. The proposed development will consist of a market residential tower with townhomes at grade. In addition to this, Anthem is also proposing a non-market housing component using the RM3 District as a guideline. The project will be of high quality design and construction and will enhance the Maywood neighborhood in response to the goals and visions of the new Metrotown Downtown Plan. The site is a corner location with street frontages on Willingdon Avenue and Maywood Street.

Currently there are two residential rental apartment buildings on the site that will be removed as part of the redevelopment process.

We look forward to working with you and the City of Burnaby on this application.

Please feel free to contact me directly at 604-235-3178 or at [mhowey@anthemproperties.com](mailto:mhowey@anthemproperties.com).

Kind regards,

**ANTHEM**

Per: Melissa Howey  
Development Manager

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #17-28  
 2018 April 11

## ITEM #02

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Anthem Properties Group Ltd.  
 300-550 Burrard Street  
 Vancouver, BC V6C 2BS  
 (Attention: Melissa Howey)
- 1.2 **Subject:** Application for the rezoning of:  
 Lot 114, District Lot 151, Group 1, New Westminster District Plan 41022
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines)
- 1.3 **Address:** 6075 Wilson Avenue
- 1.4 **Location:** The subject site is located on the northwest corner of Wilson Avenue and Central Boulevard (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is irregular in shape with a frontage on Wilson Avenue of approximately 72.2 m (237 ft.), a frontage on Central Boulevard of approximately 88.1 m (289 ft.), and a site area of approximately 5,809.6 m<sup>2</sup> (62,534 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 street-oriented townhousing, as well as a non-market housing component.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located at the northwest corner of Wilson Avenue and Central Boulevard (see *attached* Sketch #1). The site is currently improved with an 86-unit, three-storey apartment building with full underground parking that was constructed in 1972.



- 2.2 To the north, west and east are low-rise apartments of varying age and condition, including a newer strata development immediately west of the subject site (Rezoning Reference #07-02) and a four-storey housing co-operative (Rainbow's End Housing Co-Operative) to the east across Wilson Avenue. To the south, across Central Boulevard, is the Expo Line SkyTrain.

### 3.0 BACKGROUND INFORMATION

- 3.1 The development site is within the Central Park East neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationship to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain Station. Specifically, high density multiple-family residential development east of Central Park are intended to have a tranquil park-like neighbourhood character, enhanced with public-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 that do not exceed four storeys.
- 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 architecture 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 SkyTrain Station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.
- 3.3 The desired development form for the site would consist of a single high-rise apartment building with street-oriented low-rise apartments or townhousing.

### 4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is for a single high-rise apartment building oriented towards the corner of Wilson Avenue and Central Boulevard with street-oriented townhousing fronting Wilson Avenue. A key component of this development is the inclusion of landscaping and urban design elements that promote a tranquil park-like neighbourhood character, including enhanced sidewalk treatment.

On a preliminary basis, the development concept also includes a potential low-rise non-market rental housing building oriented towards Central Boulevard to be developed in partnership with BC Housing and non-market housing provider. To achieve this proposal, the RM3 District has been included in the rezoning application, providing up to 1.1 FAR of additional density to be allocated toward the potential non-market rental housing building. It is noted that this non-market rental housing component, while not specifically identified in the Plan, is considered desirable and supportable given its contribution to the stock of secured

affordable rental housing in Burnaby. As such, a minor amendment to the Metrotown Downtown Plan would be necessary to acknowledge the proposed non-market residential density should it be advanced as a viable component of the development.

- 4.2 The non-market rental housing component of the development may be eligible for consideration of an allocation of Housing Funds to support servicing costs and permit fees, subject to further review by the Planning and Development Committee and Council. Further details on the proposed development and potential non-market housing component will be provided in a future, more detailed report to Council prior to Public Hearing.
- 4.3 In accordance with the CD (RM5s) District, the applicant would achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide as per sq. ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density.
- 4.4 The Director Engineering will be required to provide an estimate for all services necessary to serve this site, but not necessarily be limited to the following:
- construction of Wilson Avenue to its final Town Centre standard (Two-Lane Collector) including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
  - construction of Central Boulevard to its final Town Centre standard (modified Two-Lane Collector), including sidewalk, cycle-track, front boulevard, pedestrian lighting, rain water amenities, curb bulges and double-row street trees;
  - upgrading of the rear lane as necessary; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.5 A dedication in the range of 3.3 m is required along Wilson Avenue to enable public realm construction to its final standard, including a 3.0 m x 3.0 m truncation at the corner of Central Boulevard and Wilson Avenue. A dedication along Central Boulevard is required aligning with the property line of the development to the east (6088 Wilson Avenue), which will be determined prior to advancement to a Public Hearing.
- 4.6 The undergrounding of overhead wiring abutting the site within the rear lane is required.
- 4.7 Any necessary easements and covenants for the site are to be provided.
- 4.8 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.9 Due to proximity to Kingsway, Central Boulevard, and the Patterson SkyTrain Station, an acoustical study is required to ensure compliance with Council-adopted sound criteria.

