



ADVISORY PLANNING COMMISSION

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2015 FEBRUARY 12
TIME: 6:00 PM
PLACE: Clerk's Committee Room, Burnaby City Hall

A G E N D A

- | | <u>PAGE</u> |
|---|--------------------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>MINUTES</u> | |
| Meeting of the Advisory Planning Commission held on 2015 January 15 | 1 |
| 3. <u>ZONING BYLAW AMENDMENTS</u> | |
| 1) <u>BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 7, 2015 – BYLAW NO. 13444</u> | 5 |
| Rez. #13-13 | |
| 6755 Canada Way | |
| From: C4 Service Commercial District | |
| To: R12 Residential District | |
| The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into six two-family residential lots. | |
| 2) <u>BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 1, 2015 – BYLAW NO. 13438</u> | 12 |
| Rez. #14-11 | |
| 2450 Alpha Avenue | |

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “2450 Alpha Avenue” prepared by GBL Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 29-storey apartment tower with ground oriented townhouses, work/live, underground and structured parking.

3) **BURNABY ZONING BYLAW 1965,** 25
AMENDMENT BYLAW NO. 2, 2015 – BYLAW NO. 13439

Rez. #14-13

7284 Braeside Drive

From: R2 Residential District

To: R2a Residential District

The purpose of the proposed zoning bylaw amendment is to permit expansion of the gross floor area of an existing single family dwelling beyond that currently permitted under the prevailing zoning.

4) **BURNABY ZONING BYLAW 1965,** 32
AMENDMENT BYLAW NO. 3, 2015 - BYLAW NO. 13440

Rez. #14-38

2830 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled “Learning Ladder Child Care Centre” prepared by SEL Engineering Ltd.)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled “Learning Ladder Child Care Centre” prepared by SEL Engineering Ltd. as amended by the development plans entitled “Brightstart Burnaby” by Douglas R. Johnson Architect

Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit an increase in the capacity of an existing child care facility from 61 to 73 children.

5) **BURNABY ZONING BYLAW 1965,** 38
AMENDMENT BYLAW NO. 4, 2015 - BYLAW NO. 13441

Rez. #14-07

9060 Stormont Avenue

From: CD Comprehensive Development District (based on P2 Administration and Assembly District

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Lougheed Town Centre Plan guidelines) and in accordance with the development plan entitled “Stormont Avenue Addition” prepared by KPL James Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing RCMP E Division Port Mann Freeway Patrol office.

6) **BURNABY ZONING BYLAW 1965,** 47
AMENDMENT BYLAW NO. 5, 2015 - BYLAW NO. 13442

Rez. #14-40

1240 – 4700 Kingsway

From: CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District and Metrotown Development Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit a Shaw telecommunications hubsite, which includes the installation of two accessory rooftop cooling units, and renovations to an existing commercial retail unit (CRU).

7) **BURNABY ZONING BYLAW 1965,** 53
AMENDMENT BYLAW NO. 6, 2015 - BYLAW NO. 13443

Rez. #14-36

Portion of 8398 North Fraser Way

From: CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled “Crescent Business Centre” prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant industrial development in accordance with the Burnaby Business Park Concept Plan.

4. **NEW BUSINESS**
5. **INQUIRIES**
6. **ADJOURNMENT**

FILE NO.: 2410-20**CITY OF BURNABY****ADVISORY PLANNING COMMISSION****MINUTES**

A meeting of the Advisory Planning Commission was held in the Clerk's Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, BC on Thursday, **2015 January 15** at 6:00 p.m.

PRESENT: Mr. Valentin Ivancic, In the Chair
Mr. Arsenio Chua
Mr. Harman Dhatt
Mr. Larry Myers
Ms. Stella Tsiknis
Ms. Sarah Campbell
Ms. Jasmine Sodhi (*arrived at 6:10 p.m.*)

ABSENT: Mr. Craig Henschel
Mr. Matt Foley, Parks, Recreation & Culture Commission Representative

STAFF: Mr. Ed Kozak, Assistant Director, Planning Department
Ms. Eva Prior, Administrative Officer

The Administrative Officer called the meeting to order at 6:00 p.m.

1. ELECTION OF CHAIR

As two members of the Committee were absent, it was agreed that an acting Chair be elected for the meeting of 2015 January 15 and elections be held in February for the 2015 Chair and Vice-Chair.

The Administrative Officer called for nominations for an acting Chair of the Advisory Planning Commission for the meeting date of 2015 January 15.

Commissioner Myers nominated Commissioner Ivancic for acting Chair of the Advisory Planning Commission.

There were no further nominations received.

MOVED BY COMMISSIONER MYERS:
SECONDED BY COMMISSIONER DHATT:

“THAT Commissioner Ivancic be appointed acting Chair of the Advisory Planning Commission for 2015 January 15.”

CARRIED UNANIMOUSLY

2. ELECTION OF VICE CHAIR

The Committee will hold elections for the Vice-Chair at the 2015 February 12 meeting.

3. MINUTES

(a) Minutes of the Advisory Planning Commission meeting held on 2014 November 27

MOVED BY COMMISSIONER TSIKNIS:
SECONDED BY COMMISSIONER CHUA:

“THAT the minutes of the Advisory Planning Commission meeting held on 2014 November 27 be adopted.”

CARRIED UNANIMOUSLY

4. ZONING BYLAW AMENDMENTS

MOVED BY COMMISSIONER CAMPBELL:
SECONDED BY COMMISSIONER TSIKNIS:

“THAT the Zoning Bylaw Amendments be received.”

CARRIED UNANIMOUSLY

a) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 2014 – BYLAW NO. 13431

Rez. #14-42

3605 Gilmore Way

Lot 2, D.L. 71, Group 1, NWD Plan LMP41517

From: CD Comprehensive Development District (based on M8 Advanced Technology District use and density and Discovery Place Community Plan guidelines, and in

accordance with the development plan entitled “Discovery Place Multi-Tenant Facility” prepared by Hancock Bruckner Eng + Wright Architects)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three storey high technology/office building.

MOVED BY COMMISSIONER MYERS:
SECONDED BY COMMISSIONER CHUA:

“THAT the Advisory Planning Commission SUPPORT Rez. #14-42, Bylaw No. 13431.”

CARRIED UNANIMOUSLY

b) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 44, 2014 – BYLAW NO. 13432

Rez. #14-03

4295 Hastings Street

Parcel “A”, DL 121, Group 1, NWD Reference Plan 79414

From: C8 Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (C8 Urban Village Commercial District and in accordance with the development plan entitled, “Mixed-Use Commercial and Residential Development – 4295 Hastings Street, Burnaby, BC” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey mixed-use development, with commercial/retail at grade and residential uses above.

Commissioner Sodhi arrived at 6:10 p.m. and took her place at the table.

MOVED BY COMMISSIONER CHUA:
SECONDED BY COMMISSIONER TSIKNIS:

“THAT the Advisory Planning Commission SUPPORT Rez. #14-03, Bylaw No. 13432.”

CARRIED UNANIMOUSLY

c) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 45, 2014 – BYLAW NO. 13433

Rez. #13-14

6592/6650 Dunblane Avenue and 6579/6611 Marlborough Avenue

Lot 44, DL 152, Group 1, NWD Plan 27166; Lot 17, DL 152, Group 1, NWD Plan 1292;
Lot 18, DL 152, Group 1, NWD Plan 1292; Lot 40, DL 152, Group 1, NWD Plan 25465;
Lot 24, DL 152, Group 1, NWD Plan 24406

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Dunblane” prepared by DYS Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 37 storey apartment building with ground oriented townhouses and full underground parking.

MOVED BY COMMISSIONER DHATT:

SECONDED BY COMMISSIONER TSIKNIS:

“THAT the Advisory Planning Commission SUPPORT Rez. #13-14, Bylaw No. 13433.”

CARRIED UNANIMOUSLY

3. NEW BUSINESS

There was no new business brought before the Commission at this time.

4. INQUIRIES

There were no inquiries brought before the Commission at this time.

5. ADJOURNMENT

MOVED BY COMMISSIONER CHUA:

SECONDED BY COMMISSIONER CAMPBELL:

"THAT this meeting do now adjourn."

CARRIED UNANIMOUSLY

The meeting adjourned at 6:35 p.m.

Ms. Eva Prior
Administrative Officer

Commissioner Valentin Ivancic
Acting Chair



Item
Meeting2015 Feb 02

COUNCIL REPORT

TO: CITY MANAGER 2015 January 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13-13
Proposed Six Lot Residential Subdivision

ADDRESS: 6755 Canada Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 253, DL 91, Group 1, NWD Plan 41113

FROM: C4 Service Commercial District

TO: R12 Residential District

APPLICANT: Bob Cheema
Unit #1 – 5730 Carnarvon Street
Vancouver, BC V6N 4E7

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02, and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development, including the completion of the necessary subdivision.
 - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The dedication of any rights-of-way deemed requisite.
- e) The granting of a Section 219 covenant to ensure that no vehicular access is to be taken via Canada Way.
- f) The granting of a Section 219 covenant to ensure that the conditions outline in "Schedule B" of the Certificate of Compliance issued on 2013 July 23 have been met.
- g) Release of Restrictive Covenant Filing No. CA3321800 on Title.
- h) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable School Site Acquisition Charge.
- k) The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning is to permit the subdivision of the site into six two-family residential lots.

2.0 BACKGROUND

- 2.1 The subject property is located on Canada Way, with side yards that flank onto Formby Street and Ulster Street, and is currently vacant, having been formerly the site of a Petro Canada gasoline station. The site is located within a single family neighbourhood, and designated within the Official Community Plan (OCP) for Single and Two Family Urban residential use. Immediately to the west and southwest across Ulster Street are single family dwellings zoned R3 Residential District, while to the north across Formby Street are single family dwellings zoned R5 Residential District. To the northeast across

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Canada Way are single family dwellings zoned R2 Residential District, and to the southeast across Canada Way are single family dwellings zoned R5 Residential District.

2.2 The subject site is currently zoned C4 Service Commercial District. The site was originally zoned R5 Residential District, but was rezoned to the C6 Gasoline Service Station District in 1968 under Rezoning Reference #64/68, in order to allow for the expansion and renovation of a legal non-conforming gasoline service station that had existed prior to 1965. In 1971, the property was rezoned to the C4 Service Commercial District in order to permit the addition of a car wash to the site under Rezoning Reference #10/71. In 2001, the car wash and gas station were subsequently demolished, and the site has since remained vacant.

2.3 The current application (Rezoning Reference #13-13) was submitted on 2013 April 26. The applicant originally proposed to rezone the property to the R5 Residential District to permit a three lot residential subdivision. On 2013 May 27, Council authorized staff to work with the applicant towards the preparation of a suitable plan of development for presentation at Public Hearing.

Prior to achieving a suitable plan of development under the proposed R5 District, the applicant initiated an area rezoning process to rezone the property, which spans the full block front, to the R12 Residential District. On 2014 April 07, Council authorized the initiation of an area rezoning consultation process to consider the proposal. The public consultation process was undertaken and the results were reported to Council on 2014 July 07, whereby Council authorized staff to work with the applicant towards the preparation of a suitable plan of development for presentation at Public Hearing based on the R12 District.

2.4 Based on the results of the area rezoning process, on 2014 July 14, the applicant submitted an application to subdivide the property into six residential lots suitable for two family development (Subdivision Reference #14-38). The subdivision application received Tentative Approval on 2014 December 03. As such, the applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant proposes to rezone the subject site from C4 Service Commercial District to R12 Residential District to permit a six lot residential subdivision and development under the R12 District. The proposed lots range in area from approximately 307.3 m² (3,307.75 ft²) to 346.6 m² (3,730.77 ft²); in width from approximately 9.2 m (30.18 ft.) to 10.36 m (33.99 ft.); and in depth from approximately 33.32 m (109.32 ft.) to 33.76 m (110.76 ft.). A rear lane is provided. As such, the lots are eligible for either single family or two family development under R12 District regulations.

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- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- upgrading of water mains, sanitary sewers, and storm sewers as required;
 - construction of an approximately 6.09 m wide residential lane west of the subject property;
 - removal of an existing (redundant) driveway off Ulster Street, and reconstruction of a barrier curb/gutter, boulevard and separated sidewalk;
 - upgrading of street signs as required; and,
 - deposit of \$7,901.67 for future construction of required works.
- 3.3 Road dedication is required for
- the required approximately 6.09 m lane west of the subject property;
 - a 3m x 3m corner truncation at the intersection of Ulster Street and Canada Way; and,
 - a 3m x 3m corner truncation at the intersection of Formby Street and Canada Way.
- 3.4 The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development, is required.
- 3.5 The granting of a Section 219 covenant will be required to ensure that no vehicular access is to be taken via Canada Way.
- 3.6 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.7 Due to the past use of the subject property as a gas station, the granting of a Section 219 is required to ensure compliance with the conditions of Schedule B of the Certificate of Compliance issued on 2013 July 23 by the Ministry of Environment.
- 3.8 Given that there are mature trees on the subject site, a tree survey and arborist report will be required. A Tree Cutting Permit will be required for the removal of any protected trees.
- 3.9 A Parkland Acquisition Charge of \$32,605.00 (for six lots minus credit for one lot) applies.

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 Proposed Six-lot Residential Subdivision

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3.10 A School Site Acquisition Charge (SSAC) of \$10,800.00 (for 12 residential units) applies.

