ADVISORY PLANNING COMMISSION

NOTICE OF OPEN MEETING

DATE: **THURSDAY, 2017 FEBRUARY 16**

TIME: **6:00 PM**

PLACE: **Clerk's Committee Room, Burnaby City Hall**

A G E N D A

1. CALL TO ORDER **PAGE**

2. MINUTES

Minutes of the Advisory Planning Commission Meeting held on 2017 January 19 — 1

3. ZONING BYLAW AMENDMENTS

1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2017 - Bylaw No. 13705 — 5

Rez . #16-01

1010 Sperling Avenue

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District, and in accordance with the development plan entitled “Margaret’s Housing for Older Women” prepared by Boni Maddison Architects)

The purpose of the proposed zoning bylaw amendment is to permit the conversion of an underutilized common space to a two-bedroom suite in an existing supportive housing development.

2) **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2017 - Bylaw No. 13706** 11

Rez. #16-16

4350 Still Creek Drive

From: CD Comprehensive Development District (based on M5, M5r Light Industrial Districts)

To: Amended CD Comprehensive Development District (based on M5, M5r Light Industrial Districts and Willingdon Business Park guidelines, and in accordance with the development plan entitled "Skysign Proposal for HUB International Insurance Brokers" prepared by Galaxie Signs Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of a skysign on the Grandview Highway (south) frontage of the existing office building at 4350 Still Creek Drive.

3) **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2017 - Bylaw No. 13707** 18

Rez. #16-36

6056 Gilley Avenue

From: CD Comprehensive Development District (based on R4 Residential District)

To: R4 Residential District

The purpose of the proposed zoning bylaw amendment is to permit development of a new single family dwelling under the R4 Residential District.

4) **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2017 - Bylaw No. 13708** 25

Rez. #16-47

Portion of 2316 Beta Avenue

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District and Brentwood Town Centre Development Plan guidelines, and the development plan entitled "Beta Pump Station Replacement" prepared by Feenstra Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

The following two rezoning applications (Rezoning References #16-49 and #16-49a) relate to the relocation of an existing liquor store to a new location. The existing liquor store is proposing to move from 7000 Lougheed Highway (Unit #5 – 2909 Bainbridge Avenue) to Unit #2 – 2900 Bainbridge Avenue. To comply with Liquor Control and Licensing Branch regulations, the zoning that currently allows for a liquor store at the existing location (7000 Lougheed Highway [Unit #5 – 2909 Bainbridge Avenue]) is proposed to be removed to allow the new location (Unit #2 - 2900 Bainbridge Avenue) to be zoned appropriately. 32

5) <u>Burnaby Zoning Bylaw 1965,</u>
<u>Amendment Bylaw No. 5, 2017 - Bylaw No. 13709</u>

Rez. #16-49

Unit #2 – 2900 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District, and in accordance with the development plan entitled "Bainbridge Liquor Store" prepared by John McNally Designers Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a private liquor store.

6) <u>Burnaby Zoning Bylaw 1965,</u> 44
<u>Amendment Bylaw No. 8, 2017 - Bylaw No. 13721</u>

Rez. #16-49a

7000 Lougheed Highway (Unit #5 – 2909 Bainbridge Avenue)

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District) and R2 Residential District

To: Repeal C2h Community Commercial District zoning

The purpose of the proposed zoning bylaw amendment is to REPEAL the C2h Community Commercial District designation given under Bylaw No. 11951 which allowed the existing private liquor store to be situated in its current location.

7) **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2017 - Bylaw No. 13710** 55

Rez. #17-01

7335 to 7359 Fourteenth Avenue (north side)

From: R5 Residential District

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to allow for single and/or two-family dwellings on small lots in accordance with the R12S Zoning District.

8) **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2017 - Bylaw No. 13720** 62

Rez. #17-02

5676 Laurel Street and unopened portions of Fulwell Street and Laurel Street road rights-of-way

From: R5 Residential District

To: M2 General Industrial District

The purpose of the proposed zoning bylaw amendment is to bring the subject property and unopened road rights-of-way into conformance with their designated use as a public works yard.

4. NEW BUSINESS

5. INQUIRIES

6. ADJOURNMENT

ADVISORY PLANNING COMMISSION

MINUTES

An Open meeting of the Advisory Planning Commission was held in the Clerk's Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Thursday, 2017 January 19 at 6:00 PM.

1. CALL TO ORDER

PRESENT: Mr. Craig Henschel
Mr. Arsenio Chua
Mr. Harman Dhatt
Mr. Rob Nagai
Ms. Jasmine Sodhi

ABSENT: Ms. Sarah Campbell

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

The Administrative Officer called the meeting to order at 6:10 p.m.

2. ELECTION OF CHAIR

The Administrative Officer called for nominations for an Interim Chair for the Advisory Planning Commission.

The Commission agreed to elect a member to act as an Interim Chair until the appointment of the three Commission vacancies.

Commissioner Dhatt nominated Commissioner Henschel for the position of Interim Chair of the Advisory Planning Commission.

MOVED BY COMMISSIONER DHATT
SECONDED BY COMMISSIONER CHUA

THAT Commissioner Henschel be appointed as Interim Chair to the Advisory Planning Commission.

CARRIED UNANIMOUSLY

DRAFT

3. ELECTION OF VICE CHAIR

The Administrative Officer called for nominations for Vice Chair of the Advisory Planning Commission.

The Commission agreed to hold full elections after the appointment of the three new Commission members.

4. MINUTES

1) Minutes of the Advisory Planning Commission meeting held on 2016 December 01

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER DHATT

THAT the minutes of the Advisory Planning Commission meeting held on 2016 December 01 be adopted.

CARRIED UNANIMOUSLY

5. ZONING BYLAW AMENDMENTS

MOVED BY COMMISSIONER CHUA
SECONDED BY COMMISSIONER SODHI

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

a) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 58, 2016 - Bylaw No. 13702

Rez . #15-34

4331 Dominion Street

From: CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)

To: Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new restaurant patio at the Grand Villa Casino / Delta Burnaby Hotel complex.

DRAFT

MOVED BY COMMISSIONER DHATT
SECONDED BY COMMISSIONER SODHI

THAT the Advisory Planning Commission SUPPORT Rez. #15-34, Bylaw No. 13702.

CARRIED UNANIMOUSLY

b) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 59, 2016 - Bylaw No. 13703

Rez. #15-27

7611 Mayfield Street

From: R3 Residential District

To: R3a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single-family dwelling with a gross floor area beyond that permitted under the prevailing zoning.

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER NAGAI

THAT the Advisory Planning Commission SUPPORT Rez. #15-27, Bylaw No. 13703.

CARRIED UNANIMOUSLY

c) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 52, 2016 - Bylaw No. 13684

Rez . #15-04

5521, 5523, 5525 (Lots 9 and 10) Hastings Street

From: C2 Community Commercial District

To: CD Comprehensive Development District (C2 Community Commercial District, RM4 Multiple Family Residential District and the Apartment Study 'B' [Capitol Hill Plan] as guidelines, and in accordance with the development plan entitled "Alto on Capitol Hill" prepared by Vivid Green Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with a live-work component.

DRAFT

MOVED BY COMMISSIONER CHUA
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #15-04, Bylaw No. 13684.

CARRIED UNANIMOUSLY

5. NEW BUSINESS

There were no items of new business brought before the Commission at this time.

6. INQUIRIES

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

7. ADJOURNMENT

MOVED BY COMMISSIONER SODHI
SECONDED BY COMMISSIONER CHUA

THAT this Advisory Planning Commission meeting do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:30 p.m.

_____	_____
Eva Prior	Commissioner Craig Henschel
ADMINISTRATIVE OFFICER	INTERIM CHAIR

DRAFT

City of Burnaby

PROPOSED DEVELOPMENT SUMMARY
FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00001 **Meeting Date:** 2017 February 16
ADDRESS: 1010 Sperling Avenue

DEVELOPMENT PROPOSAL:
Permit the conversion of an underutilized common space to a two-bedroom suite in an existing supportive housing development.

1.	***Site Area:***	2,390 m2 (25,726 sq. ft.)	
2.	***Existing Use:***	Supportive housing facility for older women	
	Adjacent Use:	Church, single and two family dwellings	
	Proposed Use:	Supportive housing facility for older women	
		Permitted/Required	**Proposed/Provided**
3.	***Gross Floor Area:***	1,308.59 m2 (14,085.5 sq. ft.).	1,308.59 m2 (14,085.5 sq. ft.).
4.	***Site Coverage:***	N/A	N/A
5.	***Building Height:***	2 1/2 Storeys	2 1/2 Storeys
6.	***Vehicular Access from:***	Lane	Lane
7.	***Parking Spaces:***	6 Parking Spaces	7 Parking Spaces
8.	***Loading Spaces:***	N/A	N/A
9.	***Communal Facilities:***	N/A	N/A

10. ***Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)*** ☒ YES ☐ NO

Note: *N/A where not applicable*

P:\REZONING\FORMS\ APC STAT SHEET

City of Burnaby

Item .....
Meeting ..... 2017 January 23

COUNCIL REPORT

TO: CITY MANAGER 2017 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-01**

ADDRESS: 1010 Sperling Avenue (see ***attached*** Sketch #1)

LEGAL: Lot 1, DL 132, Group 1, NWD Plan LMP26163

FROM: CD Comprehensive Development District (based on P5 Community Institutional District)

TO: Amended CD Comprehensive Development District (based on P5 Community Institutional District, and in accordance with the development plan entitled "Margaret's Housing for Older Women" prepared by Boni Maddison Architects)

APPLICANT: Atira Women's Resource Society
101 East Cordova Street
Vancouver, BC V6A 1K7
(Attn: Janice Abbott)

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 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 granting of a Section 219 Covenant to ensure that use of the site is for non-profit housing.

   c) The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the conversion of an underutilized common space to a two-bedroom suite in an existing supportive housing development.

2.0 BACKGROUND

2.1 The subject site is home to Margaret's Housing for Older Women (Maggie's), a supportive housing development located on the southeast corner of Curtis Street and Sperling Avenue, north of St. Margaret's Anglican Church (see ***attached*** Sketch #1). The adjacent lot to the east is occupied by a two family dwelling, while there is a mix of single and two family dwellings across Curtis Street to the north and across Sperling Avenue to the west. Vehicular access to the subject site is from the lane.

2.2 On 1995 November 27, Council granted Final Adoption to Rezoning Reference #04/93, which rezoned the subject site from R4 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District and in accordance with the development plan entitled "St. Margaret of Scotland Society Abbeyfield House" prepared by Linda Baker Architect). The purpose of the rezoning was to permit the construction of "Abbeyfield House," a two and a half storey senior citizens' rest home/residence with 20 bed-sitting rooms, two relief suites, two caretaker suites, and two communal living and dining spaces.

2.3 In 2011, Atira Women's Resource Society, a not-for-profit organization which provides housing and service programs for women who are marginalized, took over the lease of Abbeyfield House in order to operate Maggie's, a supportive housing development for women aged 55 and older who face barriers to securing safe and affordable housing. Maggie's has a total of four staff on-site – two live-in caretakers, a program manager, and a support worker. In addition to providing housing for older women, Maggie's provides resident support such as the provision of at least one shared meal a day (residents prepare their other meals in the communal kitchen), assistance in cleaning and maintaining their rooms, and referrals to services such as counselling or legal advice. The proposed use of the subject development for supportive housing for older women is consistent with the site's prevailing CD (P5) District Zoning.

2.4 On 2016 April 04, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant towards 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 at a Public Hearing.

3.0 GENERAL COMMENTS

3.1 In order to provide housing for two additional women, the applicant is requesting the site be rezoned to the Amended CD District (utilizing the P5 District guidelines) in order to permit the conversion of one of the two communal living and dining spaces, which is underutilized, into a two-bedroom suite on the main floor. In addition, the applicant is requesting that a former office space and relief suite on the third floor be permitted to be combined to create a one-bedroom suite. No other changes are proposed and sufficient parking spaces are provided. The remaining administrative and resident communal spaces remain sufficient to serve the development.

3.2 No servicing is required in conjunction with this rezoning application.

3.3 Any necessary easements, covenants, and statutory rights-of-way for the subject site are to be provided, including, but not necessarily limited to, a Section 219 Covenant to ensure that use of the site is for non-profit housing.

3.4 As there is no increase in gross floor area, a Parkland Acquisition Charge is not applicable to this application. Non-profit housing is exempt from the Burnaby School Site Acquisition Charge. A GVS & DD Sewerage Charge of $1,082.00 per residential unit is applicable; the applicant may make an application directly to Metro Vancouver for an exemption or reduction to the required GVS & DD Sewerage Cost Charge due to the non-profit nature of the development.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area (no change)	2,390 m^2 (25,726 sq. ft.).
4.2	Gross Floor Area (no change)	1,308.59 m^2 (14,085.5sq. ft.).
4.3	Density (no change)	0.55 FAR
4.4	Height (no change)	2 and 1/2 storeys
4.5	Unit Mix	20 bedsitting rooms 1 studio 3 one bedroom units 1 two bedroom unit
	Total Beds	26 beds

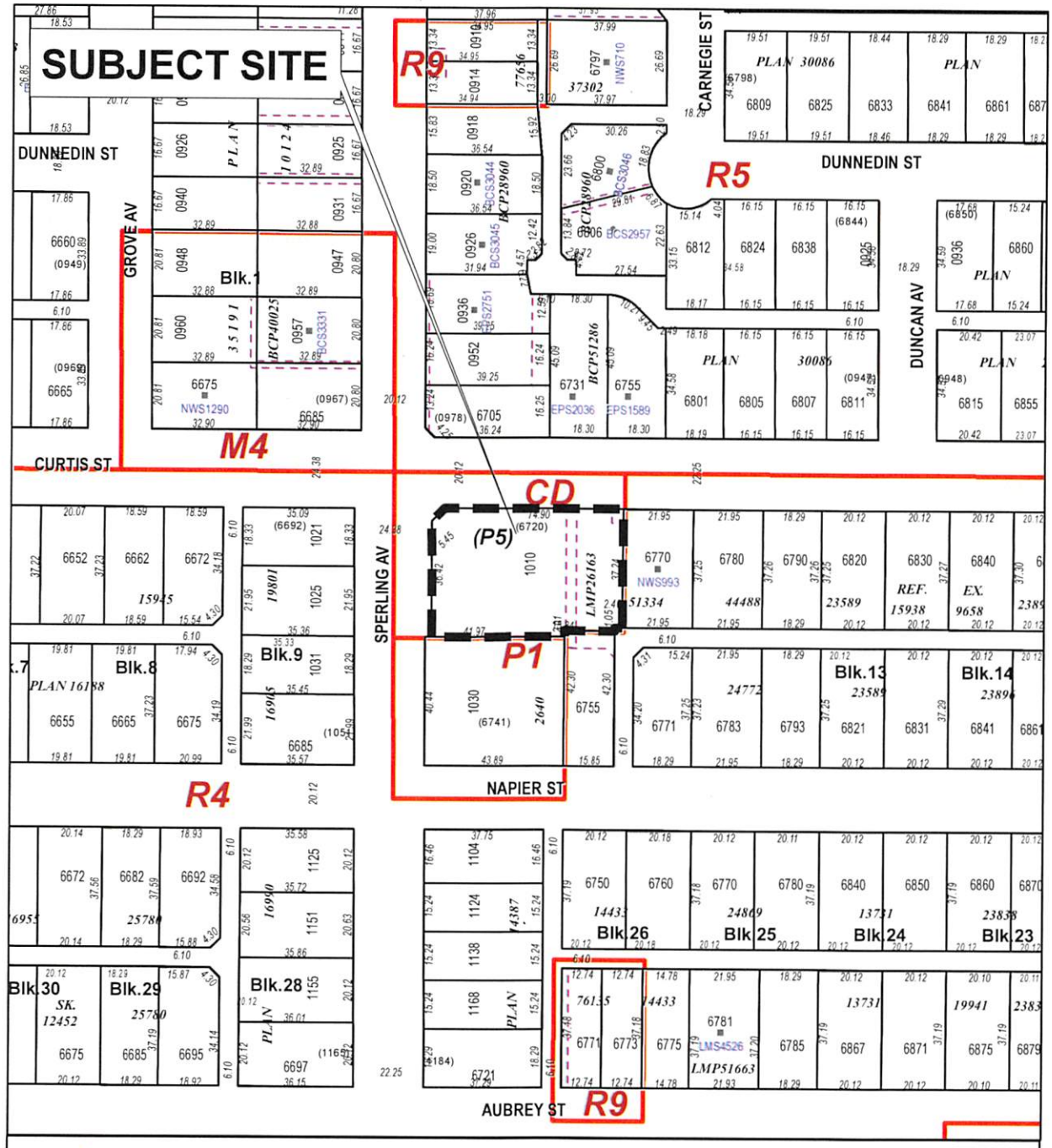
4.6	Parking (no change)	Required	Provided
	Parking	6 spaces	7 spaces

Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-01 1010 Sperling Avenue\Rezoning Reference 16-01 PH Report 20170123.docx



City of Burnaby

PLANNING & BUILDING DEPARTMENT

N

DATE: JAN 12 2017	REZONING REFERENCE #16-01 1010 SPERLING AVENUE
SCALE: 1:2,000	Subject Site
DRAWN BY: AY	

Sketch #1

City of Burnaby

PROPOSED DEVELOPMENT SUMMARY
FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00016 **Meeting Date:** 2017 February 16
ADDRESS: 4350 Still Creek Drive

DEVELOPMENT PROPOSAL:
Permit the installation of a skysign on the Grandview Highway (south) frontage of the existing office building on the subject site.