PLANNING AND BUILDING  
REZONING REFERENCE #17-28  
2018 April 11 ..... PAGE 4

- 4.10 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 size of trees to be removed in advance of a tree cutting permit application.
- 4.11 In line with the City’s adopted guidelines for adaptable housing, 20% of the apartment units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.12 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.13 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.14 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.
- 4.15 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 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.

*h.p.*

ZT:eb

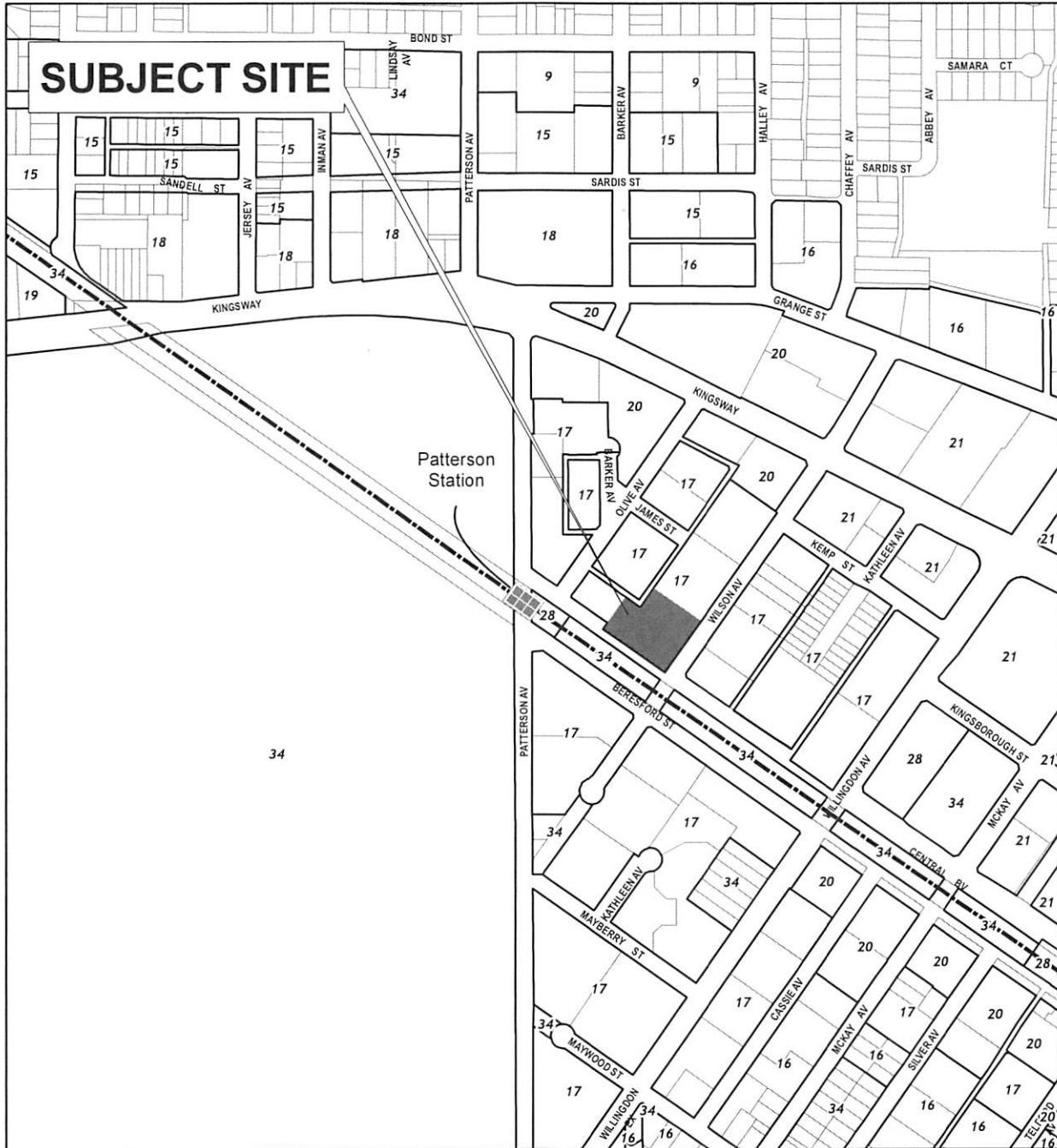
***Attachments***

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

P:\49500 Rezoning\20 Applications\2017\17-28 6075 Wilson Avenue\Council Reports\Rez Reference 17-28 Initial Report 2018.04.16.doc







- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

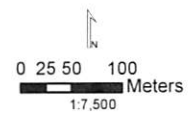
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on March 6, 2018

### Metrotown Plan



Sketch #2



March 5, 2018

City of Burnaby  
4949 Canada Way  
Burnaby, BC V6B 2B5

Attention: Lou Pelletier

Re: Rezoning Application Letter of Intent  
6075 Wilson Avenue, Rez #17-028

Dear Lou,

Enclosed please find our Application for Rezoning for 6075 Wilson Avenue in the Central Park East neighbourhood of the Metrotown Downtown area.

The current zoning for this site is RM3. By way of this application, Anthem intends to rezone the site to CD based on RM5s of the new Metrotown Downtown Community Plan. The proposed development will consist of a market residential tower with townhomes at grade. In addition to this, Anthem is also proposing a non-market housing component using the RM3 District as a guideline. The project will be of high quality design and construction and will enhance the Central Park East neighborhood in response to the goals and visions of the new Metrotown Downtown Plan. The site is a corner location with street frontages on Wilson Avenue & Central Boulevard and it is immediately adjacent to the Patterson SkyTrain Station.

Currently there is one residential rental apartment building on the site that will be removed as part of the redevelopment process.

We look forward to working with you and the City of Burnaby on this application.

Please feel free to contact me directly at 604-235-3178 or at [mhowey@anthemproperties.com](mailto:mhowey@anthemproperties.com).

Kind regards,

**ANTHEM**

Per: Melissa Howey  
Development Manager

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #18-05  
 2018 April 11

## ITEM #03

## 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Randall Olafson Consultants Ltd  
 Suite 200 – 1157 Bridgeport Road  
 Richmond, British Columbia V6X 1T5  
 Attn: Randall Olafson
- 1.2 Subject:** Application for the rezoning of:  
 Lot B, District Lot 153, Plan EPP40748, Group 1; Lot 2, District Lot  
 153, Group 1, New Westminster Plan BCP51090
- From:** Amended CD Comprehensive Development District (based on the  
 RM5s Multiple Family Residential District, C3 General Commercial  
 District)
- To:** Amended CD Commercial District (based on the RM5s Multiple  
 Family Residential District, C3 General Commercial District and  
 Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 4670 Assembly Way
- 1.4 Location:** The subject site is located within the Station Square Development at  
 the northeast corner of Kingsborough Street and Silver Drive  
 (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately  
 81.15m (266 ft.), a depth of approximately 143.47m (470 ft.) and an  
 area of approximately 1.15 hectares (2.84 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 an entry vestibule, as well as retractable weather  
 protection for the outdoor restaurant patio within the “City Plaza –  
 City Room” at the corner of Silver Drive and Kingsborough Street.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 To the north, across Assembly Way, is a high-rise apartment tower over a commercial low-rise podium (Lot 1 – Phase I of the Station Square development). Further north, beyond the Station Square development, across Kingsway, are a number of office and retail developments. To the east, across Station Street, is the Metropolis at Metrotown shopping complex. To the west and northwest, across Silver Drive, are Phase 3 and Phase 4 of the Station Square development (Rezoning Reference #12-43 - 6080 McKay Avenue and 4630 Kingsway), which are currently under construction for two high-rise apartment buildings with a retail and office podium. Further west, across McKay Avenue, is the Crystal shopping complex and the Hilton Metrotown Hotel. To the south, across Kingsborough Street, is an existing commercial development, which has undergone renovation as part of the first phase of development for Station Square.
- 2.2 The subject site is within Lot 2 - Phase II of the Station Square Development. (see *attached* Sketch #1), which is currently developed with two high-rise apartment towers above a low-rise office and retail podium. Residential vehicular access is taken from Station Street (private road). Commercial vehicular access to the site is currently taken from Assembly Way (private road).