3.11 The GVS & DD Sewerage Development Cost Charge of \$20,772.00 (for 12 residential units) applies.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area 2302.15 m² (24,789.14 ft²)

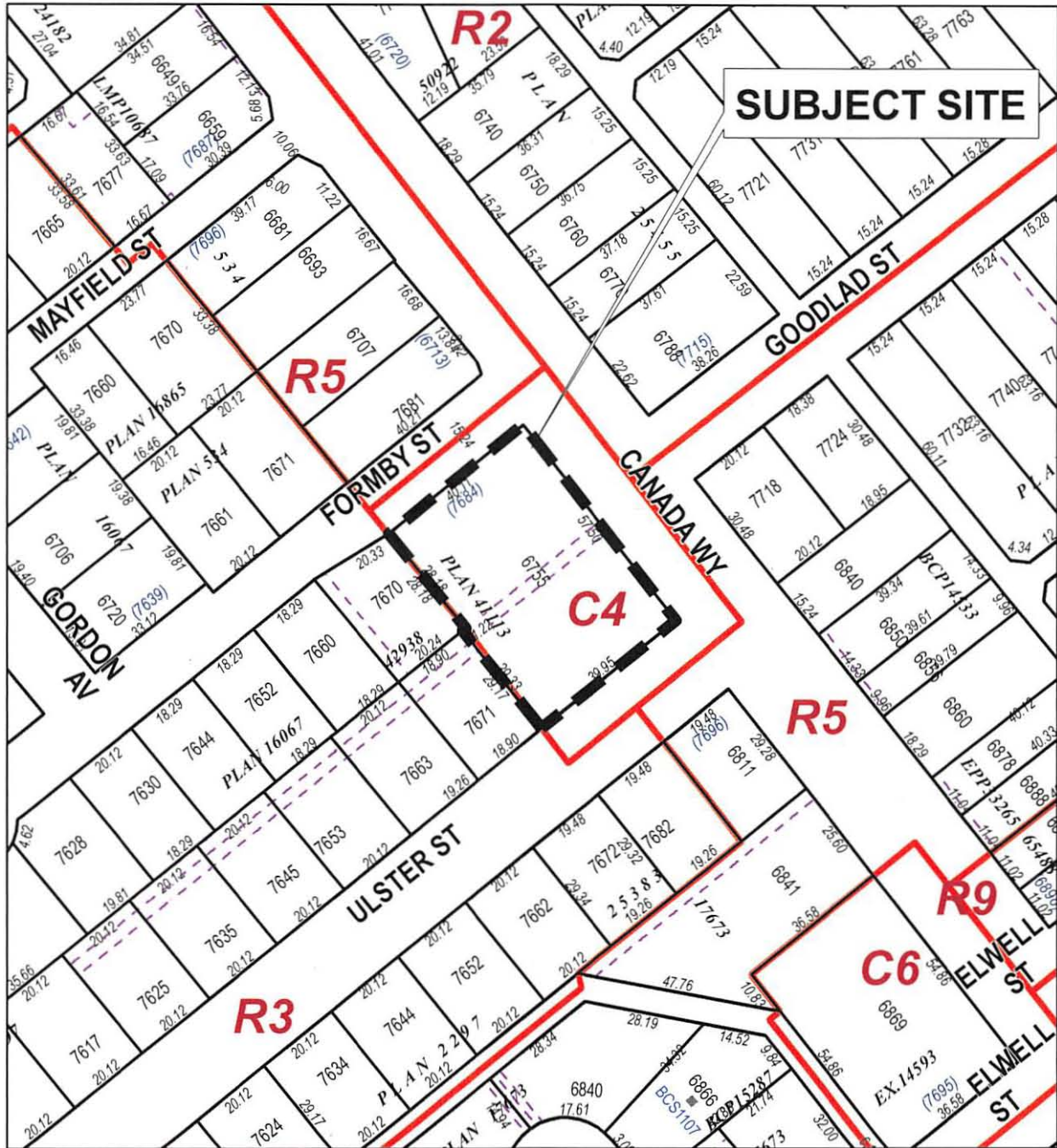
4.2 <u>Proposed Lots</u>	<u>Area</u>	<u>Width</u>
Lot 1	346.6 m ² (3,730.77 ft ²)	10.36 m (33.99 ft)
Lot 2	309.6 m ² (3,332.5 ft ²)	9.2 m (30.18 ft)
Lot 3	307.55 m ² (3,310.44 ft ²)	9.2 m (30.18 ft)
Lot 4	307.3 m ² (3,307.74 ft ²)	9.2 m (30.18 ft)
Lot 5	308.9 m ² (3,324.97 ft ²)	9.2 m (30.18 ft)
Lot 6	344.4 m ² (3,707.09 ft ²)	10.35 m (33.96 ft)

4.3 <u>Required Dedications</u>	<u>Area</u>	
Lane	368.8 m ² (3,969.73 ft ²)	6.09 m (20.00 ft)
Corner truncations	9.0 m ² (96.88 ft ²)	


 Lou Pelletier, Director
 PLANNING AND BUILDING

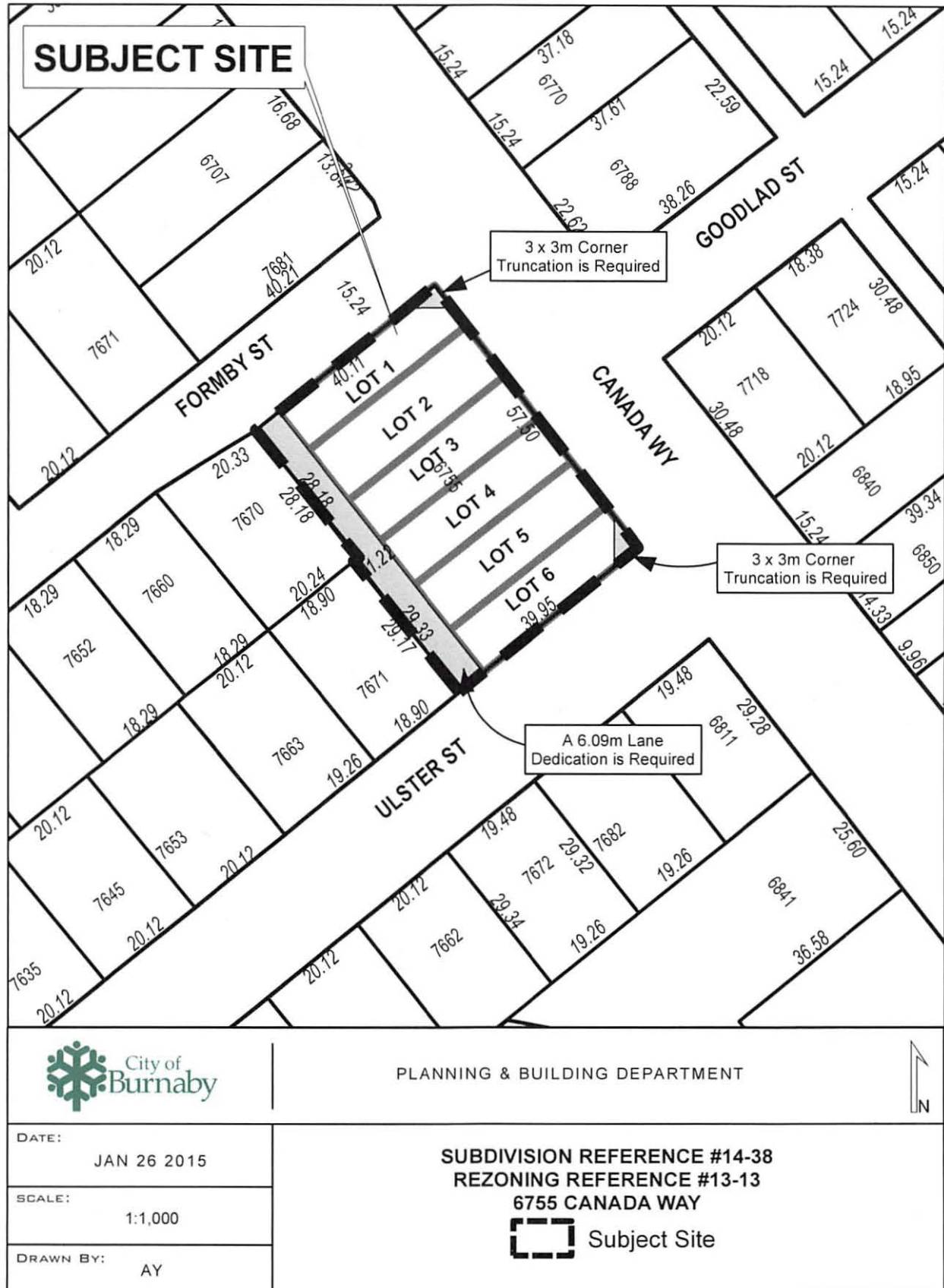
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 Attachment

cc: Director Engineering
 City Solicitor
 City Clerk



		PLANNING & BUILDING DEPARTMENT		
DATE: JUL 10 2014		REZONING REFERENCE #13-13 6755 CANADA WAY  Subject Site		
SCALE: 1:1,500				
DRAWN BY: AY				

Sketch #1



Sketch #2



Item
Meeting 2015 January 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-11**
High Rise Apartment Tower and Ground Oriented Townhouses/Work Live

ADDRESS: 2450 Alpha Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 22, DL 124, Group 1, NWD Plan 3343

FROM: M2 General Industrial District

TO: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "2450 Alpha Avenue" prepared by GBL Architects)

APPLICANT: Solterra Acquisition Corp.
 #1 – 460 Fraser View Place
 Delta, BC V3M 6H4
(Attention: Mike Bosa)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02 and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** an amendment to the Brentwood Town Centre Development Plan to incorporate work live uses (C1 Neighbourhood Commercial), as outlined in Section 2.4 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).
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

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Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
- e. The utilization of an amenity bonus through the provision of a \$3,203,431 cash in-lieu contribution in accordance with Section 3.3 of this report.
- f. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies; guaranteeing the provision and maintenance of public art; guaranteeing the continued operation and maintenance of stormwater management facilities; to ensure the site can be used safely in accordance with the approved geotechnical report; to ensure that the project does not draw down the water table, providing that all disabled parking to remain as common property; and ensuring compliance with the submitted acoustical analysis.
- g. The approval of the Ministry of Transportation to the rezoning application.
- h. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- i. The undergrounding of existing overhead wiring abutting the site.
- j. Compliance with the Council-adopted sound criteria.
- k. The submission of a detailed comprehensive sign plan.
- l. Submission of a Site Profile and resolution of any arising requirements.

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- m. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- n. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- o. The review of on-site residential loading facilities by the Director Engineering.
- p. The provision of facilities for cyclists in accordance with this report.
- q. The review of a detailed Sediment Control System by the Director Engineering.
- r. Compliance with the guidelines for underground parking for visitors.
- s. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- t. The deposit of the applicable Parkland Acquisition Charge.
- u. The deposit of the applicable GVS & DD Sewerage Charge.
- v. The deposit of the applicable School Site Acquisition Charge.
- w. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of this rezoning amendment is to permit the construction of a 29-storey apartment tower with ground oriented townhouses, work/live, underground and structured parking.

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 Re: Rezoning Reference #14-11
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2.0 BACKGROUND

- 2.1 On 2014 June 09, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.2 The subject site is comprised of a single lot at 2450 Alpha Avenue, which is currently zoned M2 General Industrial District, and is currently occupied an older industrial building that was constructed in 1967 (see *attached* Sketches #1 and #2). Directly to the north and east are older industrial buildings with Dawson Street and Beta Avenue beyond. To the west, across Alpha Avenue, are older industrial buildings with Willingdon Avenue beyond. Directly to the south is the Carter Motors auto body facility, beyond which is the Burlington North Santa Fe (BNSF) Rail Line.
- 2.3 The Brentwood Town Centre Development Plan designates the subject site for high-density multiple-family development based on the RM4s Multiple Family Residential District as a guideline. In accordance with the Council-adopted policy regarding application of 's' category zoning, the development is subject to there being significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, a high quality urban design and superior architectural expression derived from the project. This site is also considered suitable for the proposed development given its strategic location in relation to the Millennium SkyTrain line and the nearby Brentwood SkyTrain station.

In terms of the governing allowable density for the site, the maximum allowable floor area ratio would be 3.6 FAR applicable to the net site; this is inclusive of an available 1.1 FAR amenity bonus.

- 2.4 As noted in the Council adopted initial report dated 2014 June 09, although the Brentwood Town Centre Development Plan does not specify assembly areas, the applicant was encouraged to acquire the property to the south at 2460 Alpha Avenue for consolidation with the subject site, as a substantial portion of 2460 Alpha Avenue is intended to be dedicated for the extension of the Alaska Street road right-of-way (see *attached* Sketch #2). The property at 2460 Alpha Avenue is owned and operated in connection with the Carter Automotive dealerships at Lougheed Highway and Willingdon Avenue, and is currently used as an auto body shop. The applicant has made repeated efforts to acquire the property at 2460 Alpha Avenue. However, the owner has noted that any sale of the property would be in conjunction with the balance of the Carter Dealership lands. As the site to the south is not developable in line with the RM4s designation, given the intended road dedication required for the extension of the Alaska Street road right-of-way of approximately 30 m, options noted within the initial report included the acquisition of the site by the City through either a transfer of density from this site to the balance of the Carter dealership lands when advanced for development, or

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to purchase the site for the necessary road right-of-way, as identified within the adopted Plan, to support further development in the area.

Notwithstanding, the existing industrial auto body use is intended to remain for an indefinite period of time.

As guidelines established for RM4s Development within this area include a component of above grade structured parking due to high water table and geotechnical conditions, and the requirement that this above grade parking be screened with residential uses where appropriate, townhousing is proposed along the Alpha Street frontage. Given the future road frontage and open space contemplated to the south of the site, a residential interface was encouraged. However given the undetermined tenure of the current industrial use of the site to the south, which is not set back from the north property line, a residential interface would not be compatible. As an alternative, a work/live interface has been proposed utilizing the C1 Neighbourhood Commercial District, which allows for a range of office, photographic and artist studio, personal service establishments and accessory dwelling units. This will enable the interface to the south to have a residential character in nature, while allowing for uses more compatible with the interim adjacent industrial use. It is noted that this work/live commercial component, while not identified in the Plan, is considered minor, desirable and supportable given the current interim industrial use and future open space/right-of-way use to the south.

- 2.5 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighborhood livability, stability and

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-11
 2015 January 21.....Page 6

accessibility; transit access and alternative forms of transportation; as well as green building policies. The subject rezoning application is consistent with these regional and municipal plans and policies.

- 2.6 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is for a single 29-storey apartment tower above structured parking with ground oriented townhousing fronting Alpha Avenue and work/live spaces facing south. The development form provides a strong street-oriented relationship to Alpha Street and the future open space and road right of way to the south, as well as a strong contextual relationship to surrounding, existing and planned development.

A total of 165 apartment units are proposed (20% of which are adaptable units), 4 townhouse units fronting Alpha Avenue and 7,381 sq.ft. of work/live space within 7 units. Parking is proposed to be located partially underground (1 level), but mostly within an above ground structure (3 levels). Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expectation for 's' Category development in the City's Town Centre areas. The low-rise buildings engage adjacent streets and their public realm through individual unit accesses on the ground level, extensive use of brick and metal panel detailing and articulated rooflines, all of which also adds interest to the streetscape.