1.	***Site Area:***	5.1 m² (55 sq. ft.) - one sky sign
2.	***Existing Use:***	Office building (with first of two skysigns approved under Comprehensive Sign Plan)
	Adjacent Use:	Trans Canada Highway, Grandview Highway, Still Creek Riparian Corridor and office buildings (industrial)
	Proposed Use:	Second of two skysigns approved under existing Comprehensive Sign Plan

		Permitted/Required	**Proposed/Provided**
3.	***Gross Floor Area:***	N/A	N/A
4.	***Site Coverage:***	N/A	N/A
5.	***Building Height:***	N/A	N/A
6.	***Vehicular Access from:***	Still Creek Drive	Still Creek Drive
7.	***Parking Spaces:***	N/A	N/A
8.	***Loading Spaces:***	N/A	N/A
9.	***Communal Facilities:***	N/A	N/A

10. ***Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)*** ☒ YES ☐ NO

Note: *N/A where not applicable*

P:\REZONING\FORMS\APC STAT SHEET

City of Burnaby

Item .....
Meeting .....2017 January 23

COUNCIL REPORT

TO: CITY MANAGER 2017 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-16**
Skysign on Existing Building
Willingdon Business Park

ADDRESS: 4350 Still Creek Drive (see ***attached*** Sketch #1)

LEGAL: Lot 2 (BP247323), DL 70, Group 1, NWD Plan 71013

FROM: CD Comprehensive Development District (based on M5, M5r Light Industrial Districts)

TO: Amended CD Comprehensive Development District (based on M5, M5r Light Industrial Districts and Willingdon Business Park guidelines, and in accordance with the development plan entitled "Skysign Proposal for HUB International Insurance Brokers" prepared by Galaxie Signs Ltd.)

APPLICANT: Hub International
400 – 4350 Still Creek Drive
Burnaby, BC V5C 0G5
(Attention: Monica Jang)

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06, and to a Public Hearing on 2017 February 28 at 7:00 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 approval of the Ministry of Transportation to the rezoning application.

   c) The provision of a statutory right-of-way on the site's existing pedestrian walkway connecting Grandview Highway to Still Creek Drive.

d) A commitment that the skysign installation be related to continued occupancy by the head office user, HUB International, at the subject site.

REPORT

1.0 REZONING PURPOSE

The purpose of this rezoning is to permit the installation of a skysign on the Grandview Highway (south) frontage of the existing office building at 4350 Still Creek Drive.

2.0 BACKGROUND INFORMATION

2.1 The subject property is located on the south side of Still Creek Drive between Gilmore Avenue and Still Creek Avenue, within the Willingdon Business Park (see ***attached*** Sketch #1). Office developments in line with the M5 Light Industrial District are located to the west and north across Still Creek Drive, while immediately to the east is the Still Creek riparian corridor. The Grandview and Trans Canada Highways are located immediately to the south of the subject property.

2.2 On 2008 March 17, Council granted Final Adoption for Rezoning Reference #99-53, which permitted the construction of two four-storey office buildings, measuring 8,640 m^2 (93,005 sq. ft.) in area on the subject site. The provision for signage for the buildings was established through an approved Comprehensive Sign Plan, which indicates the potential for two skysigns, subject to a future amendment rezoning application.

2.3 On 2014 January 23, Council granted Final Adoption for Rezoning Reference #11-35, which permitted the installation of one of the skysigns approved in accordance with the Comprehensive Sign Plan under Rezoning Reference #99-53. The approved skysign, for FortisBC, is located on the south elevation of the east building, in the top left corner of the building face.

2.4 Skysigns are defined as signs that are located at the top of major commercial buildings (offices and hotels) at/or above the third floor level (ie. above the second storey). Skysign Guidelines have been developed and are used to assist in the evaluation of skysigns approved to date, including approved skysigns in the vicinity for Ericcson, Capcom, Fortinet, and Yellow Pages Group. The Skysign Guidelines establish that lettered skysigns (including in combination with a logo) on lower buildings, generally three (3) to eight (8) storeys in height, could have a sign area of up to 9.3 m^2 (100 sq. ft.) and a sign height of no more than 1.52 m (5 ft.).

2.5 Given that the proposed skysign is the second of two skysigns identified by the approved Comprehensive Sign Plan for the site, and the proposal generally meets guidelines that have been developed and used to evaluate skysign approvals to date, this Department is

supportive of the subject rezoning application. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 SKYSIGN PROPOSAL

3.1 The applicant is proposing to install a skysign for Hub International, an insurance brokerage firm that provides services across North America. The skysign is proposed to be located on the existing west building of the property's two-building office complex, in the top corner of the building face, corresponding to the existing skysign on the east building. The proposed skysign is intended to identify the head office location of Hub International for vehicles using Highway #1 and Willingdon Avenue from the south.

3.2 The proposed sign will be located on the building's south elevation and will be viewed from vantage points on Grandview Highway, the Trans-Canada Highway, Willingdon Avenue, and locations from the south. The location of the proposed sign within the Willingdon Business Park is in keeping with the character of the area, and there is no perceived impact to residential neighbourhoods.

3.3 The proposed fascia skysign is comprised of an internally illuminated, LED circular "O" logo with "HUB" lettering for the HUB International head office. The logo is 1.52 m (5.0 ft.) high, 4.9 m (16.1 ft.) wide, with a total area based on a "string-line" perimeter measurement of 5.1 m² (55 sq. ft.). The sign will be mounted 16.5 m (54 ft.) above grade and 1.0 m (3.75 ft.) from the top of the parapet of the building (see Attachment #1 ***attached***).

3.4 Criteria for the evaluation of skysigns for commercial buildings also include consideration of an active and major user, where the user should occupy a minimum 25% of gross leasable floor area. HUB International occupies 2, 930.2 m² (31,540 sq. ft.) of the 4-storey, 8,506.8 m² (91,566 sq. ft.) office building, which represents 34% of the building's overall gross leasable floor area. This criteria is met, and will be maintained by a commitment to keep the sign in relation to the occupancy of the head office user on the subject site. Should HUB International no longer occupy the space, or meet the minimum 25% gross leasable floor area criteria, the skysign would be required to be removed.

3.5 The skysign will be affixed to the building with no visible electrical components and is considered to be architecturally integrated with the existing office building.

3.6 As part of Rezoning Reference #99-53 for the construction of the existing office building on the site, a pedestrian pathway connection was provided on the south and east side of the site between Grandview Highway and Still Creek Drive. As part of the subject rezoning application, a statutory right-of-way, in favour of the City, will need to be provided on the existing pedestrian walkway connection, in order to protect the pedestrian connection for public access purposes.

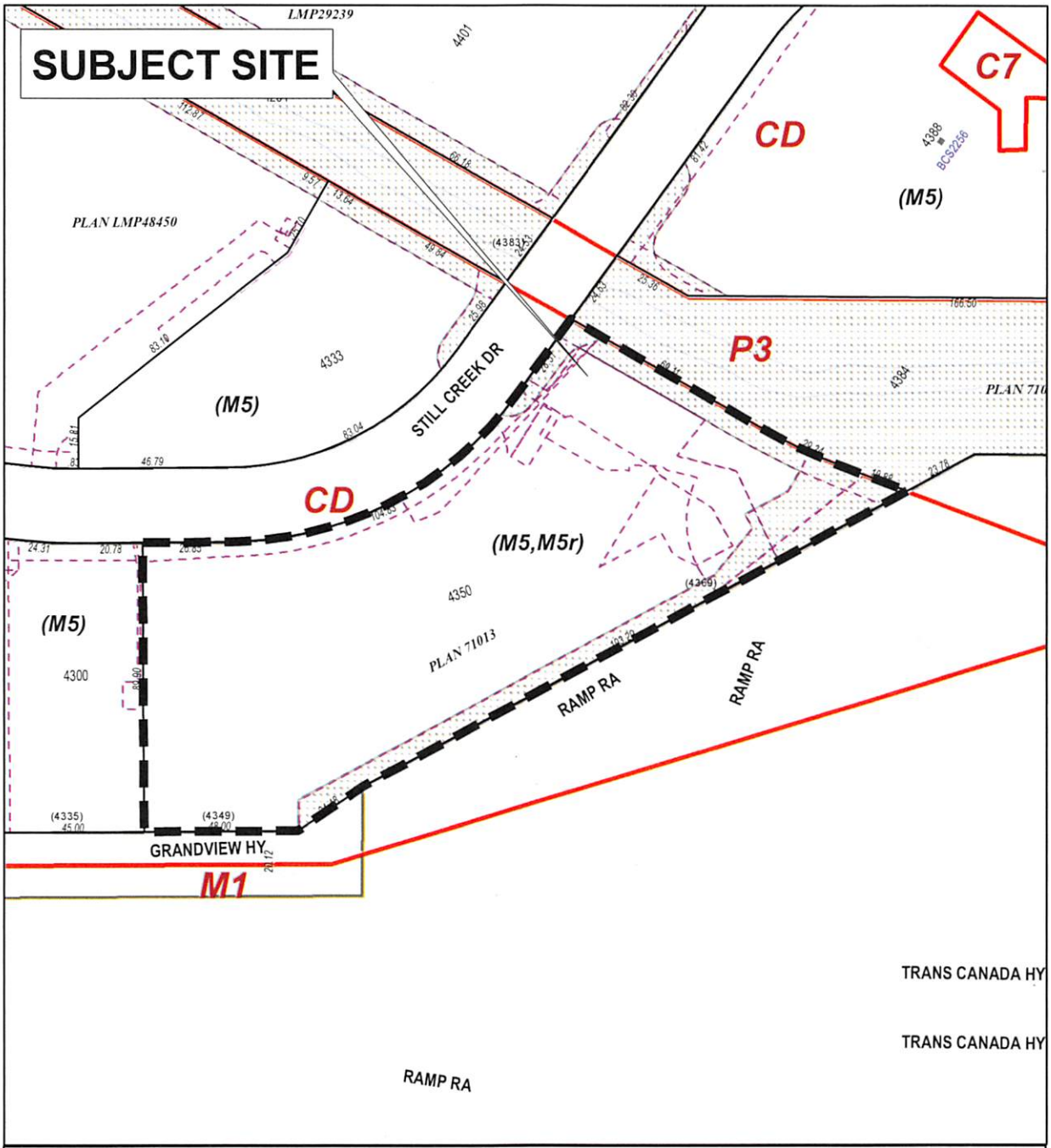
3.7 Overall, the subject proposal meets the intent and purpose of the adopted guidelines for skysigns, and is consistent with the approved CSP for the property. As such, the proposal is considered to be supportable.

Lou Pelletier, Director
PLANNING AND BUILDING

GT:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-16 4350 Still Creek Drive\Rezoning Reference 16-16 Public Hearing Report 20170123.Docx



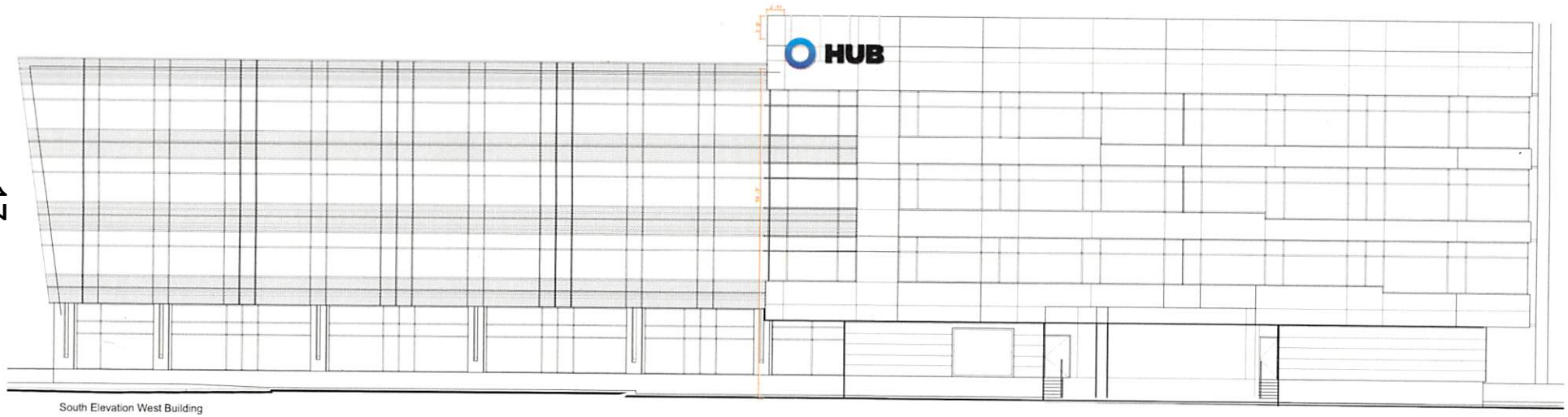
City of Burnaby

PLANNING & BUILDING DEPARTMENT

N

DATE: DEC 13 2016	REZONING REFERENCE #16-16 4350 STILL CREEK DRIVE
SCALE: 1:2,000	Subject Site
DRAWN BY: AY	

Sketch #1



South Elevation West Building

Galaxie Signs
Visual solutions since 1963
galaxiesigns.com

5085 Regent St
Burnaby, BC
V5C 4H4

Ph 604 291 6011
Fax 604 291 7138

City of Burnaby

PROPOSED DEVELOPMENT SUMMARY
FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00036 **Meeting Date:** 2017 February 16

ADDRESS: 6056 Gilley Avenue

DEVELOPMENT PROPOSAL:

Permit development of a new single family dwelling under the R4 Residential District.

1.	***Site Area:***	650.33 m² (7000.09 sq. ft.) - no change
2.	***Existing Use:***	Single family dwelling
	Adjacent Use:	Single family dwellings
	Proposed Use:	Single family dwelling

		Permitted/Required	**Proposed/Provided**
3.	***Gross Floor Area:***	N/A	N/A
4.	***Site Coverage:***	N/A	N/A
5.	***Building Height:***	N/A	N/A
6.	***Vehicular Access from:***	Gilley Avenue	Gilley Avenue
7.	***Parking Spaces:***	N/A	N/A
8.	***Loading Spaces:***	N/A	N/A
9.	***Communal Facilities:***	N/A	N/A

10. ***Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)*** ☒ YES ☐ NO

Note: *N/A where not applicable*

P:\REZONING\FORMS\ APC STAT SHEET

City of Burnaby

Item .....
Meeting ..... 2017 January 23

COUNCIL REPORT

TO: CITY MANAGER 2017 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-36**

ADDRESS: 6056 Gilley Avenue (see ***attached*** Sketches #1 & #2)

LEGAL: Lot 323, DL 92, Group 1, NWD Plan 53936

FROM: CD Comprehensive Development District (based on R4 Residential District)

TO: R4 Residential District

APPLICANT: Shaun Ouellette
6190 Sumas Street
Burnaby, BC V5B 2T6

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 p.m.

2. **THAT** the following be established as a prerequisite to the completion of the rezoning:

   a) 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit development of a new single family dwelling under the R4 Residential District.

2.0 BACKGROUND

2.1 The subject site, located on the east side of Gilley Avenue between Oakland Street and Parkview Place (see ***attached*** Sketch #1), is currently improved with an older single family dwelling constructed in 1978. Adjacent properties to the north, east, and south are also improved with older single family residences, while properties across Gilley Avenue to the west are improved with single family residences of various ages. Vehicular access to the subject site is from Gilley Avenue.

2.2 The subject site is not located within a Community Plan Area. The subject property and surrounding areas are designated within Burnaby's Official Community Plan (OCP) as a Single and Two Family urban area.

2.3 On 1976 November 07, Council granted Final Adoption to Rezoning Reference #49/76, which rezoned the subject site and properties to the east, north, and south from R4 Residential District to CD Comprehensive Development District based on R4 District guidelines. The purpose of the rezoning was to permit the development of single family dwellings on 41 lots. A CD approach to the rezoning was taken so that the City could have control over the design and siting of the dwellings and to ensure compatibility with the surrounding neighbourhood. The CD plans for the subject site specified the type of single family dwelling to be built (one of five single family dwelling types, each with different gross floor areas and layouts), exterior materials and finishes, and the location of the dwelling.

Following adoption of the above rezoning, a subdivision plan for the CD zoned area was registered, two internal roads were constructed, and six dwelling units, including one on the subject site, were constructed. However, due to difficulty in selling the six completed dwellings, the developer applied for another rezoning (Rezoning Reference #18/78) to amend the CD zoning along Gilley Avenue and to rezone the remaining undeveloped portion of the larger CD zoned area to the R4 District. This rezoning received Final Adoption on 1978 December 18.