## 3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Metro Downtown neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The adopted Plan identifies the Metro Downtown as the primary centre for business, commercial and employment within the City. It is also intended to be a place of urban activity and excitement – a destination for leisure, employment, retail and entertainment uses that provide high levels of activity during both the day and night. The downtown is also supported by a fully integrated transportation system and a high-quality public realm that will add to the functionality, desirability and enjoyment of the downtown core. The desired built-form within the downtown core area includes signature high-rise residential apartment and office buildings supported by attractive and engaging commercial podiums that frame the public realm.
- 3.2 On 2012 July 30, Council granted Final Adoption to Rezoning Reference #04-09 for the Master Plan and detailed Phase I development plan for the Station Square development site. The Master Plan concept established development guidelines for the redevelopment of the Station Square site to include 5 high-rise residential apartment towers over low-rise and street level office, retail, and restaurant uses.
- 3.3 On 2014 May 26, Council granted Final Adoption to Rezoning Reference #12-43 for Phases 2 and 3 of the Station Square Development. Phases II and III, both of which are currently under construction, encompass two high-rise apartment towers above a low-rise



office and retail podium oriented towards Silver Drive, Kingsborough Street and Assembly Way. Key features of the approved development plan include a continuation of the “High Street” concept along Silver Drive, with uniform paving across the roadway (no curbs), providing a continuous urban space; smaller boutique style commercial units at the ground level; ambient lighting including “catenary” or suspending lighting; and, intimate corner plazas or “city rooms” to encourage public gatherings and celebrations. Of particular note is the realization of the “City Plaza – City Room” at the corner of Silver Drive and Kingsborough Street as part of Phases II and III. This area is one of the most visible public open space plazas within the Station Square development, complete with specialized landscaping, outdoor seating, restaurant patios and a signature fountain.

The applicant has advised that the future tenant of the corner retail unit at Silver Drive and Kingsborough Street is a restaurant (Cactus Club Café), for which the applicant is seeking minor changes to the unit, as part of the restaurant’s overall branding. Specifically, the applicant is seeking to construct an entry vestibule, as well as retractable weather protection for the outdoor restaurant patio within the “City Plaza-City Room”. Rezoning is required given the minor addition in commercial gross floor area to the overall development, as well as the minor changes to the east and south elevation at the ground floor commercial level.

#### 4.0 GENERAL INFORMATION

- 4.1 This rezoning application is for the construction of an entry vestibule, as well as retractable weather protection for the outdoor restaurant patio within the “City Plaza-City Room”. The proposed vestibule entry, which would be oriented towards Silver Drive, is approximately 20.9 m<sup>2</sup> (225 sq. ft.) in area. The proposed patio enclosure would extend along the entire length of the “City Plaza-City Room”, measuring approximately 101.2 m<sup>2</sup> (1,090 sq. ft.) in area. The preliminary development concept for the patio enclosure is a series of glazed retractable panels so as to continue to animate the plaza and provide for a high degree of visibility between the patio and remainder of the plaza.
- 4.2 The residential component of the site is unchanged from that approved under Rezoning Reference #12-42, with the maximum residential density of 5.34 FAR on the overall development, inclusive of the available 1.77 FAR amenity density bonus, and in line with the density allocation covenant over the overall Station Square development site. The maximum commercial density approved for the overall development is 0.79 FAR, which translates to a commercial gross floor area of 9,085.0 m<sup>2</sup> (97,790 sq. ft.). As such, an amendment to the overall permitted commercial density and commercial gross floor area is needed to permit the proposed entry vestibule and outdoor patio enclosure.
- 4.3 All requisite services to serve the development site were obtained through Rezoning Reference #12-42 and Subdivision #13-32. Notwithstanding, the Director Engineering will be requested to provide an estimate for any additional servicing necessary to serve this site.