To complement the built form, a progressive landscape treatment is proposed for the amenity podium roof deck, front and side yards and bounding streets, including broad separated sidewalks Alpha Avenue complete with Rainwater Management Amenities (RMAs) within curb bulges to help soften the urban environment. Substantial on-site landscaping is also proposed including a treed entry court with water features, an outdoor amenity area for leisure and children's play area. A significant public art piece will be provided along the Alpha Avenue frontage, acting as a strong visual reference to the proposed development.

The applicant has submitted a Transportation Study to support the proposed development. Through the site's servicing, upgraded pedestrian and on-street parking facilities on Alpha Avenue will be undertaken, including the provision 3.0m sidewalks, street trees and pedestrian lighting. The development will supply the standard multiple family parking requirement of 1.6 spaces per unit for apartment units, 1.75 spaces per unit for townhouse units, and 1/495.16 sq.ft. for work/live units.

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 From: Director Planning and Building
 Re: Rezoning Reference #14-11
 2015 January 21.....Page 7

- 3.2 The developer has agreed to pursue green building practices by committing to achieve a Silver (equivalency) rating under the Leadership in Energy and Environmental Design (LEED) program.
- 3.3 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR in amenity bonus, which translates into 45,763 sq.ft. of bonused gross floor area (GFA) included in the development proposal. The Legal and Lands Department has established the value of the density bonus to be \$70 per sq.ft. buildable for a total value of \$3,203,410 (subject to legal survey). In accordance with Council's adopted Community Benefit Bonus Policy it is recommended that the community benefit funds be received as a cash contribution-in-lieu for the future use provision of a community benefit.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Brentwood Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Brentwood Community Centre and a new linear public park and walkway along Willingdon Avenue, from Brentwood to Hastings Street.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the appropriate Town Centre Financial Account and 20% to the City-wide Housing Fund. Of the \$3,203,410 associated with the subject amenity bonus, \$2,562,728 (80%) would be allocated to the Brentwood Town Centre Financial Account. The remaining \$640,682 (20%) would be directed to the City-wide Housing Fund.

- 3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- construction of Alpha Avenue frontage to its final standard with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - undergrounding of overhead lines across the development frontage on Alpha Avenue; and,
 - storm, sanitary sewer and water main upgrades as required.
- 3.5 In accordance with the City's policy for adaptable units, a total of 34 units (20% of the total number of apartment units) have been provided meeting adaptable housing standards. As permitted under the adopted policy, 20 sq.ft. for each adaptable unit is exempt from FAR, resulting in a total adaptable unit FAR exemption of 680 sq.ft. As required by the Burnaby Zoning Bylaw and BC Building Code, three accessible parking stalls are to be provided (one handicapped stall per 100 stalls). Accessible parking stalls

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 From: Director Planning and Building
 Re: Rezoning Reference #14-11
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will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.6 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant guaranteeing the provision and maintenance of public art;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant ensuring the provision of a minimum of 3 handicap accessible parking stalls in the resident parking area for the sole use of the required 34 accessible units, and that these stalls, as well as any other handicap accessible parking provided in the residential component of the underground parking, be held in common property to be administered by the Strata Corporation;
- Section 219 Covenant regulating uses related to the live/work component;
- Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical study; and,
- Section 219 Covenant ensuring that the water table will not be drawn down during and after development.

3.7 Due to the proximity of the subject site to the BNSF Rail line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria. Furthermore, the applicant has been provided a copy of the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

3.8 There are currently no trees on site, as such an arborist's report and tree survey are not required in conjunction with this application.

3.9 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well, separate car wash stalls are required.

3.10 Provision of one combined residential/commercial loading space is required in conjunction with this application.

3.11 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Alpha Avenue.

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 From: Director Planning and Building
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- 3.12 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.13 Submission of a detailed Comprehensive Sign Plan for review prior to Final Adoption.
- 3.14 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.15 Bicycle storage space and surface parking racks are to be provided for the residential tenants, commercial patrons and visitors of the development.
- 3.16 a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area
 b) School Site Acquisition Charge of \$600.00 per unit
 c) GVS&DD Sewerage Charge of \$590.00 per apartment unit

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Site Area:	-	3,865.05 m ² (41,603 sq.ft.) (subject to detailed survey)
------------	---	---

4.2 Density

FAR Permitted and Provided:

Residential	-	3.6 FAR (inclusive of 1.1 FAR amenity bonus)
-------------	---	---

Gross Floor Area Permitted and Provided

Residential	-	13,914.16 m ² (149,708 sq.ft.) (inclusive of 45,763 sq.ft. amenity bonus)
-------------	---	--

Work/Live	-	685.72 m ² (7,381 sq.ft.)
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Residential Amenity Space	-	468.23 m ² (5,040 sq.ft.) of residential amenity space exempted from FAR calculations
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Adaptable Unit exemption (20 sq.ft./unit)	-	63.17 m ² (680 sq.ft.)
Site Coverage:	-	82%

To: City Manager
 From: Director Planning and Building
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- 4.3 Height (all above grade) - 3 storeys for ground-oriented townhouses fronting Alpha Avenue
 - 2 storeys + Roof Deck for Work/Live
 - 29 storeys for the high-rise apartments fronting Alpha Avenue

4.4 Residential Unit Mix

Unit Type

Unit Size

Townhouse Units

4 – Two Bedroom + Flex 138.05 m² (1,486 sq.ft.)

High Rise Apartment Units

36 – Studio 48.8 - 55.6 m² (525 - 598 sq.ft.)
 34 – Adaptable Studio 48.8 m² (525 sq.ft.)
 87 – 2 Bedroom 71.5 - 127.5 m² (770 - 1,372 sq.ft.)
 6 – 2 Bedroom + Den 105.5 - 115.6 m² (1,135 - 1,244 sq.ft.)
 2 – 3 Bedroom 92.9 – 102.2 m² (1,000 - 1,100 sq.ft.)

TOTAL RESIDENTIAL UNITS: 169 UNITS

Work/Live Units

7 101.1 (1,088 sq.ft.)

4.5 Parking

Vehicle Parking

Required

Provided Spaces

4 Townhouse Units - 7 7
 (1.75 spaces/unit)
 165 Apartment Units - 264 264
 (1.6 spaces/unit) (inclusive of 42 visitor spaces)
 7,381 sq.ft. Work/Live - 15 15
 (1 space/495.16 sq.ft.)

TOTAL Parking - 286 286

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 From: Director Planning and Building
 Re: Rezoning Reference #14-11
 2015 January 21..... Page 11

Car Wash Stalls	- 2	2
Residential/Commercial Loading	- 1	1
Bicycle Parking	<u>Required</u>	<u>Provided Spaces</u>
Resident - 1/unit @ 169 units	- 169 lockers	177 lockers
Visitor - 0.1/unit @ 169 units	- 17 in racks	17 in racks
Commercial - @ 10% of off street parking	- 2 in racks	2 in racks

4.6 Communal Facilities
 (Excluded from FAR Calculations)

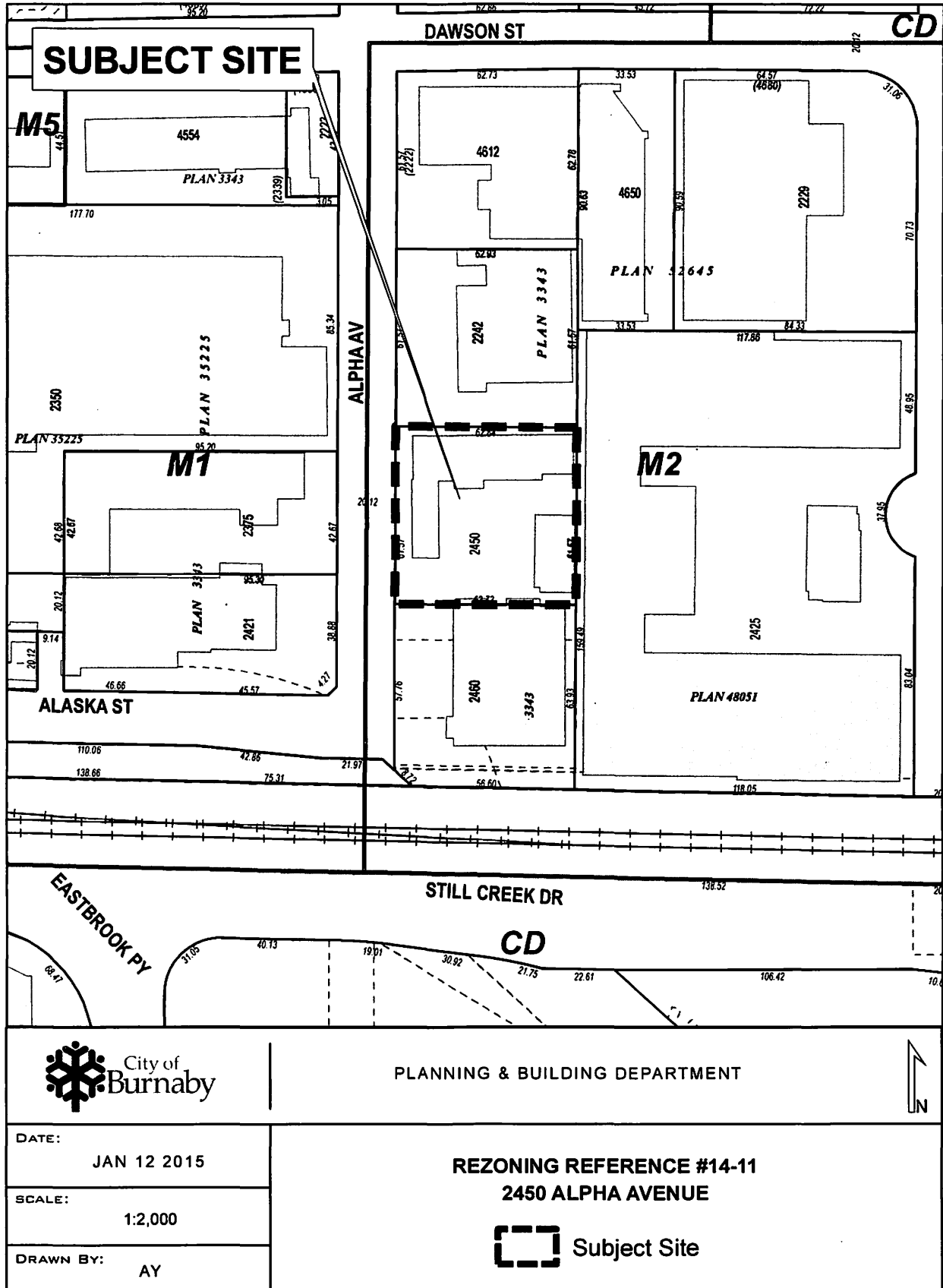
Primary communal facilities for residential and work/live tenants are located within the podium levels of the residential tower fronting Alpha Avenue, including an amenity lobby and lounge, mail room, study/work centre, music room, multi-purpose media room, spa, and fitness room. The amenity area amounts to 468.23 m² (5,040 sq.ft.), which is less than the permitted 5% (7,485 sq.ft.) exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an expansive landscaped podium deck, including a children's play area, outdoor kitchen, outdoor movie screen and seating, garden plots, putting green and outdoor exercise areas. At ground level a signature water feature and various landscape elements located throughout the site, as well as a signature public art installation to be located on the Alpha Avenue frontage.


 Lou Pelletier, Director
 PLANNING AND BUILDING

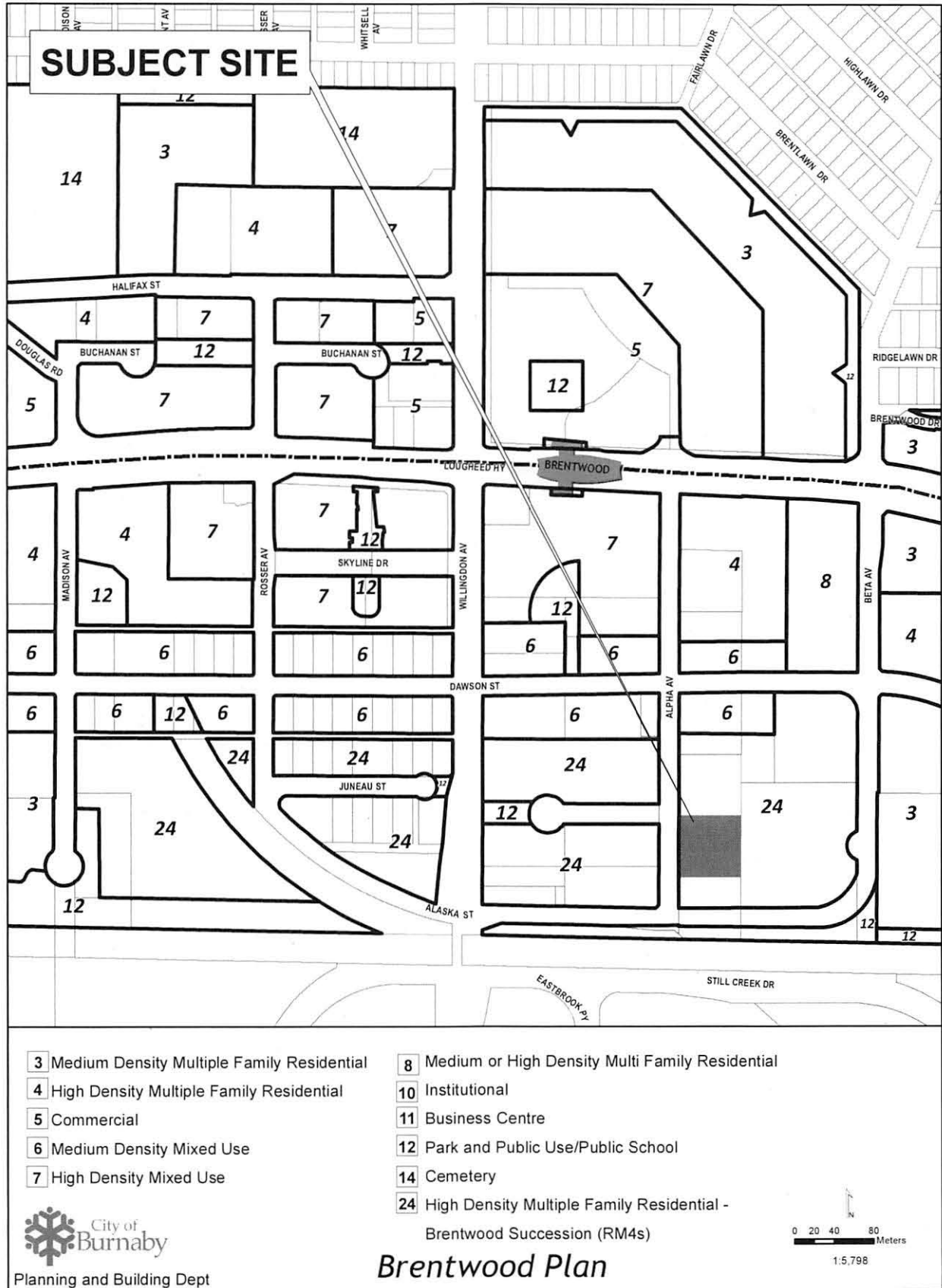
JBS:spf
 Attachments

cc: Director Finance
 Director Parks, Recreation and Cultural Services
 Director Engineering
 City Solicitor
 City Clerk

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Sketch #1





Item
Meeting2015 January 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 14-13**
Proposed addition to a single family residence

ADDRESS: 7284 Braeside Drive (see *attached* Sketch#1)

LEGAL: Lot 63, D.L. 216, Group 1, NWD Plan 10936

FROM: R2 Residential District

TO: R2a Residential District

APPLICANT: Raffaele & Associates
4701 Hastings Street
Vancouver, BC V5C 2K8
(Attention: Raffaele Funaro)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02 and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The registration of a Section 219 covenant requiring the land to be developed in accordance with the approved building and landscape plans.