2.4 On 2016 October 03, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The report also indicated that staff would undertake a

consultation process whereby residents and property owners of the CD (R4) properties along Gilley Avenue and of the R4 properties which were rezoned under Rezoning Reference #18/78 (see ***attached*** Sketch #2) would receive information on the current and proposed rezoning. The consultation process, discussed in Section 3.4 below, has been completed, and staff are of the opinion that the rezoning is ready to advance to Public Hearing.

3.0 GENERAL COMMENTS

3.1 The proposal is to rezone the subject site to the R4 Residential District to allow for development of a new house other than what would be permitted under the existing CD (R4) District. The proposed rezoning is in line with the Single and Two Family Urban designation of the OCP. The subject property conforms to the requirements of the R4 District, including minimum lot area and width requirements; therefore rezoning to the R4 District, rather than the Amended CD (R4) District, is generally supportable. Any future rezoning applications to rezone other properties within the CD (R4) District area along Gilley Avenue to the R4 District would be reviewed separately.

3.2 The maximum permitted gross floor area (GFA) on the subject property under existing CD (R4) zoning is 167 m^2 (1,800 sq. ft.), while the maximum GFA permitted under the R4 District regulations, based on a site area of 650.33 m^2 (7000.09 sq. ft.), would be 390 m^2 (4,200 sq. ft.). This higher potential density would be generally consistent with the character of the neighbourhood and with the density permitted on R4 District lots located to the west and east but would be more than that permitted on CD (R4) District lots along Gilley Avenue, which are improved with dwellings that are undersized compared to dwellings on many neighbouring R4 lots.

3.3 It is noted that existing easements located along the north, east, and south property lines would remain.

3.4 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve this site including, but not necessarily limited to, cash-in-lieu for sewer upgrading.

3.5 In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20.3 cm (8 in.) in diameter.

3.6 As indicated above, staff undertook a consultation process whereby residents and property owners of the CD (R4) properties along Gilley Avenue and of the R4 properties which were rezoned under Rezoning Reference #18/78 received information on the current and proposed rezoning. A brochure and questionnaire regarding the rezoning were distributed to 38 residents and property owners in the consultation area. There were no written responses to the questionnaires. Staff was contacted by a resident of an R4

property for clarification on the proposed rezoning; however, the resident did not raise any concerns. In addition, on 2016 December 01, staff hosted an open house at Windsor Elementary School. Other than the owners of the subject site, no residents or property owners within the consultation area attended the open house.

4.0 DEVELOPMENT PROPOSAL

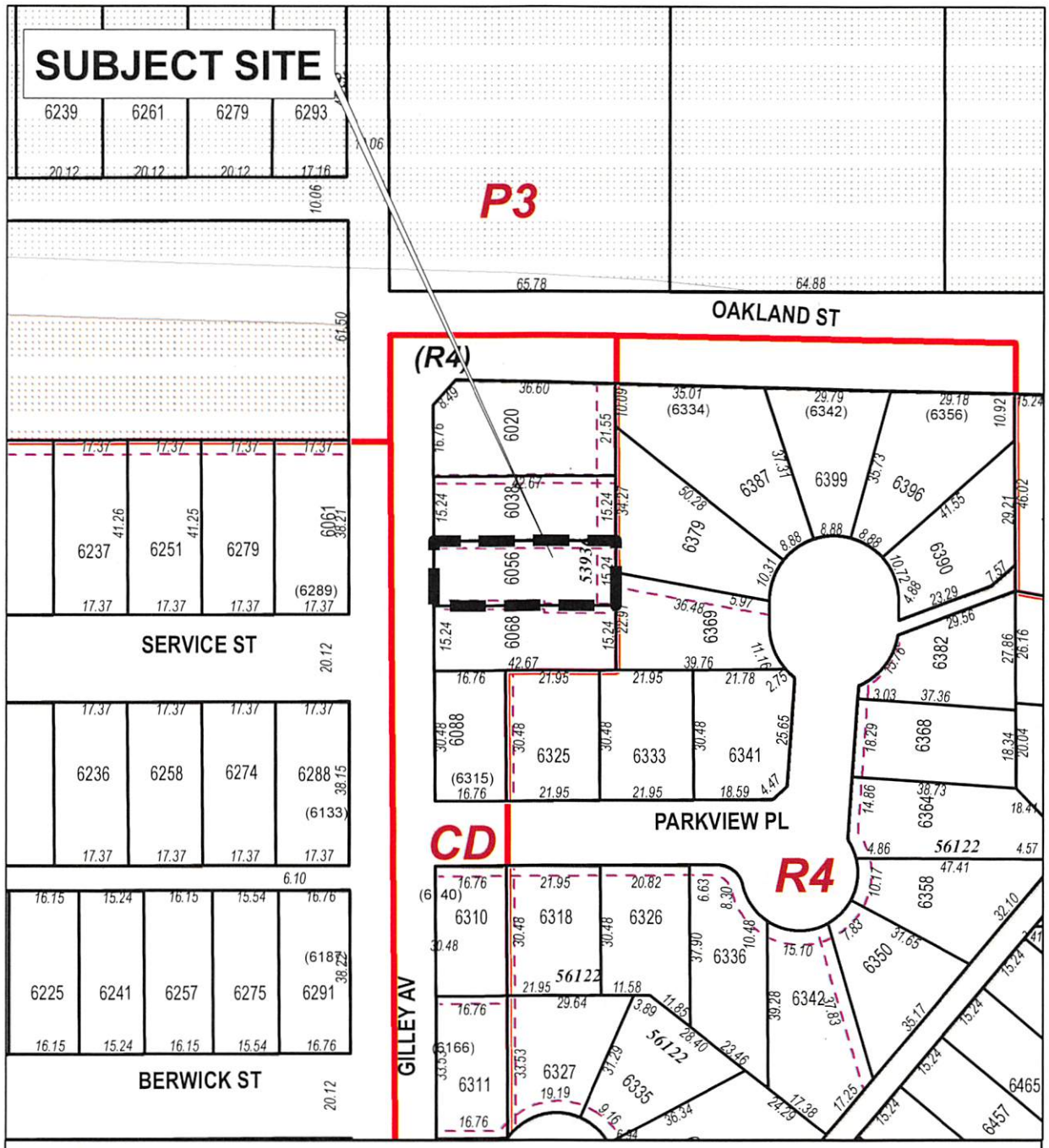
4.1 Site Area (no change) - 650.33 m² (7000.09 sq. ft.).

Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-36 6056 Gilley Avenue\Rezoning Reference 16-36 PH Report 20170123.docx



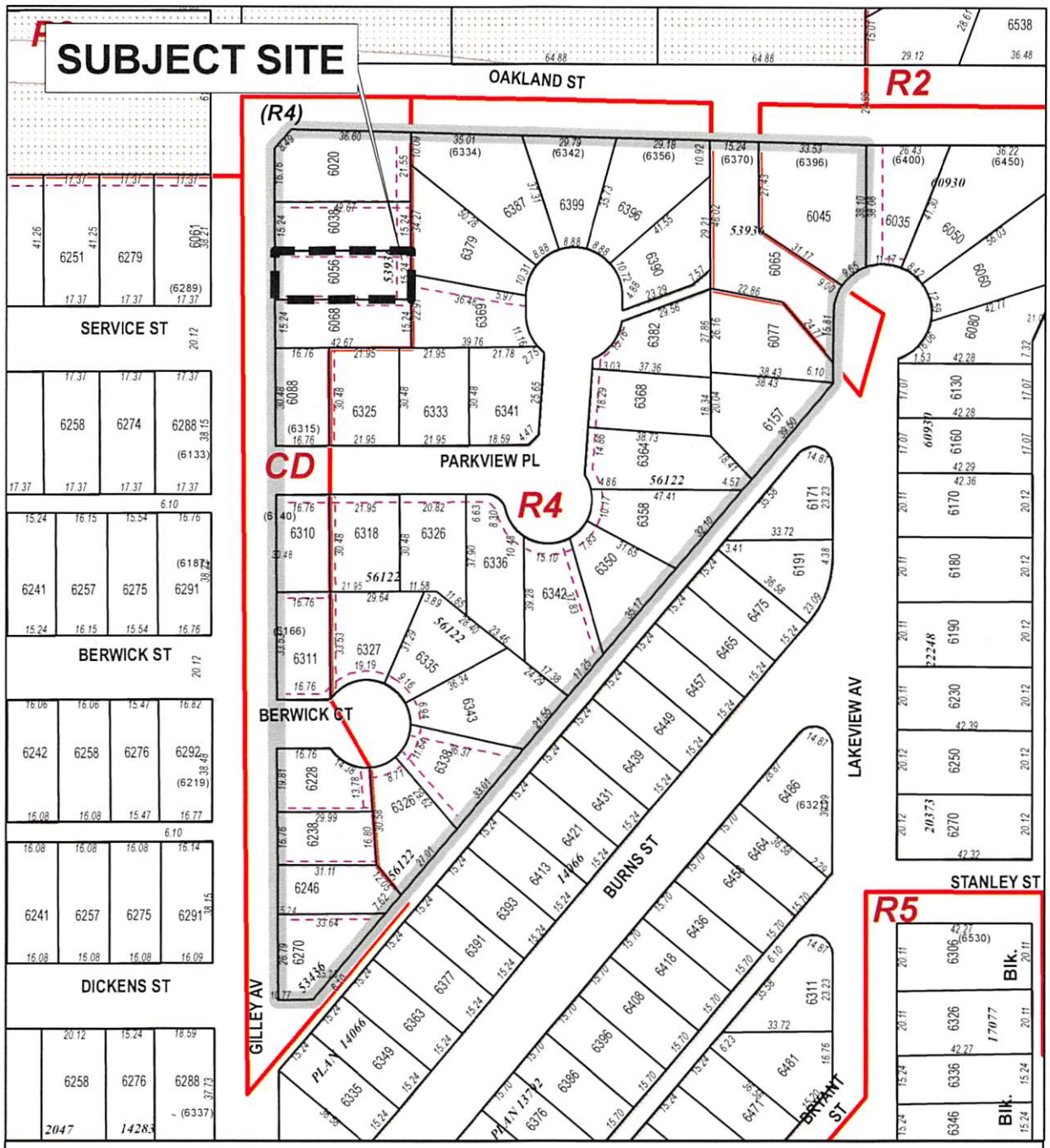
City of Burnaby

PLANNING & BUILDING DEPARTMENT

N

DATE: DEC 22 2016	REZONING REFERENCE #16-36 6056 GILLEY AVENUE
SCALE: 1:1,500	Subject Site
DRAWN BY: AY	

Sketch #1


SUBJECT SITE
OAKLAND ST
(R4)
R2
SERVICE ST
PARKVIEW PL
CD
R4
BERWICK ST
BERWICK CT
LAKEVIEW AV
BURNS ST
STANLEY ST
R5
GILLEY AV
DICKENS ST
BRYANT ST
City of Burnaby
PLANNING & BUILDING DEPARTMENT
N
DATE:
DEC 22 2016
SCALE:
1:2,000
DRAWN BY:
AY
CONSULTATION AREA
6056 GILLEY AVENUE
Subject Site
Consultation Area

Sketch #2

City of Burnaby

PROPOSED DEVELOPMENT SUMMARY
FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00047 **Meeting Date:** 2017 February 16

ADDRESS: Portion of 2316 Beta Avenue

DEVELOPMENT PROPOSAL:

Permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

1.	***Site Area:***	600 m2 (6,458 sq. ft.)
2.	***Existing Use:***	Park
	Adjacent Use:	BNSF/CN Rail Line, Stickleback Creek riparian corridor, multi-family residential, industrial, commercial and office uses
	Proposed Use:	Pump station

		Permitted/Required	**Proposed/Provided**
3.	***Gross Floor Area:***	102.24 m2 (1,100 sq. ft.)	102.24 m2 (1,100 sq. ft.)
4.	***Site Coverage:***	17%	17%
5.	***Building Height:***	1 Storey (5.5 m / 18 ft.)	1 Storey (5.5 m / 18 ft.)
6.	***Vehicular Access from:***	Beta Avenue	Beta Avenue
7.	***Parking Spaces:***	1 Parking Space	1 Parking Space
8.	***Loading Spaces:***	1 Loading Space	1 Loading Space
9.	***Communal Facilities:***	Washrooms	Washrooms

10. ***Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)*** ☒ YES ☐ NO

Note: *N/A where not applicable*

MN

P:\REZONING\FORMS\ APC STAT SHEET

City of Burnaby

Item .....
Meeting ..... 2017 January 23

COUNCIL REPORT

TO: CITY MANAGER 2017 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-47**
Beta Avenue Pump Station
Brentwood Town Centre

ADDRESS: Portion of 2316 Beta Avenue (see ***attached*** Sketches #1 and #2)

LEGAL: Portion of Parcel "E" (Reference Plan 5276), DL 124, Group 1 Except Parcel 1 (Explanatory Plan 13194), New Westminster District

FROM: P3 Park and Public Use District

TO: CD Comprehensive Development District (based on P2 Administration and Assembly District and Brentwood Town Centre Development Plan guidelines, and the development plan entitled "Beta Pump Station Replacement" prepared by Feenstra Architecture)

APPLICANT: City of Burnaby
Engineering Department
4th Floor - 4949 Canada Way
Burnaby, BC, V5G 1M2
(Attn: Libby Vidic)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 February 28 at 7:00 pm.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 pm.

2. **THAT** the following be established as prerequisites to the completion of the rezoning:

   a) The submission of a suitable plan of development.

   b) The submission of a Site Profile and resolution of any arising requirements.

c) The granting of any necessary easements, covenants and statutory rights-of-way including, but not limited to:

- a Section 219 Covenant identifying a suitable Streamside Protection and Enhancement Plan for Stickleback Creek.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

2.0 BACKGROUND

2.1 The subject site is located within the Council adopted Brentwood Town Centre Development Plan, on a portion of 2316 Beta Avenue, which is currently occupied by a number of older industrial buildings and warehouse facilities (see ***attached*** Sketches #1 and #2). Across Beta Avenue to the west is an industrial building identified for redevelopment under Rezoning Reference #15-31, consisting of three high-rise buildings with ground orientated townhouses. To the north and northeast are recent high-rise and low-rise multi-family developments, approved under Rezoning References #04-19 and #06-40. To the east of 2316 Beta Avenue is City owned parkland, and to the south are the BNSF Rail Line and Stickleback Creek Tributary 1, with Still Creek Works Yard beyond. Access to the site is via Beta Avenue.

2.2 In the future, the subject site will form part of the park and trail component of the planned Woodlands site (Rezoning Reference #13-20), which proposes a multi-phased high-rise, mid-rise and low-rise residential development with a commercial component. The subject site is designated as a legal easement (EPP56450) within the Woodlands site for the purposes of constructing a new pump station and sanitary sewer infrastructure, which will provide the additional capacity required to facilitate planned development within the Brentwood area.

2.3 On 2016 November 21, Council received the initial 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 preparing 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 proposed development concept is for a single storey, 102.24 m^2 (1,100 sq.ft.) sanitary pump station, with public washrooms, surface parking, loading area, underground wet well and sanitary sewer infrastructure, set with a 600 m^2 (6,458 sq.ft.) site fronting Beta Avenue. Overall, the subject proposal includes a design that provides a strong contextual relationship to the future park and other planned infrastructure and development in the area.

3.2 To complement the built form, a progressive landscape treatment is proposed, which appropriately speaks to the development's siting within the future park and ongoing efforts to revitalize the area's streams and creeks. The landscape plan proposes a prominently featured Rainwater Management Amenity, which collects rainwater runoff from the leaf inspired pump station roof, as well as a small, partially covered plaza fronting Beta Avenue, which provides both an area of refuge and a welcoming feature for the park.

3.3 Publically accessible washrooms are to be provided, which is considered appropriate in view of the site's broad exposure to pedestrian and cyclist connections, and siting within the future park.

3.4 The development site projects approximately 15 m into the Streamside Protection and Enhancement Area (SPEA) of Stickleback Creek Tributary 1, which is intended to be a mix of low impact trails and pathways within a naturally vegetated area. The siting of the pump station within the SPEA is considered acceptable in order to facilitate an entrance plaza to the north of the pump station, which will contribute appropriate access and sense of arrival into the park from Beta Avenue. The Environmental Review Committee (ERC) supports the siting of the pump station in principle and will determine suitable ecological compensation to offset the environmental impacts of the building's encroachment into the SPEA at an upcoming ERC meeting.

3.5 A vehicular parking stall and loading bay are provided on-site as required by the Zoning By-law, with vehicular access to the pump station provided from Beta Avenue. A bicycle rack is also proposed for the convenience of cyclists using the on-site washroom facilities.

3.6 To facilitate the construction of the pump station, it is necessary to demolish one industrial building located in the southwest corner of 2316 Beta Avenue. All necessary demolition work and site remediation to facilitate the pump station will be undertaken by the developer of the Woodlands site (Concord Pacific).

3.7 The pump station is required to be built to post disaster requirements in view of the development's strategic importance to the City's infrastructure system.