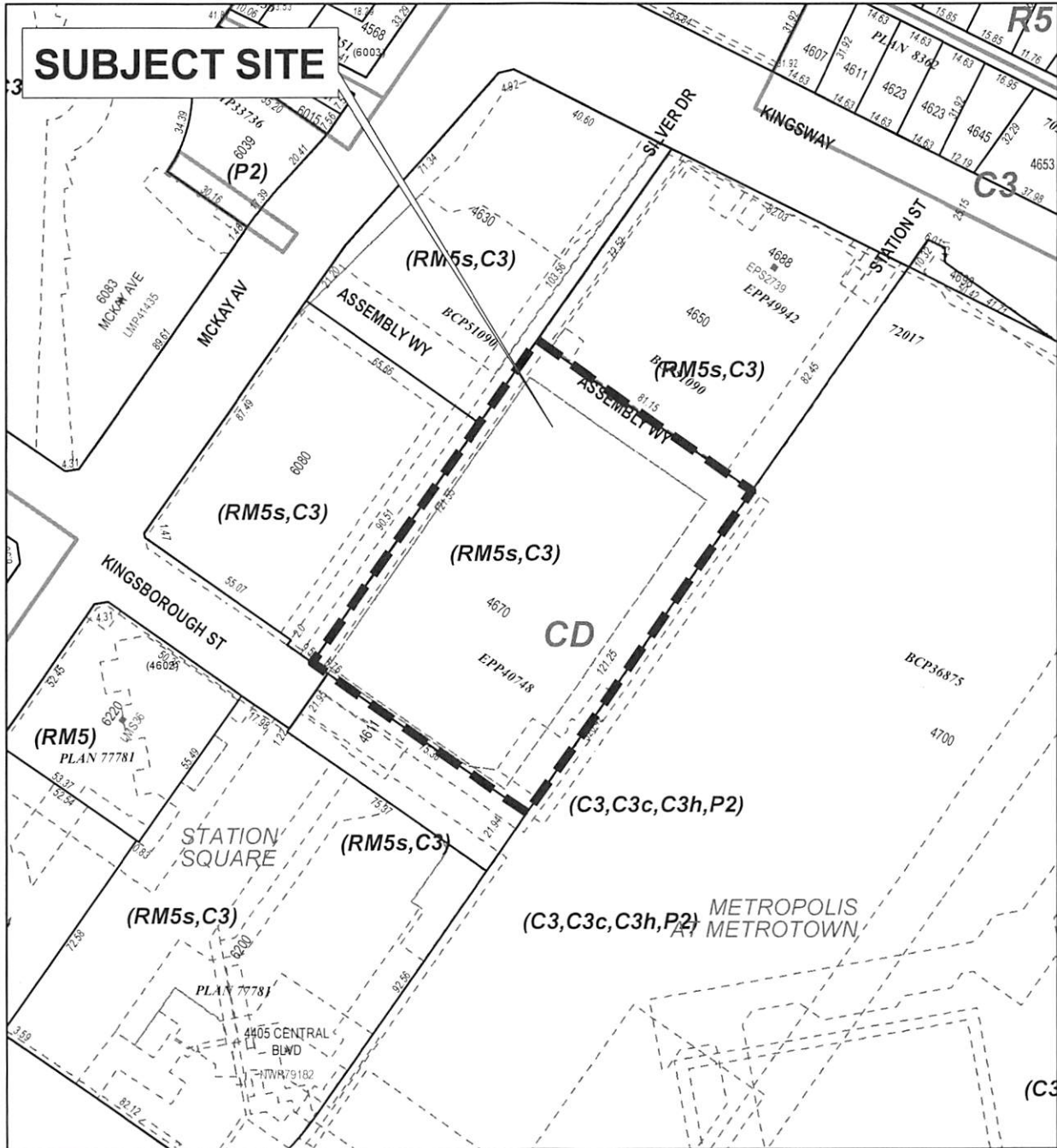
- 4.4 The required dedications have been obtained as part of the Master Plan rezoning and subdivision for Station Square (Rezoning Reference #04-09 and Subdivision Reference #11-59). Any further necessary road requirements for Kingsborough Street will be determined prior to advancement to a Public Hearing.
- 4.5 Any necessary easements and covenants for the site are to be provided.
- 4.6 As the residential components of the development remain unchanged, a revised acoustical study is not required.
- 4.7 An engineered Sediment Control System has been approved by the Engineering Department Environmental Services Division.
- 4.8 A comprehensive on-site Stormwater Management System has been approved by the Engineering Department Environmental Services Division.
- 4.9 GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.10 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.

ZT:eb  
*Attachments*

cc: City Solicitor  
City Clerk



		PLANNING & BUILDING DEPARTMENT		
DATE:	MAR 06 2018	REZONING REFERENCE #18-05 4670 ASSEMBLY WAY  Subject Site		
SCALE:	1:2,000			
DRAWN BY:	AY			

Sketch #1



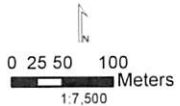
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

### Metrotown Plan



Printed on March 6, 2018

Sketch #2





## Randall Olafson Consultants Ltd

Suite 200 – 11575 Bridgeport Road  
 Richmond, British Columbia  
 Canada, V6X 1T5

Telephone: 604.273.9946 Facsimile: 604. 273.9917 Cell: 604.644.7617 E-Mail: randall.olafson@gmail.com

February 14, 2018

Lou Pelletier  
 Director Planning and Building  
 City of Burnaby  
 4949 Canada Way  
 Burnaby, BC V5G 1M2 April 14 20134

Re: Re-zoning Amendment, Cactus Club Café, 4670 Assembly Way , Burnaby, B.C.