REPORT**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit expansion of the gross floor area of an existing single family dwelling beyond that currently permitted under the prevailing zoning.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-13
 Proposed addition to a single family residence
 2015 January 21 Page 2

2.0 BACKGROUND

- 2.1 The subject site is located in a single family residential neighbourhood in the R2 Residential District. The Official Community Plan designates the subject site and surrounding area for Single Family Suburban use. Adjacent residences are generally larger two storey dwellings with basements or cellars, similar to the subject residence. Four other R2a District lots are located within a 200 m radius of the subject site.
- 2.2 A previous application to rezone the subject property to the R2a District was submitted on 2005 May 31 (REZ #05-28). On 2005 July 25, Council authorized the Planning and Building Department to work with the applicant on a suitable plan of development. The application was subsequently withdrawn and the property was sold.
- 2.3 In 2013, the subject property was redeveloped with a 437.05 m² (4,704.34 ft²) two storey single family dwelling with cellar, attached garage, outdoor pool and patio area, and vehicular access from Braeside Drive.
- 2.4 On 2014 June 09, Council received the report of the Planning and Building Department concerning the proposed rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.5 Upon review of revised plans dated 2014 July 17, in addition to other proposed renovations, it was determined that a rear fence and a pool room had been constructed inconsistent with the fence height, setback and gross floor area provisions of the Zoning Bylaw. Specifically, a 12 ft. high fence had been constructed along the north side property line, rear of the front yard, where a maximum height of 5.91 feet is permitted under Section 6.14(5)(b) of the Zoning Bylaw. On 2014 December 04, the Board of Variance granted the appeal for relaxation of Section 6.14(5)(b) to permit this fence to remain.

 An appeal to permit the proposed pool room, however, could not be received by the Board of Variance because it exceeds the gross floor area permitted in the R2 District. In addition, the pool room is located within the required 1.2 m (3.94 ft.) setback from the adjacent lane required by Section 6.6(1)(b). If Council adopts the proposed rezoning of the property to the R2a District, sufficient gross floor area will be available to permit the pool room. Board of Variance approval of the necessary setback relaxation will still be required.
- 2.6 Subject to the above consideration, the applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-13
 Proposed addition to a single family residence
 2015 January 21 Page 3

3.0 GENERAL COMMENTS

- 3.1 The applicant proposes to rezone the subject property to the R2a District to allow for the construction of an additional 118.6 m² (1,276.55 ft²) of floor area on the cellar level, within the footprint of the existing residence; an approximately 23.55 m² (253.5 ft²) as-built pool room in the rear yard, and an approximately 11.7 m² (126 ft²) extension to an existing ground level covered deck at the rear of the residence. The total proposed gross floor area is 6,266 square feet. The proposed new cellar floor area would include a recreation room, exercise room, three-piece washroom, storage areas and wine cellar. No exterior changes are proposed on the cellar level, except for the addition of an entrance to the proposed wine cellar, which would be located on the south elevation, adjacent to the existing driveway and attached garage.
- 3.2 Under the prevailing R2 District, each lot shall have an area of not less than 668.88 m² (7,200 ft²) and a width of not less than 18.28 m (60 ft.). Under the R2a District, each lot shall have an area of not less than 1,000 m² (10,764.2 ft²) and a width of not less than 25.5 m (83.7 ft.). The subject property has a lot area of approximately 1,025 m² (11,034 ft²) and an average width of 27.61 m (90.58 ft.), and therefore meets the minimum lot area and width requirements of the R2a District.
- 3.3 With regard to development density, the R2 District permits a maximum gross floor area on the subject site of the lesser of 0.60 floor area ratio (FAR) or 440 m² (4,736.3 ft²). The proposed R2a District provides for a maximum FAR of 0.60 on lots, such as the subject site, that have a minimum width of 27.5 m. If applied to the subject lot the 0.60 ratio would permit a maximum gross floor area of 615 m² (6,620.4 ft²) subject to legal survey.
- 3.4 On 1989 January 03, Council adopted design guidelines for assessing single-family development proposals in the R "a" Residential Districts. The following is an assessment of the proposed development based on these guidelines:
- i) *Limit the scale of the dwelling to a two-storey appearance or to the scale of the neighbouring dwellings, whichever is less.*

The proposed development is consistent with the scale of neighbouring residences, which are mostly two storey homes with basements or cellars. It also maintains the two-storey appearance of the existing residence, as the proposed improvements are located below grade (with the exception of the entrance to the wine cellar) within the existing footprint.
 - ii) *Maintain the existing pattern of front yard setbacks established along the street frontage, if the prevailing setback pattern is beyond the minimum required in the "R" District regulations.*

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 From: Director Planning and Building
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 Proposed addition to a single family residence
 2015 January 21 Page 4

The proposed development maintains the existing 9.3 m (30.6 ft.) front yard setback, which is consistent with (and in some cases exceeds) the front yard setbacks on neighbouring properties.

- iii) *Require a minimum rear yard setback of 35% of the depth of the lot and limit the depth of the dwelling to a maximum of 18.30 meters (60.0 feet).*

The proposed development maintains the existing 14.35 m (47.07 ft.) rear yard setback which constitutes 37.6% of the lot depth. In addition, the depth of the proposed addition is 14.05 m (46.08 ft.), which is well within the recommended maximum depth.

- iv) *Encourage the side yard setbacks for the development under R "a" zoning to be doubled from that required in the pertinent "R" District zone.*

The proposed development maintains the existing side yard setbacks, which slightly exceeds the minimum required side yard setbacks in the R2 District. The R2 District requires a minimum setback of 1.5 m (4.9 ft.) on each side, with a sum of side yard setbacks totaling at least 3.5 m (11.5 ft.). The sum of the side yard setbacks on the subject site is 3.62 m (11.88 ft.). In this case, given the location of one of the side yards adjacent to Bayview Drive, and the similar side yard widths on neighbouring properties, no increase in the existing side yard setbacks is warranted. The proposed pool room is located within the required 1.2 m (3.94 ft.) setback from the adjacent lane; staff considers the impacts to be minimal and recommends that the impacts of this proposal be considered through the Board of Variance process.

- v) *Encourage modeling and faceting by means such as indentations or additional setbacks, bay windows, balconies, porches and some variation in roof lines – particularly for any building face adjacent to a street.*

The proposed cellar addition reflects the design of the existing residence, which includes significant faceting and articulation. No exterior changes to the cellar level are proposed, with the exception of the addition of an entrance door to the proposed wine cellar, adjacent to the existing driveway and attached garage.

- vi) *Eliminate large and excessive numbers of windows or active deck areas which are in close proximity to neighbouring dwellings.*

The proposed cellar development is located below grade and includes no windows or deck areas. The proposed 11.7 m² (126 ft²) ground level deck extension would result in an approximately 23.4 m² (252 ft²) deck area located approximately 3.55

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-13
 Proposed addition to a single family residence
 2015 January 21 Page 5

m (11.65 ft.) from the south property line. As this area is fenced and is currently used as an open pool deck, the proposed covered deck extension is not expected to increase impacts on the neighbouring property to the south.

- vii) *Encourage the preservation of as much existing landscaping and mature trees as possible and the provision of appropriate new soft landscaping while avoiding an excessively hard, urban look to the site.*

The proposed development involves no changes to existing landscaping.

Overall, the proposed development is consistent with the guidelines for assessing single family dwellings in the R2a District. While the proposal does add significant floor area, the resulting residence would be consistent with the use provisions of the R2 District and the density permitted on lots of this size and width in the R2a District.

- 3.5 The Director Engineering has advised that no servicing is required in relation to this rezoning application.
- 3.6 The owner will be required to register a Section 219 Covenant to restrict the development of the property to that presented at the Public Hearing.
- 3.7 The Planning Department has been advised that the owner has approached the residents in the neighbourhood regarding the proposed rezoning of the subject property, and has received no opposition to the proposed development.
- 3.8 The siting approval of the proposed pool room is subject to a successful appeal to the Board of Variance following Final Adoption of the proposed rezoning bylaw, which serves to provide the necessary density for the overall proposal.
- 3.9 Submission of a legal survey verifying lot area is required.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area (subject to detailed survey) - 1,025 m² (11,034 ft²)
- 4.2 Lot Coverage
- | | | |
|-----------|--------|--|
| Permitted | 40.0% | - 410.03.5 m ² (4,413.6 ft ²) |
| Existing | 27.2 % | - 279.1 m ² (3,004.1 ft ²) |
| Proposed | 29.5 % | - 302.6 m ² (3,257.6 ft ²) |

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #14-13
 Proposed addition to a single family residence
 2015 January 21 Page 6

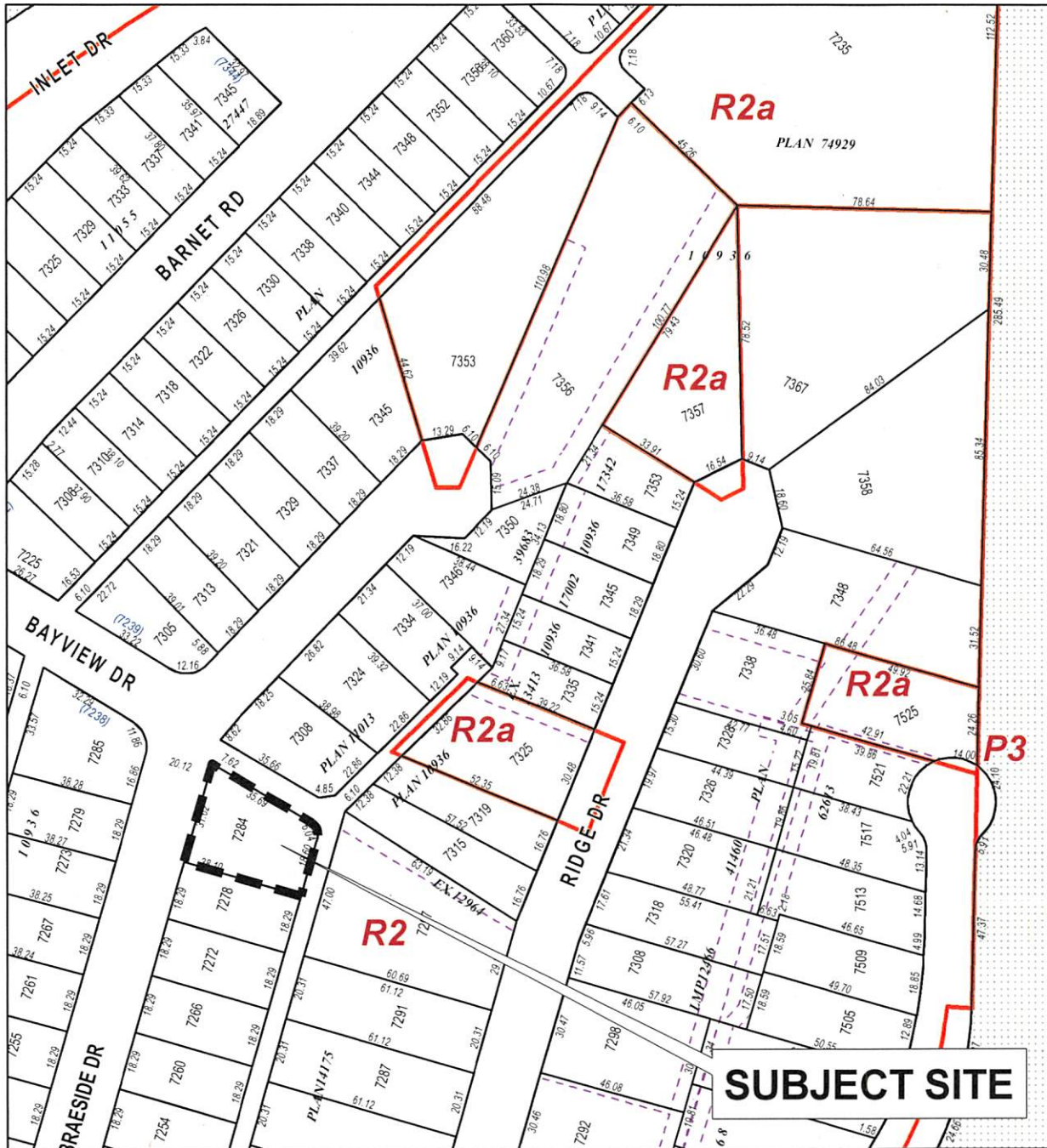
- | | | |
|-----|--|---|
| 4.3 | <u>Floor Area Ratio</u> | |
| | Permitted | - 0.60 FAR |
| | Existing | - 0.43 FAR |
| | Proposed | - 0.57 FAR |
| | | |
| 4.4 | <u>Gross Floor Area</u> | |
| | Permitted | - 615 m ² (6,620 ft ²) |
| | Existing | - 440 m ² (4,736 ft ²) |
| | Proposed | - 582.13 m ² (6,266 ft ²) |
| | | |
| 4.5 | <u>Above Grade Floor Area</u> | |
| | Permitted | - 409.16 m ² (4,404.19 ft ²) |
| | Existing and Proposed | - 409.16 m ² (4,404.19 ft ²) |
| | | |
| 4.6 | <u>Building Height</u> (existing and proposed) | |
| | | - 2 storeys |
| | | - 9.0 m (29.5 ft) |


 Lou Pelletier, Director
 PLANNING AND BUILDING

LF:spf
Attachment

cc: Director Engineering
 City Solicitor
 City Clerk

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PLANNING & BUILDING DEPARTMENT




DATE:
MAY 26 2014

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #14-13
7284 BRAESIDE DRIVE

 Subject Site

Sketch #1



Item
Meeting2015 January 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-38
Licensed Childcare Facility
(73 Children and 12 Staff Members)

ADDRESS: 2830 Bainbridge Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, District Lot 59, Group 1, NWD Plan BCP51902

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled "Learning Ladder Child Care Centre" prepared by SEL Engineering Ltd.)

