



**CITY OF BURNABY**  
**ZONING BYLAW AMENDMENTS**  
**PUBLIC HEARING**

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

**TUESDAY, 2017 FEBRUARY 28 AT 7:00 PM**

in the Council Chamber, Burnaby City Hall>, 4949 Canada Way, Burnaby, B.C. to receive representations in connection with the following proposed amendments to “Burnaby Zoning Bylaw 1965”.

**A G E N D A**

**CALL TO ORDER**

**PAGE**

**ZONING BYLAW AMENDMENTS**

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

1

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,** 7  
**Amendment Bylaw No. 2, 2017 - Bylaw No. 13706**
- 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,** 14  
**Amendment Bylaw No. 3, 2017 - Bylaw No. 13707**
- 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,** 21  
**Amendment Bylaw No. 4, 2017 - Bylaw No. 13708**
- 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.*

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**5) Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 5, 2017 - Bylaw No. 13709**

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) Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 8, 2017 - Bylaw No. 13721**

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**

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Rez. #17-01

7335 to 7359 14th 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 R12 Zoning District.

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

47

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 properties and unopened road rights-of-way into conformance with their intended use for the City's public works yard.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard:

- **in person** at the Public Hearing
- **in writing** should you be unable to attend the Public Hearing;
  - **Email:** [clerks@burnaby.ca](mailto:clerks@burnaby.ca)
  - **Letter:** Office of the City Clerk, 4949 Canada Way, Burnaby V5G 1M2
  - **Fax:** (604) 294-7537

Please note all submissions must be received by 4:45 p.m. on 2016 November 22 and contain the writer's name and address which will become a part of the public record.

The Director Planning and Building's reports and related information respecting the zoning bylaw amendments are available for public examination at the offices of the Planning Department, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the Office of the City Clerk at 4949 Canada Way, Burnaby, B.C., V5G 1M2 from 8:00 a.m. to 4:45 p.m. weekdays from to .

**NO PRESENTATIONS WILL BE RECEIVED BY COUNCIL  
AFTER THE CONCLUSION OF THE PUBLIC HEARING**

D. Back  
CITY CLERK



FILE NO.: 2410-20

**CITY OF BURNABY  
ADVISORY PLANNING COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: PROPOSED ZONING BYLAW AMENDMENTS**

The Advisory Planning Commission met on Thursday, 2017 February 16 to review the proposed Zoning Bylaw Amendments which appear on the agenda for the Public Hearing (Zoning) scheduled for 2017 February 28 at 7:00 p.m.

The Advisory Planning Commission wishes to advise that it SUPPORTS the following Zoning Bylaw Amendments, namely:

“Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2017”  
Bylaw No. 13705 - Rez. #16-01

“Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2017”  
Bylaw No. 13706 - Rez. #16-16

“Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2017”  
Bylaw No. 13707 - Rez. #16-36

“Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2017”  
Bylaw No. 13708 - Rez. #16-47

“Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2017”  
Bylaw No. 13709 - Rez. #16-49

“Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2017”  
Bylaw No. 13721 - Rez. #16-49a

“Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2017”  
Bylaw No. 13710 - Rez. #17-01

“Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2017”  
Bylaw No. 13720 - Rez. #17-02

Respectfully submitted,

Craig Henschel  
Chair



## 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. <b>Site Area:</b>    | 2,390 m2 (25,726 sq. ft.)                   |
| 2. <b>Existing Use:</b> | Supportive housing facility for older women |
| <b>Adjacent Use:</b>    | Church, single and two family dwellings     |
| <b>Proposed Use:</b>    | Supportive housing facility for older women |

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	1,308.59 m2 (14,085.5 sq. ft.).	1,308.59 m2 (14,085.5 sq. ft.).
4. <b>Site Coverage:</b>	N/A	N/A
5. <b>Building Height:</b>	2 1/2 Storeys	2 1/2 Storeys
6. <b>Vehicular Access from:</b>	Lane	Lane
7. <b>Parking Spaces:</b>	6 Parking Spaces	7 Parking Spaces
8. <b>Loading Spaces:</b>	N/A	N/A
9. <b>Communal Facilities:</b>	N/A	N/A
10. <b>Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

*Note: N/A where not applicable*



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.

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**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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-01  
 2017 January 18..... Page 2

## 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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-01  
 2017 January 18..... Page 3

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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-01  
 2017 January 18..... Page 4

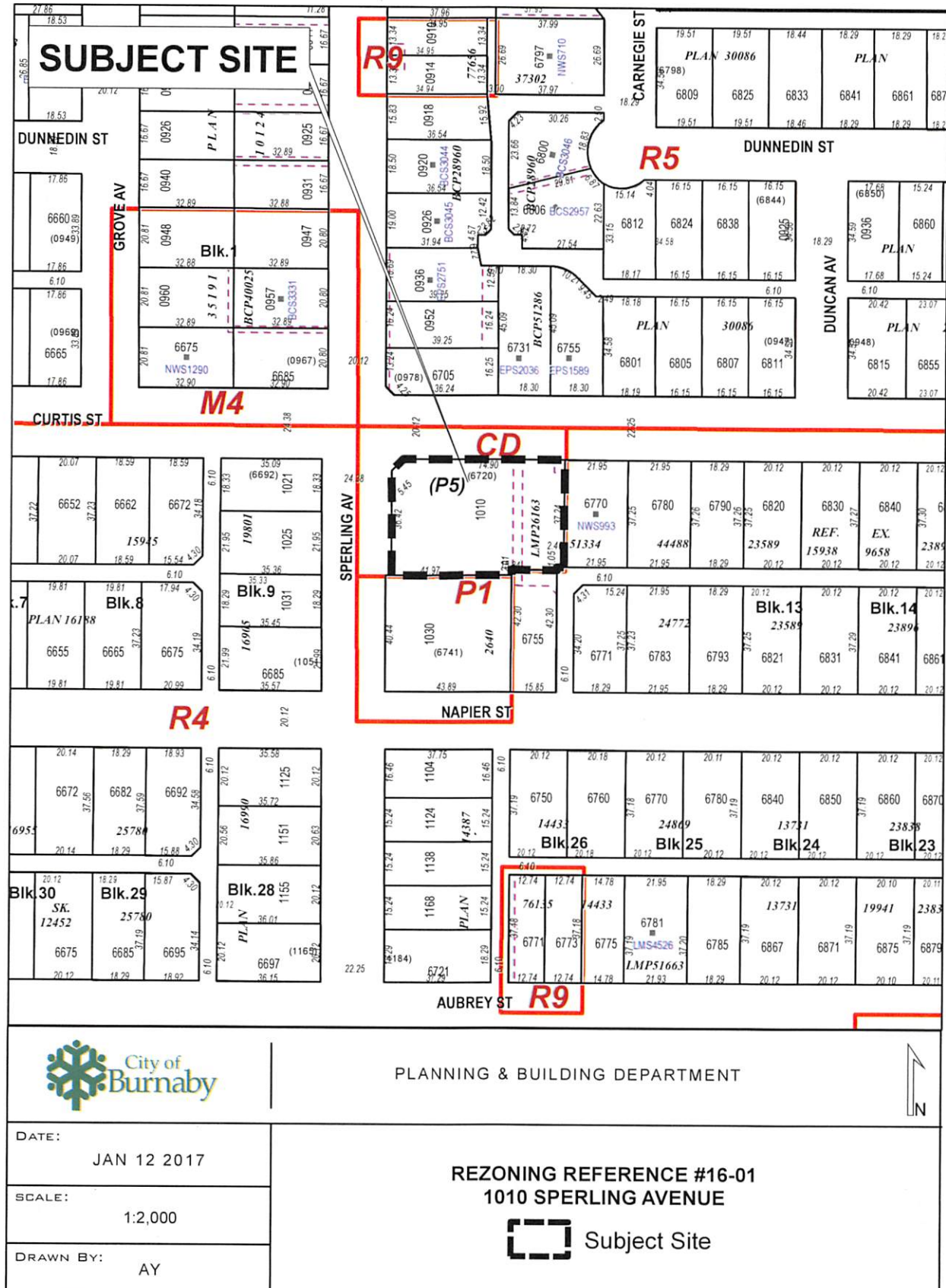
4.6	<u>Parking</u> (no change)	<u>Required</u>	<u>Provided</u>
	Parking	6 spaces	7 spaces

  
 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



**The following item of  
correspondence was received  
expressing opposition to  
Rezoning Reference # 16-01.**

**OConnell, Kate**

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**From:** Terri Marie Perrault  
**Sent:** February-28-17 4:17 PM  
**To:** Clerks; Teresa Marie Perrault  
**Subject:** Bylaw No. 13705 Rezoning #16-01 - Zoning Bylaw 1965, Emendment Bylaw No. 1, 2017

**Categories:** Dark Purple Category

February 28, 2017

Office of the City Clerk  
 4949 Canada Way  
 Burnaby, V5G 1M2

**Rez Ref #** 16-01

**Bylaw #** 13705

**Re:** Rezoning #16-01, Bylaw No. 13705 @ Location: 1010 Sperling Avenue  
 by the Lessee 'Atira Women's Resource Society from the Lessor 'Anglican Church of  
 Canada'

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Dear Madames:

In regards to the rezoning application of the above mentioned property at 1010 Sperling Avenue, in which I reside for over five years, I have no objection to them converting space into a two bedroom apartment unless the building and residential discrepancies listed below are acted upon in the near future:

- **Change 'Supportive Housing' stated on notice of public hearing to 'independent living'**, or please verify this as independent living is on the individual leases and tenants who all pay rent are led to believe they live in an independent living residence and are repeatedly told by the staff that it is independent living as they demand the tenants to clean, take the garbage out, clean the sidewalks, & de-ice, vacuum etc. as they just sit around most of their shifts and talk. Atira has leased the premises from the Anglican Church of Canada and the initial media coverage and tenants leases stated independent living and not a supportive housing development. When it ever became that I would like to know.
- **Need Sufficient Washers & Dryers to accommodate 25 older women with challenges. There is one large washing machine, one large dryer, a set of stackable W/D (small) and one stackable dryer as the Washing Machine has been broke for nearly a year.** There are twenty five (25) women over 50 currently living in that facility, 8 on the first floor, 14 on the 2nd floor and three on the 3rd floor who are forced to use inadequate laundry services, which causes a lot of conflict, lateral violence, physical violence and creates bad toxic relations
- **Need a workable small kitchen on 2nd floor**, there currently exists a room build either for laundry hook-ups, hair dressing or kitchen which has a microwave in it, which was originally mine but we are not allowed any appliances in our room as the electricity switches off because the building has insufficient electrical wiring for 20 room and there are always outages. This additional kitchen is necessary as the kitchen downstairs does not accommodate the needs of 20 women who have to toast, use the stove, do their dishes in one sink, and when they do there is a lot of abusive behavior and violence which many times led to physical violence and the police were called to report assaults. (None of the older women imagined they would be living in such bad conditions, you it would help if maybe there was another small kitchen to do their own dishes even and cook a quick meal. The facts are there are twenty rooms (guestimate size of 15'X8") have a bathroom w/shower, **NO KITCHENETTE**, so

therefore older women are living in precarious conditions and suffer poor eating and many times no eating.