Mr. Pelletier,

Please find attached, drawings in aid of providing two minor alterations to the Kingsborough elevation and to the Silver Drive elevation of this new restaurant facility. The primary purpose of this application is to continue our unique design and construction techniques to permit our patrons a similar experience at all of our locations. Therefore this application is to continue our conformity of our model at this location by providing a vestibule and retractable weather protection on our patio.

The proposed modifications to the patio area are indicated and best described on the attached drawings SK048.05 through to SK 048.08. Primarily the patio sliding glazed wall system float above the ground and do not run on tracks and are fairly unique in the marketplace and exterior environment.

We have used these successfully in British Columbia, Alberta and Ontario. With temperature variances from rain, wind, snow and sleet etc. commonplace in these provinces, this wall system is unique. As compared to standard roll-down vinyl curtains this retractable glazing system provides a dramatic transparency unattainable with vinyl options and consequently the customers and pedestrians enjoy more of a sense of a connection.

This wall system has provided us a great alternative at our other locations and we now design them to be retracted and completely enclosed in fixed pockets/closets when not in use. Having this ability greatly improves the aesthetic enhancements and wow effect that are patios are well-known. I'm sure staff can appreciate the level of detail that is superior in every way in our restaurants and these panels add to the level of the décor that I believe will be well received by all individuals that will be circulating through the pedestrian through affairs in and around the development.

This panel system is very effective at sealing out both wind and rain and this provides animation in the area where there would certainly be none without adequate weather protection for our patrons. At this point I believe it's important to note that our latest addition to our location in Toronto went through a similar process (the approved drawings on that installation was submitted to Burnaby staff prior) in that case the planning authority decision was that the panels did not constitute an exterior wall. Therefore there was no additional floor area attributed to the development.

One of the observations made by staff was the substantial amount of time that the panels were actually open and the patio functioned in a similar fashion to a sidewalk café. Furthermore it is noted that these patio weather protection systems also provided a high level of security for the computers, furniture and fixtures located on the patio.

In regard to the vestibule this is also an integral part of our business plan as it provides a limited amount of waiting-area off of the sidewalk. This also allows for a more harmonized experience for our patrons as they submit their name for a table or have a look at menu out of the weather. This also reduces the amount of milling around or congestion that can be found at the immediate entry to our restaurants.

From a design perspective care to make sure the materials used in the design of the vestibule was in keeping with the immediate architecture of the building. As you can see by the design; from the vestibule around the corner and down beyond the patio there is a complete design rhythm that provides an elegant streetscape that starts with our vestibule.

I firmly believe that this application has been made based on good information from the architects, the landlord, and staff of the city of Burnaby. As such, I consider that the supplied reasoning for the Slide Clear weather barrier and the vestibule meets the intent of the zoning for the area and this very large scale commercial mixed use development.

Yours truly,



Randall Olafson

**RANDALL OLAFSON CONSULTANTS, LTD.**

Cc: Mr. David Thompson, Assembledge, Project Architect  
Mr. Robert Maylan, Director of Facilities, Cactus Club Café  
Mr. Darcy Kube, Senior Manager, Design, Development and Facilities, Cactus Club Café

## CITY OF BURNABY

PLANNING AND BUILDING  
 REZONING REFERENCE #18-08  
 2018 April 11

## ITEM #04

## 1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Ankenman Marchand Architects  
 1645 W 5<sup>th</sup> Street  
 Vancouver, BC V6J 1N5  
 Attn: Dimitar Bojadziev
- 1.2 **Subject:** Application for the rezoning of:  
 Lot B, DL 69, Group 1, NWD Plan 17722
- From:** M6 Truck Terminal District and R5 Residential District
- To:** CD Comprehensive Development (based on M2 General Industrial District)
- 1.3 **Address:** 3945 Myrtle Street
- 1.4 **Location:** The subject site is located on the north side of Myrtle Street between Ingleton Avenue and Gilmore Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of approximately 30.17 m (98.98 ft.), a depth of approximately 80.46 m (263.98 ft.), and an area of approximately 2,427.33 m<sup>2</sup> (26,127.56 sq. ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new trade contractor warehouse with supporting office and amenity areas.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in an established industrial area, just north of the Myrtle Street Community Plan area boundary. Surrounding properties to the east, west, and north are zoned either M2 General Industrial or M6 Truck Terminal District and contain a variety of manufacturing, contractor, and truck related uses. Properties to the south of the subject property, across Myrtle Street, are light industrial and office developments that have been constructed in line with the M5 Light Industrial District and the Myrtle Street Plan. A small R5 Residential

District neighbourhood is located southwest of the site, in the area south of Myrtle Street and west of Ingleton Avenue (see Sketch #1 *attached*).