TO: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled "Learning Ladder Child Care Centre" prepared by SEL Engineering Ltd. as amended by the development plans entitled "Brightstart Burnaby" by Douglas R. Johnson Architect Ltd.)

APPLICANT: BrightStart Children's Academy Ltd.
 2625 Klassen Court
 Port Coquitlam, BC V3C 5Z2
 (Attention: Evelyn Tsai)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02, and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-38
 2015 January 21..... Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an increase in the capacity of an existing child care facility from 61 to 73 children.

2.0 BACKGROUND

- 2.1 The subject property, located at Bainbridge Avenue and Lougheed Highway, contains two commercial buildings, an associated parking area, and significant frontage landscaping, including a 13.7 m (45 ft.) buffered setback from Lougheed Highway. To the west of the subject property, across Bainbridge Avenue, is a gasoline service station, beyond which are multiple family dwellings; to the north, across Queensbridge Drive, are single-family dwellings; to the east is a multiple family residential development; and to the south across Lougheed Highway is a new one storey commercial development. Vehicular access is available via Queensbridge Drive, which is a private road that extends from Bainbridge Avenue to the multiple-family dwellings to the east.
- 2.2 On 1977 August 15, Council granted Final Adoption to Rezoning Reference #36/76 to rezone the subject property from the A2 Small Holdings District and C1 Neighbourhood Commercial District to the CD Comprehensive Development District (based on C1 Neighbourhood Commercial District guidelines). The proposal included the development of a 416 m² (4,480 sq. ft.) restaurant building with up to 130 seats on the northerly portion of the subject site. The balance of the commercial site was developed for commercial uses generally permitted in the C1 District.
- 2.3 On 1986 July 25, the Planning and Building Department granted Preliminary Plan Approval (PPA) Reference #8216 for the addition of a forty seat outdoor patio to the existing restaurant building, and location of eight additional parking spaces off-site at 7018 Lougheed Highway.
- 2.4 On 1989 September 18, Council granted Final Adoption to Rezoning Reference #53/87 to amend the CD (C1) zoning of the subject site in order to permit the expansion of the restaurant by enclosing the outdoor patio area in a solarium-type enclosure.
- 2.5 On 2013 February 18, Council granted Final Adoption to Rezoning Reference #12-25, to rezone the subject property from CD Comprehensive Development District (based on the C1 Neighbourhood Commercial District) to Amended CD Comprehensive Development District (based on the C1 Neighbourhood Commercial District and the P1 Neighbourhood Institutional District) in order to permit the establishment of a child care facility with up to 61 children and 12 staff within the former restaurant building.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-38
 2015 January 21..... Page 3

- 2.6 On 2014 November 24, Council received the report of the Planning and Building Department concerning the proposed rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is proposing to expand the capacity of an existing licensed child care facility from 61 children and 12 staff to 73 children and 12 staff. The approved child care facility is a multi-service program that includes:

- 16 spaces in an infant-toddler program (children aged one to five years old);
- 25 spaces in a group child care program (children 36 months to school age); and,
- 20 spaces in a preschool program.

The proposed expansion would provide:

- 24 spaces in an infant-toddler program (children aged one to five years old);
- 25 spaces in a group child care program (children 36 months to school age); and,
- 24 spaces in a separated preschool/school aged care program.

Hours of operation would continue to be from 7:00 am to 6:00 pm, Monday to Friday.

- 3.2 The subject site has a total of 34 surface off-street parking spaces. Twelve parking spaces are currently designated for the child care facility, consistent with the Zoning Bylaw requirement of one parking space per ten child care spaces and one parking space per two staff. The off-street parking requirement for the other uses on the site, which include a bank, convenience store and office, is a total of fifteen parking spaces. As such, there is sufficient parking on site to accommodate the proposed two additional parking spaces for the expanded child care facility.
- 3.3 The P1 District requires a minimum lot area and width of 890m² (9,580 sq. ft.) and 24.5 m (80.3 ft.) respectively, except that the lot area shall be increased by 19 m² (204.5 ft.) for each child over twenty in number accommodated by a child care facility. The subject lot has an area of 4,950.91 m² (53,293 sq. ft.). A facility for 73 children would require a minimum lot area of 1,690 m² (18,193 sq. ft.). The subject site therefore exceeds the minimum lot area requirements for P1 District zoning for a child care facility with up to 73 children based on outright bylaw requirements.
- 3.4 The Director Engineering has advised that no servicing is required in relation to this rezoning application.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-38
 2015 January 21 Page 4

- 3.5 Compliance with all requirements of the Fraser Health Authority, including the applicable sections of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act* is required. The applicant has submitted a letter from the Fraser Health Authority stating that there are no objections to the proposed increase in capacity.

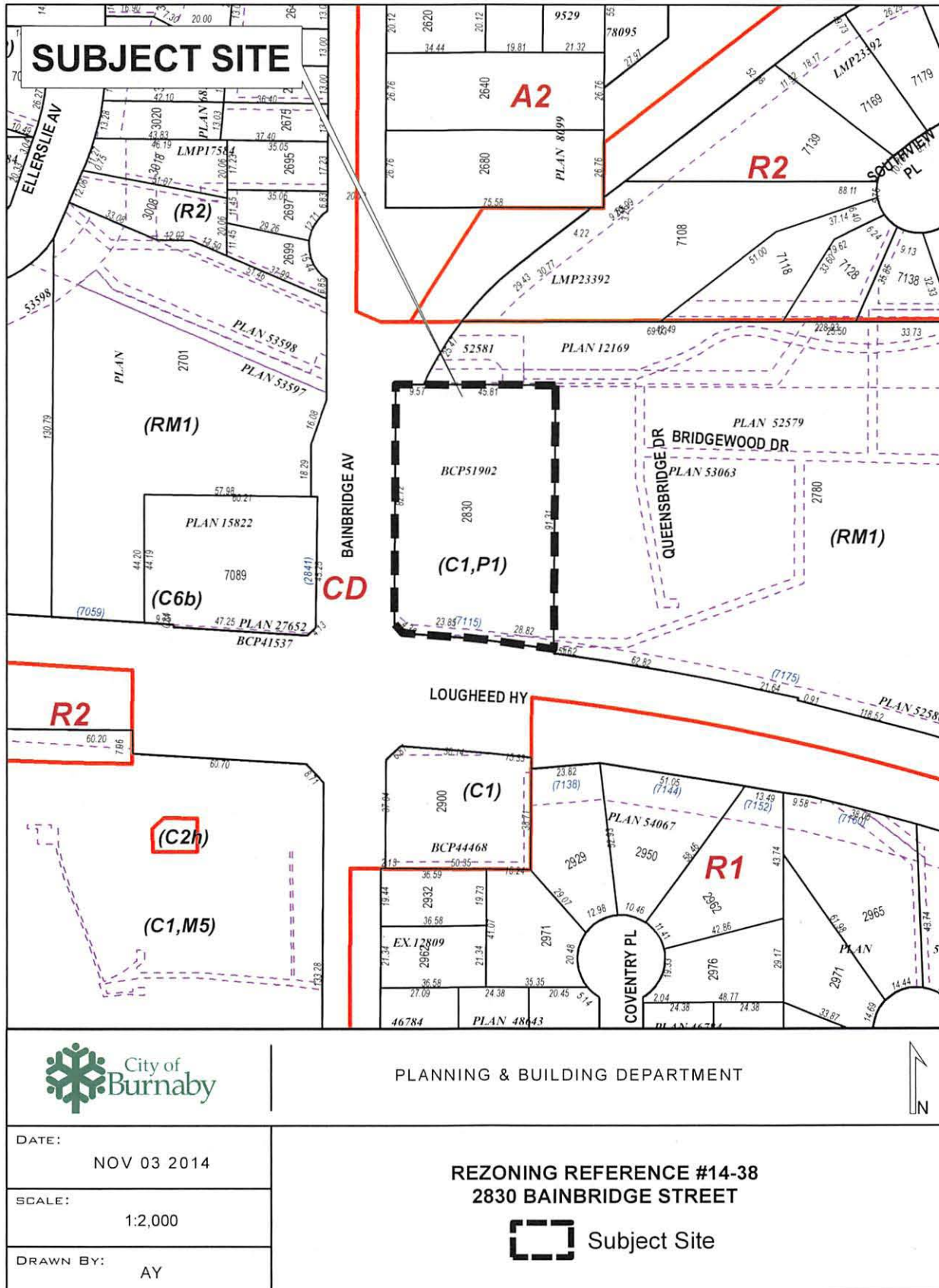
4.0 DEVELOPMENT PROPOSAL

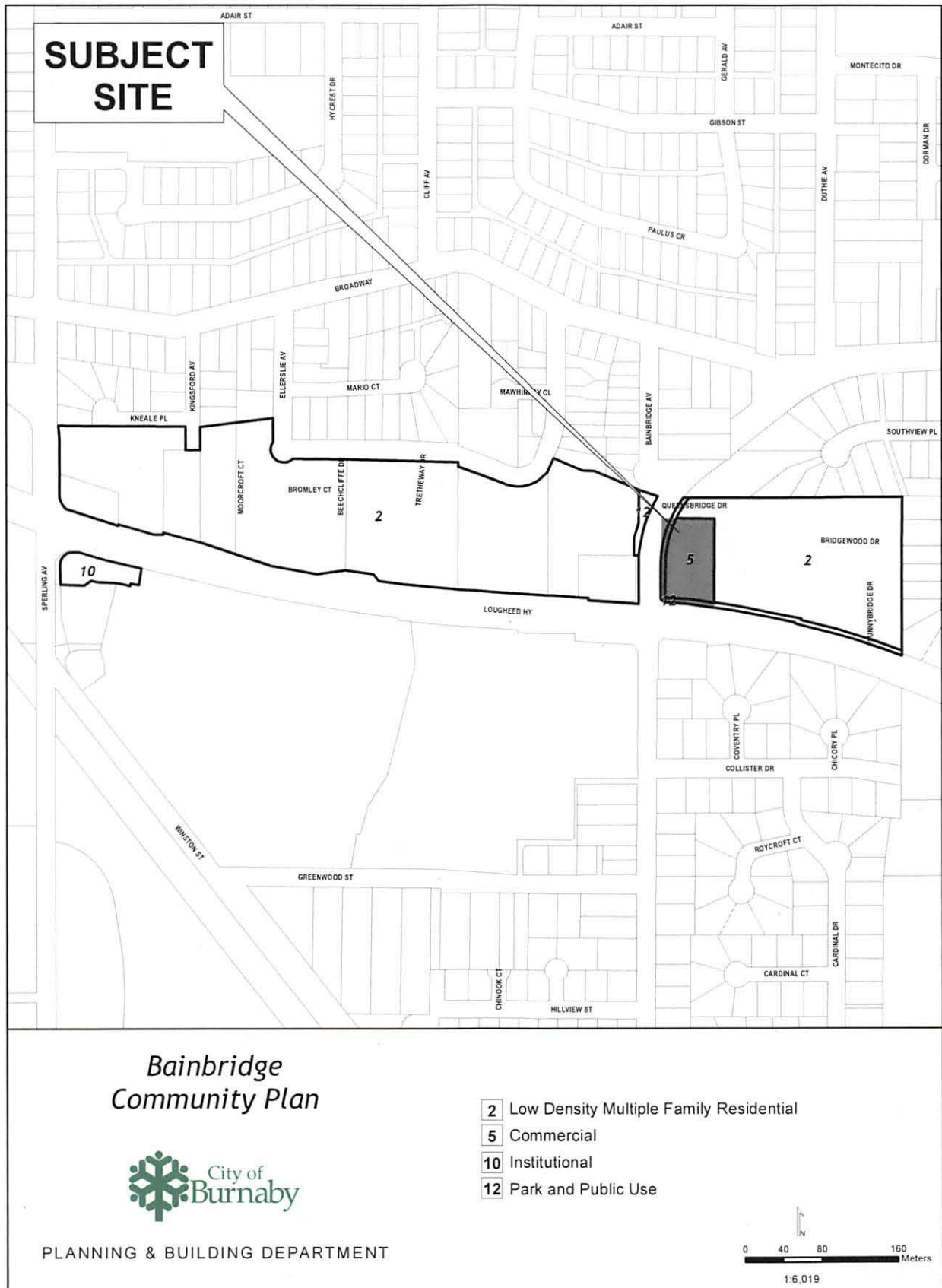
- | | | | | |
|-----|----------------------------------|---|---|-------------|
| 4.1 | <u>Site Area:</u> | - | 4,950.91 m ² (53,293 ft ²) | (unchanged) |
| 4.2 | <u>Site Coverage:</u> | - | 24% | (unchanged) |
| 4.3 | <u>Floor Area:</u> | | | |
| | Building A (childcare facility) | - | 493.7 m ² (5,314 ft ²) | (unchanged) |
| | Building B (commercial building) | - | 699.2 m ² (7,526 ft ²) | (unchanged) |
| 4.4 | <u>Height:</u> | - | one storey | (unchanged) |
| 4.5 | <u>Off-street Parking:</u> | | | |
| | Building A required | - | 14 spaces | |
| | Building B required | - | 15 spaces | (unchanged) |
| | Total parking required | - | 29 spaces | |
| | Total parking provided | - | 34 spaces | (unchanged) |
| 4.6 | <u>Loading:</u> | - | 2 spaces required/provided | (unchanged) |


 Lou Pelletier, Director
 PLANNING AND BUILDING

LF:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk
 Fraser Health Authority







Item
Meeting2015 January 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-07**
RCMP E Division (Freeway Patrol Office) Expansion
Lougheed Town Centre Development Plan

ADDRESS: 9060 Stormont Avenue (see Sketches #1 and #2 *attached*)

LEGAL: Parcel "A" Except: Parcel "5" (Highway Plan 58602), D.L. 14, Group 1, NWD
Reference Plan 57355

FROM: CD Comprehensive Development District (based on P2 Administration and
Assembly District)

TO: Amended CD Comprehensive Development District (based on P2 Administration
and Assembly District and Lougheed Town Centre Plan guidelines) and in
accordance with the development plan entitled "Stormont Avenue Addition"
prepared by KPL James Architecture)

APPLICANT: KPL James Architecture
519 Pandora Avenue
Victoria, BC V8W 1N5
Attention: Adam Gerber

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02 and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The review of a detailed Sediment Control System by the Director Engineering.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-07
 2015 January 21..... Page 2

- c) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not limited to, a statutory right-of-way to protect the existing access to the site over City property.
- d) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- e) Approval of the Ministry of Transportation to the rezoning application.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of the existing RCMP E Division Port Mann Freeway Patrol office.