- **Need New Electrical Wiring to address current Fire Issues and to Accommodate 20 women to a decent life-style.** Currently Tues.Feb.18 3:41 pm, my bathroom electrical **power has been off for four days** and they don't know where the fuse box is for that circuitry .In the past (2013+)) there has been extreme over heating of the electrical panel (as it is outside my door #16) and tenants were told not to use appliances in the rooms (problem).that panel on the 2nd floor is a fire trap and it over heats. Therefore this inadequate electrical wiring is a (FIRE ISSUE) .
- **Need to address the under usage of the emergency lights outside of all the room,** as two of the lights have been on for months The facility was built for seniors so the lights outside the door is a good thing as it lets the neighbours know that the tenant inside maybe is in physical distress as they pulled the emergency string. The Atira staff (Dawn, April, Gena) ignores these lights as they have been asked by the tenants and myself to turn them off and they do not know how and don't want them functional. ????
- **Need mental health people to come in and help the five (or more) women with serious mental health issues,** which affects the kitchen dynamics in way of unwarranted treats and accusations which results in horrible elder abuse situations & lateral violence
- **Need to fix Windows or replacing them as they fall apart.**
- **Fire Exits have to be cleared** next to the east wall just outside the exit door where there has been trees laying across the path since the December snow-storm
- **Elevator is unreliable as it is always breaking down due to tenant misuse.**
- **Food program needs to be cancelled** as it causes fights, jealousy, tenant abuse and worse assaults, all due to their believed right to access that free food as it is a first come first serve basis and they do not feed all the women just a five-six....it is just implorable. Plus it is so badly delivered, mismanaged or not managed, and the staff eat a lot of the food and pit the women against each other....A real mess! Women end of hating each other.
- **Improved TV set in the one and only living room,** as staff gave the good working TV to a tenant last fall (2015) and **one of the tenants (Julie) takes apart all the TV hook ups ,** cable, plug-ins, black box because she is very mental ill and tells us that there are entities in the wiring and vampires and also that the electrical gets into her body and sexual abuses her. The Atira staff thinks this is acceptable and this shared house where there is only one living room for 20 women to sit and enjoy some time, as Atira has let this go one for over three (3) years. This is really unacceptable for the tenants that pay good rent for the amenities in the residence. They need to secure the plug-ins or have that tenant moved out to another place. She reaps apart the two computers we have in the house as well and one of them a plastic box was put over the plug-ins.
- **Fix the leaky roof** as it leaks from the roof to the basement and drips through my room (16) on 2nd floor and mould appears which is a serious health hazard.

When all the above mentioned infractions are addressed and some I have not reported are addressed I think it is a good idea to increase rental capacity by converting common space into a Market rentable apartment., but not at the expense of poor little old ladies.

Truly,

Terri Marie Perrault, B.Ed, BA in Community Development

1010 Sperling Avenue #16, Burnaby, BC Telephone.

Retired



## PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

**REZONING REFERENCE # 16-00016**  
**ADDRESS: 4350 Still Creek Drive**

**Meeting Date: 2017 February 16**

### DEVELOPMENT PROPOSAL:

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

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

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	N/A	N/A
4. <b>Site Coverage:</b>	N/A	N/A
5. <b>Building Height:</b>	N/A	N/A
6. <b>Vehicular Access from:</b>	Still Creek Drive	Still Creek Drive
7. <b>Parking Spaces:</b>	N/A	N/A
8. <b>Loading Spaces:</b>	N/A	N/A
9. <b>Communal Facilities:</b>	N/A	N/A
10. <b>Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable

P:\REZONING\FORMS\APC STAT SHEET



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.

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**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.

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-16  
 2017 January 18 ..... Page 2

- 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<sup>2</sup> (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 Ericsson, 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<sup>2</sup> (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

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-16  
 2017 January 18 ..... Page 3


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 m<sup>2</sup> (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 m<sup>2</sup> (31,540 sq. ft.) of the 4-storey, 8,506.8 m<sup>2</sup> (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.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #16-16  
2017 January 18 ..... Page 4

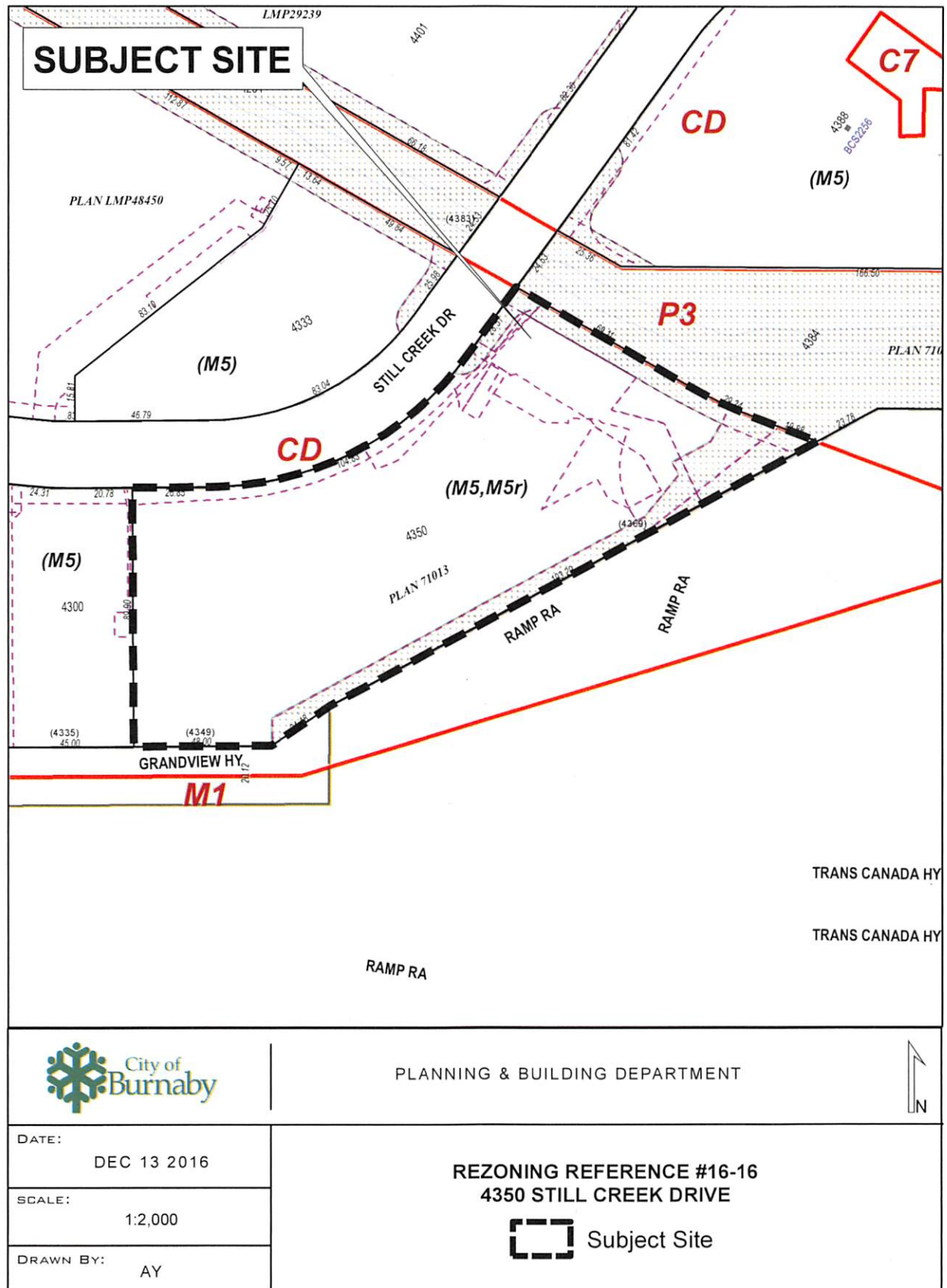
- 3.7 Overall, the subject proposal meets the intent and purpose of the adopted guidelines for skysigns, and is consistent with the approved CSP for the property. As such, the proposal is considered to be supportable.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

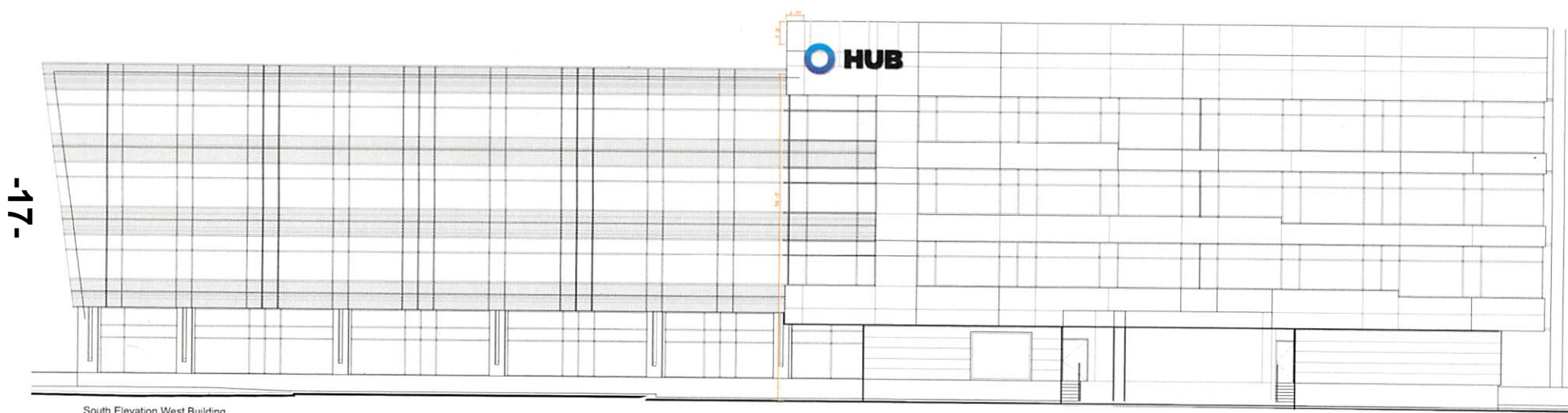
GT:tn  
*Attachments*

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



## Attachment #1



**Galaxie Signs**  
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## 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. <b>Site Area:</b>    | 650.33 m <sup>2</sup> (7000.09 sq. ft.) - no change |
| 2. <b>Existing Use:</b> | Single family dwelling                              |
| <b>Adjacent Use:</b>    | Single family dwellings                             |
| <b>Proposed Use:</b>    | Single family dwelling                              |

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	N/A	N/A
4. <b>Site Coverage:</b>	N/A	N/A
5. <b>Building Height:</b>	N/A	N/A
6. <b>Vehicular Access from:</b>	Gilley Avenue	Gilley Avenue
7. <b>Parking Spaces:</b>	N/A	N/A
8. <b>Loading Spaces:</b>	N/A	N/A
9. <b>Communal Facilities:</b>	N/A	N/A
10. <b>Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable



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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-36  
 2017 January 18..... Page 2

## 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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-36  
 2017 January 18..... Page 3

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<sup>2</sup> (1,800 sq. ft.), while the maximum GFA permitted under the R4 District regulations, based on a site area of 650.33 m<sup>2</sup> (7000.09 sq. ft.), would be 390 m<sup>2</sup> (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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-36  
 2017 January 18..... Page 4

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

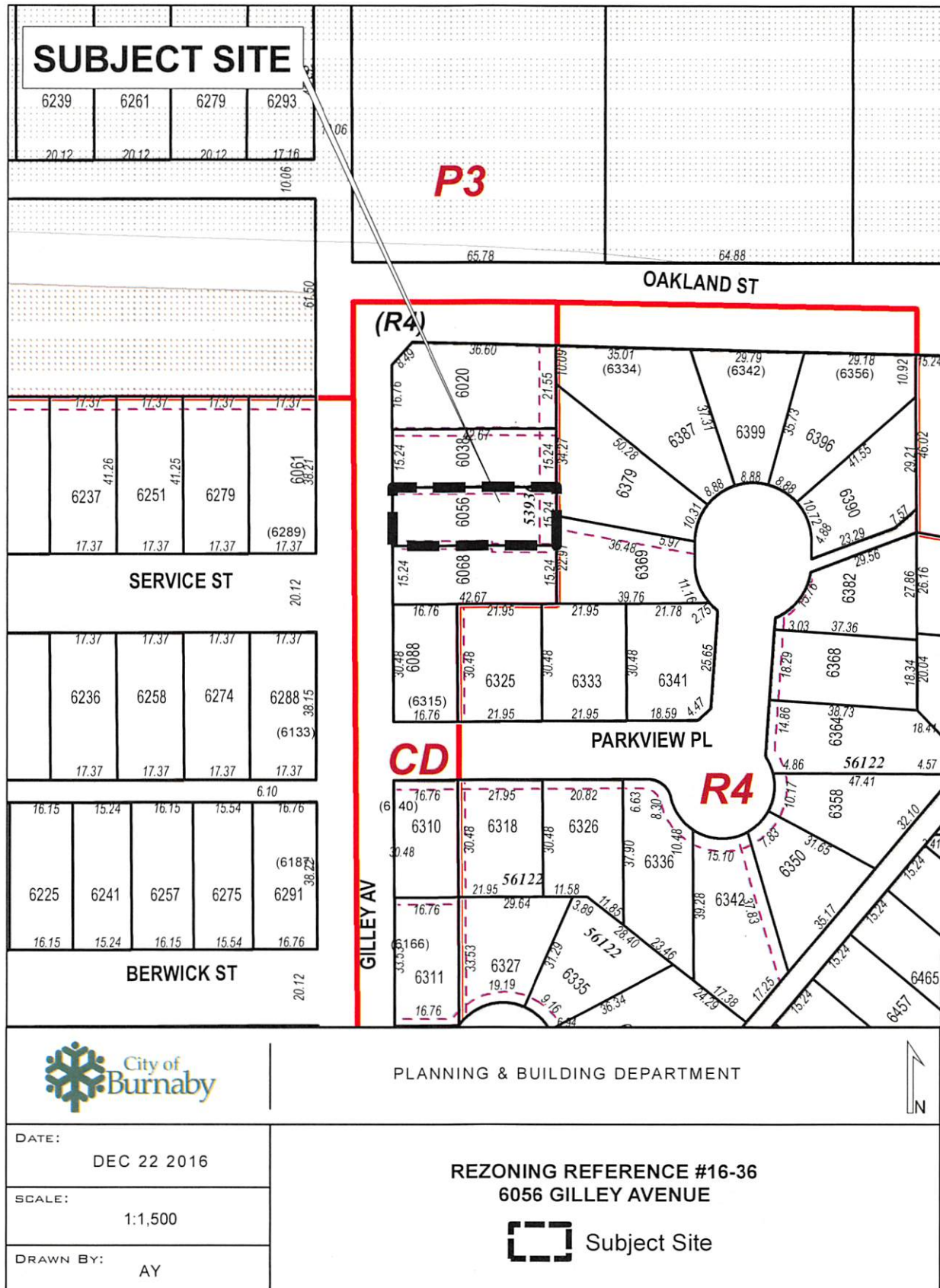
4.1 Site Area (no change) - 650.33 m<sup>2</sup> (7000.09 sq. ft.).

  
 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



Sketch #1





## 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. <b>Site Area:</b>    | 600 m <sup>2</sup> (6,458 sq. ft.)   |
| 2. <b>Existing Use:</b> | Park   |
| <b>Adjacent Use:</b>    | BNSF/CN Rail Line, Stickleback Creek riparian corridor, multi-family residential, industrial, commercial and office uses |
| <b>Proposed Use:</b>    | Pump station   |

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	102.24 m <sup>2</sup> (1,100 sq. ft.)	102.24 m <sup>2</sup> (1,100 sq. ft.)
4. <b>Site Coverage:</b>	17%	17%
5. <b>Building Height:</b>	1 Storey (5.5 m / 18 ft.)	1 Storey (5.5 m / 18 ft.)
6. <b>Vehicular Access from:</b>	Beta Avenue	Beta Avenue
7. <b>Parking Spaces:</b>	1 Parking Space	1 Parking Space
8. <b>Loading Spaces:</b>	1 Loading Space	1 Loading Space
9. <b>Communal Facilities:</b>	Washrooms	Washrooms
10. <b>Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

*Note: N/A where not applicable*

*el*  
*MN*



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  
 4<sup>th</sup> 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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-47  
 Beta Avenue Pump Station  
 2017 January 18 ..... Page 2

- 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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-47  
 Beta Avenue Pump Station

2017 January 18 ..... Page 3

### 3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is for a single storey, 102.24 m<sup>2</sup> (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<sup>2</sup> (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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-47  
 Beta Avenue Pump Station

2017 January 18 ..... Page 4

- 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<sup>2</sup> (6,458 sq.ft.)
- 4.2 Site Coverage - 17 %
- 4.3 Density and Gross Floor Area - 0.17 FAR 102.24 m<sup>2</sup> (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

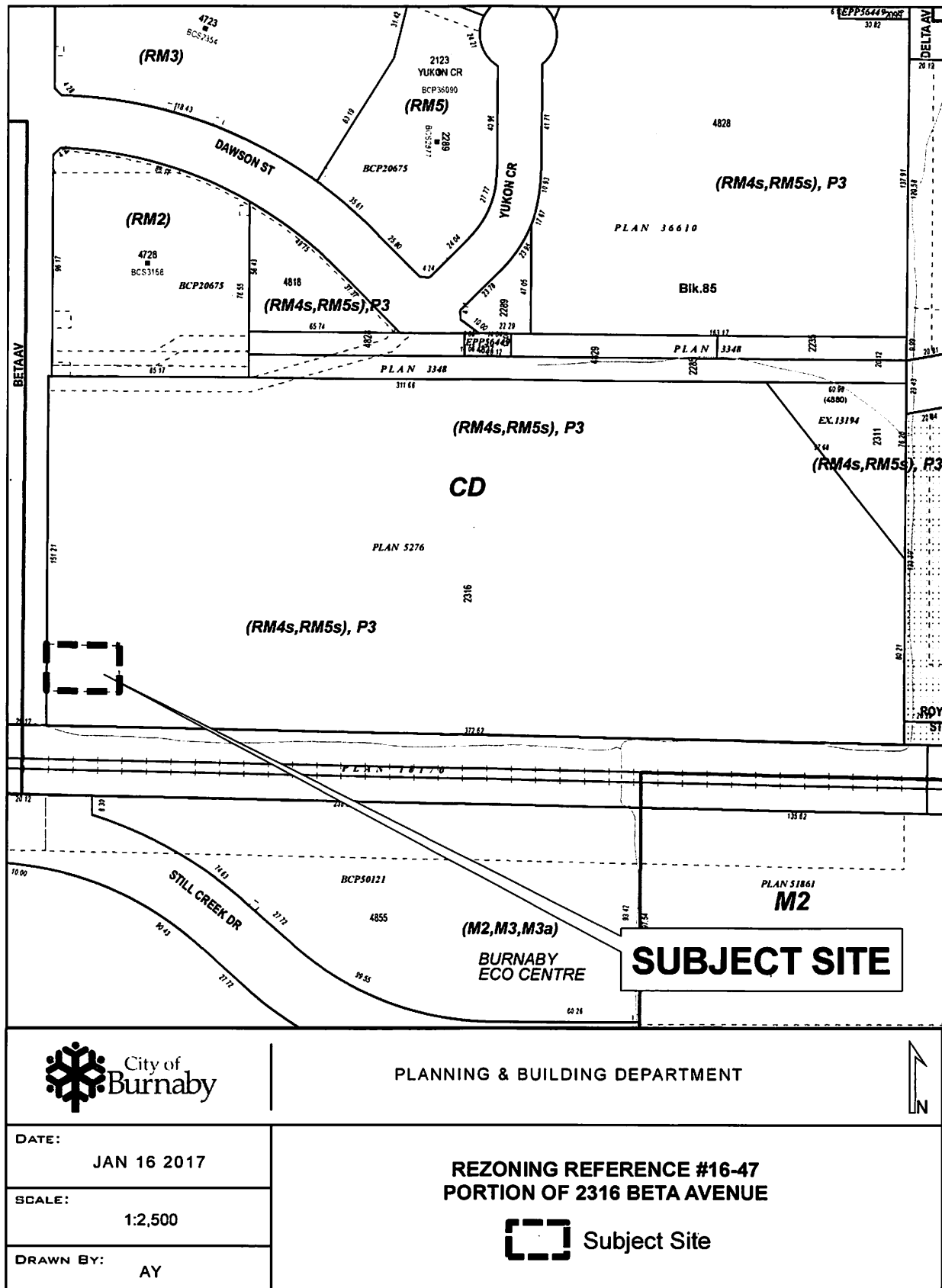
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

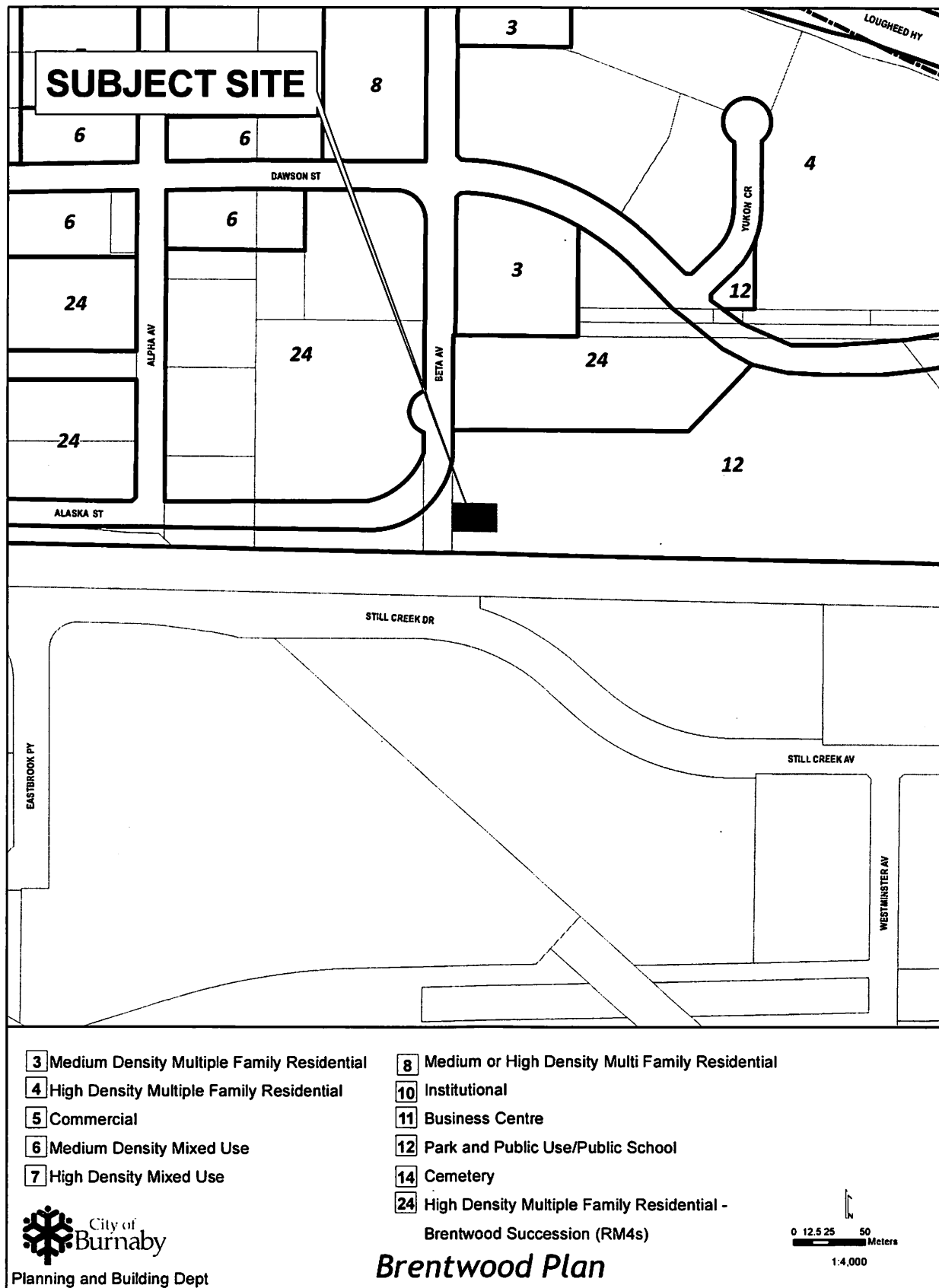
MN:tn

#### Attachments

cc: Director Engineering                      City Solicitor                      City Clerk

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Printed January 16, 2017

Sketch #2



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

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	Unit 2 140.84 m2 (1,516 sq. ft.)	Unit 2 140.84 m2 (1,516 sq. ft.)
4. <b>Site Coverage:</b>	N/A	N/A
5. <b>Building Height:</b>	1 Storey - No Change	1 Storey - No Change
6. <b>Vehicular Access from:</b>	Bainbridge Avenue	Bainbridge Avenue
7. <b>Parking Spaces:</b>	11 Parking Spaces	20 Parking Spaces
8. <b>Loading Spaces:</b>	1 Loading Space	1 Loading Space
9. <b>Communal Facilities:</b>	N/A	N/A
10. <b>Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

*Note: N/A where not applicable*



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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-49  
 2017 January 18..... Page 2

## 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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-49  
 2017 January 18..... Page 3

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<sup>2</sup> (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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-49  
 2017 January 18..... Page 4

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 Loughheed 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 Loughheed 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 Loughheed Highway (see *attached* Sketches #1, #2, and #3) and thereby remove the permitted LRS use at 7000 Loughheed Highway. The applicant has indicated that the owner of 7000 Loughheed 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 Loughheed 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 Loughheed 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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-49  
 2017 January 18..... Page 5

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,

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-49  
 2017 January 18..... Page 6

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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-49  
 2017 January 18..... Page 7

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<sup>2</sup> (\$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 | <u>Site Area</u> (no change) | 2,052 m <sup>2</sup> (22,087.54 sq. ft.) |
| 4.2 | <u>Gross Floor Area</u>      |  |
|     | Unit #2                      | 140.84 m <sup>2</sup> (1,516 sq. ft.).   |
| 4.3 | <u>Height</u> (no change)    | 1 storey                                 |

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-49  
 2017 January 18..... Page 8

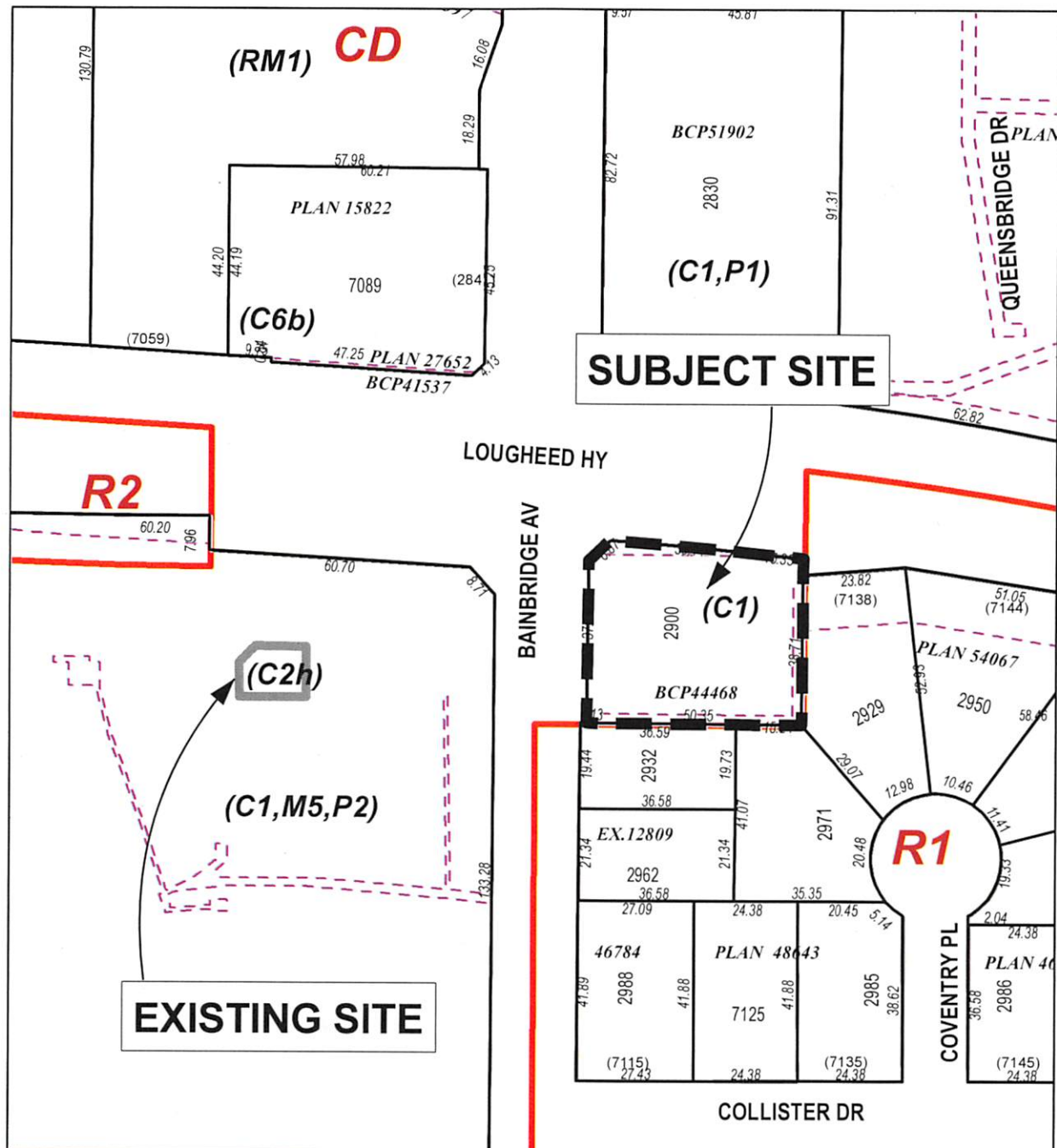
4.4	<u>Parking</u> (no change)	<u>Required</u>	<u>Provided</u>
	Parking	11 spaces	20 spaces
	Loading	1 space	1 space

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

LS:spf  
*Attachments*

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

P:\REZONING\Applications\2016\16-49 2900 Bainbridge Avenue\Rezoning Reference 16-49 PH Report 20170123.docx



PLANNING &amp; BUILDING DEPARTMENT



DATE:

JAN 04 2017

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #16-49

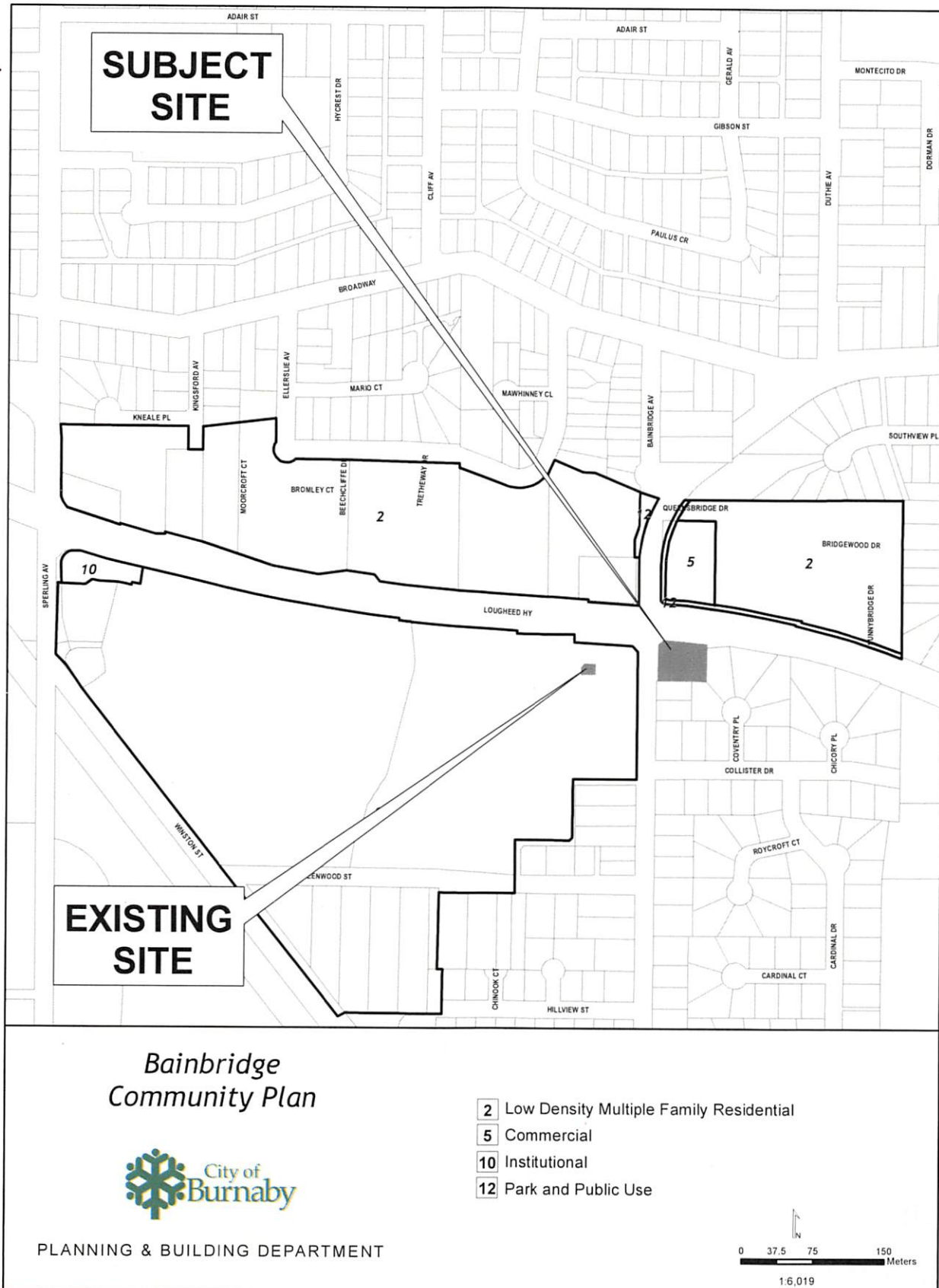


7000 Lougheed Highway  
(Unit #5 - 2909 Bainbridge Avenue)  
Existing Site



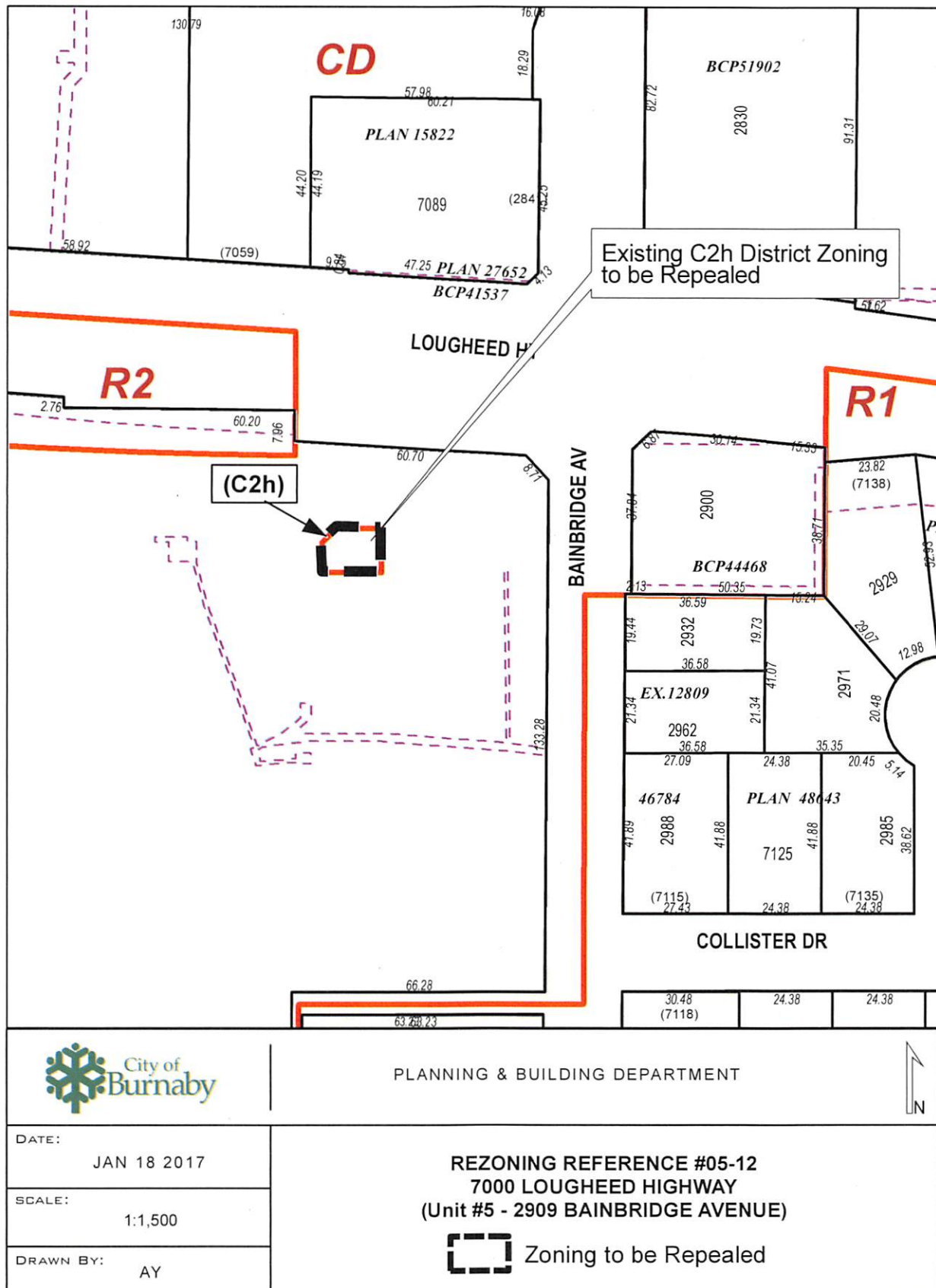
Unit #2 - 2900 Bainbridge Avenue  
Subject Site

### Sketch #1



Printed on January 4, 2017

Sketch #2



Sketch #3

**The following item of  
correspondence was received  
expressing opposition to Rezoning  
Reference # 16-49.**

February 17, 2017

Dear Mayor Corrigan and members of the Burnaby City Council,

RE: Rezoning application #16-49

Rez Ref # 16-49  
Bylaw # 13709

I am writing to voice my strong opposition to the rezoning application #16-49 at 2900 Bainbridge Avenue. My reasons for opposing this rezoning application are primarily due of the numerous parking issues and the amount of traffic that will be generated by this business.

The proposed site of the Bainbridge Liquor store is also home to three other businesses: Subway, Rolling Dough Pizza and Gaya Sushi. Currently, there are twenty parking spaces in total. The parking lot is very narrow and is usually full most of the time, during the lunch and dinner times.

Currently, the loading zone is utilized for staff parking for Gaya Sushi. The loading zone is far too narrow and too short to accommodate the large trucks that will deliver to the liquor store. These trucks are large due to the heavy cargo they carry. I know this because I have lived across the street from the current location for twelve years and have watched the deliveries and listened to them honk when they reverse their trucks.

Alterations would be necessary to the current loading zone to accommodate these large trucks, which would incur in the loss of the four parking spaces on the south side of the parking lot. The current loading zone is set back too far (several meters from a storefront sidewalk). To unload the pallets would require the deliverer to pull the truck forward to the property line on Bainbridge Avenue, thereby impeding the entrance to the strip mall. These large trucks would create difficulty for vehicles entering and leaving the parking lot and navigating the narrow through way.

The alterations to the loading zone would also reduce the buffer zone between vehicles and the residence directly adjacent to the parking lot. The original zoning created this buffer zone to protect the neighbours. Prior to this rezoning application, the owner of the property of 2900 Bainbridge approached the direct neighbor at 2932 Bainbridge Avenue to ask permission to remove several feet of the buffer zone. The owner of 2900 Bainbridge was told that he was not allowed to remove the hedges and that the city would be contacted if any of the buffer zone was disturbed. With alterations to the buffer zone, the neighbours would incur more vehicle noise, vehicle emissions and would be subject to the noise of constant deliveries. The residence is ten feet away.

Current deliveries to 2900 Bainbridge Avenue by large trucks, such as Sysco, park in a no stopping zone on Bainbridge Avenue. This disrupts the flow of traffic

on Bainbridge Avenue and backs traffic up going northbound. When traffic northbound is backed up, it blocks southbound drivers who want to enter the driveway at the proposed site. This driveway is 13 meters from the Bainbridge/Lougheed intersection, which is already deemed a HIGH accident intersection. The northbound back up also causes driver frustration and honking noises.