**3.0 BACKGROUND INFORMATION**

3.1 The site is designated for General Industrial use in the Official Community Plan (OCP), and for Industrial use in the Regional Growth Strategy (RGS). The site is improved with a small industrial building that was constructed in 1957.

**4.0 GENERAL INFORMATION**

4.1 The applicant is requesting to rezone the subject property from the M6 Truck Terminal District and R5 Residential District to the Comprehensive Development (CD) District (based on the M2 General Industrial District) in order to accommodate a refrigeration, HVAC (heating, ventilation, and air conditioning systems), and plumbing trade contractor warehouse with supporting office and amenity areas.

4.2 Storage buildings, workshops, and yards for trade contractors, including the proposed type of trade contractor, are permitted uses in the M2 District. Accessory office uses are also permitted on an ancillary basis.

4.3 The minimum lot area for the M2 District is 930 m<sup>2</sup> (10,010.76 ft<sup>2</sup>) and the minimum lot width is 30 m (98.43 ft.). The area of the subject lot is approximately 2,427.33 m<sup>2</sup> (26,127.56 sq. ft.) and its width is 30.17 m (98.98 ft.). The subject lot therefore meets the lot area and width requirements of the M2 District.

4.4 Vehicular access will be permitted from Still Creek Avenue and Myrtle Street.

4.5 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including but not necessarily limited to:

- dedication to match the north property line of 3988 Still Creek Avenue;
- cash-in-lieu to complete Still Creek Avenue to its final standard; and,
- cash-in-lieu to complete Myrtle Street to its final standard.

4.6 The undergrounding of existing overhead wiring abutting the site on Still Creek Avenue will be required.

4.7 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.

