



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 APRIL 25 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. 14, 2017 - Bylaw No. 13735

1

Rez. #16-14

9411 and 9755 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

To: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "The Slopes Parcel 31, SFU – UniverCity" prepared by Perkins + Will Architects Canada Co.)

The purpose of the proposed zoning bylaw amendment is to transfer residential density potential from 9411 University Crescent to 9755 University Crescent, permit construction of an expanded community park at 9411 University Crescent; and permit construction of a low rise apartment building with attached garden townhomes, three townhouse buildings, and underground parking at 9755 University Crescent.

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 15, 2017 - Bylaw No. 13736

11

Rez. #16-17

3737 Canada Way, 3748 Norfolk Street, and abutting lane and Esmond Avenue road rights-of-way

From: CD Comprehensive Development District (based on RM3/RM4 Multiple Family Residential Districts), C4 Service Commercial District and R5 Residential District

To: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Broadview Community Plan guidelines and the development plan entitled “Residential Bldg. 3737 Canada Way, Burnaby, B.C.” prepared by Gerry Blonski Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey apartment development with 43 units and full underground parking.

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 16, 2017 - Bylaw No. 13742

20

Rez. #17-06

4276 Norland Avenue

From: CD Comprehensive Development District (based on P2 Administration and Assembly District and C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, C1 Neighbourhood Commercial District and Central Administrative Area Plan guidelines, and the development plan entitled “Norland Avenue Parking Lot” prepared by Vector Engineering Services Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit construction of a parking lot.

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
 - **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 2017 April 25 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 2017 April 12 to April 25.

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

D. Back
CITY CLERK

**The following item(s) of
correspondence were received
expressing concern regarding
Rezoning Reference #16-14.**

Arriola, Ginger

From: Clerks
Sent: April 24, 2017 9:36 AM
To: Arriola, Ginger
Subject: FW: Zoning Bylaw 1965 Amendment Bylaw No. 14 2017, Bylaw No. 13735 - Noise Concerns

From: Susan Payne [REDACTED]
Sent: April-23-17 4:38 PM
To: Clerks
Cc: Susan E Payne
Subject: Zoning Bylaw 1965 Amendment Bylaw No. 14 2017, Bylaw No. 13735 - Noise Concerns

*Bylaw 13735
 Reg 16-14*

I own Unit 405 which is in the SE corner of 9350 University High Street.

My concern is noise from the construction late at night and early in the morning.
 The main access road and parking for construction is right below our unit.

During construction of 9877 (over the last two years) we have heard & seen trucks come in at midnight to load / unload equipment.
 Delivery trucks with back-up beepers at site before 6 am.

We are not opposed to the development, but would like to understand the noise bylaws and allowable construction hours.
 It would also be very good if the developer posted a contact number on their signage for people to phone to report excessive noise.

Another concern is parking for the construction vehicles as already there is limited public parking around our complex.
 What is the plan for public and construction parking in the area?

thank-you

Susan Payne
 #46 2715 73 Avenue
 Lloydminster, AB.
 T9V 3L8



Item
Meeting 2017 March 27

COUNCIL REPORT

TO: CITY MANAGER 2017 March 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-14**
Low Rise Apartment and Townhouse Development and
Expanded Community Park

ADDRESS: 9411 and 9755 University Crescent (see *attached* Sketches #1 and #2)

LEGAL: Lots 31 and 32, DL 211, Group 1, NWD Plan EPP29187

FROM: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

TO: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "The Slopes Parcel 31, SFU - UniverCity" prepared by Perkins + Will Architects Canada Co.)

APPLICANT: Mosaic Avenue Developments Ltd.
500 – 2609 Granville Street
Vancouver, BC V6H 3H3
Attn: Chris Lee

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-14
 2017 March 22 Page 2

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

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The completion of the necessary subdivision.
- e. The granting or amendment of any necessary statutory rights-of-way, easements, or covenants.
- f. The review of a detailed Sediment Control System by the Director Engineering.
- g. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- h. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- j. Compliance with the guidelines for underground parking for visitors.
- k. The deposit of the applicable GVS & DD Sewerage Charge.
- l. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to transfer residential density potential from 9411 University Crescent to 9755 University Crescent; permit construction of an expanded community park at 9411 University Crescent; and permit construction of a low rise apartment building with attached garden townhomes, three townhouse buildings, and underground parking at 9755 University Crescent.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-14
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2.0 BACKGROUND

- 2.1 The subject site, comprised of two properties, is located east of Tower Road, between University Crescent and Slopes Mews (Sketch #1 *attached*). 9755 University Crescent (Lot 31) has an area of 7,842.7 m² (84,419 sq.ft.). The northerly portion of this property is improved with a surface parking lot, while the southerly portion is primarily treed. 9411 University Crescent (Lot 32) has an area of 2,000.4 m² (21,532 sq.ft.) and is improved with a surface parking lot. To the north across Slopes Mews are low to mid-rise multi-family residential developments. To the east and south across University Crescent are sites that are currently treed and undeveloped or improved with surface parking lots, and planned for future multi-family residential development. 9633 University Crescent (Lot 38), located between the two subject properties, is primarily treed, undeveloped, and designated for community park development. To the west is a multi-family residential development that is currently under construction.
- 2.2 On 2016 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.3 The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 31 and Lot 32 within the Phase 4 "Slopes" neighbourhood of the UniverCity community, which was created by Rezoning Reference #11-36 and Subdivision Reference #11-47. The site slopes down towards the southeast.
- 2.4 The master rezoning for the Phase 4 lands envisioned Lot 31 to be developed with up to 102 residential units within two or more buildings stepping down from Slopes Mews to University Crescent. The maximum density specified is 1.21 FAR, or 9,489.8 m² (102,147 sq.ft.) of gross floor area. As part of the master rezoning, a 5.0 m statutory right-of-way crossing the centre of Lot 31 from east to west was secured, together with a shared 5.0 m north-south statutory right-of-way along the west property line (2.5 m on Lot 31 and 2.5 m on the adjacent property at 9877 University Crescent) to facilitate pedestrian movement and connectivity in the Slopes neighbourhood. Lot 32 was envisioned for smaller scale development with up to 36 residential units, a maximum density of 1.65 FAR, and a maximum gross floor area of 3,300.7 m² (35,528 sq.ft.). As aforementioned, Lot 38, located between the two subject properties, is designated for community park development, with construction based on an approved park plan, with construction to commence following completion of development at Lot 31 and Lot 32. It is noted that the park is to be owned and maintained by SFU Community Trust (the Trust).
- 2.5 In 2013, the City and the Trust discussed turning Lot 32 into an expansion of the community park at Lot 38, while transferring the available density from Lot 32 to Lot 31. This alternative was considered to have merit as it would provide additional park space in the Slopes neighbourhood and more efficient and cost-effective development of residential units

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on sloping terrain, while still generally meeting the intent and development guidelines specified in the Phase 4 master rezoning. The Trust has prepared an expanded park plan for Lot 32 and has reconfirmed its intent is commence park construction upon occupancy of Lot 31.

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

3.0 GENERAL COMMENTS

- 3.1 The proposed density transfer would enable up to 12,790.4 m² (137,675 sq.ft.) of residential gross floor area to be developed on Lot 31, translating to an FAR of 1.63. The maximum number of units permitted would be 138, in line with the combined maximum number of units specified for Lots 31 and 32 in the master rezoning. All other development parameters that have been established for Lot 31 through the master rezoning, including maximum building height, building character, and building form, remain unchanged.

As part of this application, the applicant is proposing to subdivide Lot 31 along the east-west pedestrian statutory right-of-way into two smaller lots and distribute density in four buildings that step from north to south to follow the site's contours. The northerly parcel is proposed to be developed with a five-storey wood frame apartment building fronting Slopes Mews, with attached, three-storey garden townhomes at the rear and fronting the east-west pedestrian pathway. The garden townhomes will also share a common, secondary access off the east side yard, with a pathway connecting to Slopes Mews via the community park, to be secured by easement. Two levels of underground parking, accessed off Slopes Mews, will be provided. In total, the northerly parcel will accommodate 99 units. The southerly parcel is proposed to be developed with two four-storey townhouse buildings fronting University Crescent and one three-storey townhouse building facing the east-west pedestrian pathway. All units within these buildings will have direct access to a single-level underground parkade, which will be accessed off University Crescent. Thirty-two units are proposed for the southerly parcel.

A total of 131 units are proposed, of which 84 units are single-level apartment units and 47 are multi-level townhouse units. Of the single-level units, 19 are adaptable, which exceeds the minimum 20% of single-level units that are required to be adaptable in accordance with Council adopted policy. As permitted under the adopted policy, 1.86 m² (20 sq.ft.) for each adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 35.3 m² (380 sq.ft.).

The buildings are proposed to be primarily clad with brick and hardiplank, with metal and wood detailing. All residential units include private outdoor space. Extensive landscaping is proposed throughout the site, including raingardens, planter beds, pathways, an adventure play zone for children, and a group picnic area. The development will be required to meet UniverCity's current stormwater, habitat protection, building, and energy requirements.

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 Re: Rezoning Reference #16-14
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With respect to expanded community park uses on Lot 32, the Trust is proposing to develop a ball hockey court, a park pavilion and picnic shelter, seating terraces, and lawn areas. These facilities would, in part, provide teens and youth with additional active recreation and play space, and complement the facilities for young children and the broader community that are available at Richard Bolton Park and University Highlands Elementary School and those planned for the community park on Lot 38. The park pavilion and picnic shelter also provide a weather-protected venue for community events and gatherings. In order to integrate the two park parcels, gravel pathway connections and a stair case are proposed to be located within the stand of trees between Lots 32 and 38. A minor adjustment to an existing Tree Retention Covenant will be necessary to permit such works, with all proposed works subject to the City Arborist's review and approval to ensure continued protection of the trees. The Trust will be required to commence construction of the community park on Lots 32 and 38 within six months of completion of development of Lot 31.

Overall, the rezoning proposal is supportable as it is generally consistent with the Simon Fraser University Community Plan and the combined development parameters and statistics established for Lots 31 and 32. It also achieves development of an expanded community park in the Slopes neighbourhood.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
 - standard requirements for water main, sanitary sewers, and storm sewers; and,
 - provision of a concrete curb and gutter, boulevard grass, landscaping, trees, paver sidewalk, paver driveway, and streetlighting adjacent Lots 31, 32, and 38.
- 3.3 Subdivision of Lot 31 into two smaller parcels, as described in Section 3.1 of this report will be required.
- 3.4 Any necessary statutory right-of-ways and easements are to be provided, including:
 - blanket statutory right-of-way, including indemnification agreement, over Lots 32 and 38 for public access, with design, operations, and maintenance of the community park to remain the responsibility of SFU Community Trust; and,
 - easement over a portion of pathway area on Lot 38 in favour of Parcel 31 for residential pedestrian access.
- 3.5 Any necessary covenants are to be provided, including, but not necessarily limited to Section 219 Covenants:
 - reallocating residential development potential from Lot 32 to Lot 31;
 - ensuring density of development on Lot 31 complies with the approved CD zoning;

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 From: Director Planning and Building
 Re: Rezoning Reference #16-14
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- restricting enclosure of balconies;
 - ensuring that all accessible parking spaces remain as common property to be administered by the Strata Corporation; and,
 - ensuring that SFU Community Trust commits to commence construction of the community park on Lots 32 and 38 within six months of issuance of the occupancy permit of Lot 31.
- 3.6 The required Community Association Covenant, which includes the Community Amenities Agreement, will need to be submitted and reviewed by the City Solicitor.
- 3.7 An amendment to the existing Tree Retention Covenant over Lots 31, 32, and 38 is required, in order to permit pedestrian connections between the two park parcels, with all proposed work subject to the City Arborist's review and approval.
- 3.8 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.9 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.10 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stalls are required.
- 3.11 The GVS&DD Sewerage Charge of \$1,082 per apartment unit and \$1,515 per townhouse unit applies. The Parkland Acquisition Charge and School Site Acquisition Charge do not apply as park and school sites have been provided in conjunction with the overall subdivision of the neighbourhood.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Lot 31 – North Site	- 4,278.7 m ² (46,056 sq.ft.)
<u>Lot 31 – South Site</u>	<u>- 3,564.0 m² (38,363 sq.ft.)</u>
Lot 31 Total	- 7,842.7 m ² (84,419 sq.ft.)
Lot 32 – New Park	- 2,000.4 m ² (21,532 sq.ft.) (no change)
Lot 38 – Existing Park	- 3,055.1 m ² (32,885 sq.ft.) (no change)

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-14
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4.2 Site Coverage

Lot 31 – North Site	- 42.8%
Lot 31 – South Site	- 34.2%

4.3 Density and Gross Floor Area

Lot 31 – North Site	- 1.96 FAR, 8,365.3 m ² (90,043 sq.ft.)
<u>Lot 31 – South Site</u>	- 1.24 FAR, 4,421.7 m ² (47,595 sq.ft.)
Lot 31 Total	- 1.63 FAR, 12,787.0 m ² (137,638 sq.ft.)
Lot 32 – New Park	- No development potential
Lot 38 – Existing Park	- No development potential (no change)

4.4 Unit Mix

Lot 31 – North Site

20 Studio units	- 50.4 m ² (543 sq.ft.) per unit
2 One BR units	- 56.3 m ² (606 sq.ft.) per unit
9 One BR adaptable units	- 56.2 m ² (605 sq.ft.) per unit
43 Two BR units	- 68.6 m ² to 79.0 m ² (738 to 850 sq.ft.) per unit
10 Two BR adaptable units	- 79.0 m ² (850 sq.ft.) per unit
7 Two BR + den townhouse units	- 114.1 m ² (1,228 sq.ft.) per unit
1 Three BR townhouse units	- 121.6 m ² (1,309 sq.ft.) per unit
<u>7 Three BR + den townhouse units</u>	- 123.7 m ² (1,332 sq.ft.) per unit
99 units total	

Lot 31 – South Site

16 Three BR townhouse units	- 141.4 m ² to 147.5 m ² (1,522 to 1,588 sq.ft.) per unit
11 Three BR + den townhouse units	- 147.6 m ² (1,589 sq.ft.) per unit
2 Four BR townhouse units	- 155.8 m ² (1,677 sq.ft.) per unit
<u>3 Four BR + den townhouse units</u>	- 147.5 m ² to 155.4 m ² (1,588 to 1,673 sq.ft.) per unit
32 units total	

4.5 Building Height

Lot 31 – North Site	- 5 storeys, 15.4 m (50.5 ft.)
Lot 31 – South Site	- 4 storeys, 14.4 m (47.2 ft.)