I have toured seven other private liquor stores in Burnaby to research their parking availability:

1. The Liquor Barn at 4125 Hastings Street has 11 designated spots for the liquor store and approximately 80 pay parking spots adjacent their store.
2. Bottle Jockey at 1899 Rosser Avenue is connected to Madison Mall and has ample underground parking.
3. Oliver Twist Pub and Liquor Store on Edmonds has 9 designated liquor store spots and 27 Pub spots.
4. West Coast Liquor Co. at 7651 Royal Oak is in a strip mall with 17 designated liquor store spots and approximately 50 public parking spots.
5. Great Bear Pub and Liquor Store at 5665 Kingsway has up to 100 public parking spots.
6. Wings Pub and Liquor store at 6879 Kingsway has 40+ parking stalls for patrons.
7. Hop and Vine Pub Beer and Wine at 1601 Burnwood Drive has access to 70+ parking spots.

If this rezoning application proceeds, it will offer the least access to parking of any liquor store in Burnaby and will create a lot of parking issues for the residents of 2900 Bainbridge. With limited enforcement on parking violations, residents will be even more burdened with people parking in front of and/or blocking their driveways. Please refer to the attached photos.

Another point that I would like to bring to council is that the intention of the current zoning is for businesses that serve the local neighbourhood. A liquor store is a regional business. It serves mostly customers from outside the local neighbourhood. The current location of the Bainbridge Liquor store is currently not visible from Lougheed Highway and it still attracts a lot of business. If the rezoning application were to proceed, the liquor store would be much more visible from the highway. I believe that the liquor store would attract a larger client base and thus, the parking would be grossly insufficient to serve the four businesses. Further, the City of Burnaby is considering allowing liquor stores to become marijuana dispensaries, bringing even further customers from outside the neighbourhood region.

I would like council to understand that the liquor store would be in close proximity to residential homes and that traffic would last until 11:00 pm. This would greatly increase the amount of both vehicle noise and noise from people. I have observed weekly at the current location of the Bainbridge Liquor store people

meeting, buying their alcohol and then loitering for long periods of time outside the store before leaving. While loitering, some smoke and talk loudly, having no regard to the residents close by.

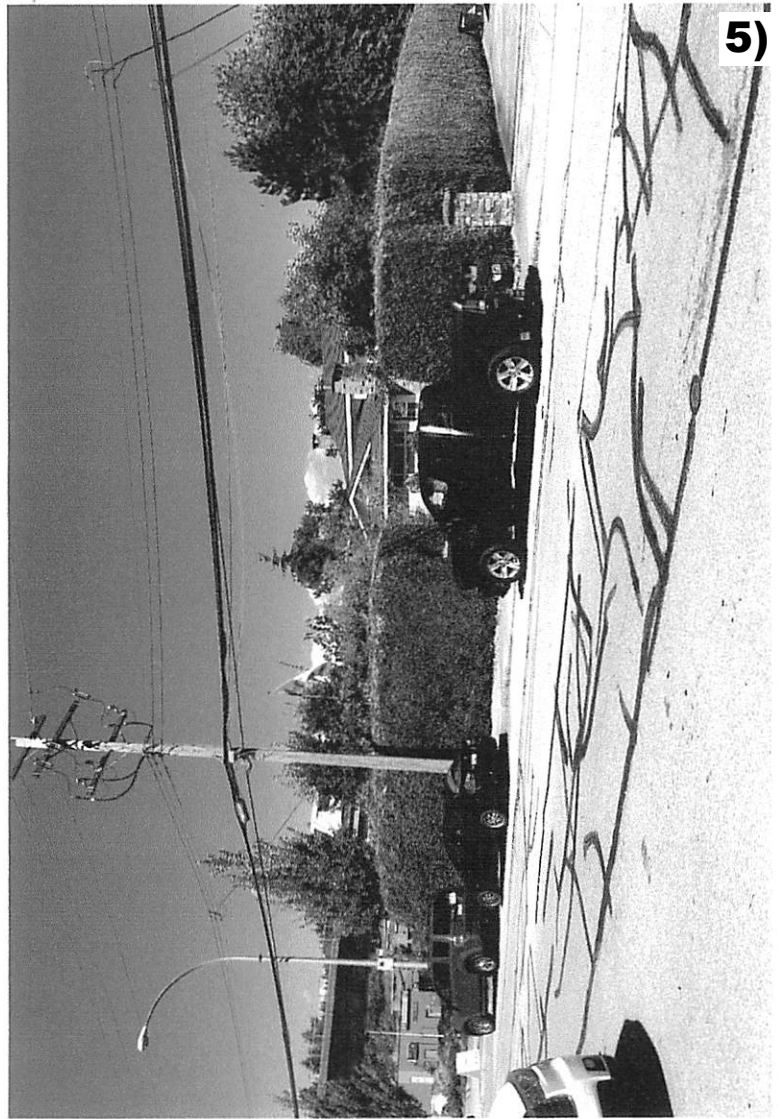
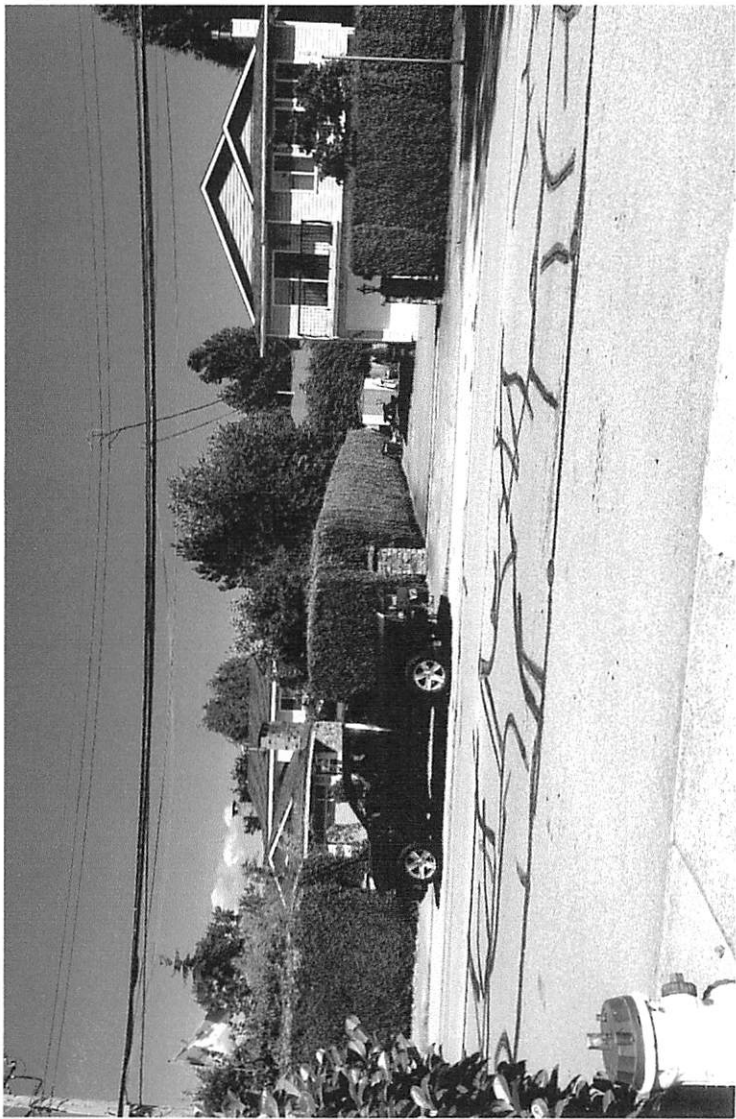
The current location of the Bainbridge Liquor store is a much more suitable location. Currently, only one other business is in the strip mall. The parking lot has 37 parking stalls and an overflow lot of approximately 40 spaces. When the liquor store located to Bainbridge Avenue several years ago, the neighbours supported it as there was ample parking for customers and it is far enough away from the residences.

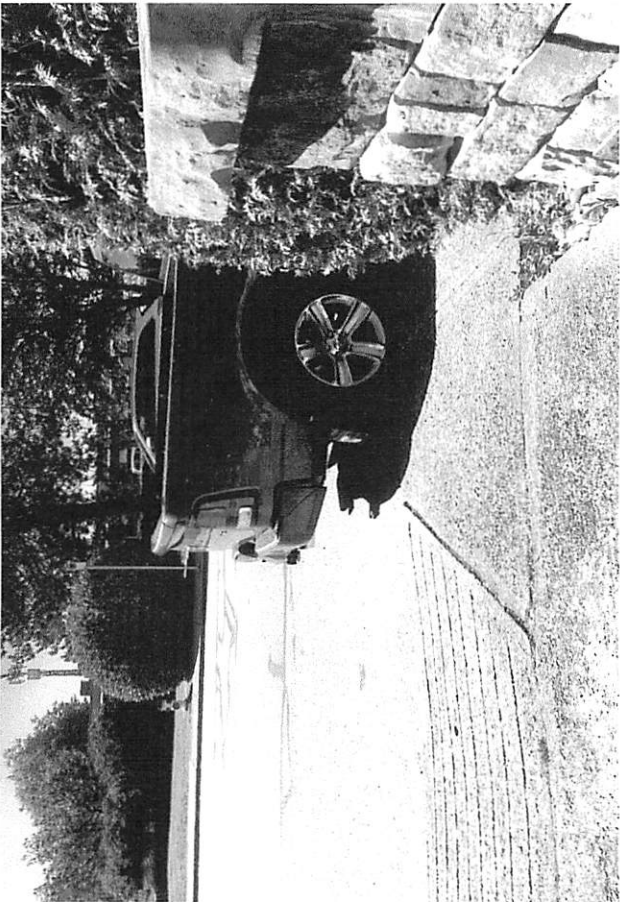
Thank you for your consideration to my concerns.

Sincerely,

Jeff Unrau  
2962 Bainbridge Avenue  
Burnaby, BC  
[REDACTED]







February 17, 2017

Rez Ref # 16-49

Bylaw # 13709

We, the undersigned, petition Burnaby City Council to...

oppose the rezoning application #16-49 at 2900 Bainbridge Avenue, Burnaby, B.C.  
Letters have been submitted outlining the concerns for this rezoning application.

This is a brief summary of the concerns:

1. The current zoning is for businesses that serve the local neighbourhood. A liquor store is a regional business. It serves mostly customers from outside the local neighbourhood. The current location of the Bainbridge Liquor store is currently not visible from Lougheed Highway and it still attracts a lot of business. If the rezoning application were to proceed, the liquor store would be much more visible from the highway. The liquor store would attract a larger client base and thus, the parking would be grossly insufficient to serve the four businesses.
2. The City of Burnaby is considering allowing liquor stores to become marijuana dispensaries, bringing even further customers from outside the neighbourhood region.
3. There will be inadequate parking spaces to support 4 businesses (parking is already full at peak hours with the existing 3 businesses).
4. There will be inadequate space in the parking lot to accommodate the large delivery trucks; hence delivery trucks will have to park on Bainbridge Avenue in the no stopping zone, impeding traffic flow and visibility at Bainbridge Avenue and Lougheed Highway.
5. Noise of delivery trucks backing up will increase (to adjacent residences).
6. Noise from patrons' cars/patrons due to inadequate parking spaces will increase (e.g., honking).
7. As customers increase, traffic flow will be greatly affected on Bainbridge Avenue because the entrance is very close to Lougheed Highway.

If this rezoning application proceeds, it will offer the least access to parking of any liquor store in Burnaby and will create a lot of parking issues for the area residents. With limited enforcement on parking violations, residents will be even more burdened with people parking in front of and/or blocking their driveways.

Young Keun Lee

2932

Bainbridge  
Burnaby

Ave

CITY OF BURNABY

FEB 27 2017

CLERK'S OFFICE

# PETITION TO BURNABY CITY COUNCIL

OPPOSING THE REZONING APPLICATION #16-49 at 2900 BAINBRIDGE AVENUE,  
BURNABY, BC

Name	Address	Signature
JEFF UNRAU	2962 BAINBRIDGE AVENUE	Jeff Unrau
Doreen Unrau	2962 Bainbridge Ave	D Unrau
SHIRLEY UNRAU	2962 BAINBRIDGE AVE	S. Unrau
Young Keun Lee	2932 Bainbridge Ave	Y. K. Lee
Kyunsook Lee	2932 Bainbridge Ave	K. Lee
ALY HO	2988 BAINBRIDGE AVE	A. Ho
THUONG HO	"	T. Ho
RAJ HO	"	R. Ho
PETROLLINI LUI	7125 Coxsack Drive	P. Lui
PETROLLINI SIMON	✓	P. Lui
PETROLLINI NICOLAS	✓	N. Lui
Kai Ji	2971 Coventry PL	K. Ji
Peng Yue	"	P. Yue
Yuehui Ji	"	Y. Ji
WAI SUM YU	2929 COVENTRY PL.	W. Yu
WAI NGOR YU	"	W. Yu
Karl Kurz	2962 COVENTRY PL.	K. Kurz
Masako Fukawa	"	M. Fukawa
Stanley Fukawa	"	S. Fukawa
Ellen Kurz	"	E. Kurz
Kathy Choi	2986 Coventry Pl.	K. Choi
Lewis Choi	"	L. Choi

2

# PETITION TO BURNABY CITY COUNCIL

OPPOSING THE REZONING APPLICATION #16-49 at 2900 BAINBRIDGE AVENUE,  
BURNABY, BC

Name	Address	Signature
FRANCINE CHING	7124 COLLISTER DR Burnaby	Francine Ching
Tony CHANG	7124 COLLISTER DR Burnaby	Tony Chang
BUNNY TAN	3025 BAINBRIDGE AVENUE.	Bunny Tan
AEIOL TAN	3025 BAINBRIDGE AVENUE.	AEIOL TAN
WON YONG KIM	3089 Bainbridge Ave	WON YONG KIM
KYOUNG MIN LEE	3089 Bainbridge Ave	KYOUNG MIN LEE
ALIFF JAMAL	3080 Burnbridge Ave	ALIFF JAMAL
FINA JAMAL	" "	FINA JAMAL
KARIZ JAMAL	" "	KARIZ JAMAL
JADAN JAMAL	" "	JADAN JAMAL
LUCKY JERON	3065 BAIN BRIDGE AVE	LUCKY JERON
SAULSON VING	3150 Bainbridge Ave	SAULSON VING
SAMER ZHANG	7144 Collister Drive	SAMER ZHANG
LEWIS CHOI	2986 COVENTRY PL BBY	LEWIS CHOI
KATHY CHOI	2986 COVENTRY PL. BBY	KATHY CHOI
Maninder Badal	3032 Bainbridge	Maninder Badal
Daniel Fang	3032 Bainbridge Ave	Daniel Fang
Rahoon Esmail	3065 Bainbridge Ave	Rahoon Esmail
ERIC LEUNG	7075 Greenwood	ERIC LEUNG
Julie Wang	7045 Greenwood St	Julie Wang
Wayne Chang	" "	Wayne Chang
BLAIR HANSHAW	3184 BAINBRIDGE	BLAIR HANSHAW

3

# PETITION TO BURNABY CITY COUNCIL

OPPOSING THE REZONING APPLICATION #16-49 at 2900 BAINBRIDGE AVENUE,  
BURNABY, BC

Name	Address	Signature
RONALD ENG	3354 BAINBRIDGE AVE	Ronald Eng
DELYLA ENG	"	DeLyra Eng
ANTHONY BOROEVIICH	7122 Buffalo St.	Anthony Boroeviich
RAVI SHARMA	2971 Chicago Place	Ravi Sharma
RENU SHARMA	" " "	R Sharma
ROY MAO	2968 Chicago Place	王超群
ROY MAO	" "	王超群
Frank Feng	3091 Roycroft Cr.	Frank Feng
Yan Feng	3091 Roycroft Cr.	Yan Feng
IAN JONES	3125 Roycroft Cr.	Ian Jones
<del>IAN JONES</del>	"	GERALDINE JONES
Andriani	3136 Roycroft Court	B. Andriani
Andriani	3136 Roycroft Cr.	A. BADIANI
Andriani	3136 Roycroft Cr.	U. BADIANI
JOHN QUAN	3098 ROYCROFT CRT	John Quan
DAVE QUAN	3098 ROYCROFT CRT	Dave Quan
LIN HATT	3098 ROYCROFT COURT	Lin Hatt
ZENA KWAN	3098 ROYCROFT COURT	Zena Kwan
MARILYN GRAVADOR	3098 ROYCROFT CRT.	Marilyn Gravador
Bianna Quan	3098 Roycroft Court	Bianna Quan
Charles Huang	3088 Roycroft Court.	Charles Huang
LINDA HUANG	3088 Roycroft Court.	Linda Huang













## 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. <b>Site Area:</b>    | Five lots   |
| 2. <b>Existing Use:</b> | Residential |
| <b>Adjacent Use:</b>    | Residential |
| <b>Proposed Use:</b>    | Residential |

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	N/A	N/A
4. <b>Site Coverage:</b>	N/A	N/A
5. <b>Building Height:</b>	N/A	N/A
6. <b>Vehicular Access from:</b>	N/A	N/A
7. <b>Parking Spaces:</b>	N/A	N/A
8. <b>Loading Spaces:</b>	N/A	N/A
9. <b>Communal Facilities:</b>	N/A	N/A
10. <b>Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable

### **PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

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

#### **RECOMMENDATIONS:**

1. THAT Council authorize the preparation of a Rezoning Bylaw to rezone 7335 to 7359 14<sup>th</sup> 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
------------	--



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 14<sup>TH</sup> 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.

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 From: Director Planning and Building  
 Re: R12 District Area Rezoning Public Consultation Results  
 2017 January 26.....Page 2

## 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.

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 2017 January 26..... Page 3

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

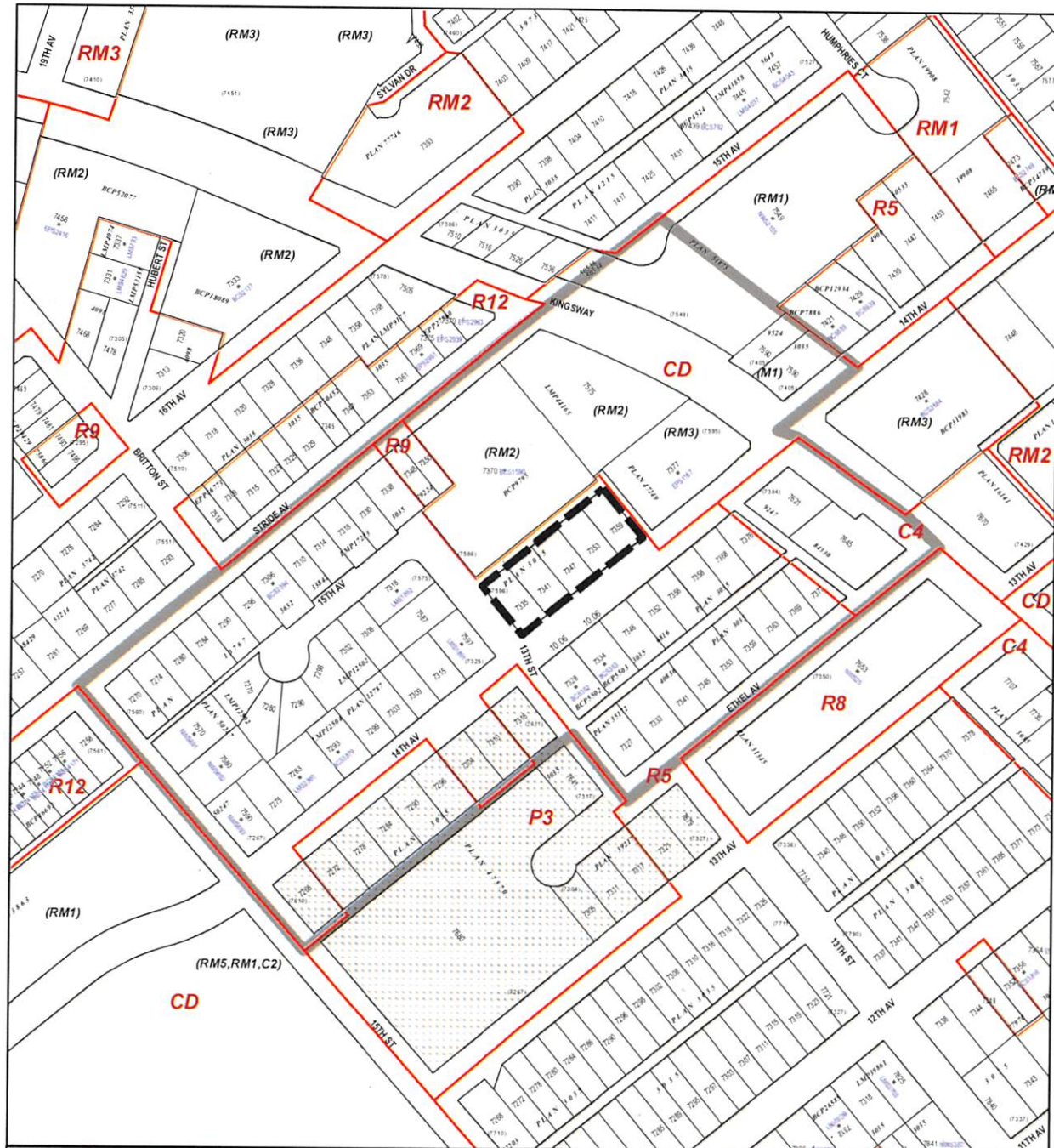
cc:	City Manager	Director Finance
	Director Engineering	Chief Building Inspector
	City Solicitor	City Clerk