4.8 Ministry of Transportation approval of this rezoning is required.



PLANNING AND BUILDING  
REZONING REFERENCE #18-08  
2018 April 11 ..... PAGE 3

4.9 The GVS & DD Sewerage Charge (Vancouver Sewerage Area) of \$0.443 per sq. ft. of gross floor area applies.

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

**5.0 RECOMMENDATION**

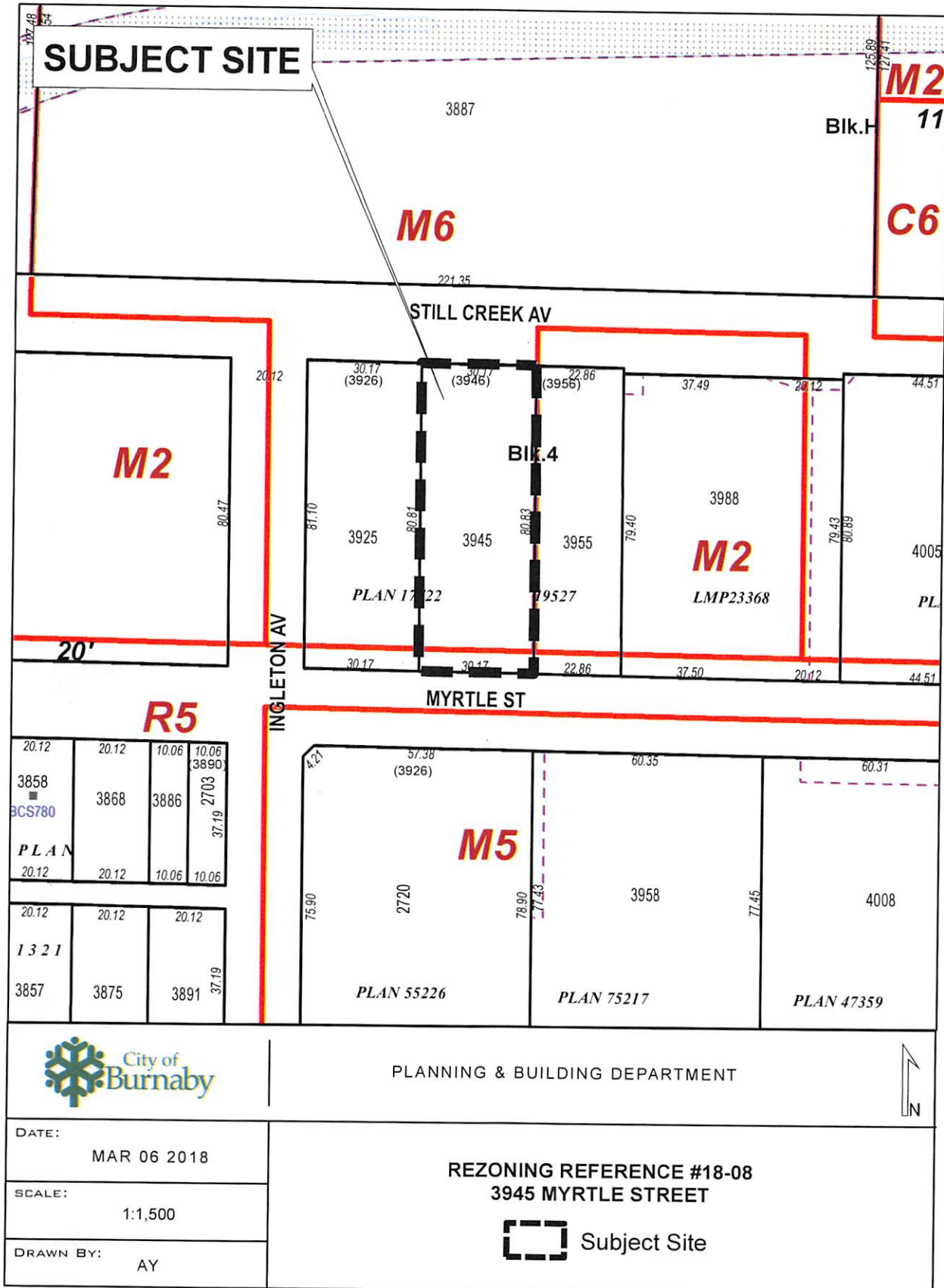
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



LS:eb  
*Attachment*

cc: City Solicitor  
City Clerk

P:\49500 Rezoning\20 Applications\2018\18-08 3945 Myrtle Street\Council Reports\Rez Reference 18-08 Initial Report 2018.04.16.doc



Sketch #1

A N K E N M A N M A R C H A N D

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February 19, 2018

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

Attention: *Lisa Scott – Community Planner*

To whom it may concern;

**Re: Rezoning Letter of Intent – 3945 Myrtle Street**

As required in the “Rezoning Application Procedure and 2018 Schedule”, this Letter of Intent is being submitted intended to state the purpose of the rezoning:

The sole purpose of this rezoning is to rezone the subject property, currently split-zoned primarily to the M6 Truck Terminal District, with a small strip on the south side of the property zoned to the R5 Residential District, to Comprehensive Development District, based on the M2 General Industrial District zoning bylaw guidelines.

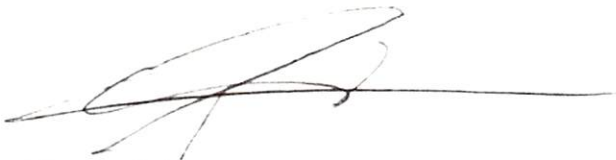
The principal use of the project is a warehouse space for Control Temp Ltd., with a supporting office area for the proposed use, and an amenity area that is only to be used by on-site employees (including technicians based on-site). The project site area is 2,438 m<sup>2</sup> (26,242 SF), and the project FAR is 0.81 at 2,211.0 m<sup>2</sup> (21,163.2 SF). The primary use of the project is the warehouse space, which accounts for 55% (13,755.1 SF) of the GFA, with the supporting office use accounting for the remainder. The project fronts onto both Myrtle Street and Still Creek Avenue, with a drive aisle connecting the two along the East side of the property, and allowing vehicles to access the primary entrance on Still Creek Avenue.

Thank you in advance for your consideration. Should you have any questions or comments, please do not hesitate to contact me directly at (604)-872-2595, Ext. # 28.

Thank you in advance for your consideration.

Yours sincerely,  
**ANKENMAN MARCHAND ARCHITECTS**

Per:



Timothy Ankenman  
MAIBC | MRAIC | M Arch | AIA | Founding Principal  
Registered in State of Washington



DIMITAR BOJADZIEV