2.0 BACKGROUND

2.1 The subject site is located within the Council-adopted Lougheed Town Centre Community Plan area, on the west side of Cariboo Road, north of the Trans-Canada Highway, and is designated for park and public use (see *attached* Sketch #2). The site was rezoned in 1982 (Rezoning Reference #48/77) to its current CD Comprehensive Development District zoning (based on P2 Administration and Assembly District guidelines) to permit the development of the existing RCMP Port Mann Freeway Patrol office, which was subsequently constructed in 1983. The P2 District accommodates governmental, administrative, recreational, cultural and other related services, including the RCMP office expansion proposed under the subject rezoning application.

2.2 On 2014 February 28, staff received the subject rezoning application to expand the existing RCMP building and surface parking. Since that time, staff have been working with the RCMP and their consultants to define the intended purpose of the proposed use.

The proposal is for an expansion of the existing RCMP office building at 9060 Stormont Avenue, which currently accommodates the Port Mann Freeway Patrol (PMFP), in order to provide additional area to accommodate the relocation of the RCMP Integrated Road Safety Unit (IRSU), which currently leases space within New Westminster.

The PMFP is a provincially-funded RCMP detachment responsible for traffic law enforcement and collision investigation on the Trans-Canada Highway from West Vancouver to Abbotsford, but excluding the portion of the Trans-Canada Highway within the City of Vancouver. The current facility accommodates 23 RCMP officers, 4 support staff, and a fleet of 11 vehicles. The Burnaby RCMP detachment periodically provides

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-07
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support to the PMFP, in order to assist in traffic law enforcement and collision investigation on the Trans-Canada Highway within the boundaries of Burnaby.

The IRSU is a provincially-funded RCMP detachment, which currently leases space at 505 Royal Avenue in New Westminster. The detachment is responsible for improving road safety through strategic enforcement, in order to target leading causes of vehicle collisions including: aggressive driving, speeding, street racing, intersection violations, seatbelt enforcement, impaired driving, and commercial vehicle checks. The IRSU service delivery area extends from Coquitlam to Pemberton, and includes the municipalities of Burnaby, Port Moody, New Westminster, Vancouver, North Vancouver, West Vancouver, Richmond, Squamish and Whistler. The current facility in New Westminster accommodates 21 RCMP officers, 2 support staff, and a fleet of 14 vehicles. The IRSU works with all municipal police forces including the Burnaby RCMP detachment in joint exercises in support of their mandated role to improve road safety.

The proposed combined Port Mann Freeway Patrol and Integrated Road Side Unit detachments at 9060 Stormont Avenue are intended to achieve a number of efficiencies in operations for the two RCMP detachments. Specifically, the proposal aims to: provide the IRSU with a location that is more central to their operations, reduce costs associated with leasing space for a separate RCMP detachment, and to share support staff resources and related costs between the two detachments. As proposed, the combined operations of the PMFP and the IRSU at the subject location would continue to be funded provincially, and include a total of 44 RCMP officers, 6 support staff, and 25 vehicles. These specialized RCMP detachments units would continue in their specific roles to address serious road safety issues across municipal boundaries. The IRSU will continue in their role to improve road safety within Burnaby, and the PMFP will continue in their role to traffic law enforcement and collision investigation on the Trans-Canada Highway within Burnaby. The proposed combined RCMP detachment operations would provide benefits to Burnaby through an increased RCMP presence. In total, the proposal would increase the number of RCMP officers responsible for road safety within Burnaby by 21, and the number of RCMP vehicles dispatched from this RCMP detachment location by 14.

Given that the proposed RCMP office expansion proposal would provide for the co-location of the existing Port Mann Freeway Patrol office and the Integrated Road Side Unit (which seeks to improve road safety through strategic enforcement), the suitability for the proposed location, and the service benefit to Burnaby, rezoning of the subject site is considered supportable.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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 From: Director Planning and Building
 Re: Rezoning Reference # 14-07
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3.0 GENERAL COMMENTS

- 3.1 The development proposal involves the addition of approximately 408 m² (4,392 sq. ft.) to the existing RCMP building and amendments to surface parking to serve the expanded use. The proposed expansion is intended to combine the current RCMP Port Mann Freeway Patrol office with the RCMP Integrated Road Safety Unit office, which is proposed to be relocated from New Westminster. Vehicular access to the site would continue to be from the existing driveway from Stormont Avenue.
- 3.2 The upgraded facility requires a statutory right-of-way on the adjacent City owned park property at 7083 Stormont Avenue to protect for a 3m x 3m portion of the existing driveway. The statutory right-of-way is requested in order to retain an existing mature conifer that would be required to be removed, if the driveway were relocated. Given the nominal area of the statutory right-of-way financial compensation for this area will not be sought.
- 3.3 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan. A Section 219 Covenant will be required to ensure the installation and ongoing maintenance of the proposed stormwater Best Management Practices.
- 3.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including but not necessarily limited to:
- Section 219 Covenant ensuring the provision and ongoing maintenance of stormwater best management practices; and,
 - 3m x 3m statutory right of way over the City-owned 7083 Cariboo Road to maintain the existing driveway access.
- 3.5 The Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction.
- 3.6 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.

4.0 DEVELOPMENT PROPOSAL

- | | | | |
|-----|-------------------------|---|--|
| 4.1 | Site Area: | - | 3,711.7 m ² (39,952 sq.ft.) |
| 4.2 | Existing Site Coverage | - | 13 % |
| | Proposed Site Coverage: | - | 24% |
| 4.3 | Existing Floor Area | - | 447.4 m ² (4,816 sq.ft.) |

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-07
 2015 January 21..... Page 5

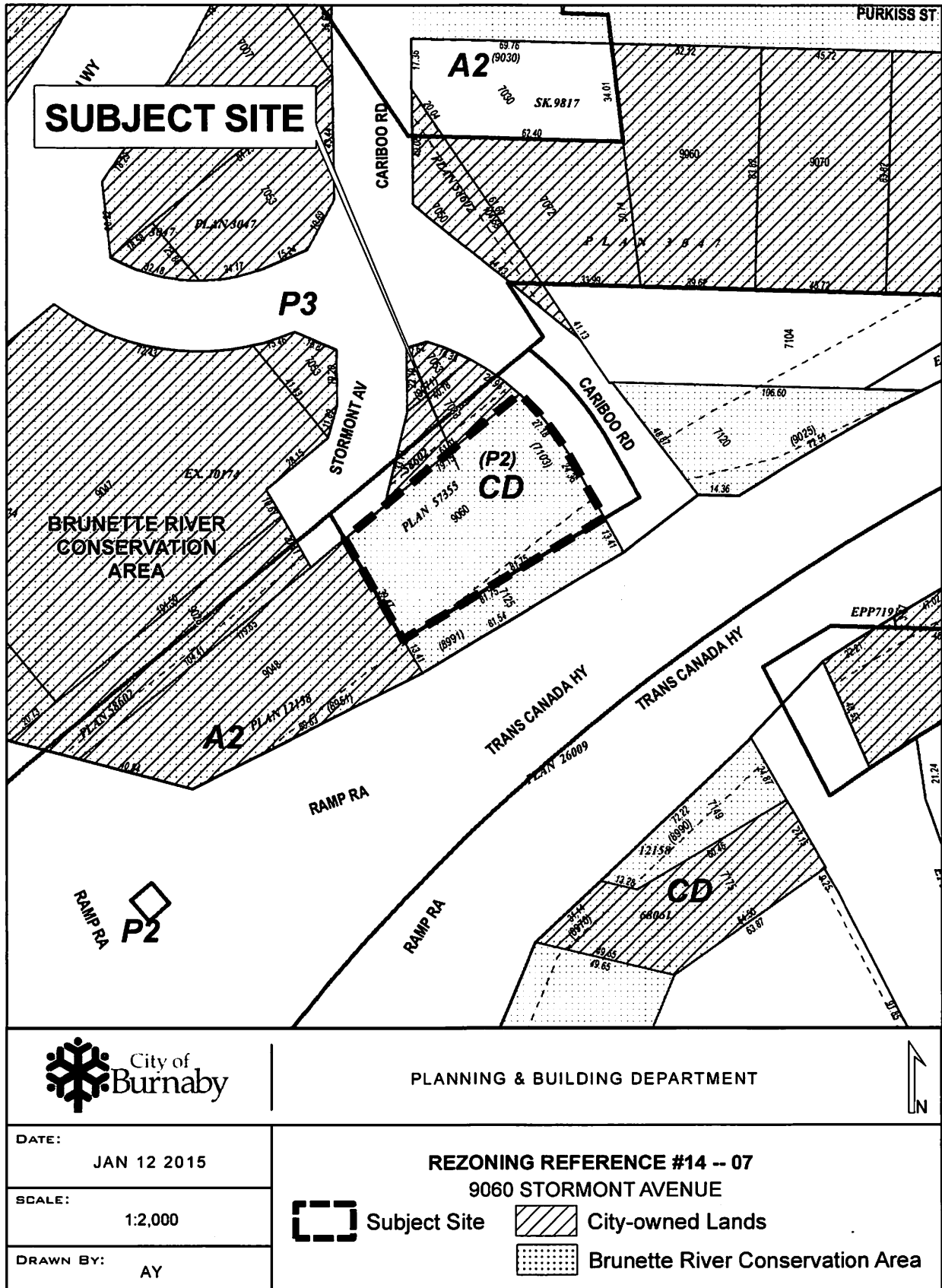
	Proposed Finished Floor Area:	-	845.2 m ² (9,098 sq.ft.)
4.4	Floor Area Ratio Permitted	-	1.5 FAR
	Floor Area Ratio Provided	-	0.23 FAR
4.5	Building Height:	-	1 storey
4.6	Parking Required (1space/46m ²)	-	18 spaces
	Parking Provided	-	42 spaces


 Lou Pelletier, Director
 PLANNING AND BUILDING

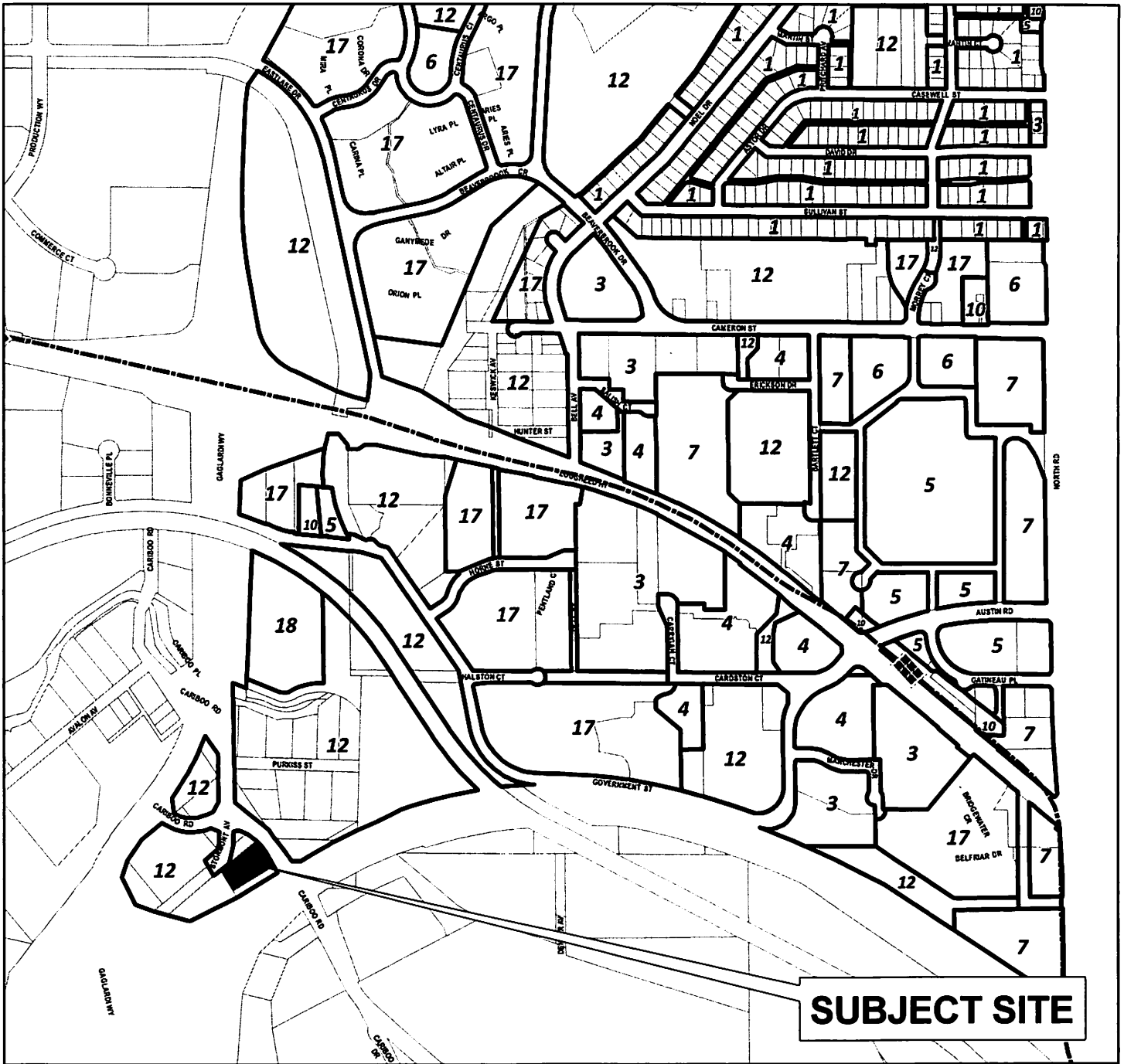
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Attachments

cc: Deputy City Managers
 Director Engineering
 Director Parks, Recreation and Cultural Services
 City Solicitor
 City Clerk

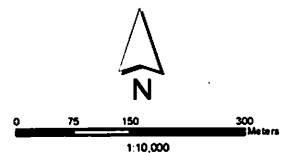
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Sketch #1



- | | |
|--|--|
| 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 |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan

**RCMP Stormont
Design Brief in support of a Rezoning Application
9060 Stormont Ave., Burnaby BC.**

March 7, 2014

Project Summary

I, Adam Gerber, on behalf of RCMP E Division, have submitted this application to rezone 9060 Stormont Avenue from CD Comprehensive Development District (based on P2 Administration and Assembly District) to Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Lougheed Town Centre Plan guidelines) for the purpose of expanding the existing RCMP Highway patrol offices and parking area.