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-14
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4.6 Vehicle Parking – Required and Provided

Lot 31 – North Site	- 118 spaces, plus 10 spaces offsite
- Residential	- 107 spaces
- Car wash stall	- 1 space
- Visitor @ 0.2 per unit	- 10 spaces, plus 10 spaces offsite*
Lot 31 – South Site	- 44 spaces, plus 3 spaces offsite
- Residential	- 39 spaces
- Car wash stall	- 1 space
- Visitor @ 0.2 per unit	- 4 spaces, plus 3 spaces offsite*

4.7 Bicycle Parking

Lot 31 – North Site	- 109 spaces
- Residential @ 1 per unit	- 99 spaces
- Visitor @ 0.1 per unit	- 10 spaces
Lot 31 – South site	- 36 spaces
- Residential @ 1 per unit	- 32 spaces (in unit)
- Visitor @ 0.1 per unit	- 4 spaces

4.9 Communal Facilities (Excluded from FAR Calculations)

Residents of the five storey apartment have access to an 18.3 m² (197 sq.ft.) amenity room on the ground floor, which is well within the 5% gross floor area exemption permitted by the Zoning Bylaw. Extensive landscaping is also proposed throughout the site, including a children's adventure play zone within a 5.0 m public access statutory right-of-way crossing the centre of Lot 31 from east to west.


 Lou Pelletier, Director
 PLANNING AND BUILDING

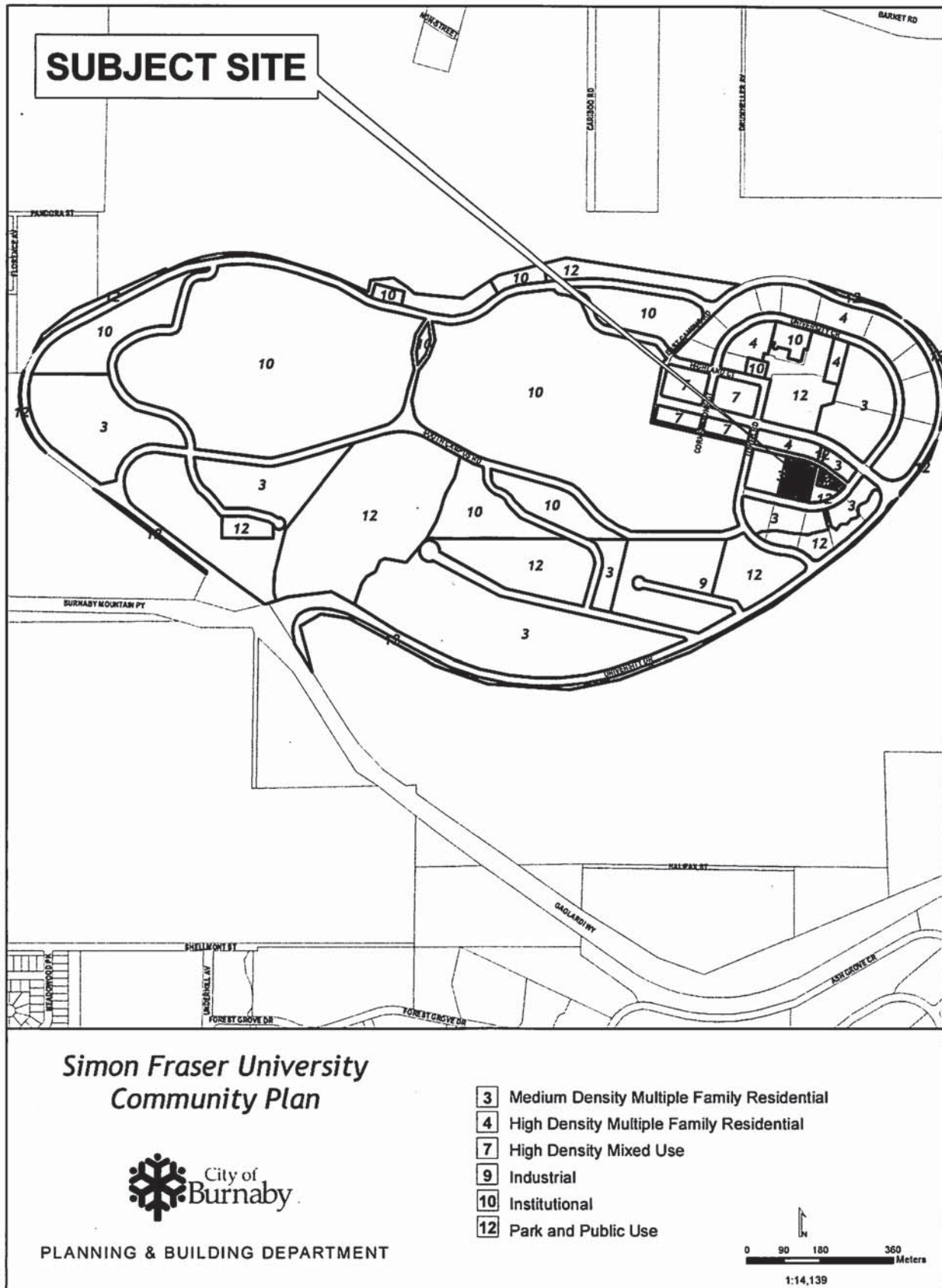
KH:tn

Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-14 9411 & 9755 University Crescent (Parcel 31 & 32)\01 Council Reports\Rezoning Reference 16-14 PH Report 2017.03.27.Docx

* These offsite visitor parking spaces are provided within the public parking area at the Lot 25 "Centreblock" development, in accordance with the provisions of the P11e District and Rezoning References #11-36 and #13-09.



**The following item(s) of
correspondence were received
expressing concern regarding
Rezoning Reference #16-17.**

Arriola, Ginger

From: Lee Varseveld [REDACTED]
Sent: April 25, 2017 9:34 AM
To: Clerks
Subject: Rezoning #16-17 - 3737 Canada Way Submission to Public Hearing

*Bylaw #13736
 Rez Ref #16-17*

Hello,

Our company is the owner/occupant of 3757 Canada Way. Our property is immediately adjacent to the proposed apartment development at 3737 Canada Way.

We have owned and occupied this building since 2002, have been operating as a business in Burnaby since 1988 and in BC since 1945.

We are pleased to see interest in the continued development and improvement in our neighbourhood. We will certainly welcome an end to the littering and dumping we witness on a regular basis on the Esmond Avenue right of way.

That said, we are also concerned for any loss of public parking the proposed development may cause. The Esmond right of way is used regularly by bus commuters, workers and patrons of the businesses along this stretch of Canada Way and with the street parking restrictions on Canada Way and the congestion on the adjacent streets to the north and south, loss of public parking in the area will pose a significant challenge for the existing businesses in the area.

In our particular operation, we have Board members travelling from around the province to attend monthly meetings at or office. A prime reason for selecting this location for our office was to accommodate parking for those meetings one day per month. All other days of the month we provide more than adequate parking on our property for employees and patrons.

We would ask then, that any planned development include provisions to ensure there is no loss of public parking in the immediate area.

Many thanks,

Lee Varseveld
General Manager & Secretary
 Pacific Coast Fishermen's Mutual Marine Insurance Co.
 3757 Canada Way, Burnaby BC V5G 1G5
 P: (604) 438-4240
www.mutualmarine.bc.ca

Arriola, Ginger

From: Clerks
Sent: April 25, 2017 12:19 PM
To: Arriola, Ginger
Subject: FW: Public hearing today re application for rezoning - Bylaw No. 13736

From: Corinne Marino [REDACTED]
Sent: April-25-17 12:01 PM
To: Clerks
Subject: Public hearing today re application for rezoning - Bylaw No. 13736

*Bylaw # 13736
 rezoned # 16-17*

Hello I would like to speak to the application that has been made to rezone the empty lot across from me to build a 4-storey condo complex. This will adversely affect me for several reasons:

- I have lived in the Winchelsea since November 2008 and one of the main reasons I purchased in this complex is because my unit faces south (towards Canada Way) to the empty lot across the street from my condo. I looked for a long time to find a complex that allows me to have the sense of space while living in the city. My understanding was that since the land across the street is owned by the City of Burnaby, nothing would ever be built there. I don't look into another unit and another unit doesn't look into mine, which I really value, as my privacy is very important to me. It is beautiful and peaceful having a green space with large, lovely trees across from me! If there is a building across the street, all of this will change and I am extremely upset about the possibility that I will be staring at a 4-storey building instead.
- If there is another building in this cul de sac, it will decrease the amount of street parking available, and it is already often difficult for guests to find parking on the street, as guest parking in the building is limited. Also if a couple lives in a 1 bedroom unit, as me and my partner do, one of us has to park on the street, as our unit only has 1 underground parking space. If the proposed 4-storey building is built, its residents will also be competing for the limited street parking that is available in this area.
- We love our home and if this building is built, my partner and I may consider moving, which would be a heartbreak, as right now it is almost perfect. Again a major reason for this is the green space across the street, which has been there since before the Winchelsea was built, which is 23+ years.

Thank you for considering my comments and I am trusting and hoping that this application will be denied.

Corinne Marino
 310 - 3183 Esmond Avenue
 Burnaby, BC



Item
Meeting 2017 March 27

COUNCIL REPORT

TO: CITY MANAGER 2017 March 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-17**
Apartment Development with Underground Parking
Broadview Community Plan

ADDRESS: 3737 Canada Way, 3748 Norfolk Street, and abutting lane and Esmond Avenue road rights-of-way (see *attached* Sketches #1 and #2)

LEGAL: Lot 7, DL 69, Group 1, NWD Plan 4369; Lot 2, DL 69, Group 1, NWD Plan LMP7656

FROM: CD Comprehensive Development District (based on RM3/RM4 Multiple Family Residential Districts), C4 Service Commercial District and R5 Residential District

TO: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Broadview Community Plan guidelines and the development plan entitled "Residential Bldg. 3737 Canada Way, Burnaby, B.C." prepared by Gerry Blonski Architect.)

APPLICANT: Norfolk Terrace Holdings Ltd.
810 Greenwood Road
West Vancouver, B.C. V7S 1X7
Attn: Abdul Ladha

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-17
 Multiple-Family Development
 2017 March 22 Page 2

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

- a. The submission of a suitable plan of development.
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The completion of the Highway Closure Bylaw.
- e. The completion of the sale of City property.
- f. The consolidation of the net project site into one legal parcel.
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not necessarily limited to:
 - Section 219 Covenant requiring all disabled parking be held as common property;
 - Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis; and,
 - Section 219 Covenant ensuring provision, operation and continuing maintenance of the public walkway as identified on the development plans.
- h. The undergrounding of existing overhead wiring abutting the site.
- i. Compliance with the guidelines for underground parking for residential visitors.
- j. The pursuance of Stormwater Management Best Practices in line with established guidelines.
- k. The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with an allocated disabled parking space protected by a Section 219 Covenant.

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 Multiple-Family Development

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- l. The submission of a Site Profile and resolution of any arising requirements.
- m. The review of a detailed Sediment Control System by the Director Engineering.
- n. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o. The provision of facilities for cyclists in accordance with Section 4.7 of the rezoning report.
- p. Compliance with the Council-adopted sound criteria.
- q. The approval of the Ministry of Transportation to the rezoning application.
- r. The undergrounding of existing overhead wiring abutting the site.
- s. The deposit of the applicable Parkland Acquisition Charge.
- t. The deposit of the applicable GVS & DD Sewerage Charge.
- u. The deposit of the applicable School Site Acquisition Charge.
- v. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey apartment development with 43 units and full underground parking.

2.0 BACKGROUND

- 2.1 The site is comprised of a vacant commercial lot at 3737 Canada Way, a vacant City-owned lot at 3748 Norfolk Street, the redundant lane right-of-way north of 3737 Canada Way, and the redundant portion of Esmond Avenue road right-of-way between Canada

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Way and Norfolk Street (see *attached* Sketch #1). The southern half of the redundant Esmond Avenue road right-of-way currently accommodates a parking lot, while the northern portion contains an asphalt pedestrian walkway. Immediately to the west, as well as north and northeast across Norfolk Street, are low-rise apartment buildings developed in accordance with the Council-adopted Plan. Abutting the proposed site to the east is a vacant City-owned lot at 3754 Norfolk Street, and a small two-storey commercial building at 3757 Canada Way which would form a future consolidation for a four-storey mixed use development in accordance with the Council-adopted Plan. Vehicular access to the site is currently from Canada Way.

- 2.2 The subject site is located within the Council-adopted Broadview Community Plan area, and is designated for low-rise multiple-family development under the CD Comprehensive Development District based on the RM3 Multiple Family Residential District as a guideline (see Sketch #2 *attached*).
- 2.3 On 2016 May 30, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.

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

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a four-storey apartment development with 43 units. The maximum proposed density of the project is 1.1 F.A.R with full underground parking. Vehicular access is to be provided from Norfolk Street.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- Construction of new curb, gutter and a separated sidewalk with boulevard grass and street trees along the Norfolk Street frontage;
 - A detailed road geometric for Canada Way, from Boundary Road to Smith Avenue, in order to determine the final road standard adjacent to the site will be required; and,
 - A 6.1 m wide statutory right-of-way along the eastern edge of the site between Norfolk Street and Canada Way will be required for underground services, and provision of a public pedestrian walkway with lighting, to be constructed by the developer, and maintained by the future strata corporation.

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A road widening dedication from 3737 Canada Way measuring 7.6 m at the west end tapering to 7.3 m at the east end will be required to replace the existing statutory right-of-way, that currently accommodates road, sidewalk, and boulevard works.

- 3.3 The property at 3748 Norfolk Street is City-owned and is intended to be sold to the applicant and consolidated into the proposed development site as a requirement of the subject rezoning. The property has an area of approximately 1,143 m² (12,303 sq.ft.) (subject to detailed survey). The completion of the sale of City-owned property is a prerequisite of this rezoning application. The Realty and Lands Division of the Public Safety and Community Services Department will determine a recommended purchase price for the City-owned property, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading of the rezoning bylaw amendment.

The proposed development site encompasses the closure of a redundant east-west lane right-of-way and a portion of the Esmond Avenue road right-of-way for inclusion in the proposed development site. The proposed road closure area to be sold to the applicant is approximately 1,154 m² (12,422 sq.ft.) after required road dedications of approximately 147.9 m² (1,592 sq.ft.) (subject to detailed survey). A Highway Closure Bylaw will be required, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw. The Realty and Lands Division will determine a recommended purchase price for the City-owned property, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading of the rezoning bylaw amendment.

- 3.4 In line with Council-adopted policy on adaptable housing, the development is providing eight adaptable units, with a corresponding floor area exemption of 14.9 m² (160 sq.ft.). One disabled accessible parking stall will be provided in accordance with the Zoning Bylaw. The disabled accessible parking stall will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.5 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant requiring all disabled parking be held as common property;
 - Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis; and,
 - Section 219 Covenant ensuring provision, operation and continuing maintenance of the public walkway as identified on the development plans.
- 3.6 In light of the proximity to Canada Way, a noise study is required to ensure compliance with the Council-adopted sound criteria.

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- 3.7 One car wash stall is required and an appropriately screened garbage handling and recycling holding area will be provided on-site.
- 3.8 The applicant is responsible for the undergrounding of overhead wiring along the east side of the site, from Norfolk Street to the redundant lane right-of-way.
- 3.9 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 3.10 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.11 Applicable Development Cost Charges are:
 a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area
 b) School Site Acquisition Charge of \$800.00 per unit
 c) GVS & DD Sewerage Charge of \$590 per unit
- 3.12 Due to the commercial history of the site, a site profile and resolution of any resultant conditions is required.
- 3.13 Due to the development footprint and provision of underground parking, there are no trees suitable for retention on the subject site. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (Subject to detailed survey)

Gross Site (Includes road and lane areas)	-	3,073.6 m ² (33,084 sq.ft.)
Road and Lane Closure Area	-	1,301.9 m ² (14,014 sq.ft.)
Road Dedication	-	147.9 m ² (1,592 sq.ft.)
Net Site	-	2,925.7 m ² (31,492 sq.ft.)

4.2 Density and Gross Floor Area

Floor Area Ratio	-	1.1 F.A.R.
Gross Floor Area	-	3,218.3 m ² (34,641 sq.ft.)

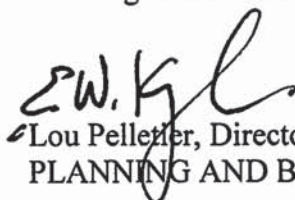
4.3 Site Coverage - 30 %

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- 4.4 **Height**
- 4 Storeys (Canada Way Frontage)
 - 3 Storeys (Norfolk Street Frontage)
- 4.5 **Unit Mix**
- 4 studio units: - 40.1 m² (432 sq.ft.)
 - 22 one-bedroom: - 56.1 – 56.9 m² (604 sq.ft.) – (612 sq.ft.)
 - 17 two-bedrooms: - 71.8 – 105.4 m² (773 sq.ft.) – (1,134 sq.ft.)
 - 43 Total Units
- 4.6 **Vehicle Parking**
- Vehicle @ 1.6 spaces / unit - 71 (includes 11 visitor spaces)
 - Disabled Space - 1 space (included in total)
 - Car Wash Stall - 1 space
- 4.7 **Bicycle Parking**
- Secure Residential @ 1 space / unit - 43
 - Visitor Racks @ 0.2 spaces / unit - 9
- 4.8 **Communal Facilities**

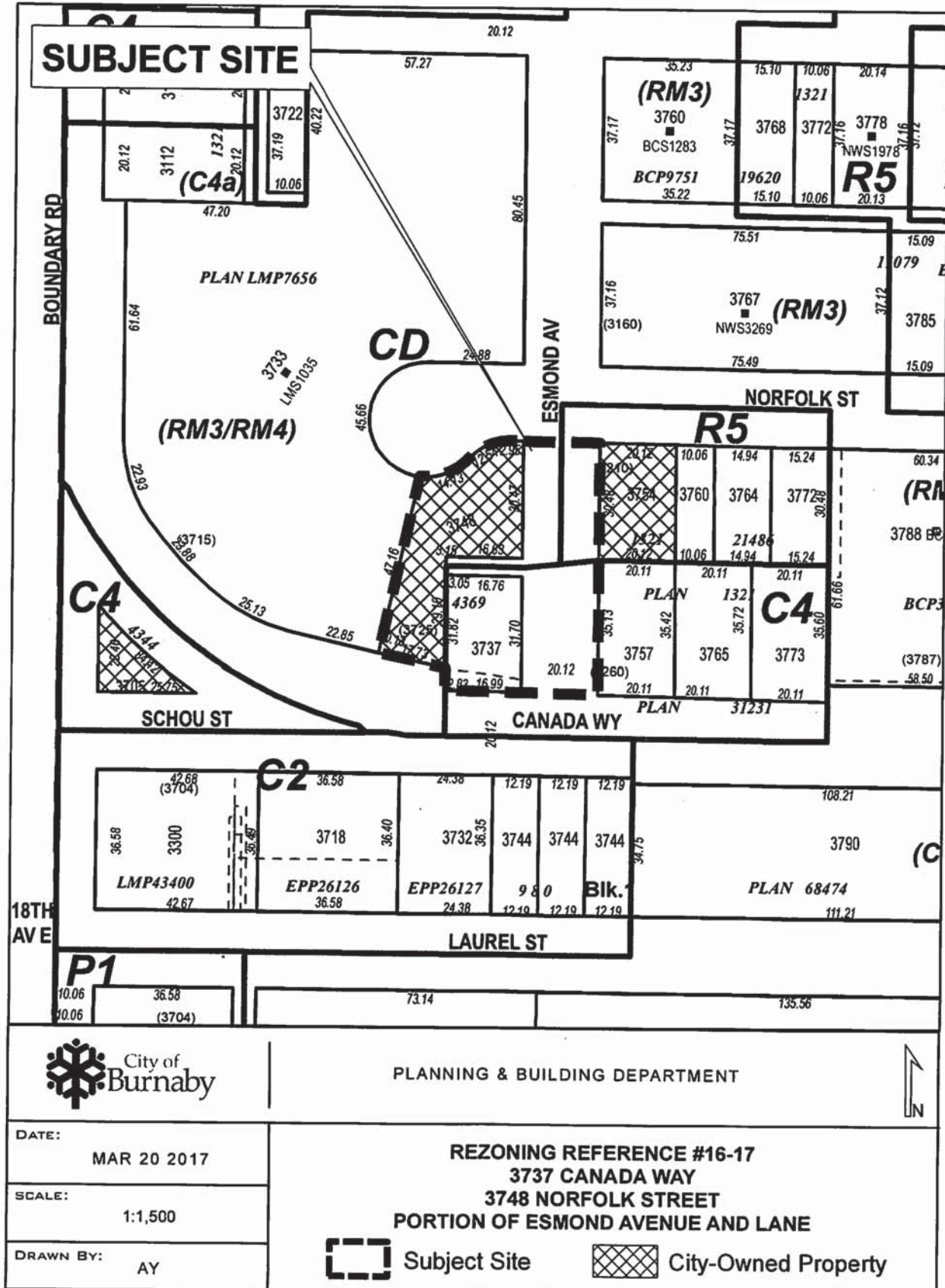
Communal facilities are proposed for the ground floor in the form of a common room and outdoor patio. The proposed 69.2 m² (745 sq.ft.) of gross floor area to be exempted from F.A.R. calculations, is below the permitted maximum exemption of 5% of the permitted gross floor area, or 160.9 m² (1,732 sq.ft.) permitted in the Zoning Bylaw.

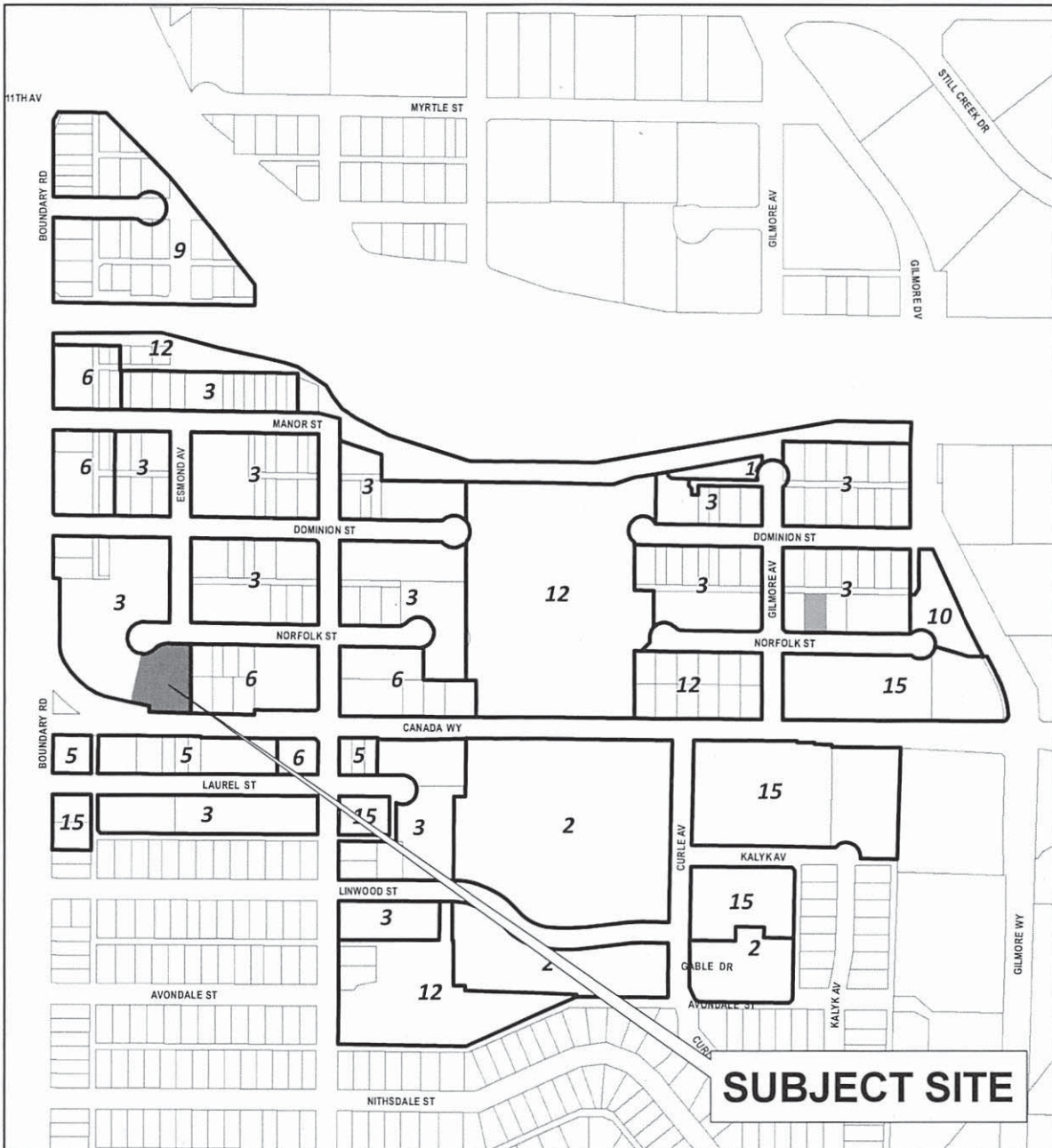

 Lou Pelletier, Director
 PLANNING AND BUILDING

SMN:spf

Attachments

cc: Director Engineering
 City Solicitor
 City Clerk





General Land Use Designations

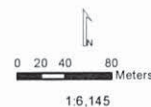
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| 1 Single and Two Family Residential | 9 Industrial |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 15 Community Institutional |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Printed on March 13, 2017

Broadview Community Plan (Community Plan Eight)



Sketch #2

**The following item(s) of
correspondence were received
expressing concern regarding
Rezoning Reference #17-06.**



B.C. Government and Service Employees' Union
A component of NUPGE (CLC)

April 20, 2017

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

*Bylaws #13742
Reg Ref # 17-06*

Dear Sir/Madam

Re Notice of Public Hearing Rezoning Application #17-06

Thanks for the opportunity to participate in the public hearing on rezoning this property so that Vector Engineering Services can construct a parking lot. Not much point since the company has already clear cut the site—I suppose they can get away with that without any oversight since they own the property.

It's a bit brain dead to construct an enormous area for parking private cars in a neighborhood well serviced by transit. Perhaps since the city couldn't prevent the destruction of the trees, perhaps Burnaby has the capacity to demand the owners at least plant some replacements for the enormous trees they cut down.

Sincerely

A handwritten signature in black ink, appearing to read "Mary Rowles", with a large, stylized flourish extending from the bottom.

Mary Rowles
Director
BCGEU

MR/slc
MoveUp



Item
Meeting 2017 April 03

COUNCIL REPORT

TO: CITY MANAGER 2017 March 29

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-06
Norland Avenue Parking Lot
Central Administrative District

ADDRESS: 4276 Norland Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 79, Group 1, NWD Plan 75143

FROM: CD Comprehensive Development District (based on P2 Administration and Assembly District and C1 Neighbourhood Commercial District)

TO: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, C1 Neighbourhood Commercial District and Central Administrative Area Plan guidelines, and the development plan entitled "Norland Avenue Parking Lot" prepared by Vector Engineering Services Ltd.)

APPLICANT: City of Burnaby
Engineering Department
4th Floor, 4949 Canada Way
Burnaby, BC, V5G 1M2
Attn: Geoff Tsuyuki

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25 at 7:00 pm.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

To: City Manager
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 Norland Avenue Parking Lot

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- b) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, to the point of connection to the existing service where sufficient facilities are available to serve the development.
- c) The granting of any necessary rights-of-way, easements and/or covenants.
- d) The review of a detailed Sediment Control System by the Director Engineering.
- e) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of a parking lot.

2.0 BACKGROUND

- 2.1 The subject site is located within the Central Administrative Area, and is currently vacant (see *attached* Sketches #1 and #2). To the immediate east of the subject site, at 4940 Canada Way and 4327, 4423 Ledger Avenue, are City owned office buildings (Deer Lake Centre) and surface parking, with the operating engineers building beyond at 4333 Ledger Avenue. To the south, across Canada Way and Deer Lake Parkway, is the City Hall complex and Burnaby Central Secondary School. To the west, across Norland Avenue, is the Dania residential care home, and, to the north, are various office buildings, single-family residences, and vacant lots, designated for future office development under the Central Administrative Area Plan.
- 2.2 On 1975 July 07, Council gave Final Adoption to a Bylaw (Rezoning Reference #73-29), rezoning the subject site and the lots at 4940 Canada Way and 4327, 4423 Ledger Avenue to CD Comprehensive Development District (based on P2 Administration and Assembly District) for the purpose of constructing four office buildings with underground parking in four phases. To date, phases one and two have been advanced, with the original developer opting to delay phases 3 and 4 for future development. In 1991 November, the properties were acquired by the City for office use and future development purposes.
- 2.3 In 2015, in response to increasing parking pressures within the City Hall and Deer Lake precinct, the City retained Bunt Engineering to undertake a parking supply and demand study, as well as to prepare a long-term cost-effective parking strategy for the precinct. Based on the report, Council has approved the phased expansion of parking in the precinct to meet public, staff and event parking needs. The additional interim parking supply provided by a surface parking lot on the subject site would assist in meeting the

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 Norland Avenue Parking Lot

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parking demands at the Deer Lake Centre, as well as providing overflow relief for City Hall and for events within Deer Lake Park, pending future redevelopment of the site.

- 2.4 On 2017 January 30, Council authorized City staff to initiate the civil design process for a surface parking lot on the subject site. A proposed plan of development suitable for presentation to a Public Hearing has now been prepared.

3.0 GENERAL COMMENTS

- 3.1 Rezoning the subject property to Amended Comprehensive Development District (based on P2 Administration and Assembly District, C1 Neighbourhood Commercial District, and P8 Parking District) is required in order to permit the construction of a surface parking lot with approximately 200 stalls to serve the City Hall and Deer Lake Precinct.
- 3.2 A suitable landscape plan is proposed, with rain gardens to provide for rainwater infiltration. New on-site trees along portions of the Norland Avenue and Canada Way frontage, and replacement trees in line with the Burnaby Tree Bylaw will be provided.
- 3.3 Vehicular access will be from Norland Avenue at the northern extent of the site. A vehicular connection to the adjacent parking lot at 4327 Ledger Avenue will also allow vehicular access from Ledger Avenue.
- 3.4 Designated handicap parking stalls are proposed in more accessible locations, and are complimented with proximally located ramps, providing convenient access up to Canada Way and the Deer Lake Centre.
- 3.5 A sheltered bus stop on Norland Avenue is proposed, and a designated pedestrian pathway will provide for safer pedestrian access across the parking lot. Stairs and accessible ramps are also proposed at strategic locations around the parking lot to allow for convenient access to Norland Avenue and Canada Way.
- 3.6 The parking lot will be sited to anticipate future required dedications on Canada Way and Norland Avenue.
- 3.7 A progressive lighting and electrical plan is proposed for the site, which includes dark-sky compliant LED lighting that dims when no activity is detected, as well as pre-wired electrical conduits to allow for the future provision of security cameras.
- 3.8 This rezoning application proposes to retain the site's existing P2 Administration and Assembly District and C1 Neighbourhood Commercial District zoning to enable office and associated restaurant development on the site in the future, as designated under the Central Administrative Area Plan.

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 Norland Avenue Parking Lot

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- 3.9 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.10 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system.
- 3.11 Any necessary easements, covenants and rights-of-way are to be provided.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area (*subject to detailed survey*) - 8,370.00 m² (90,094 sq.ft.)
- 4.2 Vehicle Parking Provided: - approximately 200 spaces (surface)

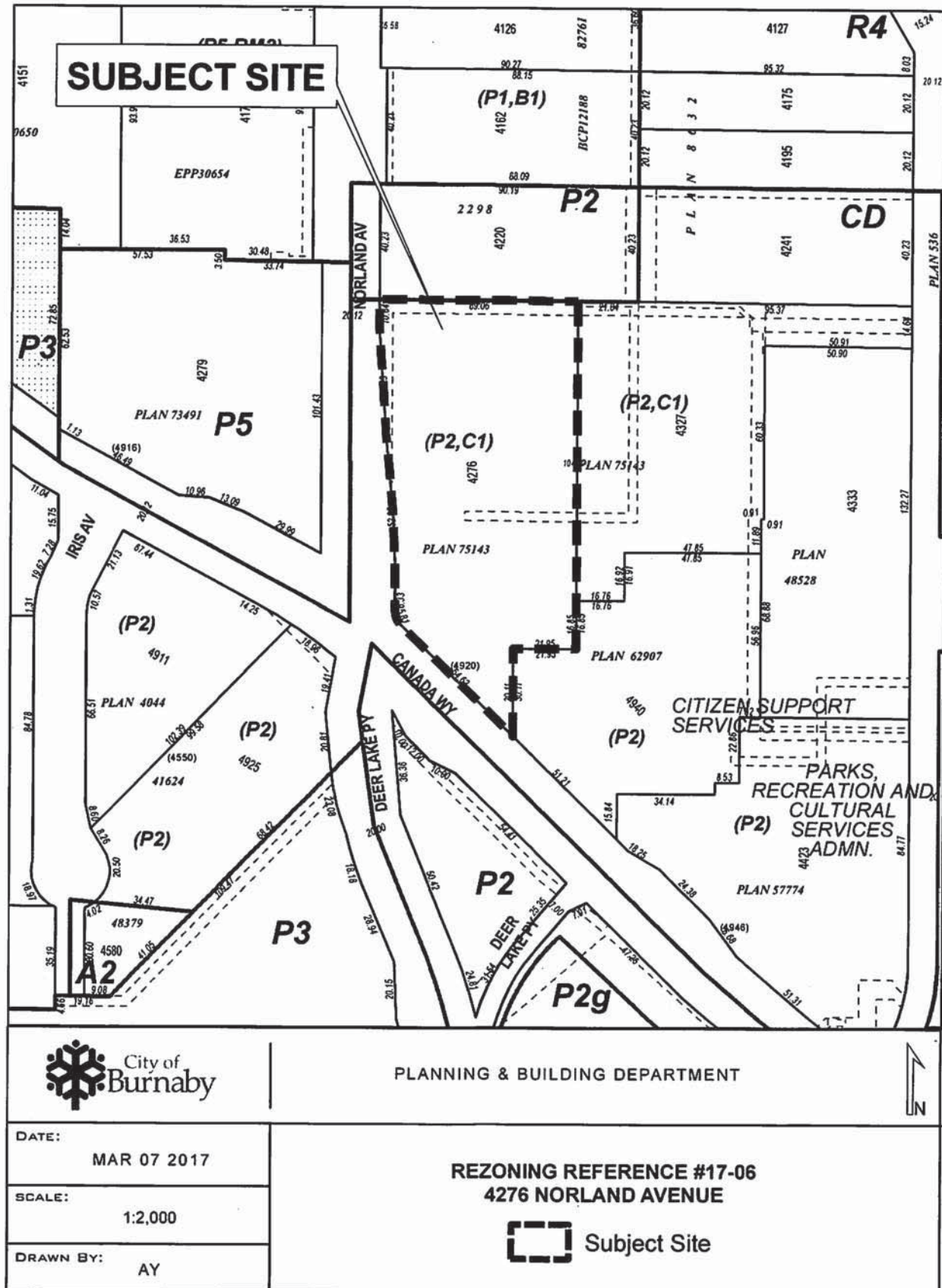


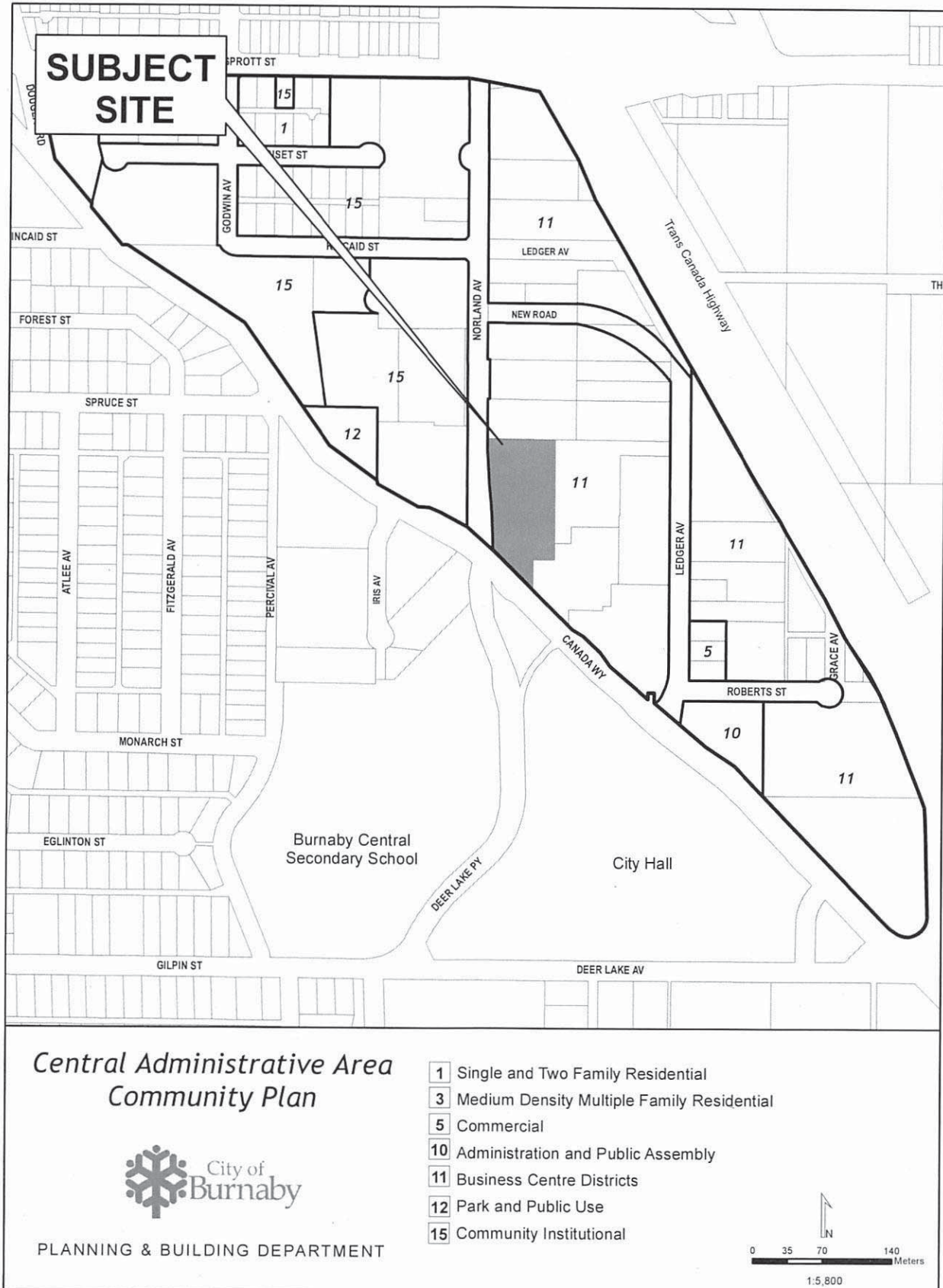
Lou Pelletier, Director
 PLANNING AND BUILDING

MN/DR:spf
Attachments

cc: Director Engineering
 Director Finance
 City Solicitor
 City Clerk

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Printed March 7, 2017

Sketch #2