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

**SCHEDULE "A"**

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



PLANNING & BUILDING DEPARTMENT



DATE:  
JAN 12 2017

SCALE:  
1:3,504

DRAWN BY:  
AY

NORTH SIDE OF 7300 BLOCK 14TH AVENUE R12



Rezoning Area



Consultation Area

Sketch #1



## 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. <b>Gross Floor Area:</b>	N/A	N/A
4. <b>Site Coverage:</b>	N/A	N/A
5. <b>Building Height:</b>	N/A	N/A
6. <b>Vehicular Access from:</b>	Laurel Street	Laurel Street
7. <b>Parking Spaces:</b>	N/A	N/A
8. <b>Loading Spaces:</b>	N/A	N/A
9. <b>Communal Facilities:</b>	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*



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

## COUNCIL REPORT

**TO:** CITY MANAGER 2017 February 01

**FROM:** DIRECTOR PLANNING AND BUILDING

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

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

## RECOMMENDATIONS:

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

## REPORT

## 1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby  
4949 Canada Way  
Burnaby, B. C. V5G 1M2
- 1.2 Subject:** Application for the rezoning of:  
Lot 30, Except Part in Plan BCP25873, DL 76, Group 1, Plan NWD  
Plan 39661; and portions of unopened Fulwell Street and Laurel  
Street road rights-of-way.
- From:** R5 Residential District
- To:** M2 General Industrial District

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning #17-02  
 2017 February 01 ..... Page 2

**1.3 Address:** 5676 Laurel Street

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

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

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

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

## **3.0 BACKGROUND INFORMATION**

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

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

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

## **4.0 GENERAL INFORMATION**

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

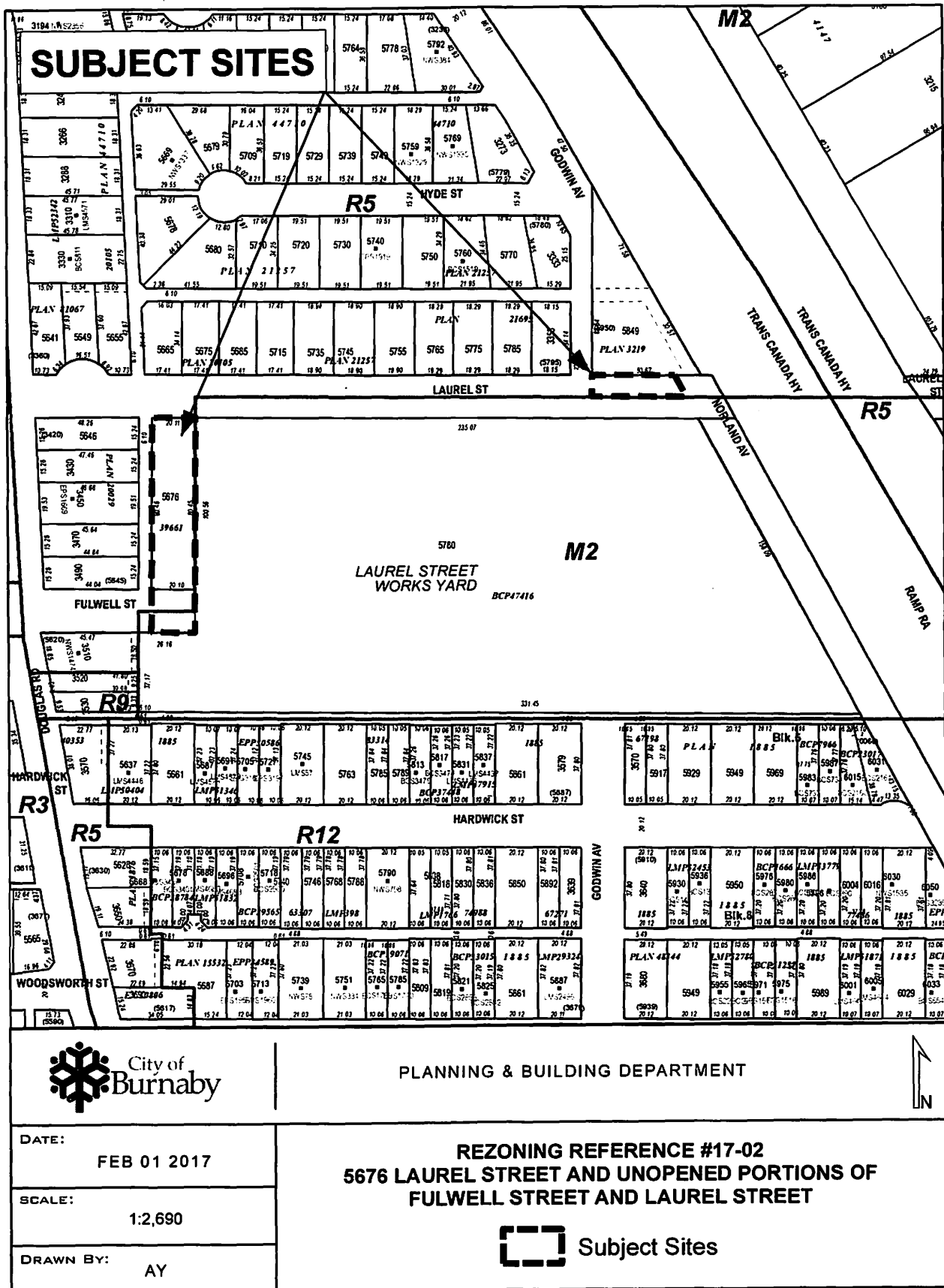
To: City Manager  
 From: Director Planning and Building  
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 2017 February 01 ..... Page 3

- 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.

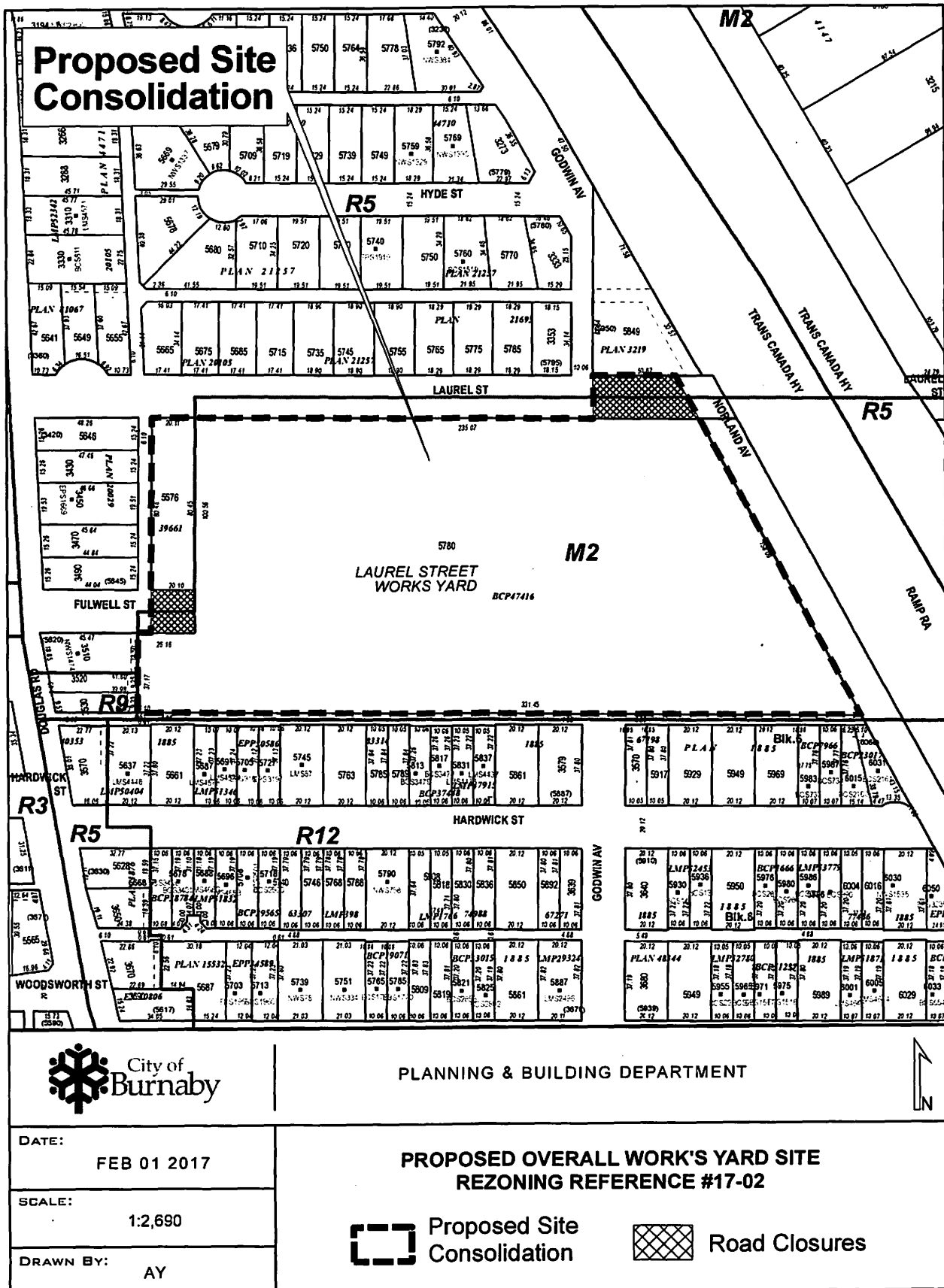
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

SMN:tn  
*Attachments*

cc: Director Engineering  
 City Solicitor  
 City Clerk



Sketch #1





Building Department

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2017 January 31

City of Burnaby Planning Dept.

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

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

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

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

Regards,

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

Tim Van Driel, P. Eng.  
Assistant Project Manager

Phone: 604-570-3673

Email: [Tim.VanDriel@burnaby.ca](mailto:Tim.VanDriel@burnaby.ca)