The RCMP is planning on combining two separate traffic units for reasons of efficiency; The Lower Mainland Traffic Unit in Burnaby and the Integrated Road Safety Unit (IRSU) currently located in New Westminster. It is the Owner's intention to modify the Burnaby location to accommodate both units. It should be noted that these units are not regular RCMP detachments. They receive very few drop-in visitors or foot traffic. There are no cells or detention facilities as both units are traffic oriented.

The Lower Mainland District Traffic Services are currently located at 9060 Stormont Ave. in Burnaby. The existing building is:

- 443.6 m2 (4475 sq.ft)
- Single story
- Wood and stone exterior cladding
- Strip window glazing
- Cedar shake roof with ornamental wood beams extending outward.

The planned additions are:

- 408 m2 (4400 sq.ft) (3 additions in total)
- Single story
- Wood and stone exterior cladding to match the existing
- Strip windows and punched glazed openings
- Sloped roof to compliment the existing roof form.
- The proposed Total Building Area is 851.6 m2 (8,875 sq.ft.).

The existing site is:

- Fully developed with concrete sidewalks, paved parking areas and mature soft landscaping throughout.
- Fully fenced with a 1.2 m (4 ft) high chain-link fence with a sliding security gate.

The planned changes to the site include:

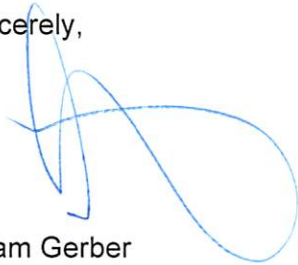
- Modifications to both the east and west side parking lots. This would provide a total of 41 parking stalls.
- The removal of some existing mature trees and low planting. This is also a security requirement of the RCMP to make the site planting less dense.
- New exterior lighting to compliment the existing lighting and illuminate the parking areas.
- Removal of a section of the west side parking area, that currently extends into the neighboring southerly property.

The parameters:

- Bounded on 3 sides by City of Burnaby property (north, east and west) and Ministry of Highways property (south).
- BC Hydro retains a Right-of-Way over the Ministry of Highways property for a transmission line and the associated towers.

Please refer to the attached Site Plan for a graphic understanding of the adjacent property arrangement and ownership.

Sincerely,



Adam Gerber
Senior Technologist
B.Sc. Dip. A.M.E. CTech LEED AP



Brian Kapuscinski, Principal
M. Arch. Architect AIBC MRAIC LEED® AP



Item
Meeting2015 January 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-40**
Amendment to permit telecommunications hubsite, rooftop cooling towers, and storefront renovation

ADDRESS: 1240 – 4700 Kingsway (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, D.L. 153, Group 1, NWD Plan BCP36875

FROM: CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District)

TO: Amended CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District and Metrotown Development Plan as guidelines)

APPLICANT: Gordon MacKenzie Architect Inc.
608 – 318 Homer Street
Vancouver, BC V6B 2V2
(Attn: Gordon MacKenzie)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02 and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-40
 2015 January 21 Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a Shaw telecommunications hubsite, which includes the installation of two accessory rooftop cooling units, and renovations to an existing commercial retail unit (CRU).

2.0 BACKGROUND INFORMATION

- 2.1 The subject unit is located in the Metropolis at Metrotown shopping centre, adjacent to the TransLink bus loop on the south side of the shopping centre (Sketch #1 *attached*). The unit has a frontage of approximately 9.14 m (30 ft.) along the bus loop; the remainder of the unit is located in a ground floor interior space that is not visible from the exterior of the mall. Adjacent CRUs contain a retail outlet for Rogers Wireless, a dollar store and a clothing retailer.
- 2.2 The subject site was originally developed in the 1980's as two separate retail/office complexes, Eaton Centre and Metrotown Centre (Rezoning References #71-85, #54-86, and #99-87). In 2002, a three-phased rezoning was initiated to further integrate the two shopping complexes and develop a new office tower, Metrotower III (Rezoning References #02-27 and #03-55). All phases of this rezoning have been substantially completed, with Phase III (Metrotower III) in the final stages of construction.
- 2.3 The subject unit was originally shown as part of a number of smaller units designated "storage," "office core," and "office service area" on the CD Plans approved under Rezoning Reference #71-85. Subsequently, these units were shown as one large CRU, with a smaller loading area and an interior unit on the CD Plans approved under Rezoning Reference #99-87. CD Plans for Rezoning Reference #02-27 show this area again divided into several units without direct access to the interior of the mall area.
- 2.4 In 1990, Preliminary Plan Approval (PPA) #9581 permitted a production studio, offices, and a fitness centre, for Rogers Cable Community Programming in the subject unit. The most recent business licence for the unit was issued in 2004 to the applicant, Shaw Communications, for a TV/Production Studio; this licence had been transferred from Rogers Cable in 2001 (BUS #01-00852). This licence was cancelled on 2005 January 27 after an inspection found that the site was vacant. No subsequent licence has been issued.
- 2.5 In 2012, Building Permit #12-01159 was issued to Shaw Communications for interior changes to the subject unit. In September 2013, the applicant submitted a PPA application (PPA #13-309) for the installation of the proposed rooftop cooling units. Review of this PPA application determined that an amendment to the CD Plan was required for both the proposed cooling units and the use of the subject unit for a telecommunications hubsite.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-40
 2015 January 21 Page 3

- 2.6 On 2014 November 24, Council received the report of the Planning and Building Department concerning the proposed rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL INFORMATION

- 3.1 The applicant proposes to amend the zoning of the subject property from CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts, P2 Administration and Assembly District) to Amended CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts, P2 Administration and Assembly District and Metrotown Development Plan as guidelines) in order to accommodate an existing Shaw telecommunications hubsite in an approximate 1,178 m² (12,673 ft²) ground floor unit in the Metropolis at Metrotown shopping centre.

The development concept for accommodating the hubsite includes dividing the existing unit into two spaces:

- an approximate 114 m² (1,222 ft²) CRU, which would be renovated to provide a glazed storefront presence on the bus loop; and,
- an approximate 1,064 m² (11,451 ft²) interior space that would contain the proposed hubsite, which would consist primarily of electrical, mechanical, and telecommunications equipment rooms along with some accessory office space. The hubsite space would be accessible only by an interior service corridor and would not be visible from public areas.

The proposal also includes the installation of two accessory cooling units (approximately 8.0 ft. high, 23.8 ft. long, 7.2 ft. wide) on the roof of the shopping complex, in the area generally above the subject CRU.

- 3.2 The applicant has submitted a visual analysis of the proposed cooling units that indicates the units will be visible to SkyTrain passengers as they pass the south elevation of the mall. From some angles, views to the units are obscured by tree foliage or intervening walls, or the prominence of the units is reduced by overlap with larger, existing rooftop structures. In addition, the units will be visible, among other mechanical units, skylights, and rooftop features, from nearby office and residential towers. The applicant has worked with staff to further reduce the visual impacts of the units by wrapping them in a mullioned reflective graphic film with a grey/blue over-laminate that will blend into the rooftop context.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #14-40
 2015 January 21 Page 4

- 3.3 At the request of staff, the applicant also proposes to relocate the two bicycle lockers that are currently located in front of the subject storefront to a site on the opposite end of the bus loop frontage, near the façade of a sporting goods retailer (SportChek). This façade is recessed and provides window space but no mall entrance. The relocation of the bicycle lockers would improve the accessibility of the proposed retail storefront.
- 3.4 The proposed change of use from office/retail to office/storage/retail uses will not result in any increase in off-street parking or loading requirements, which were met under previous rezonings.
- 3.5 Given that no additional gross floor area is proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge of \$0.443 per ft² (\$4.77 per m²) is not required in conjunction with this rezoning application.

4.0 DEVELOPMENT PROPOSAL

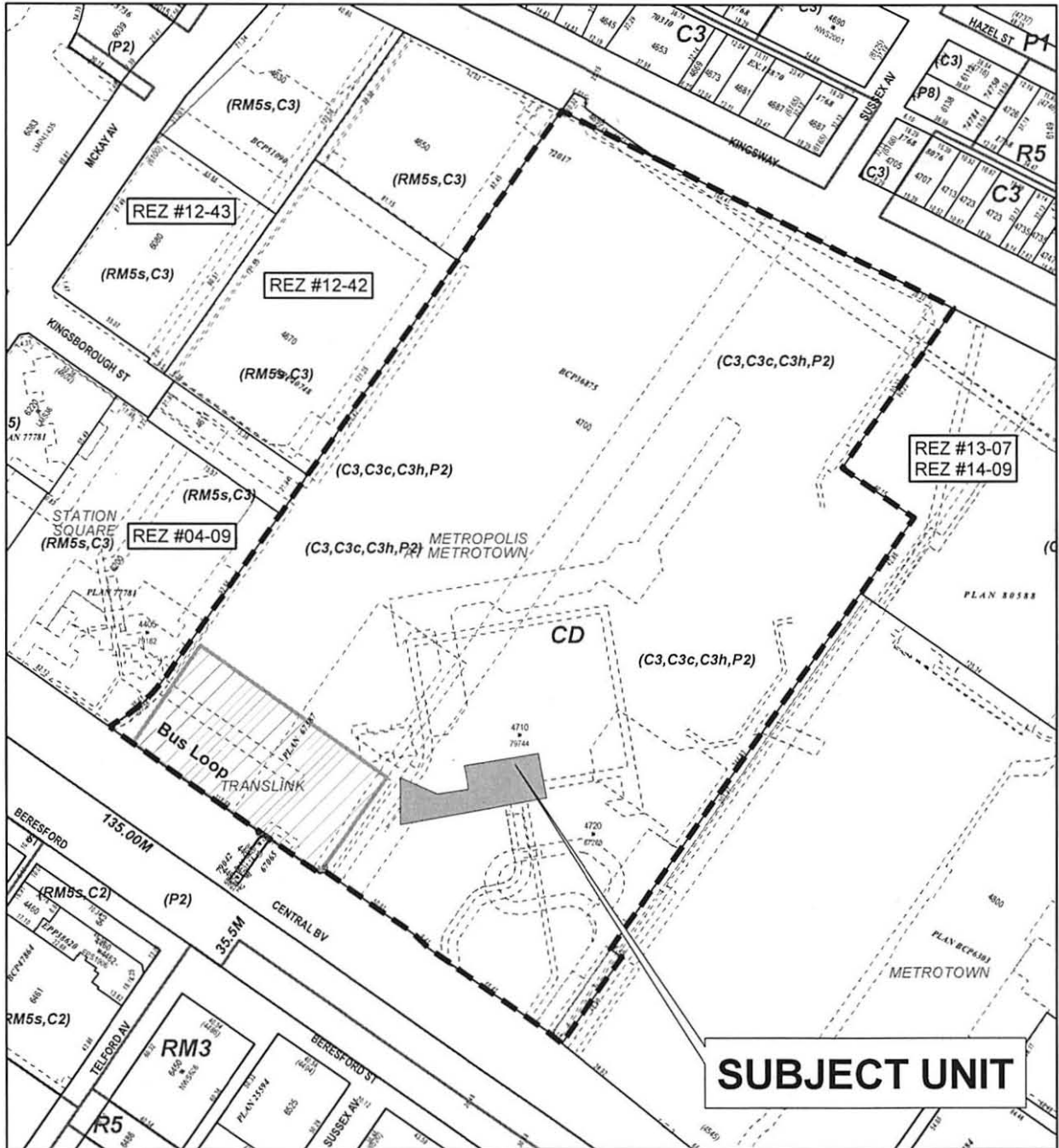
- 4.1 Site Area: - 8.64 ha (21.34 acres) (unchanged)
- 4.2 Floor Area (subject unit): - 1,178 m² (12,673 ft²) (unchanged)
- 4.3 Parking: (unchanged)
- | | | |
|---------------------|---|--|
| <u>Required</u> | - | |
| • retail | - | 02 spaces at 1 space/1,000 ft ² |
| • office | - | 02 spaces at 1.7 spaces/1,000 ft ² |
| • storage | - | <u>06 spaces at 1 space/2,002.15 ft²</u> |
| Total required | - | 10 spaces |
|
<u>Provided</u> | - |
15 spaces (based on previous office/storage use) |
- 4.4 Loading: - 2 bays required/provided (unchanged)