3.8 The pump station will be operational prior to occupancy of Woodlands phase 1A. The proposed 10.13 acre park component of the Woodlands Masterplan, in which the pump station will sit, is expected to be completed prior to occupancy of Woodlands phase 3A.

3.9 All necessary services to serve the Woodlands site have been identified through Rezoning Reference #13-20 (Subdivision Reference #15-36). Servicing of Beta Avenue is to be provided through Rezoning Reference #15-31 and #13-20.

3.10 A site profile application is required for the subject development site, given its past industrial use.

3.11 Any necessary easements, covenants and statutory rights-of-way are to be provided including, but not limited to:

- a Section 219 Covenant identifying a suitable Streamside Protection and Enhancement Plan for Stickleback Creek.

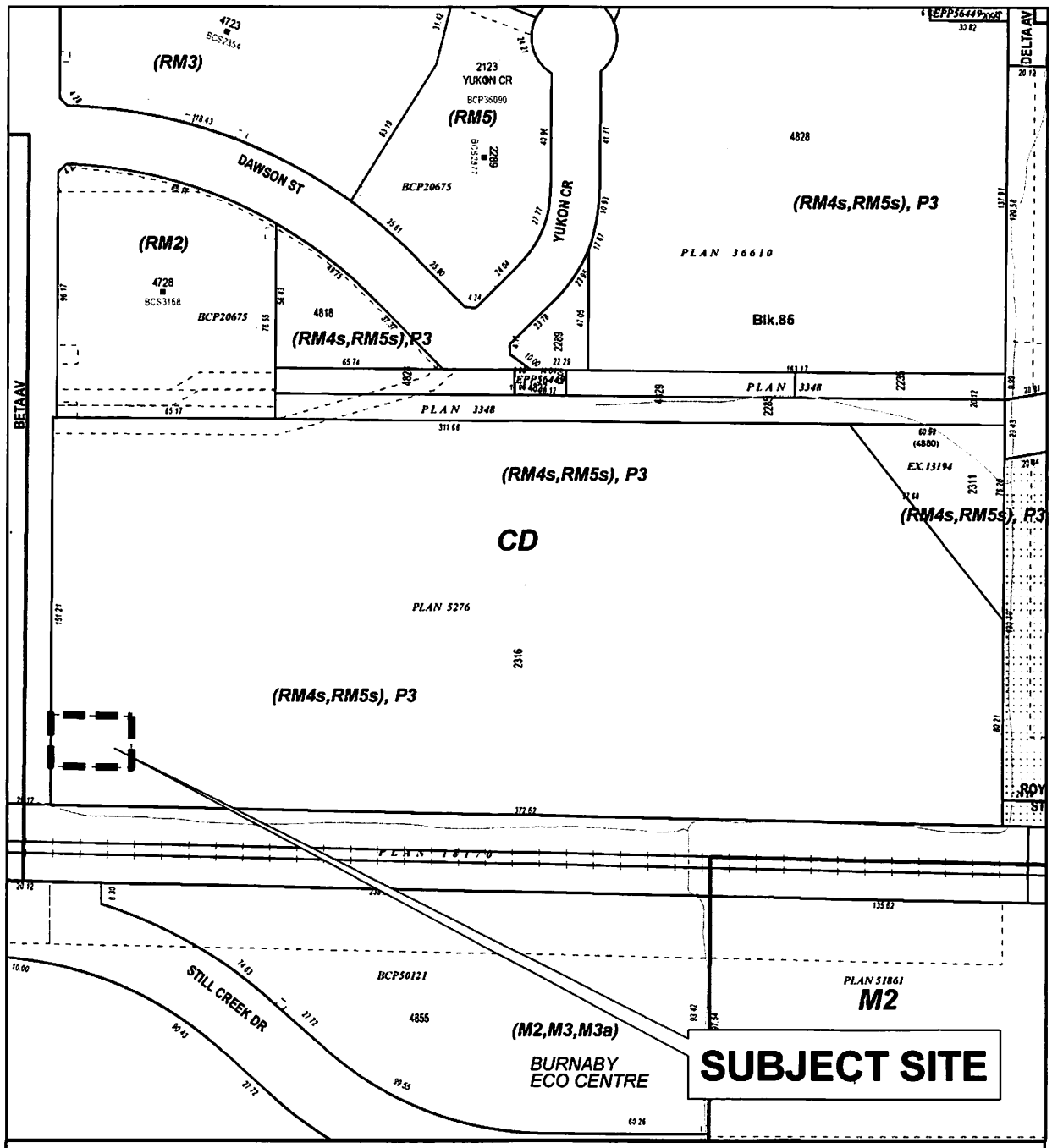
4.0 DEVELOPMENT PROPOSAL

4.1	Site Area *(subject to detailed survey)*	- 600 m^2 (6,458 sq.ft.)
4.2	Site Coverage	- 17 %
4.3	Density and Gross Floor Area	- 0.17 FAR 102.24 m^2 (1,100 sq.ft.)
4.4	Building Height	- 1 Storey - 5.5 m (18 ft.)
4.5	Vehicle Parking	- 1 space
4.6	Loading	- 1 space
4.7	Public Facilities	- 2 accessible public washrooms

Lou Pelletier, Director
PLANNING AND BUILDING

MN:tn
Attachments
cc: Director Engineering City Solicitor City Clerk

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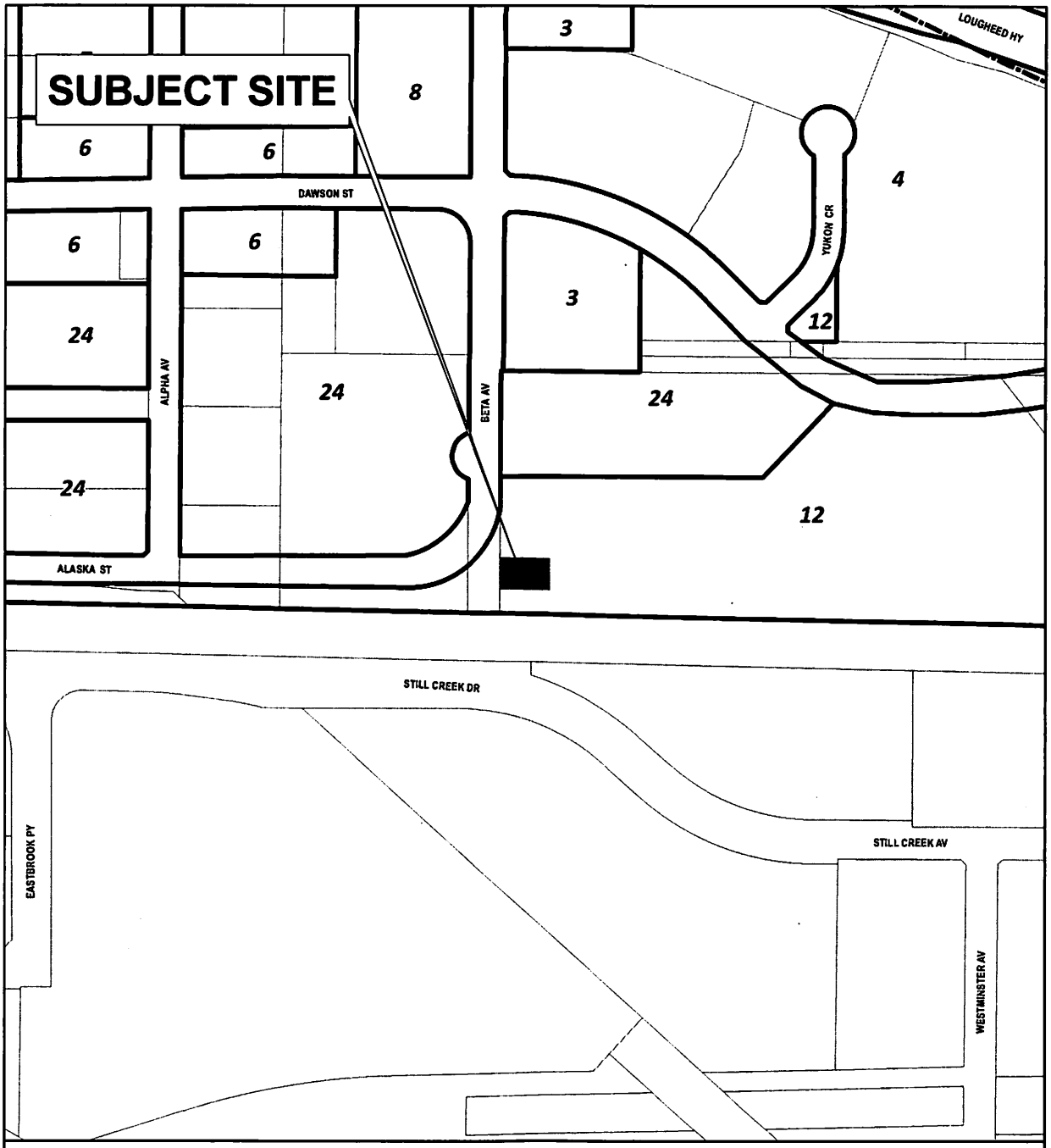
City of Burnaby

PLANNING & BUILDING DEPARTMENT

N

DATE: JAN 16 2017	**REZONING REFERENCE #16-47** **PORTION OF 2316 BETA AVENUE**
SCALE: 1:2,500	Subject Site
DRAWN BY: AY	

Sketch #1



3 Medium Density Multiple Family Residential
4 High Density Multiple Family Residential
5 Commercial
6 Medium Density Mixed Use
7 High Density Mixed Use
8 Medium or High Density Multi Family Residential
10 Institutional
11 Business Centre
12 Park and Public Use/Public School
14 Cemetery
24 High Density Multiple Family Residential - Brentwood Succession (RM4s)

City of Burnaby
Planning and Building Dept

Brentwood Plan

0 12.5 25 50 Meters
1:4,000

Printed January 16, 2017

Sketch #2

City of Burnaby

PROPOSED DEVELOPMENT SUMMARY
FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00049 **Meeting Date:** 2017 February 16

ADDRESS: Unit #2 – 2900 Bainbridge Avenue

DEVELOPMENT PROPOSAL:

Permit the development of a private liquor store on the subject site located in Unit 2-2900 Bainbridge.

1.	***Site Area:***	2,052 m2 (22,087.54 sq. ft.) - No change
2.	***Existing Use:***	Low scale commercial development
	Adjacent Use:	Gasoline service station, single family dwellings, commercial uses and child care facility
	Proposed Use:	Low scale commercial development

		Permitted/Required	**Proposed/Provided**
3.	***Gross Floor Area:***	Unit 2 140.84 m2 (1,516 sq. ft.)	Unit 2 140.84 m2 (1,516 sq. ft.)
4.	***Site Coverage:***	N/A	N/A
5.	***Building Height:***	1 Storey - No Change	1 Storey - No Change
6.	***Vehicular Access from:***	Bainbridge Avenue	Bainbridge Avenue
7.	***Parking Spaces:***	11 Parking Spaces	20 Parking Spaces
8.	***Loading Spaces:***	1 Loading Space	1 Loading Space
9.	***Communal Facilities:***	N/A	N/A

10. ***Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)*** ☒ YES ☐ NO

Note: *N/A where not applicable*

P:\REZONING\FORMS\APC STAT SHEET

City of Burnaby

Item .....
Meeting ..... 2017 January 23

COUNCIL REPORT

TO: CITY MANAGER 2017 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-49**

SUBJECT SITE:

ADDRESS: Unit #2 – 2900 Bainbridge Avenue (see ***attached*** Sketch #1)

LEGAL: Lot A, DL 59, Group 1, NWD Plan BCP44468

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

TO: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District, and in accordance with the development plan entitled "Bainbridge Liquor Store" prepared by John McNally Designers Inc.)

EXISTING SITE:

ADDRESS: 7000 Lougheed Highway (Unit #5 – 2909 Bainbridge Avenue) (see ***attached*** Sketches #1 and #2)

LEGAL: Portion of Parcel 1, DLs 59 and 78, Group 1, NWD Reference Plan 78006, as shown on ***attached*** Sketch #3)

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District) and R2 Residential District

TO: Repeal C2h District zoning as shown on ***attached*** Sketch #3

APPLICANT: Kooner Hospitality Group (Attn: Jisbender Kooner)
7125 Curragh Avenue, Burnaby, BC V5J 4V6

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 p.m.

2. **THAT** the following be established as a prerequisite to the completion of the rezoning:

   a) The submission of a suitable plan of development.

   b) The provision of any necessary statutory rights-of-way deemed requisite.

   c) The granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 3.2.3 of this report.

   d) The submission of an undertaking to ensure removal of the existing private liquor store as described in Section 3.6 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a private liquor store.

2.0 BACKGROUND

2.1 The subject site of the proposed private liquor store is a small commercial development located on the southeast corner of Lougheed Highway and Bainbridge Avenue. The site is improved with a one-storey commercial building with five commercial retail units (CRUs). The current tenants include three restaurants and a hair salon, while the fifth CRU is vacant. The liquor store is proposed to occupy the existing hair salon unit and the vacant unit.

To the north, across Lougheed Highway, are a low-scale commercial development and a gasoline service station, with townhouses and single-family dwellings beyond. A small commercial development, which is the existing location of the proposed private liquor store and also part of this rezoning application, is located to the west across Bainbridge Avenue, and the former Telus industrial complex is beyond. An R1 Residential District

neighbourhood is located immediately to the south and east of the subject site. The Millenium SkyTrain guideway traverses the northerly portion of the subject site. Vehicular access to the site is from Bainbridge Avenue.

2.2 The subject site and the adjacent single-family residential neighbourhood are not located within a Community Plan Area. The Commercial Policy Framework of the Burnaby Official Community Plan (OCP) indicates that the intersection of Lougheed Highway and Bainbridge Avenue is intended for Urban Village Centre development.

2.3 On 2016 April 26, Council granted Final Adoption to Rezoning Reference #08-13, which rezoned the subject site from C6 Gasoline Service Station District and P8 Parking District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial District) in order to permit the redevelopment of the site with a one-storey commercial retail development.

2.4 Council, on 2006 May 08, adopted a Liquor Store Location Framework ("Framework") for Burnaby, along with the Guidelines for Assessing Rezoning Applications for Liquor Stores. The Framework divides the City into four quadrants based on the Town Centres, in order to ensure a balanced distribution of liquor stores throughout the City. Principal objectives of the Framework include the establishment of a Liquor Distribution Branch (LDB) Signature Liquor Store in each Town Centre prior to the establishment of smaller LDB and private liquor stores, or Licensee Retail Stores (LRS), in the respective quadrants. The Framework also prioritized the establishment of LDB stores in the Big Bend Community Plan area and at the Kensington Shopping Centre. The purpose of these objectives is to offer equity and certainty for consumers throughout the City in terms of product availability, convenience, and stable pricing.

2.5 On 2016 November 21, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant towards 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 at a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant is seeking to rezone two commercial units within the building on the subject site, having a combined area of approximately 140.84 m^2 (1,516 sq. ft.), from CD Comprehensive Development District (based on C1 Neighbourhood Commercial District) to Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District) in order to permit the establishment of an LRS (see ***attached*** Sketch #1). The proposed development is located within two middle CRUs in the existing commercial development. No changes are

proposed to the exterior of the building. Under the proposed amendment, the subject units would retain the underlying C1 District zoning, in addition to the proposed C2h District zoning, in order to allow future reversion of the units to C1 District uses should the private liquor store use cease to operate.

The applicant is seeking rezoning in order to relocate their existing LRS located in a commercial building at 7000 Lougheed Highway, which the applicant indicates is slated for demolition, to the subject site across Bainbridge Avenue. Rezoning Reference #05-12 was given Final Adoption by Council on 2005 July 25 to rezone the existing LRS location at 7000 Lougheed Highway from the CD (C1) District to the CD (C2h) District.

It is noted that Liquor Control and Licensing Branch (LCLB) regulations allow LRSs to apply to relocate anywhere within the province; however LRSs may not relocate within 1 km of another existing or proposed LRS or LDB store. As such, the former location could not be reoccupied or redeveloped with a new LRS. Notwithstanding, this rezoning application includes the repealing of Bylaw #11951 to eliminate the existing C2h District zoning at 7000 Lougheed Highway (see ***attached*** Sketches #1, #2, and #3) and thereby remove the permitted LRS use at 7000 Lougheed Highway. The applicant has indicated that the owner of 7000 Lougheed Highway has been advised that the C2h District zoning currently in place will be removed. Once the C2h District zoning has been removed from 7000 Lougheed Highway, the current liquor store use will be legal non-conforming.

3.2 The Liquor Store Location Framework established revised Guidelines for Assessing Rezoning Applications for Liquor Stores, including locational, store size, and operational criteria. The following subsections review the consistency of the proposed development with these criteria.

3.2.1 Locational Criteria

The locational criteria for liquor stores require establishment of an LDB Signature Store in a Town Centre prior to establishment of supporting LDB stores or LRSs in the same quadrant. In the City's northeast quadrant, which includes the subject site, the locational criteria require the establishment of an LDB Signature Store in the Lougheed Town Centre area, as well as the re-establishment of an LDB Neighbourhood Store in the Kensington Shopping Centre as an interim step to a larger LDB Signature store once surrounding population densities increase. Both of these criteria have been met.

In addition, the guidelines note that an LRS that would affect the viability of an LDB Signature store at Kensington Shopping Centre would not be supported until an LDB Signature store is established at that location. Although the LDB store at Kensington Shopping Centre is a Neighbourhood and not a Signature store, given that the subject LRS is sufficiently removed from Kensington Shopping Centre (over 2.5 km away) and would continue to serve the same community as at its current location across the street, it

is not expected that the proposed development would impact the viability of a potential LDB Signature Store at Kensington Shopping Centre.

Additional locational criteria require that supporting LRSs are a component of an established or new commercial service centre (Town Centre, Urban Village, or Neighbourhood Centre as outlined in the OCP). The proposed LRS location is part of an established commercial development and is located in an area designated in the OCP for Urban Village commercial centre uses.

Further locational criteria require that there is a reasonable distribution of both LDB liquor stores and LRS stores. The LDB Signature store in Lougheed Town Centre is located approximately 4.5 km away from the proposed LRS, while LDB Neighbourhood stores at Kensington Shopping Centre and at SFU are located approximately 2.5 km and 4 km away respectively. The Hop and Vine Beer Store, the only LRS in the quadrant other than the subject one, is approximately 1.5 km away at 1601 Burnwood Drive. As such, there is a reasonable distribution of both LDB and LRS liquor stores, and the proposed LRS does not present a concern with regard to oversaturation in the quadrant.

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

- Private and public schools, particularly secondary schools
- Adjacent residential dwellings and parks
- Other potential sensitive uses (e.g., cabarets, child care centres)

Proposals must also provide adequate vehicular and pedestrian circulation and safe, convenient vehicular access to the site and no undue traffic impacts on the surrounding area.

The proposed LRS is to be located in two units of a small one-storey commercial development. No secondary schools are located in the immediate vicinity, while the nearest elementary school is located more than 600 m (1,968.5 ft.) northeast of the site. The nearest child care centre is located less than 100 m (328 ft.) to the north of the site, across Lougheed Highway, and was established subsequent to the development of the existing LRS at 7000 Lougheed Highway. The nearest residential dwellings are located to the south and southeast of the site, separated from the commercial development by an approximately 5.5.m (18 ft.) high by 2.5 m (8 ft.) deep hedge which is protected by a Section 219 Covenant as a condition of the subject site's previous rezoning approval.

Given the modest size of the proposed LRS, its integration into an established commercial development, and its existing presence in the neighbourhood without complaints to the City, the opportunity for nuisance behaviours, such as public drinking,

panhandling or loitering, is considered low. As such, the proposed LRS is not expected to pose a conflict with nearby child-oriented uses or neighbouring residential dwellings.

Vehicular access to the subject unit is from Bainbridge Avenue and there is sufficient off-street parking and loading provided. Sidewalks are provided on Bainbridge Avenue and the site is served by a bus route, which terminates at the Brentwood Town Centre and Lake City SkyTrain stations. The site thus provides adequate vehicular and pedestrian access, as required by the locational criteria.

3.2.2 Store Size Criteria

The proposed LRS, at 140.84 m^2 (1,516 sq. ft.), does not exceed the maximum store size criteria of 418.06 m^2 (4,500 sq. ft.). It is noted that the existing LRS at 7000 Lougheed Highway has a gross floor area of 204.94 m^2 (2,206 sq. ft.).

3.2.3 Operational Criteria

Operational criteria include appropriate hours of operation, which must be formalized through registration of a Section 219 Covenant. The guidelines anticipate that the hours for LDB Signature Stores in Town Centres will be longer and later than smaller stores; they also require that the general pattern of operating hours of nearby commercial businesses be considered. The LCLB permits LRS establishments to be open from 9:00 am to 11:00 pm, seven days a week. Of the seven LRS establishments in Burnaby, opening hours range from 9:00 am to 11:00 am, and all close at 11:00 pm.

The proposed LRS's operating hours are from 10:00 am to 11:00 pm, Monday to Sunday, the same as the current operating hours for the existing LRS at 7000 Lougheed Highway. At the subject site at 2900 Bainbridge Avenue, the three other tenant spaces are occupied by restaurants which have the following operating hours:

- a Subway restaurant, located immediately north of the proposed development, is open from 7:00 am to 12:00 midnight Monday to Friday, 8:00 am to 12:00 midnight on Saturdays, and 9:00 am to 11:00 pm on Sundays;
- Rolling Dough Pizza is open from 11:00 am to 9:00 pm Monday to Saturday (closed Sundays); and,
- Gaya Sushi is open from 11:00 am to 10:00 pm Monday to Saturday and from 12:00 noon to 9:00 pm on Sundays.

The proposed operating hours are therefore less than those of the commercial tenant to the north and are not significantly longer than, and are generally consistent with, those of the other two commercial tenants. In addition, the hours are the same as the liquor store's current hours of operation, and the RCMP and Environmental Services have indicated that they do not have concerns regarding the proposed development. To ensure that the

proposed hours are maintained, it is recommended that, as a condition of rezoning approval, the operating hours be formalized through registration of a Section 219 Covenant.

The Guidelines also recommend that, for safety and security purposes, a minimum of two employees be present at all times and video surveillance systems be installed. The applicant has indicated that these measures will be undertaken in the proposed development.

3.3 No servicing is required in conjunction with this rezoning application.

3.4 Any necessary easements, covenants, and statutory rights-of-way for the subject site are to be provided, including, but not necessarily limited to:

- a Section 219 Covenant limiting operating hours to those indicated in Section 3.2.3; and,
- a 2.0 m (6.56 ft.) statutory right-of-way along Lougheed Highway for pedestrian and bicycle facilities.

3.5 Given there is no additional gross floor area proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge of $8.73 per m^2 ($0.811 per sq. ft.) is not required in conjunction with this rezoning application.

3.6 As noted above, the subject rezoning includes the repealing of the bylaw that permitted the existing LRS location at 7000 Lougheed Highway in order to remove that property's C2h District zoning. Should this rezoning application receive Final Adoption, the existing LRS at 7000 Lougheed Highway will become legal non-conforming and allow the applicant to transition to the proposed new location. The applicant will be required to submit a letter of undertaking indicating that the existing LRS will cease operation no later than six months after obtaining Final Occupancy at the proposed new location.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area (no change)	2,052 m^2 (22,087.54 sq. ft.)
4.2	Gross Floor Area	
	Unit #2	140.84 m^2 (1,516 sq. ft.).
4.3	Height (no change)	1 storey

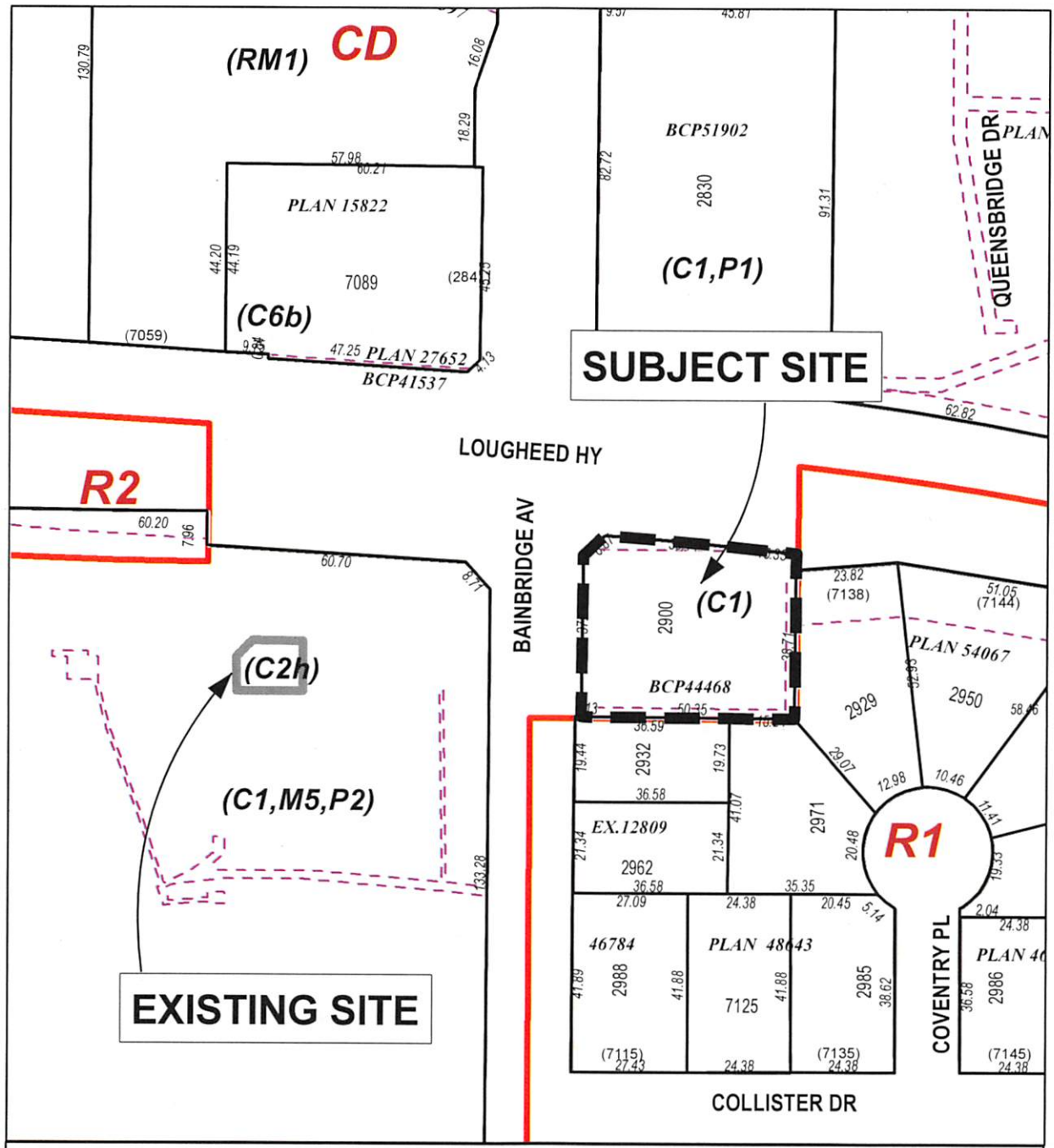
4.4	Parking (no change)	Required	Provided
	Parking	11 spaces	20 spaces
	Loading	1 space	1 space

Lou Pelletier, Director
PLANNING AND BUILDING

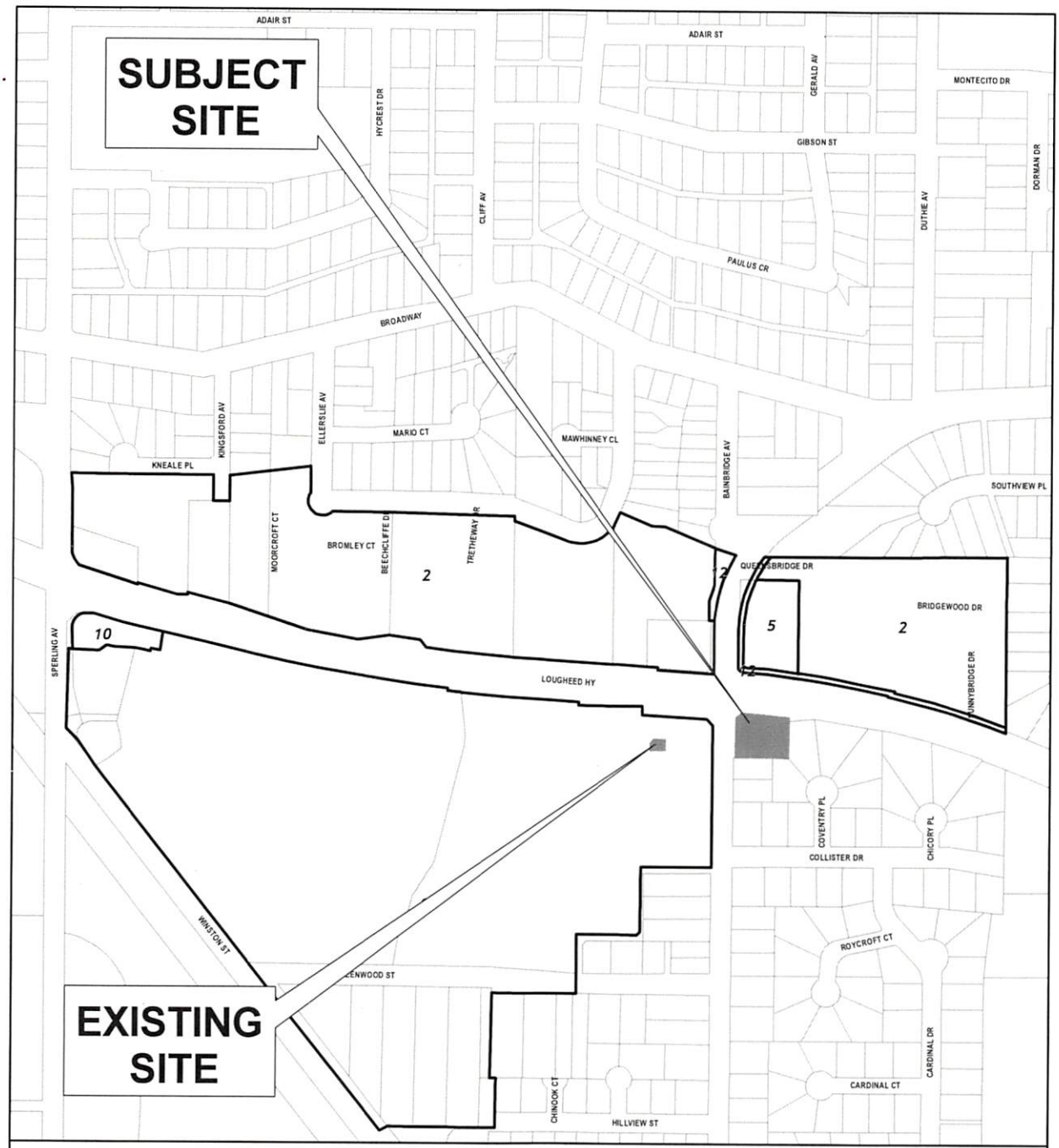
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Attachments

cc: Director Engineering
City Solicitor
City Clerk
Officer-in-Charge, RCMP, Burnaby Detachment

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BCP51902
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QUEENSBRIDGE DR
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7089
(C6b)
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PLAN 27652
BCP41537
SUBJECT SITE
LOUGHEED HY
R2
BAINBRIDGE AV
2900
(C1)
BCP44468
(C2h)
(C1,M5,P2)
EXISTING SITE
PLAN 54067
2929
2950
2932
EX.12809
2962
2971
R1
46784
2988
PLAN 48643
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COVENTRY PL
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City of Burnaby
PLANNING & BUILDING DEPARTMENT
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SCALE:
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DRAWN BY:
AY
REZONING REFERENCE #16-49
7000 Lougheed Highway
(Unit #5 - 2909 Bainbridge Avenue)
Existing Site
Unit #2 - 2900 Bainbridge Avenue
Subject Site

Sketch #1



Bainbridge Community Plan

City of Burnaby

PLANNING & BUILDING DEPARTMENT

2 Low Density Multiple Family Residential
5 Commercial
10 Institutional
12 Park and Public Use

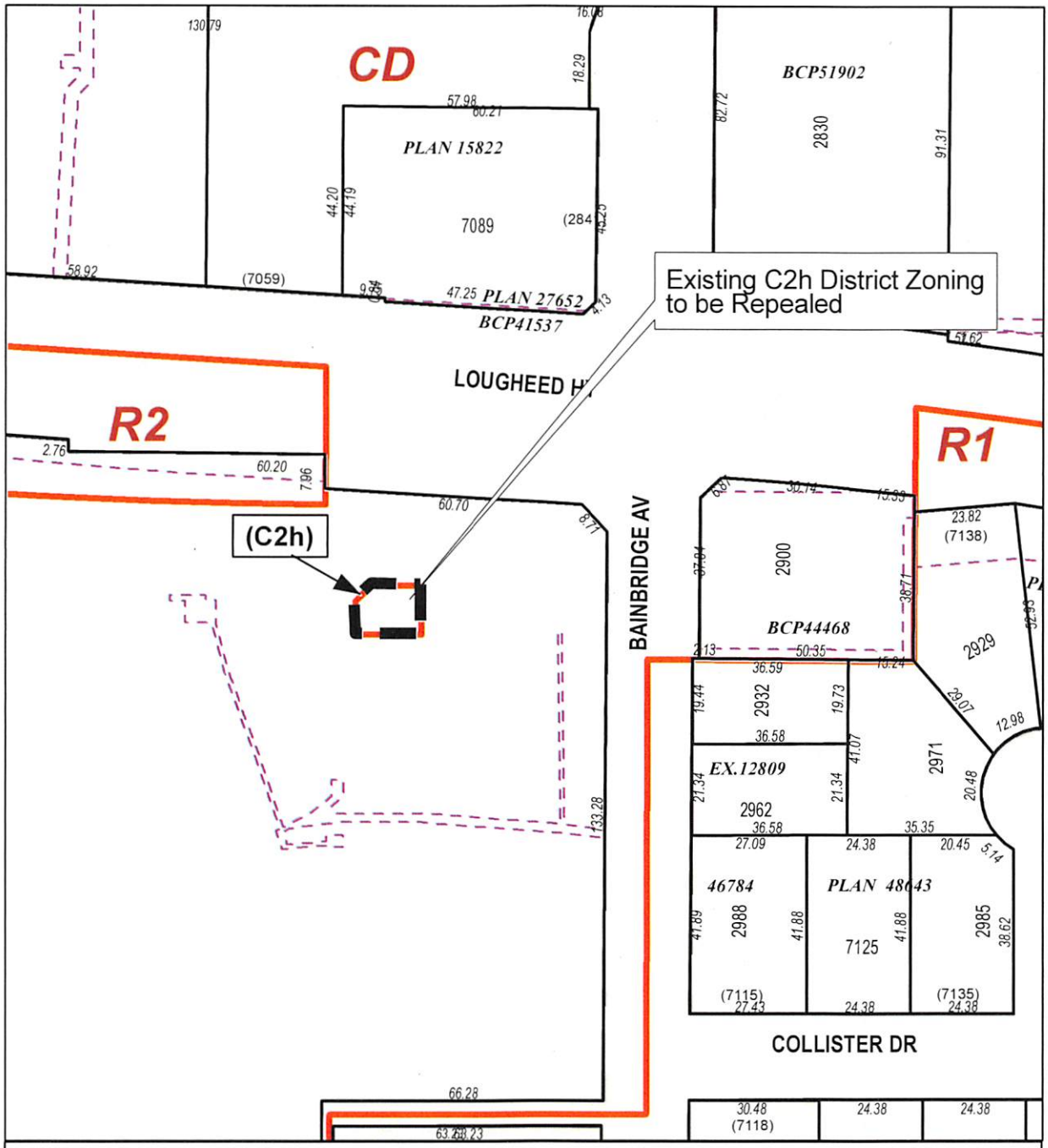
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Printed on January 4, 2017

Sketch #2



City of Burnaby

PLANNING & BUILDING DEPARTMENT

N

DATE: JAN 18 2017	**REZONING REFERENCE #05-12** **7000 LOUGHEED HIGHWAY** **(Unit #5 - 2909 BAINBRIDGE AVENUE)**
SCALE: 1:1,500	Zoning to be Repealed
DRAWN BY: AY	

Sketch #3

City of Burnaby

Item .....
Meeting ..... 2017 January 23

COUNCIL REPORT

TO: CITY MANAGER 2017 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-49**

SUBJECT SITE:

ADDRESS: Unit #2 – 2900 Bainbridge Avenue (see ***attached*** Sketch #1)

LEGAL: Lot A, DL 59, Group 1, NWD Plan BCP44468

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

TO: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District, and in accordance with the development plan entitled "Bainbridge Liquor Store" prepared by John McNally Designers Inc.)

EXISTING SITE:

ADDRESS: 7000 Lougheed Highway (Unit #5 – 2909 Bainbridge Avenue) (see ***attached*** Sketches #1 and #2)

LEGAL: Portion of Parcel 1, DLs 59 and 78, Group 1, NWD Reference Plan 78006, as shown on ***attached*** Sketch #3)

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District) and R2 Residential District

TO: Repeal C2h District zoning as shown on ***attached*** Sketch #3

APPLICANT: Kooner Hospitality Group (Attn: Jisbender Kooner)
7125 Curragh Avenue, Burnaby, BC V5J 4V6

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 p.m.

2. **THAT** the following be established as a prerequisite to the completion of the rezoning:

   a) The submission of a suitable plan of development.

   b) The provision of any necessary statutory rights-of-way deemed requisite.

   c) The granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 3.2.3 of this report.

   d) The submission of an undertaking to ensure removal of the existing private liquor store as described in Section 3.6 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a private liquor store.

2.0 BACKGROUND

2.1 The subject site of the proposed private liquor store is a small commercial development located on the southeast corner of Lougheed Highway and Bainbridge Avenue. The site is improved with a one-storey commercial building with five commercial retail units (CRUs). The current tenants include three restaurants and a hair salon, while the fifth CRU is vacant. The liquor store is proposed to occupy the existing hair salon unit and the vacant unit.

To the north, across Lougheed Highway, are a low-scale commercial development and a gasoline service station, with townhouses and single-family dwellings beyond. A small commercial development, which is the existing location of the proposed private liquor store and also part of this rezoning application, is located to the west across Bainbridge Avenue, and the former Telus industrial complex is beyond. An R1 Residential District

neighbourhood is located immediately to the south and east of the subject site. The Millenium SkyTrain guideway traverses the northerly portion of the subject site. Vehicular access to the site is from Bainbridge Avenue.

2.2 The subject site and the adjacent single-family residential neighbourhood are not located within a Community Plan Area. The Commercial Policy Framework of the Burnaby Official Community Plan (OCP) indicates that the intersection of Lougheed Highway and Bainbridge Avenue is intended for Urban Village Centre development.

2.3 On 2016 April 26, Council granted Final Adoption to Rezoning Reference #08-13, which rezoned the subject site from C6 Gasoline Service Station District and P8 Parking District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial District) in order to permit the redevelopment of the site with a one-storey commercial retail development.

2.4 Council, on 2006 May 08, adopted a Liquor Store Location Framework ("Framework") for Burnaby, along with the Guidelines for Assessing Rezoning Applications for Liquor Stores. The Framework divides the City into four quadrants based on the Town Centres, in order to ensure a balanced distribution of liquor stores throughout the City. Principal objectives of the Framework include the establishment of a Liquor Distribution Branch (LDB) Signature Liquor Store in each Town Centre prior to the establishment of smaller LDB and private liquor stores, or Licensee Retail Stores (LRS), in the respective quadrants. The Framework also prioritized the establishment of LDB stores in the Big Bend Community Plan area and at the Kensington Shopping Centre. The purpose of these objectives is to offer equity and certainty for consumers throughout the City in terms of product availability, convenience, and stable pricing.

2.5 On 2016 November 21, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant towards 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 at a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant is seeking to rezone two commercial units within the building on the subject site, having a combined area of approximately 140.84 m^2 (1,516 sq. ft.), from CD Comprehensive Development District (based on C1 Neighbourhood Commercial District) to Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District) in order to permit the establishment of an LRS (see ***attached*** Sketch #1). The proposed development is located within two middle CRUs in the existing commercial development. No changes are

proposed to the exterior of the building. Under the proposed amendment, the subject units would retain the underlying C1 District zoning, in addition to the proposed C2h District zoning, in order to allow future reversion of the units to C1 District uses should the private liquor store use cease to operate.

The applicant is seeking rezoning in order to relocate their existing LRS located in a commercial building at 7000 Lougheed Highway, which the applicant indicates is slated for demolition, to the subject site across Bainbridge Avenue. Rezoning Reference #05-12 was given Final Adoption by Council on 2005 July 25 to rezone the existing LRS location at 7000 Lougheed Highway from the CD (C1) District to the CD (C2h) District.

It is noted that Liquor Control and Licensing Branch (LCLB) regulations allow LRSs to apply to relocate anywhere within the province; however LRSs may not relocate within 1 km of another existing or proposed LRS or LDB store. As such, the former location could not be reoccupied or redeveloped with a new LRS. Notwithstanding, this rezoning application includes the repealing of Bylaw #11951 to eliminate the existing C2h District zoning at 7000 Lougheed Highway (see ***attached*** Sketches #1, #2, and #3) and thereby remove the permitted LRS use at 7000 Lougheed Highway. The applicant has indicated that the owner of 7000 Lougheed Highway has been advised that the C2h District zoning currently in place will be removed. Once the C2h District zoning has been removed from 7000 Lougheed Highway, the current liquor store use will be legal non-conforming.

3.2 The Liquor Store Location Framework established revised Guidelines for Assessing Rezoning Applications for Liquor Stores, including locational, store size, and operational criteria. The following subsections review the consistency of the proposed development with these criteria.

3.2.1 Locational Criteria

The locational criteria for liquor stores require establishment of an LDB Signature Store in a Town Centre prior to establishment of supporting LDB stores or LRSs in the same quadrant. In the City's northeast quadrant, which includes the subject site, the locational criteria require the establishment of an LDB Signature Store in the Lougheed Town Centre area, as well as the re-establishment of an LDB Neighbourhood Store in the Kensington Shopping Centre as an interim step to a larger LDB Signature store once surrounding population densities increase. Both of these criteria have been met.

In addition, the guidelines note that an LRS that would affect the viability of an LDB Signature store at Kensington Shopping Centre would not be supported until an LDB Signature store is established at that location. Although the LDB store at Kensington Shopping Centre is a Neighbourhood and not a Signature store, given that the subject LRS is sufficiently removed from Kensington Shopping Centre (over 2.5 km away) and would continue to serve the same community as at its current location across the street, it

is not expected that the proposed development would impact the viability of a potential LDB Signature Store at Kensington Shopping Centre.

Additional locational criteria require that supporting LRSs are a component of an established or new commercial service centre (Town Centre, Urban Village, or Neighbourhood Centre as outlined in the OCP). The proposed LRS location is part of an established commercial development and is located in an area designated in the OCP for Urban Village commercial centre uses.

Further locational criteria require that there is a reasonable distribution of both LDB liquor stores and LRS stores. The LDB Signature store in Lougheed Town Centre is located approximately 4.5 km away from the proposed LRS, while LDB Neighbourhood stores at Kensington Shopping Centre and at SFU are located approximately 2.5 km and 4 km away respectively. The Hop and Vine Beer Store, the only LRS in the quadrant other than the subject one, is approximately 1.5 km away at 1601 Burnwood Drive. As such, there is a reasonable distribution of both LDB and LRS liquor stores, and the proposed LRS does not present a concern with regard to oversaturation in the quadrant.

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

- Private and public schools, particularly secondary schools
- Adjacent residential dwellings and parks
- Other potential sensitive uses (e.g., cabarets, child care centres)

Proposals must also provide adequate vehicular and pedestrian circulation and safe, convenient vehicular access to the site and no undue traffic impacts on the surrounding area.

The proposed LRS is to be located in two units of a small one-storey commercial development. No secondary schools are located in the immediate vicinity, while the nearest elementary school is located more than 600 m (1,968.5 ft.) northeast of the site. The nearest child care centre is located less than 100 m (328 ft.) to the north of the site, across Lougheed Highway, and was established subsequent to the development of the existing LRS at 7000 Lougheed Highway. The nearest residential dwellings are located to the south and southeast of the site, separated from the commercial development by an approximately 5.5.m (18 ft.) high by 2.5 m (8 ft.) deep hedge which is protected by a Section 219 Covenant as a condition of the subject site's previous rezoning approval.

Given the modest size of the proposed LRS, its integration into an established commercial development, and its existing presence in the neighbourhood without complaints to the City, the opportunity for nuisance behaviours, such as public drinking,

panhandling or loitering, is considered low. As such, the proposed LRS is not expected to pose a conflict with nearby child-oriented uses or neighbouring residential dwellings.

Vehicular access to the subject unit is from Bainbridge Avenue and there is sufficient off-street parking and loading provided. Sidewalks are provided on Bainbridge Avenue and the site is served by a bus route, which terminates at the Brentwood Town Centre and Lake City SkyTrain stations. The site thus provides adequate vehicular and pedestrian access, as required by the locational criteria.

3.2.2 Store Size Criteria

The proposed LRS, at 140.84 m^2 (1,516 sq. ft.), does not exceed the maximum store size criteria of 418.06 m^2 (4,500 sq. ft.). It is noted that the existing LRS at 7000 Lougheed Highway has a gross floor area of 204.94 m^2 (2,206 sq. ft.).

3.2.3 Operational Criteria

Operational criteria include appropriate hours of operation, which must be formalized through registration of a Section 219 Covenant. The guidelines anticipate that the hours for LDB Signature Stores in Town Centres will be longer and later than smaller stores; they also require that the general pattern of operating hours of nearby commercial businesses be considered. The LCLB permits LRS establishments to be open from 9:00 am to 11:00 pm, seven days a week. Of the seven LRS establishments in Burnaby, opening hours range from 9:00 am to 11:00 am, and all close at 11:00 pm.

The proposed LRS's operating hours are from 10:00 am to 11:00 pm, Monday to Sunday, the same as the current operating hours for the existing LRS at 7000 Lougheed Highway. At the subject site at 2900 Bainbridge Avenue, the three other tenant spaces are occupied by restaurants which have the following operating hours:

- a Subway restaurant, located immediately north of the proposed development, is open from 7:00 am to 12:00 midnight Monday to Friday, 8:00 am to 12:00 midnight on Saturdays, and 9:00 am to 11:00 pm on Sundays;
- Rolling Dough Pizza is open from 11:00 am to 9:00 pm Monday to Saturday (closed Sundays); and,
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The proposed operating hours are therefore less than those of the commercial tenant to the north and are not significantly longer than, and are generally consistent with, those of the other two commercial tenants. In addition, the hours are the same as the liquor store's current hours of operation, and the RCMP and Environmental Services have indicated that they do not have concerns regarding the proposed development. To ensure that the

proposed hours are maintained, it is recommended that, as a condition of rezoning approval, the operating hours be formalized through registration of a Section 219 Covenant.

The Guidelines also recommend that, for safety and security purposes, a minimum of two employees be present at all times and video surveillance systems be installed. The applicant has indicated that these measures will be undertaken in the proposed development.

3.3 No servicing is required in conjunction with this rezoning application.

3.4 Any necessary easements, covenants, and statutory rights-of-way for the subject site are to be provided, including, but not necessarily limited to:

- a Section 219 Covenant limiting operating hours to those indicated in Section 3.2.3; and,
- a 2.0 m (6.56 ft.) statutory right-of-way along Lougheed Highway for pedestrian and bicycle facilities.

3.5 Given there is no additional gross floor area proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge of $8.73 per m^2 ($0.811 per sq. ft.) is not required in conjunction with this rezoning application.

3.6 As noted above, the subject rezoning includes the repealing of the bylaw that permitted the existing LRS location at 7000 Lougheed Highway in order to remove that property's C2h District zoning. Should this rezoning application receive Final Adoption, the existing LRS at 7000 Lougheed Highway will become legal non-conforming and allow the applicant to transition to the proposed new location. The applicant will be required to submit a letter of undertaking indicating that the existing LRS will cease operation no later than six months after obtaining Final Occupancy at the proposed new location.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area (no change)	2,052 m^2 (22,087.54 sq. ft.)
4.2	Gross Floor Area	
	Unit #2	140.84 m^2 (1,516 sq. ft.).
4.3	Height (no change)	1 storey

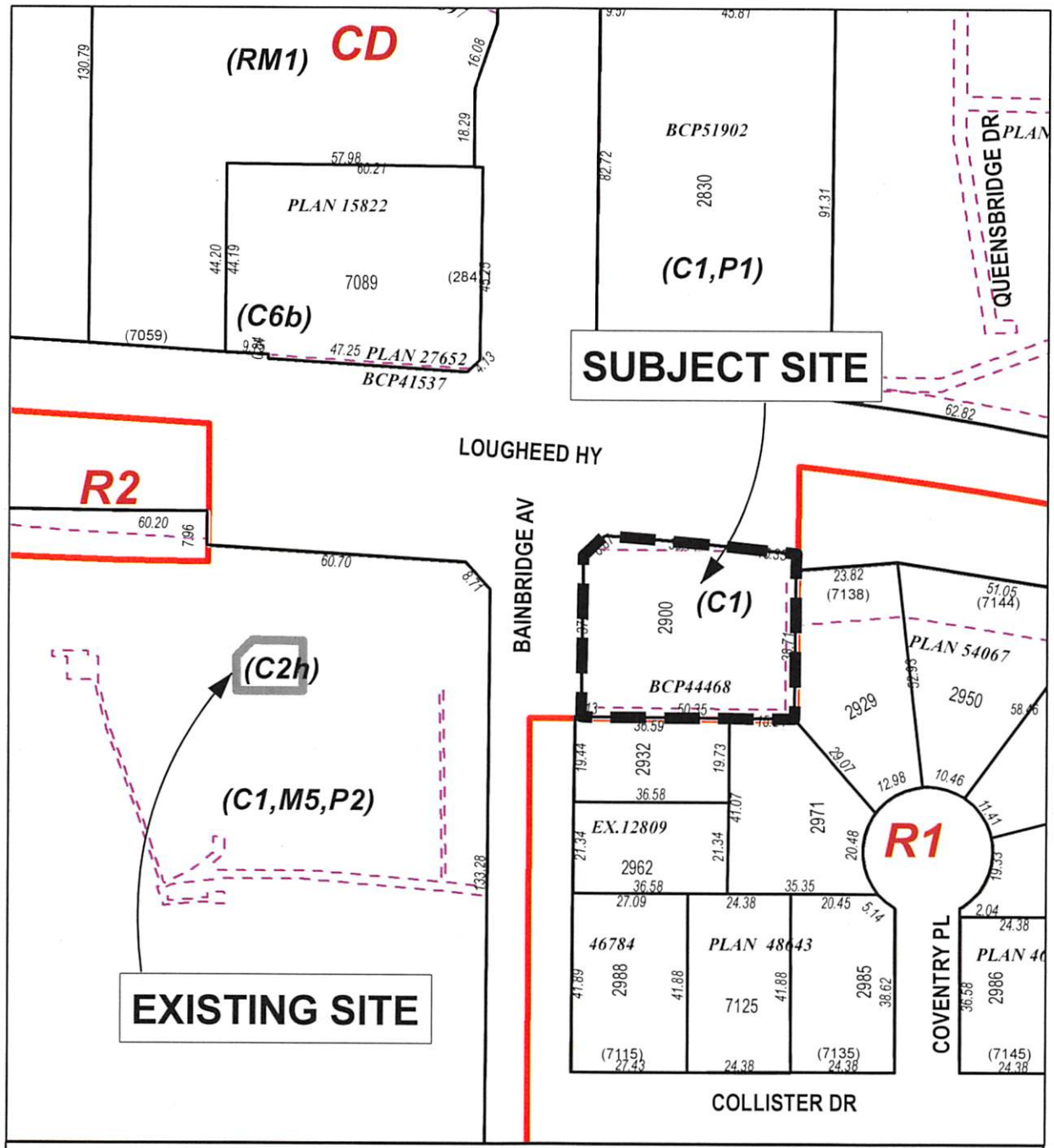
4.4	Parking (no change)	Required	Provided
	Parking	11 spaces	20 spaces
	Loading	1 space	1 space

Lou Pelletier, Director
PLANNING AND BUILDING

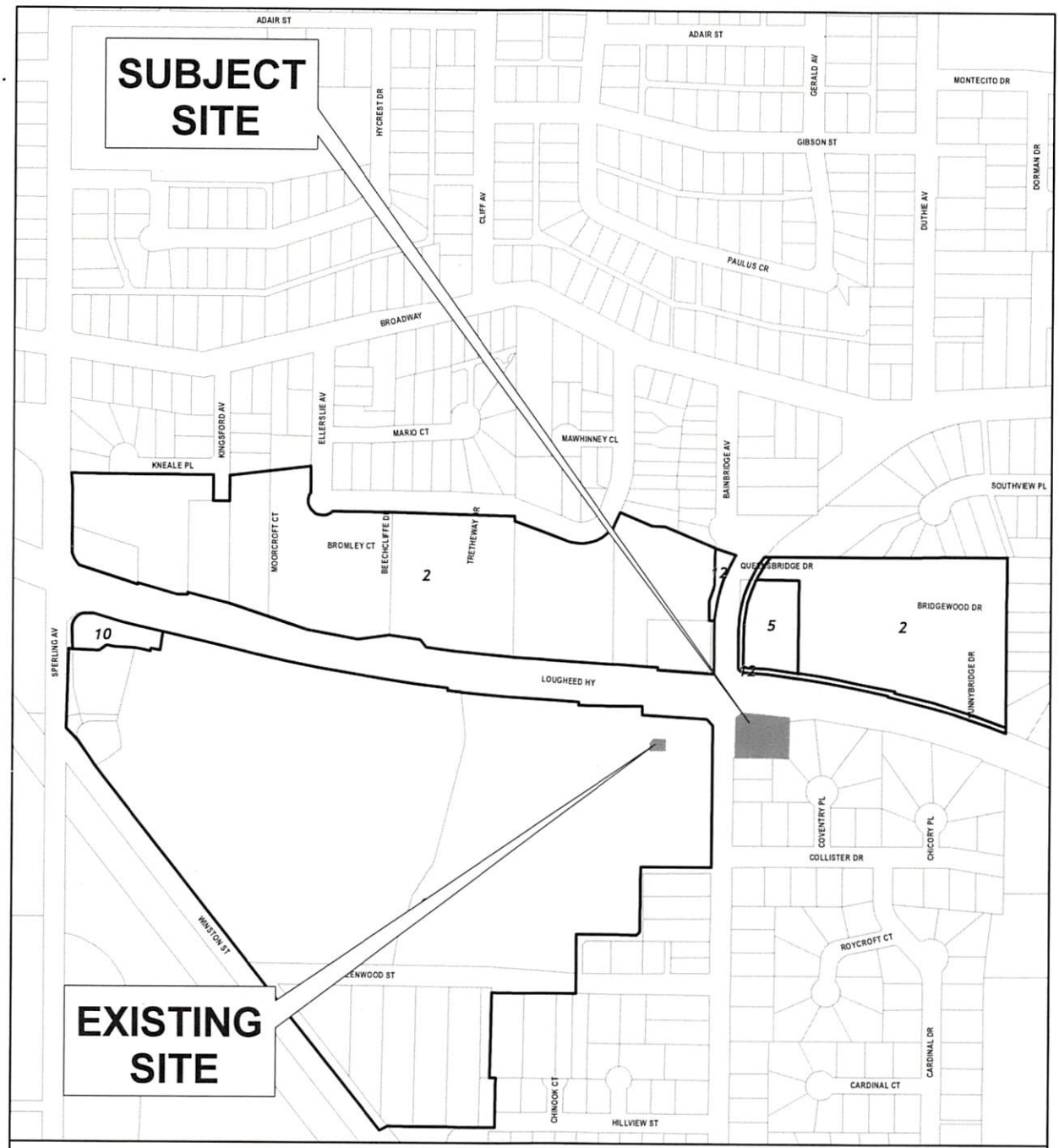
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Attachments

cc: Director Engineering
City Solicitor
City Clerk
Officer-in-Charge, RCMP, Burnaby Detachment

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2830
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QUEENSBRIDGE DR
PLAN 15822
7089
(C6b)
(7059)
PLAN 27652
BCP41537
SUBJECT SITE
LOUGHEED HY
R2
BAINBRIDGE AV
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City of Burnaby
PLANNING & BUILDING DEPARTMENT
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DATE:
JAN 04 2017
SCALE:
1:1,500
DRAWN BY:
AY
REZONING REFERENCE #16-49
7000 Lougheed Highway
(Unit #5 - 2909 Bainbridge Avenue)
Existing Site
Unit #2 - 2900 Bainbridge Avenue
Subject Site

Sketch #1



Bainbridge Community Plan

City of Burnaby

PLANNING & BUILDING DEPARTMENT

2 Low Density Multiple Family Residential
5 Commercial
10 Institutional
12 Park and Public Use

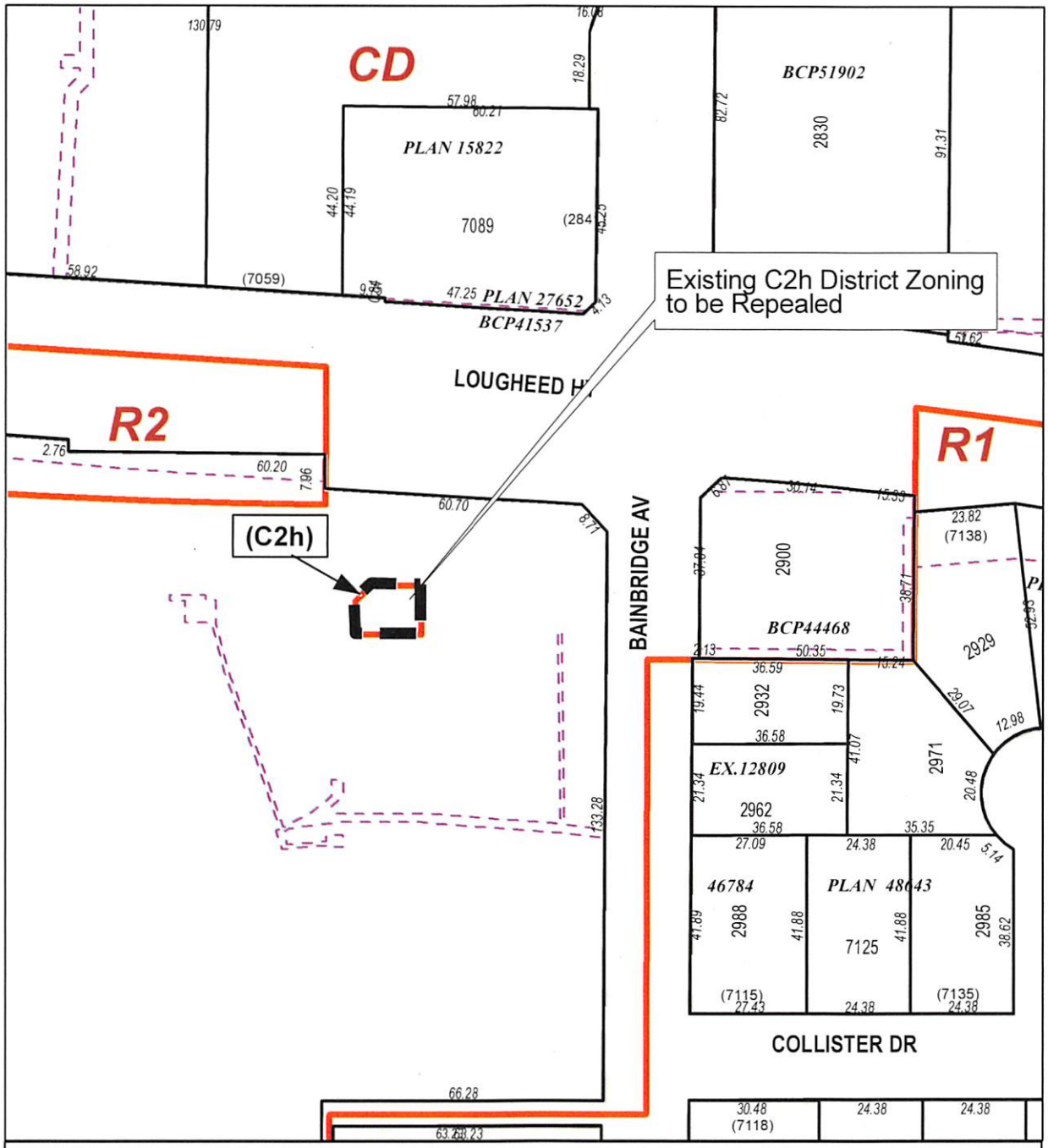
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Printed on January 4, 2017

Sketch #2



City of Burnaby

PLANNING & BUILDING DEPARTMENT

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DATE: JAN 18 2017	**REZONING REFERENCE #05-12** **7000 LOUGHEED HIGHWAY** **(Unit #5 - 2909 BAINBRIDGE AVENUE)**
SCALE: 1:1,500	Zoning to be Repealed
DRAWN BY: AY	

Sketch #3

City of Burnaby

PROPOSED DEVELOPMENT SUMMARY
FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 17-00001 **Meeting Date:** 2017 February 16

ADDRESS: 7335, 7341, 7347, 7353 & 7359 14th Avenue

DEVELOPMENT PROPOSAL:

Permit the rezoning of five legal lots containing five single family dwellings from the R5 Residential District to the R12 Residential District, allowing single family and two family dwellings on 9.15 m (30.02 ft.) wide lots.

1.	***Site Area:***	Five lots
2.	***Existing Use:***	Residential
	Adjacent Use:	Residential
	Proposed Use:	Residential

		Permitted/Required	**Proposed/Provided**
3.	***Gross Floor Area:***	N/A	N/A
4.	***Site Coverage:***	N/A	N/A
5.	***Building Height:***	N/A	N/A
6.	***Vehicular Access from:***	N/A	N/A
7.	***Parking Spaces:***	N/A	N/A
8.	***Loading Spaces:***	N/A	N/A
9.	***Communal Facilities:***	N/A	N/A

10. ***Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)*** ☒ YES ☐ NO

Note: *N/A where not applicable*

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City of Burnaby

PLANNING AND DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

SUBJECT: R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS – 7335 TO 7359 14TH AVENUE (NORTH SIDE)

RECOMMENDATIONS:

1. THAT Council authorize the preparation of a Rezoning Bylaw to rezone 7335 to 7359 14th Avenue (north side), as referenced in Schedule A *(attached),* from the R5 Residential District to the R12 Residential District, and that the bylaw be advanced to First Reading on 2017 February 06 and to Public Hearing on 2017 February 28 at 7:00 p.m.

2. THAT a copy of this report be sent to the property owners and residents in the petition and consultation areas.

REPORT

The Planning and Development Committee, at its meeting held on 2017 January 31, received and adopted the *attached* report reviewing the results of the consultation process regarding a request for an area rezoning from the R5 to the R12 District, and recommending that the subject area be advanced through the rezoning process.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor S. Dhaliwal
Member

Copied to:	City Manager Director Planning & Building Director Engineering Director Finance Chief Building Inspector City Solicitor

City of Burnaby

Item .....
Meeting .....2017 January 31

COMMITTEE REPORT

TO: CHAIR AND MEMBERS PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2017 January 26

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 49500 10
Reference: *R12 7335-7359 14th Ave*

SUBJECT: **R12 DISTRICT AREA REZONING PUBLIC CONSULTATION RESULTS FOR 7335 TO 7359 14TH AVENUE (NORTH SIDE)**

PURPOSE: To review the results of the consultation process regarding a request for an area rezoning from the R5 to the R12 District and to recommend that the subject area be advanced through the rezoning process.

RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council authorize the preparation of a Rezoning Bylaw to rezone 7335 to 7359 14th Avenue (north side), as referenced in Schedule A (***attached***), from the R5 Residential District to the R12 Residential District, and that the bylaw be advanced to First Reading on 2017 February 06 and to Public Hearing on 2017 February 28 at 7:00 p.m.

2. **THAT** a copy of this report be sent to the property owners and residents in the petition and consultation areas.

REPORT

1.0 BACKGROUND

A petition requesting the rezoning of 7335 to 7359 14th Avenue (north side) from the R5 Residential District to the R12 Residential District was received in the Planning Department. The petition represents an area consisting of five legal lots (Sketch #1 ***attached***). The petition was signed by four (80%) of the five property owners.

On the recommendation of the Planning and Development Committee, Council at its regular meeting of 2016 July 11 authorized staff to initiate a consultation process to determine the level of support for the proposed area rezoning. This report reviews the results of the consultation process and recommends that the area rezoning be advanced.

2.0 CONSULTATION PROCESS

The approved consultation process for the subject area rezoning involved the distribution of a brochure and questionnaire to the property owners and residents in the proposed rezoning area and to owners and residents in the consultation area, which extends 100 m (328.08 ft.) from the rezoning area.

In addition, a community open house was held on 2016 November 24 at Stride Avenue Community School and was attended by eight residents.

2.1 Responses in the Rezoning Area

There were four responses to the questionnaire from the property owners of the five lots in the rezoning area, which is an 80% response rate. The table below contains the questionnaire results for owners in the rezoning area.

Questionnaire Results – Owners in the Rezoning Area

	Support	Oppose	Undecided	Did Not Respond
Resident Owner	1	0	0	1
Absentee Owner	3	0	0	0
Total	4	0	0	1

This return shows that four of the owners favour the proposed area rezoning. The four positive responses represent 80% of the total number of lots in the subject area.

There were no responses from tenants in the rezoning area.

2.2 Responses in the Consultation Area

There was one questionnaire returned from the 276 questionnaires sent out to residents and property owners in the broader consultation area. The one respondent did not express support or opposition to the proposed area rezoning.

3.0 DISCUSSION

The key factor in recommending whether an area rezoning should proceed through the rezoning process is evidence of majority support for the rezoning within the proposed rezoning area. The adopted guidelines for area rezonings state that responses to the questionnaire from within the proposed rezoning area should meet the following criteria, in order for the proposal to be forwarded to Public Hearing:

1. Where the response rate is 100%, at least 50% of the property owners have indicated that they support an area rezoning; or,
2. Where the response rate is less than 100%, at least 50% of the property owners have responded and at least 70% of those who responded support the area rezoning.

The response rate for the subject area rezoning does not meet the first criteria, because 100% of the property owners within the rezoning area did not respond. However the response rate does meet the second criteria as 80% (four) of the property owners in the rezoning area did respond. Of these respondents, all support the area rezoning proposal which represents 100% of the respondents. This result meets the 70% support requirement. One property owner did not respond.

As such, the proposal meets the Council adopted guidelines for area rezoning as there is majority support among the property owners within the rezoning area. Therefore it is recommended that this proposal be advanced through the rezoning process.

Should the rezoning process conclude to establish the R12 District, all five lots would be eligible for a two family dwelling. Development potential is subject to meeting all City bylaw requirements.

4.0 CONCLUSION

The results of the public consultation process for the proposed R12 area rezoning for 7335 to 7359 14th Avenue (north side) have been reviewed and are included in this report. Of the five property owners in the rezoning area, four indicated support. As such, the proposal has achieved the required percentage of support under the City's adopted guidelines for area rezoning.

It is recommended that the Planning and Development Committee forward this report to Council with the recommendation that the proposed R12 area rezoning bylaw be advanced to a Public Hearing, and that a copy of this report be sent to the property owners and residents for their information.

The purpose of the rezoning is to permit the development of single and two family dwellings on small lots in accordance with the R12 District.

Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

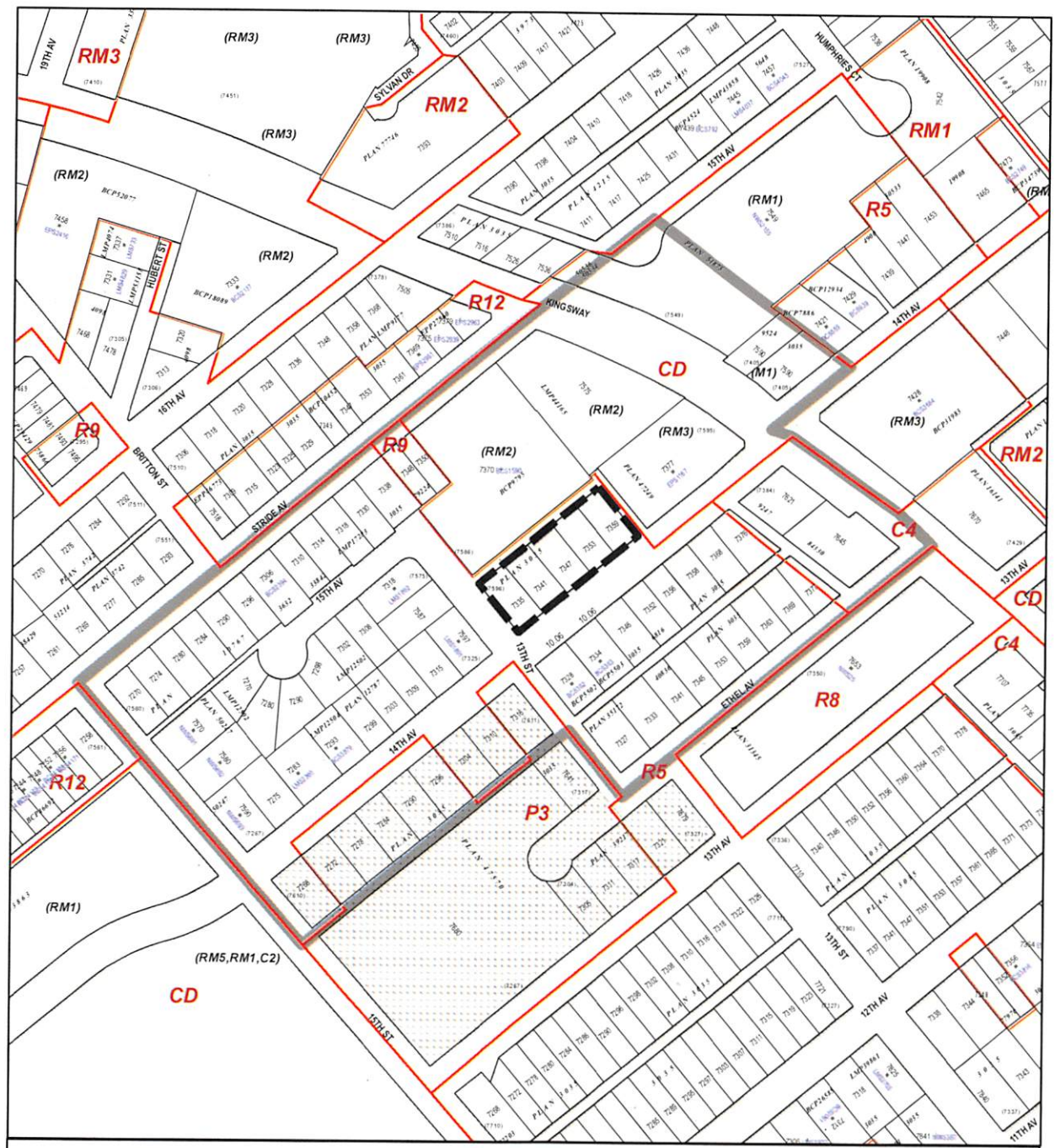
cc: City Manager, Director Finance, Director Engineering, Chief Building Inspector, City Solicitor, City Clerk

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AREA REZONING #17-01
R5 TO R12 DISTRICT
7335 TO 7359 FOURTEENTH AVENUE

SCHEDULE "A"

ADDRESS	LEGAL DESCRIPTION	PID
7335 14th Avenue	Lot 24, Block 2, DL 29, Group 1, NWD Plan 3035	010-806-407
7341 14th Avenue	Lot 23, Block 2, DL 29, Group 1, NWD Plan 3035	010-806-393
7347 14th Avenue	Lot 22, Block 2, DL 29, Group 1, NWD Plan 3035	003-407-659
7353 14th Avenue	Lot 21, Block 2, DL 29, Group 1, NWD Plan 3035	003-008-266
7359 14th Avenue	Lot 20, Block 2, DL 29, Group 1, NWD Plan 3035	002-218-089



City of Burnaby

PLANNING & BUILDING DEPARTMENT

N

DATE: JAN 12 2017	NORTH SIDE OF 7300 BLOCK 14TH AVENUE R12
SCALE: 1:3,504	Rezoning Area / Consultation Area
DRAWN BY: AY	

Sketch #1

City of Burnaby

PROPOSED DEVELOPMENT SUMMARY
FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 17-00002 **Meeting Date:** 2017 February 16

ADDRESS: 5676 Laurel Street; and portions of unopened Fulwell Street and Laurel Street road rights-of-way.

DEVELOPMENT PROPOSAL:

To bring the subject properties into conformance with their intended use for the City's public works yard. There is no development proposed for the site under this application. Redevelopment of the site will be pursued in the future in conjunction with a further development approvals process.

1.	***Site Area:***	N/A
2.	***Existing Use:***	Residential
	Adjacent Use:	Industrial, residential
	Proposed Use:	Industrial

		Permitted/Required	**Proposed/Provided**
3.	***Gross Floor Area:***	N/A	N/A
4.	***Site Coverage:***	N/A	N/A
5.	***Building Height:***	N/A	N/A
6.	***Vehicular Access from:***	Laurel Street	Laurel Street
7.	***Parking Spaces:***	N/A	N/A
8.	***Loading Spaces:***	N/A	N/A
9.	***Communal Facilities:***	N/A	N/A

10. ***Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)*** ☒ YES ☐ NO

Note: *N/A where not applicable*

P:\REZONING\FORMS\ APC STAT SHEET

City of Burnaby

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

COUNCIL REPORT

TO: CITY MANAGER 2017 February 01

FROM: DIRECTOR PLANNING AND BUILDING

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

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06, and to a Public Hearing on 2017 February 28 at 7:00 pm.

2. **THAT** the following be established a prerequisite to the completion of the rezoning:

   a. The approval of the Ministry of Transportation to the rezoning application.

3. **THAT** staff be authorized to complete the necessary subdivision/consolidation of City lands, and that the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

REPORT

1.0 GENERAL INFORMATION

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

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

From: R5 Residential District

To: M2 General Industrial District

1.3 Address: 5676 Laurel Street

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

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

2.0 NEIGHBOURHOOD CHARACTERISTICS

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

3.0 BACKGROUND INFORMATION

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

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

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

4.0 GENERAL INFORMATION

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

4.2 The properties under this rezoning application include the City-owned property at 5676 Laurel Street, which is vacant, and the adjacent unopened portions of Fulwell Street and Laurel Street road rights-of-way, both of which serve as part of the subject works yard (see ***attached*** Sketch #1).

4.3 The overall works yard site is approximately 10.3 acres and includes the existing works yard site, and the property under this rezoning (see ***attached*** Sketch #2). The adjacent portions of unopened road rights-of-way within the works yard site to be closed for inclusion in the consolidation include a portion of Fulwell Street east of Douglas Road and a portion of Laurel Street at Godwin Avenue. A Highway Closure Bylaw will be required to enable the overall site to be consolidated, and will be pursued in connection with a future subdivision application.

4.4 The Engineering Department will be requested to prepare and provide the requisite road closure and subdivision consolidation plans in the future for completion of the administration process for consolidation of the lands for the works yard.

4.5 Bylaw funds for the related minor document preparation and registration fees for the requisite road closure and subdivision consolidation are in place under the approved City works yard redevelopment project.

4.6 Any necessary servicing requirements will be pursued in conjunction with the future specific development proposal for the works yard and the subdivision/consolidation process.

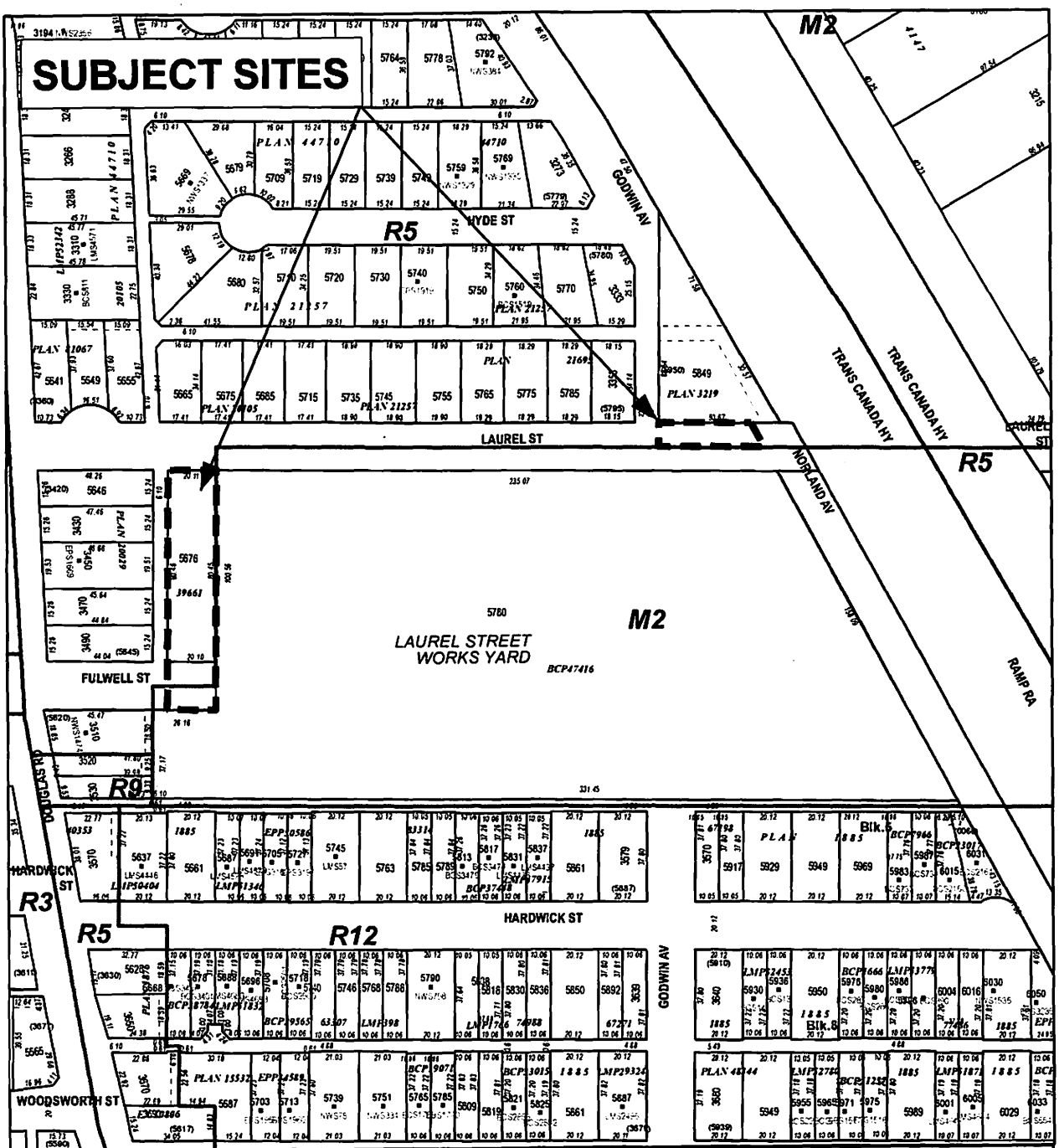
4.7 Granting by Council of Final Adoption to this rezoning will bring the properties into conformance with their planned and approved operational use for the City's public works yard.

Lou Pelletier, Director
PLANNING AND BUILDING

SMN:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2017\17-02 5676 Laurel Street\Rezoning Reference 17-02 PH Report 2017.02.06.docx



City of Burnaby

PLANNING & BUILDING DEPARTMENT

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DATE: FEB 01 2017

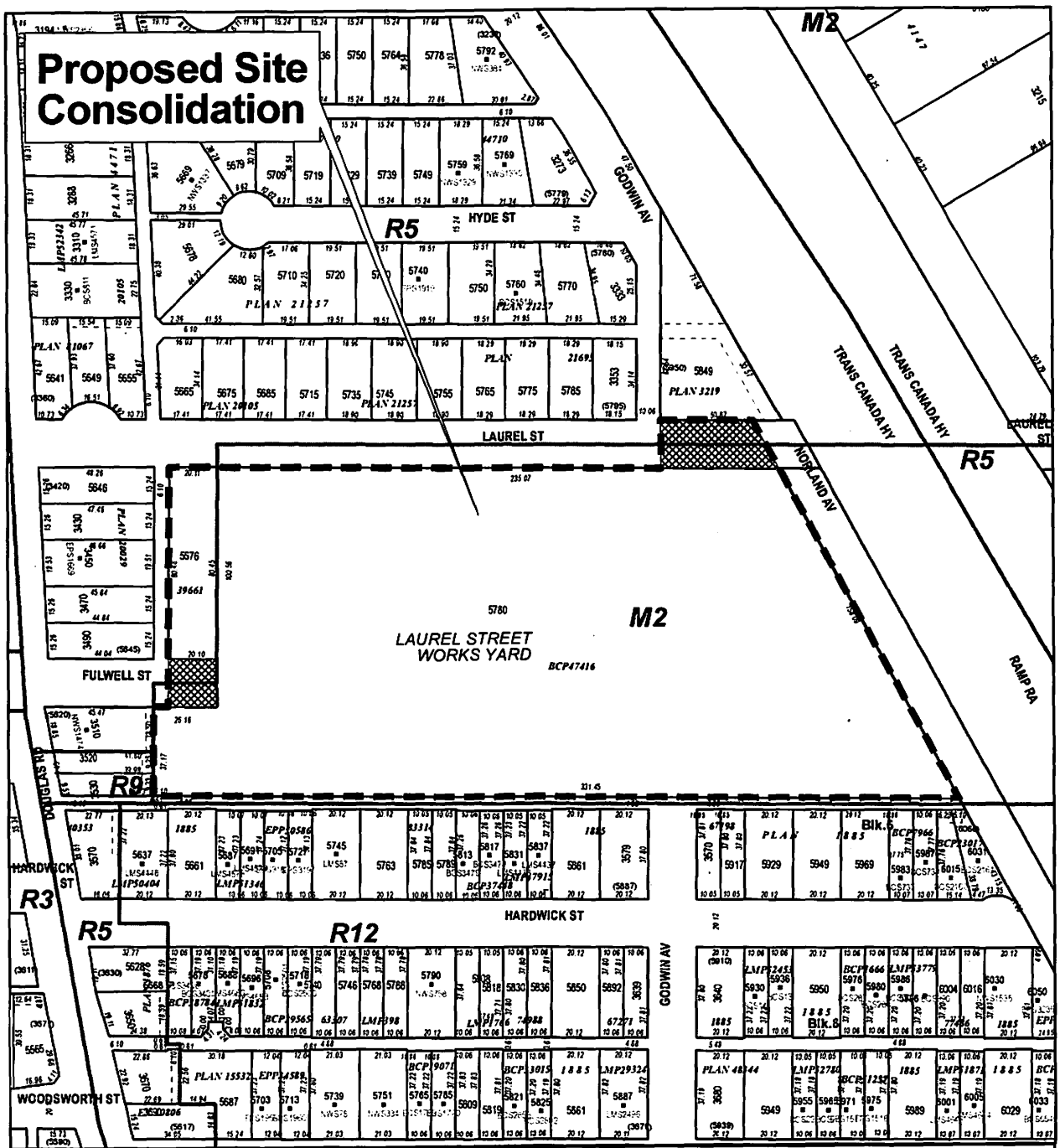
SCALE: 1:2,690

DRAWN BY: AY

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

Subject Sites

Sketch #1



City of Burnaby

PLANNING & BUILDING DEPARTMENT

N

DATE: FEB 01 2017

SCALE: 1:2,690

DRAWN BY: AY

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

Proposed Site Consolidation

Road Closures

Sketch #2

City of Burnaby

Building Department

2017 January 31

City of Burnaby Planning Dept.

SUBJECT: LETTER OF INTENT - 5676 LAUREL STREET, BURNABY

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

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

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

Regards,

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