 Lou Pelletier, Director
 PLANNING AND BUILDING

LF:spf

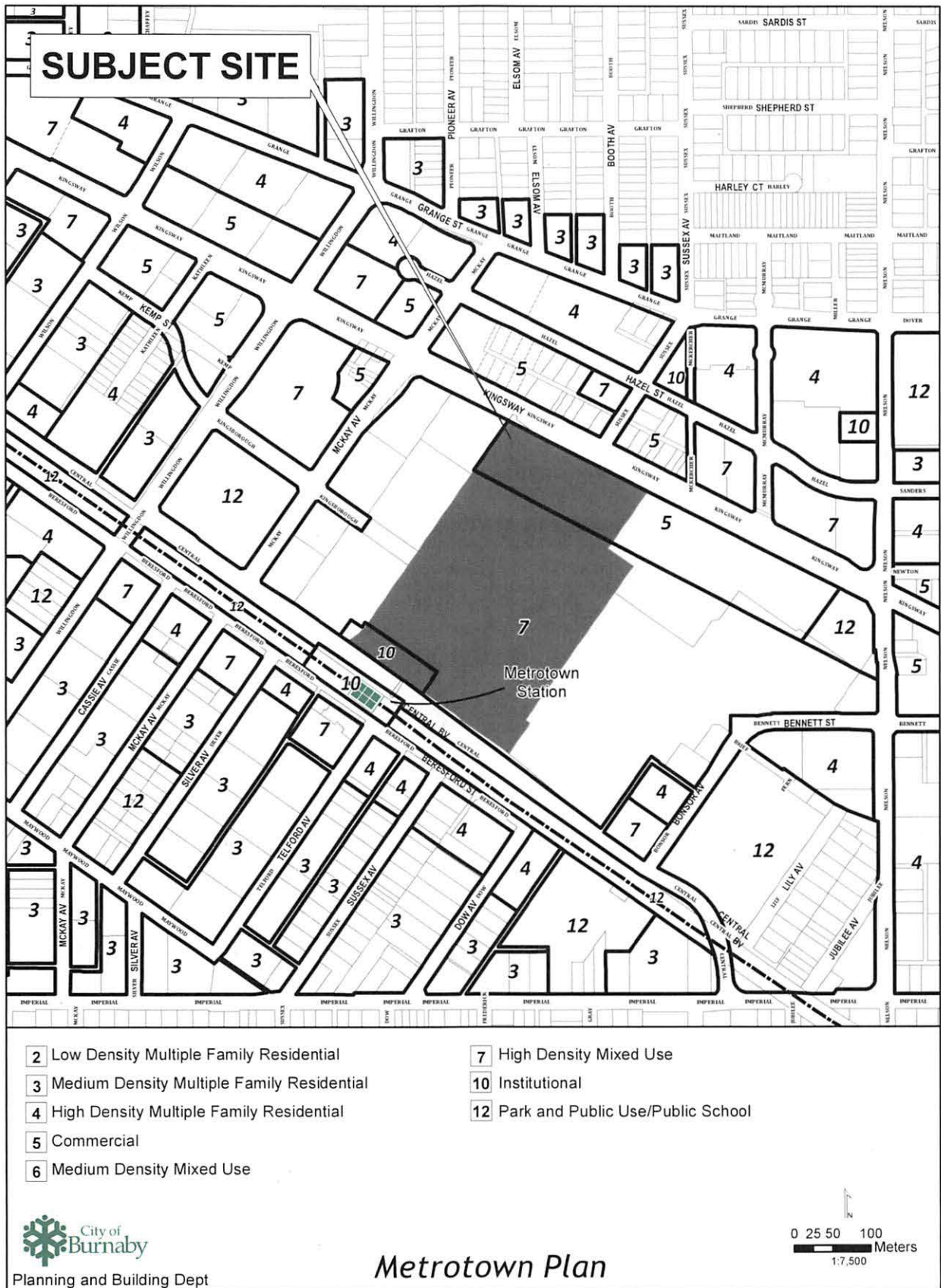
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



		PLANNING & BUILDING DEPARTMENT		
DATE: JAN 21 2015		REZONING REFERENCE #14-40 1240 - 4700 KINGSWAY		
SCALE: 1:3,000		 Subject Site		
DRAWN BY: AY				

Sketch #1



Sketch #2



Item
Meeting2015 January 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-36**
Multi-Tenant Light Industrial Development
Big Bend Development Plan

ADDRESS: Portion of 8398 North Fraser Way (see *attached* Sketches #1 & #2)

LEGAL: Lot 5, D.L.'s 155C, 166 & 167, Group 1, NWD Plan LMP39018 Except Plan BCP8603, BCP15933, BCP32333 & BCP36851

FROM: CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Crescent Business Centre" prepared by Chip Barrett Architect)

APPLICANT: Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
(Attn: Ryan Jenkins)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02 and to a Public Hearing on 2015 February 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference # 14-36
 2015 January 21 Page 2

designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- j) The submission of a detailed comprehensive sign plan.
- k) The submission of a Site Profile and resolution of any arising requirements.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-tenant industrial development in accordance with the Burnaby Business Park Concept Plan.

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2.0 BACKGROUND

- 2.1 The subject property is located within the Burnaby Business Park on the north side of North Fraser Way within the Big Bend Development Plan Area (see *attached* Sketches #1 and #2). The subject property is currently vacant and is roughly rectangular in shape with an area of approximately 5.28 hectares (13.04 acres).

Originally, the applicant had intended to develop the entire property under the subject application; however, they have now indicated intent to subdivide the property into two lots in order to develop separate multi-tenant industrial buildings on the resultant lots. As such, the applicant is pursuing the development of only the proposed western lot (which measures 2.59 hectares (6.4 acres) at this time, with the eastern lot to be pursued in future under a separate rezoning application (see *attached* Sketch #1).

Directly to the west of the subject site are newer office/industrial buildings developed in line with the Burnaby Business Park Concept Plan. Directly to the east is the proposed future development site with City park lands beyond. To the north is a City owned lot that provides for a linear parkway and an agricultural buffer, beyond which is the Mayberry Cranberry Farm. To the south, across North Fraser Way, are new office/industrial developments constructed in-line with the Glenwood Industrial Estates Concept Plan.

- 2.2 On 2014 November 24, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has submitted a plan of development for the proposed western lot considered suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Plan as guidelines) in order to permit the construction of a two-storey warehouse/office development. Vehicular access will be provided from North Fraser Way.
- 3.2 Primary servicing for the subject site has been provided through Subdivision Reference #07-69, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

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- the provision of a new bus shelter and pad on North Fraser Way; and,
- a new pedestrian crossing across North Fraser Way.

- 3.3 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.4 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
- 3.5 A Site Profile and resolution of any arising requirements will be required.
- 3.6 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 3.7 There are no trees on the site, therefore a tree survey will not be required.
- 3.8 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.9 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

4.0 DEVELOPMENT PROPOSAL

- | | | | |
|-----|--------------------------------|---|--|
| 4.1 | Site Area: | - | 2.59 hectares (6.4 acres) |
| 4.2 | Site Coverage: | - | 44.1% |
| 4.3 | Floor Area: | - | 12,926.8 m ² (139,143 sq.ft.) |
| | Office Space | - | 2,982.2 m ² (32,100 sq.ft.) |
| | Manufacturing | - | 2,585.4 m ² (27,829 sq.ft.) |
| | Warehousing | - | 7,359.2 m ² (79,214 sq.ft.) |
| | Total G.F.A. | - | 12,926.8 m ² (139,143 sq.ft.) |
| 4.4 | Floor Area Ratio: | - | 0.50 FAR |
| 4.5 | Building Height: | - | 2 storeys |
| 4.6 | Parking Required and Provided: | | |

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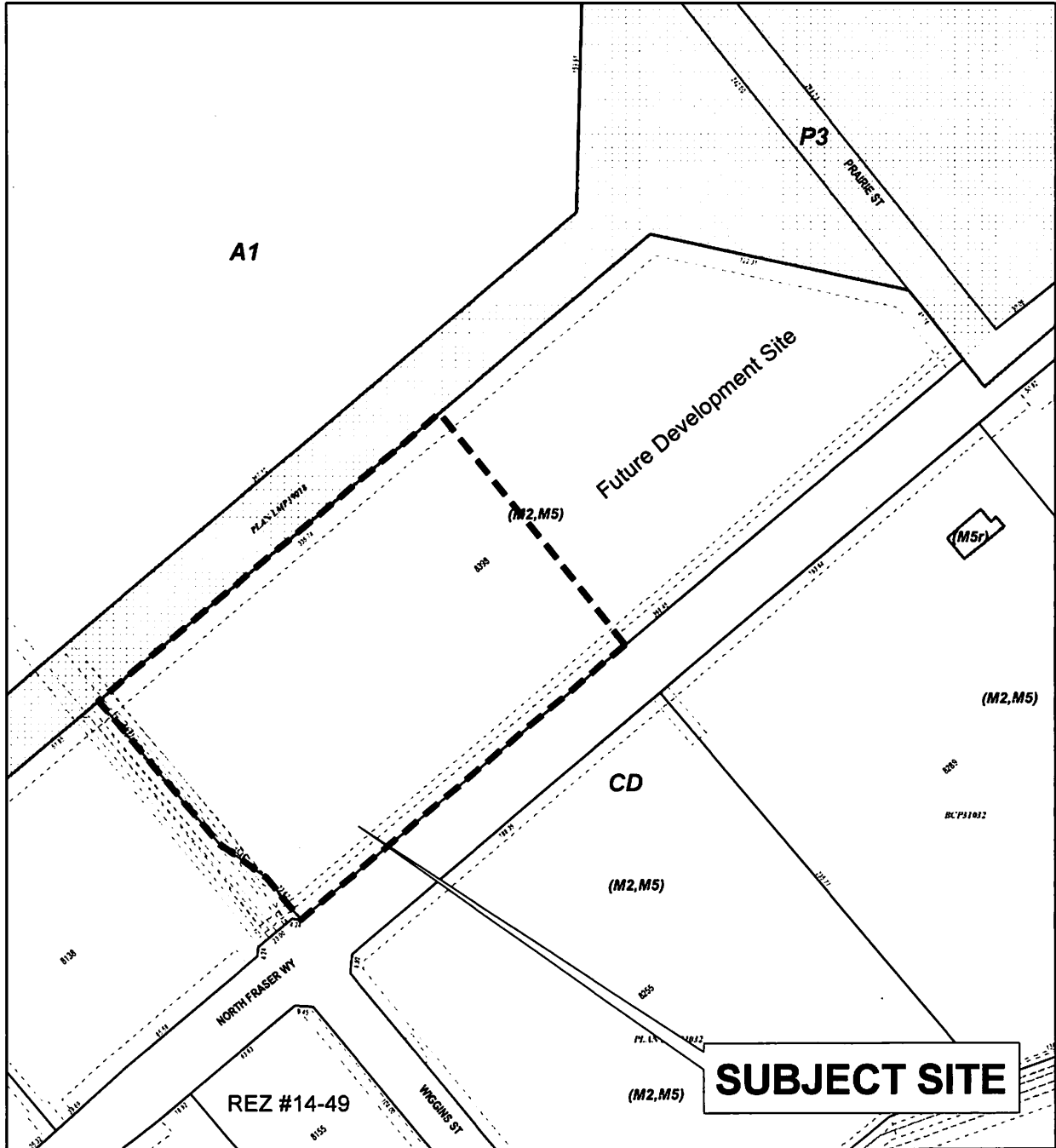
	2,982.2 m ² office @ 1/46 m ²	-	65 spaces
	2,585.4 m ² manufacturing @ 1/93 m ²	-	28 spaces
	7,359.2 m ² warehousing @ 1/186 m ²	-	40 spaces
	Total Parking Required and Provided:	-	133 spaces
4.7	Loading Bays Required	-	05 spaces
	Loading Bays Provided:	-	24 spaces
4.8	Bicycle Provisions Required and Provided:	-	14 spaces

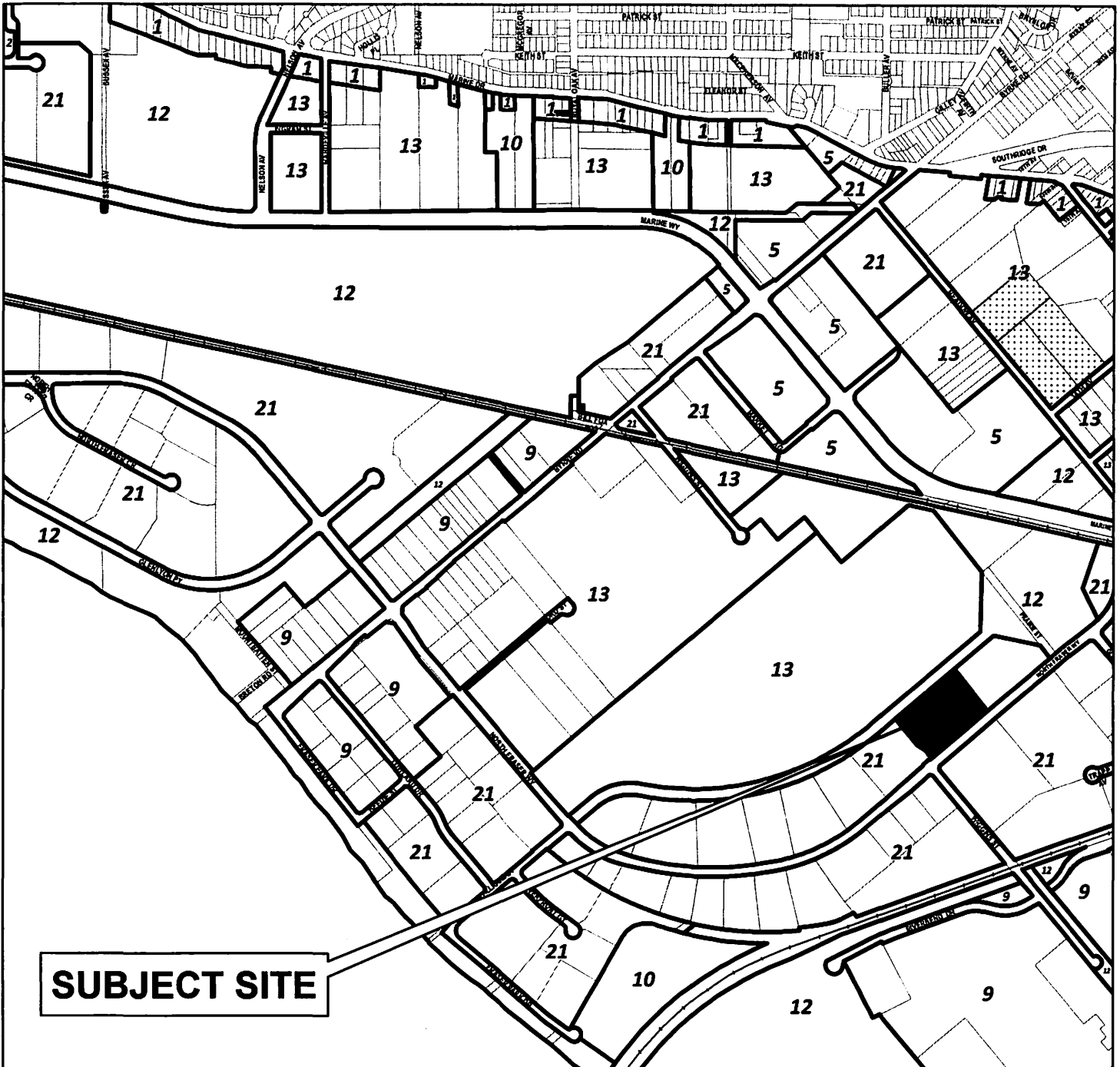

 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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- | | |
|--|------------------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan