



**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, 2018 APRIL 24 AT 7:00 PM**

in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. to receive representations in connection with:

- A) proposed amendments to "Burnaby Zoning Bylaw 1965", and
- B) proposed retention and protection of historic property seeking Heritage Designation.

**A G E N D A**

**CALL TO ORDER**

**PAGE**

**ZONING BYLAW AMENDMENTS**

- A1) Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 8, 2018 - Bylaw No. 13860**

1

Rez . #16-41

7480 Broadway

From: R2 Residential District

To: R2a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single-family dwelling with a gross floor area beyond that permitted under the prevailing R2 Residential District zoning.

- A2) Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 9, 2018 - Bylaw No. 13861**

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Rez . #16-50

Portions of 8220/8211 Fraser Reach Court and 8351 Fraser Reach Court

From: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled “Riverbend Business Park Phase 2” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the second phase of the Riverbend Business Park Conceptual Development Plan.

**A3) Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 10, 2018 - Bylaw No. 13862**

24

Rez . #17-29

9369, 9450, 9461 and 9520 Broadway, and a portion of 2740 Beaverbrook Crescent

From: R2 Residential District

To: M2 General Industrial District, P3 Park and Public Use District and P12 Utility Corridor District

The purpose of the proposed zoning bylaw amendment is to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan.

**A4) Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 11, 2018 - Bylaw No. 13863**

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**TEXT AMENDMENT**

The purpose of the proposed zoning bylaw amendment is to amend Burnaby Zoning Bylaw 1965 in regard to (1) amending the definition of “Bay Window”; (2) amending gross floor area exclusions to adaptable housing units in the RM, C, and P Districts; (3) expanding the Metrotown payment-in-lieu of parking program, and (4) clarifying the regulations pertaining to the calculation of gross floor area and above grade floor area for any portion of a building with a clear height of more than 3.7 m (12.1 ft.).

**HERITAGE DESIGNATION / HERITAGE  
REVITALIZATION****40****B1) Burnaby Heritage Designation  
Bylaw No. 1, 2018, Bylaw No. 13841**

7037 Canada Way

The purpose of the proposed bylaw is to provide for the retention and protection of the historic Geoffrey and Kathleen Burnett House and authorize the listing of the subject property on the Burnaby Community Heritage Register as Protected Heritage property.

**B2) Burnaby Heritage Revitalization Agreement  
Bylaw No. 1, 2018, Bylaw No. 13842**

7037 Canada Way

The purpose of the proposed bylaw is to set out requirements for the retention of the subject heritage house, and provide a future applicant or anyone who has reached an agreement to purchase the property with a plan and guidelines to subdivide and develop it.

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 2018 April 24 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 and the heritage designation and revitalization applications 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 2018 April 11 to 2018 April 24 .

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

K. O'Connell, CITY CLERK



Item .....
Meeting .....2018 March 26

## COUNCIL REPORT

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**TO:** CITY MANAGER 2018 March 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-41**  
**Proposed Single-Family Residence**

**ADDRESS:** 7480 Broadway (see *attached* Sketch #1)

**LEGAL:** Lot 57, Block 7, DLs' 59 and 137, Group 1, NWD Plan 3050

**FROM:** R2 Residential District

**TO:** R2a Residential District

**APPLICANT:** Mark Ravanbaksh  
8735 10<sup>th</sup> Avenue  
Burnaby, BC V3N 2T1

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2018 April 24.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 April 09 and to a Public Hearing on 2018 April 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be 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 dedication of any rights-of-way deemed requisite.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-41  
 Proposed Single-Family Residence  
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- d) The registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single-family dwelling with a gross floor area beyond that permitted under the prevailing R2 Residential District zoning.

### 2.0 BACKGROUND

- 2.1 The subject property at 7480 Broadway is located in an R2 Residential District neighbourhood in the Sperling-Broadway area and is designated in the Official Community Plan (OCP) as Single Family Suburban. The average lot area in the block front is 992.57 m<sup>2</sup> (10,684 sq. ft.), with individual lots ranging from 670.10 m<sup>2</sup> (7,213 sq. ft.) to 1,598.02 m<sup>2</sup> (17,201 sq. ft.). The subject property is the largest lot in the block.

Single-family dwellings are located to the west and east of the subject property, as well as across the lane to the south. The Burnaby Mountain Golf Course is located to the north across Broadway. The neighbouring properties on the south side of Broadway are generally older one to two-storey single-family dwellings, with the exception of two newer two-storey homes. There is one R2a District property in the area which is located approximately 225 m (738 ft.) west of the subject property at 2623 Phillips Avenue.

- 2.2 The subject property contains a one storey single-family dwelling with a basement constructed in 1953. Although the site is accessible from the rear lane, the existing vehicular access to the site is from Broadway. Currently, a section of the property at the northwest corner of the site abutting Broadway is used for parking. The property does not meet lot width requirements for subdivision under of the Burnaby Zoning Bylaw.
- 2.3 On 2016 October 03, 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 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.

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### 3.0 GENERAL COMMENTS

3.1 The applicant proposes to rezone the subject property to the R2a District to allow for the construction of a new single-family dwelling with an attached four-car garage on the 1,581.95 m<sup>2</sup> (17,028 sq. ft.) proposed net lot. Specific development plans include:

- a two-storey 660.32 m<sup>2</sup> (7,108 sq. ft.) single-family dwelling with a cellar, sloping roof, and a primarily two-storey appearance;
- an attached four-car garage, measuring 79.68 m<sup>2</sup> (858 sq. ft.), located at the cellar level with vehicular access from the lane;
- a storage room, measuring 22.08 m<sup>2</sup> (238 sq. ft.), located at the cellar level;
- a two-bedroom secondary suite, measuring 81.76 m<sup>2</sup> (880 sq. ft.), located at the cellar level;
- four bedrooms on the second floor; main living functions including a home office on the main floor; and a recreation room and the aforementioned attached garage, storage room, and secondary suite in the cellar; and,
- landscaped front and side yards with rear yard play space.

3.2 Under the prevailing R2 District, each lot shall have an area of not less than 668.88 m<sup>2</sup> (7,200 sq. ft.) and a width of not less than 18.28 m (60 ft.). Under the R2a District, each lot shall have an area of not less than 1,000 m<sup>2</sup> (10,764 sq. ft.) and a width of not less than 25.50 m (84 ft.). The subject property has a lot area of 1,581.95 m<sup>2</sup> (17,028 sq. ft.), after dedication, and a width of 30.54 m (100 ft.), and therefore meets the minimum area and width requirements of the R2a District.

3.3 With regards to the development density, the maximum gross floor area permitted in the R2 District is the lesser of 0.60 floor area ratio (FAR) or 440 m<sup>2</sup> (4,736 sq. ft.). The proposed R2a District permits a maximum gross floor area ratio of 0.60 FAR on lots, such as the subject site, that have a minimum width of 27.5 m (90 ft.). Applied to the subject property, the 0.60 FAR would permit a dwelling with a maximum gross floor area of 949.17 m<sup>2</sup> (10,217 sq. ft.). The applicant proposes to build a single-family dwelling with an FAR of 0.42, and a GFA of 660.32 m<sup>2</sup> (7,108 sq. ft.), which is significantly less than the permitted gross floor area.

In addition, the maximum above grade floor area (AGFA) permitted in the R2 and R2a Districts is the greater of 0.40 of the lot area or 0.2 of the lot area plus 130 m<sup>2</sup> (1,399 sq. ft.). Applied to the subject property, a dwelling with a maximum AGFA of 440 m<sup>2</sup> (4,736 sq. ft.) would be permitted in the R2 District, and 632.78 m<sup>2</sup> (6,812 sq. ft.) in the R2a District. The applicant is proposing to construct a single-family house with an AGFA of 448.61 m<sup>2</sup> (4,829 sq. ft.), which is 8.61 m<sup>2</sup> (93 sq. ft.) larger than what would be permitted under the prevailing R2 District zoning. Furthermore, approximately 3.90 m<sup>2</sup> (42 sq. ft.) of the calculated GFA and AGFA is not interior to the proposed dwelling, but

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is calculated as excess covered porch floor area. It is also noted that 211.72 m<sup>2</sup> (2,279 sq. ft.), or approximately 32%, of the permitted GFA, is located below grade and generally not visible.

3.4 On 1989 January 03, Council adopted design guidelines for assessing single-family development proposals in the R “a” Residential Districts. The following is an assessment of the proposed development based on these guidelines:

i) *Limit the scale of the dwelling to a two-storey appearance or to the scale of the neighbouring dwellings, whichever is less.*

The front elevation of the proposed development has a two-storey appearance and is considered to have minimal impact on the surrounding residential area. The height of the dwelling is 9.0 m (29.5 ft.) as measured from the average rear elevation to the highest point of the structure, which is within the maximum permitted height of the R2 and R2a Districts. Trees are to be retained along the front of the property, which will help reduce the prominence of the residence as viewed from the street.

Though there are some older lower-scaled single-family dwellings in the area, the scale and character of the newer neighbouring dwellings is generally two-storey single-family dwellings with basements or cellars, or two-storey two-family dwellings. As such, the proposed dwelling is in line with the overall scale and character of neighbouring properties.

ii) *Maintain the existing pattern of front yard setbacks established along the street frontage, if the prevailing setback pattern is beyond the minimum required in the “R” District regulations.*

The proposed development provides a 11.42 m (37.45 ft.) front yard setback from Broadway, which is consistent with the front yard setback required under the bylaw and the prevailing setback pattern of the area.

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

The proposed development provides a 19.85 m (65.12 ft.) rear yard setback which constitutes approximately 39% of the lot depth. The depth of the dwelling is 17.53 m (57.75 ft.), which is within the maximum permitted building depth in the R2 and R2a Districts.

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

The R2 District requires a minimum side yard setback of 1.5 m (4.9 ft.), and 3.5 m (11.5 ft.) for the sum of both yards. Development under R2a District zoning therefore requires a minimum side yard setback of 3 m (9.8 ft.), and 7 m (23 ft.) for the sum of both. The proposed minimum side yard setback is 4.65 m (15.24 ft.) and the sum of both yards is 14.08 m (46.19 ft.), which meets the recommended side yard setback requirement.

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

The proposed dwelling meets this guideline as it is to be constructed with varied sloping roof elements, some building articulation, a covered porch entry, covered decks, and a bay window to accent the front elevation.

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

The proposed dwelling features six windows above the cellar level on the west (side) elevation, seven windows above the cellar level on the east (side) elevation, and two deck areas are proposed on the south (rear) elevation. The proposed windows and decks do not pose significant privacy concerns due to the depth of the building setbacks and the location of proposed trees. The windows on the north (front elevation) do not pose significant privacy concerns due to their orientation directly to the Burnaby Mountain Golf Course across Broadway.

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

The proposed development provides suitable new landscaping, including nine new trees distributed along the north (front), west (side), and south (rear) property lines, and extensive woodchip and gravel surfaces. The City’s Landscape Technician has determined that three of the existing six trees on site are suitable for retention. Therefore, three of the existing trees may be removed, subject to the requirements of the Burnaby Tree Bylaw.

Overall, the proposed development is consistent with the guidelines for assessing single-family dwellings in the R2a District.

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- 3.5 A dedication, equalling approximately 16.07 m<sup>2</sup> (173 sq. ft.) in area, is required along the Broadway frontage to accommodate future improvements including a separated sidewalk. The dedication starts at 0 m at the west property line and gradually increases to 1.75 m at the east property line along a curve. The resultant net site area is 1,581.95 m<sup>2</sup> (17,028 sq. ft.).
- 3.6 The Director Engineering will be requested to provide an estimate for any required services to serve the site, including but not limited to:
- standard requirements for water main, sanitary sewers, and storm sewers, including cash-in-lieu for water main upgrades along Broadway;
  - vehicular access from the lane; and,
  - cash-in-lieu for the finishing of Broadway to final standard along the lot frontage.
- 3.7 The owner will be required to register a Section 219 Covenant to restrict the development of the property to that presented at the Public Hearing.
- 3.8 A tree survey of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit is required.
- 3.9 The Planning Department has been advised that the owner has approached neighbouring property owners regarding the proposed rezoning of the subject property, and has received no opposition to the proposed development.

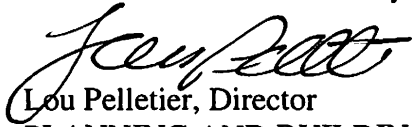
#### 4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area
- |                 |  |
|-----------------|--|
| Gross Site Area | - 1,598.02 m <sup>2</sup> (17,201 sq. ft.) |
| Dedication      | - 16.07 m <sup>2</sup> (173 sq. ft.)       |
| Net Site Area   | - 1,581.95 m <sup>2</sup> (17,028 sq. ft.) |
- 4.2 Lot Coverage
- |           |           |
|-----------|-----------|
| Permitted | - 40 %    |
| Proposed  | - 19.68 % |
- 4.3 Floor Area Ratio
- |           |            |
|-----------|------------|
| Permitted | - 0.60 FAR |
| Proposed  | - 0.42 FAR |

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- 4.4 Gross Floor Area
- |           |  |
|-----------|--|
| Permitted | - 949.17 m <sup>2</sup> (10,217 sq. ft.) |
| Proposed  | - 660.32 m <sup>2</sup> (7,108 sq. ft.)  |
- 4.5 Above Grade Floor Area
- |           |   |
|-----------|---|
| Permitted | - 632.78 m <sup>2</sup> (6,811 sq. ft.) |
| Proposed  | - 448.61 m <sup>2</sup> (4,829 sq. ft.) |
- 4.6 Building Height (permitted and proposed)
- |  |                    |
|--|--------------------|
|  | - 2 storeys        |
|  | - 9.0 m (29.5 ft.) |

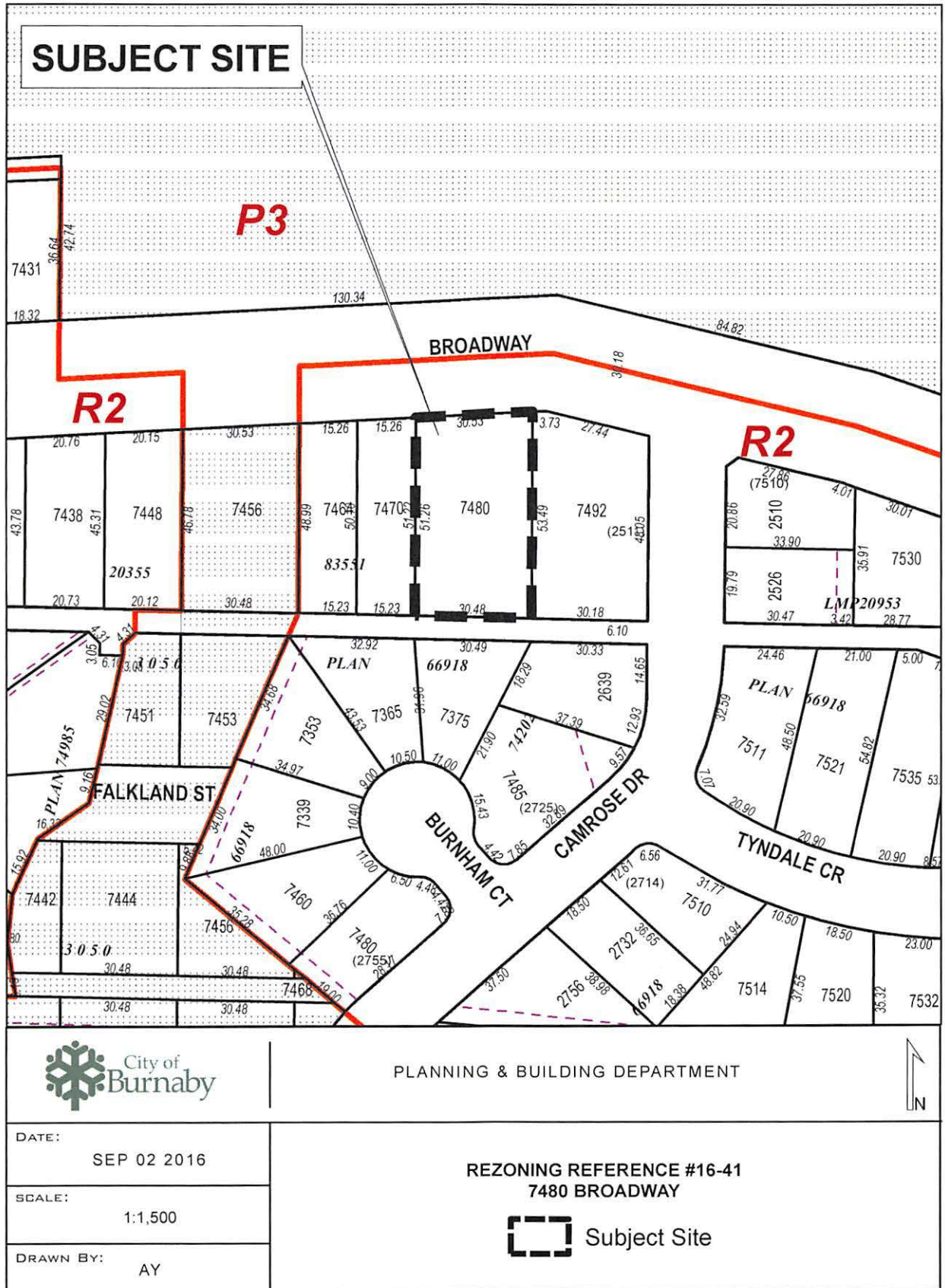
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

MN:eb

***Attachments***

cc: City Solicitor  
 City Clerk

P:\49500 Rezoning\20 Applications\2016\16-41 7480 Broadway\Council Reports\Rezoning Reference 16-41 Public Hearing 2018.03.26.docx





Item .....
Meeting ..... 2018 March 26

## COUNCIL REPORT

**TO:** CITY MANAGER 2018 March 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-50**  
**Riverbend Business Park Phase 2**  
**Big Bend Development Plan Area**

**ADDRESS:** Portions of 8220/8211 Fraser Reach Court and 8351 Fraser Reach Court (see *attached* Sketches #1 and #2)

**LEGAL:** See *attached* Schedule A

**FROM:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park Phase 2" prepared by Christopher Bozyk Architects Ltd.)

**APPLICANT:** Christopher Bozyk Architects Ltd.  
414 - 611 Alexander Street  
Vancouver, B.C. V6A 1E1  
(Attention: Chris Bozyk)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2018 April 24.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 April 09, and to a Public Hearing on 2018 April 24 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.



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- 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 dedication of any rights-of-way deemed requisite.
- d. The granting of any necessary easements, covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
  - Section 219 Covenant respecting floodproofing requirements;
  - Section 219 Covenant respecting the submitted geotechnical report;
  - Statutory Rights-of-Way guaranteeing vehicular, pedestrian and cycling access across private driveways;
  - Statutory Rights-of-Way guaranteeing pedestrian and cycling access across on-site pathways;
  - Easement guaranteeing reciprocal access for vehicles across property lines;
  - Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities for cyclists and bicycle storage rooms;
  - Section 219 Covenant restricting uses to those permitted within the Conceptual Development Plan; and,
  - Section 219 Covenant ensuring Leadership in Energy and Environmental Design (LEED) certification.
- e. 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.
- f. The provision of facilities for cyclists in accordance with Sections 4.1.8, 4.2.8 and 4.3.8 of this rezoning report.
- g. The submission of a Site Profile and resolution of any arising requirements.
- h. The provision of 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.
- i. The submission of a detailed comprehensive sign plan in accordance with the guidelines of the Master Plan.

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- j. The submission of a Site Profile and resolution of any arising requirements.
- k. The submission of a construction access and phasing plan to the approval of the Director Engineering.
- l. The review of on-site industrial loading facilities by the Director Engineering.
- m. The deposit of the applicable GVS & DD Sewerage Charge.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of the second phase of the Riverbend Business Park Conceptual Development Plan (Reference #12-18).

### 2.0 BACKGROUND

- 2.1 On 2016 July 25, Council granted Final Adoption to the rezoning amendment bylaw for the Riverbend Conceptual Development Plan (Rezoning Reference #12-18), which establishes a Conceptual Master Plan framework, as well as development and design guidelines for the redevelopment of the subject site for industrial, office and warehousing uses. The proposal for the subject sites is consistent with the guidelines established under the Conceptual Development Plan.
- 2.2 On 2016 December 05, Council granted Final Adoption to the rezoning amendment bylaw for the first phase of the development of the Riverbend Conceptual Development Plan (Rezoning Reference #14-31). Rezoning Reference #14-31 and the associated subdivision (Subdivision #14-26), which created four lots (8211, 8220, 8340, and 8351 Fraser Reach Court), the reconfiguration of Riverbend Drive to the north of the resultant lots, and a newly dedicated road to the subject site providing primary access (Fraser Reach Court). The initial development approval included the Riverbend Conceptual Development Plan's Buildings 1, 2 and 4 on 8211, 8220 and 8340 Fraser Reach Court respectively (see *attached* Sketch #3).
- 2.3 The subject application is for the final development approval under the Riverbend Conceptual Development Plan, which further details the transition of the subject site from its former heavy industrial uses to a higher-amenity industrial business park. In keeping with the Master Plan concept for the site, the developer is proposing five high quality architecturally designed buildings (Buildings 3, 5, 6, 7 and 8 of the Riverbend Conceptual Development Plan), with unique articulation and architectural expression within the

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second phase. The developer intends to retain ownership over the business park, and as such, they have proposed a broad range of uses on the site including: offices, warehousing, laboratories, processing and light manufacturing.

To compliment the engaging architectural expression on the site, a high-amenity public realm is also proposed. The focal point of the site will be a fully restored 30 metre riparian area along the edge of the Fraser River and Sturgeon Slough. The required dyke for the Fraser River will be composed predominantly of buried riprap and the required dyke for Sturgeon Slough will be composed primarily of fill, which will allow a full range of riparian planting at grade. Running through the riparian area will be an accessible permeable asphalt trail. To compliment the riparian area, a public amenity pier will provide a viewpoint over the Fraser River, and provide a touchstone of the site's former water dependent industrial uses. Further amenities are provided on site with extensive landscaping throughout, to reflect the sites' riverfront location.

- 2.4 On 2016 November 21, Council received a report from the Planning and Building Department regarding a rezoning for a detailed second phase of the development for the subject site, which involves a total of five buildings, and authorized the Department to continue to work with the applicant toward 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 development plan submitted is considered appropriate for advancement to Public Hearing.

### **3.0 GENERAL COMMENTS**

- 3.1 The subject application represents the final phase of development approval for the Riverbend Conceptual Development Plan, located southwest of Riverbend Drive and Wiggins Street in the Big Bend Development Plan.

The applicant is proposing to develop the remaining five buildings on three of the lots in the Master Plan that were created under Rezoning Reference #14-31.

- 3.2 The Director Engineering will be requested to provide an estimate for any further services to serve this site in accordance with the Master Servicing Plan to be completed under Rezoning Reference #12-18 and Subdivision #14-26. Servicing requirements to be included within this phase will consist of:
- the construction of a portion of Wiggins Street along the development site frontage to a final 23m industrial standard, with a 14.0m pavement standard with the construction of curb and gutter on both sides of the street, as well as separated sidewalks with street trees, boulevard grass, and street lighting on the west side of the street;
  - the construction of a new dyke, riparian enhancement and urban trail along the Fraser River, fronting the development site;

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- the construction of a new dyke, riparian enhancement and urban trail along Sturgeon Slough within the former Wheaton Street right-of-way on the western edge of the site, fronting the development site;
  - the construction of a new amenity pier as identified in the Master Conceptual Development Plan; and,
  - the replacement or upgrading of the Wiggins pump station, as required.
- 3.3 Given the site's proximity to the Fraser River a 30 metre streamside protection and enhancement area (SPEA) is applicable to the site, and will require the registration of a Section 219 Covenant to ensure its protection and restoration with native planting, the removal/control of invasive species and the ongoing maintenance of the enhanced SPEA that lies within the subject property being the responsibility of the future owners.
- 3.4 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m<sup>2</sup> (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.5 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the Stormwater Management Plan to be approved by the Director Engineering under Subdivision Reference #14-26. A Section 219 Covenant will be registered to ensure the installation and ongoing use and maintenance in accordance with the accepted stormwater management plan.
- 3.6 The site has extensive environmental benefits as required by the Master Plan. Environmental features to be pursued include: the remediation of a former landfill site, efficient lighting design, reductions in potable water usage, careful diversion of construction waste, and a selection of materials that maximizes recycled and regional content. The developer has indicated that they will voluntarily pursue LEED Certification for the building. A Section 219 Covenant will be required in this regard.
- 3.7 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #12-18) and master subdivision (Subdivision Reference #05-52). A certificate of compliance has been achieved for the properties located at 8220 and 8211 Fraser Reach Court. A certificate of compliance will be achieved for the property located at 8351 Fraser Reach Court prior to occupancy.
- 3.8 The Environmental Services Division has indicated that the applicant will be required to submit a detailed engineered sediment control plan.
- 3.9 The provision of an adequately sized and appropriately located garbage handling and recycling material holding space for each building, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- 3.10 A Site Profile and resolution of any arising requirements will be required.

To: City Manager  
 From: Director Planning and Building  
 Re: Rez #16-50 Portions of 8220/8211 Fraser Reach  
 Court and 8351 Fraser Reach Court  
 2018 March 21 ..... Page 6

- 3.11 The approval of a detailed industrial loading plan by the Director Engineering is required.
- 3.12 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 3.13 A comprehensive sign plan in accordance with the Master Conceptual Comprehensive Sign Plan will be required.

#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 8220 Fraser Reach Court Building 3 (subject rezoning) and Building 2 (Previous Approved REZ #14-31)

- 4.1.1 Site Area: - 4.71 hectares (11.63 acres)
- 4.1.2 Site Coverage
- |                      |   |     |
|----------------------|---|-----|
| Building 2:          | - | 24% |
| Building 3:          | - | 17% |
| Total Site Coverage: | - | 41% |
- 4.1.3 Floor Area: - 25,273.3 m<sup>2</sup> (272,040 sq.ft.)
- |                                    |   |  |
|------------------------------------|---|--|
| Total GFA Building 2 (REZ #14-31): | - | 14,042.4 m <sup>2</sup> (151,151 sq.ft.)       |
| <u>Building 3</u>                  |   |  |
| Office Space:                      | - | 3,369.3 m <sup>2</sup> ( 36,267 sq.ft.)        |
| Manufacturing:                     | - | 2,807.7 m <sup>2</sup> ( 30,222 sq.ft.)        |
| Warehousing:                       | - | 5,053.9 m <sup>2</sup> ( 54,400 sq.ft.)        |
| Total GFA Building 3:              | - | 11,230.9 m <sup>2</sup> (120,889 sq.ft.)       |
| <b>Total GFA:</b>                  | - | <b>25,273.3 m<sup>2</sup> (272,040 sq.ft.)</b> |
- 4.1.4 Floor Area Ratio (Building 2 and 3): - 0.54 FAR
- 4.1.5 Building Height: - 2 storeys
- 4.1.6 Parking:
- |                                   |   |            |
|-----------------------------------|---|------------|
| Total Building 2 Spaces Provided: | - | 172 spaces |
|-----------------------------------|---|------------|

To: City Manager  
 From: Director Planning and Building  
 Re: Rez #16-50 Portions of 8220/8211 Fraser Reach  
 Court and 8351 Fraser Reach Court  
 2018 March 21 ..... Page 7

**Building 3**

36,267 sq.ft office @ 1/495 sq.ft.	-	74 spaces
30,222 sq.ft manufacturing @ 1/1001 sq.ft.	-	30 spaces
54,400 sq.ft warehousing @ 1/2002 sq.ft.	-	27 spaces

Total Building 3 Spaces Required:	-	131 spaces
Total Building 3 Spaces Provided:	-	133 spaces

<b>Total Parking Provided:</b>	-	<b>305 spaces</b>
--------------------------------	---	-------------------

**4.1.7 Loading:**

**Building 2**

Loading Bays Required:	-	6 spaces
Loading Bays Provided:	-	23 spaces

**Building 3**

Loading Bays Required:	-	5 spaces
Loading Bays Provided:	-	21 spaces

**4.1.8 Bicycle Provisions Required and Provided:**

Building 2:	-	25 spaces (bike rack/bike lockers) end of trip facilities
-------------	---	--

Building 3:	-	21 spaces (bike rack/bike lockers) end of trip facilities
-------------	---	--

**4.2 8211 Fraser Reach Court**

**Building 6 (subject rezoning) and Building 1 (Previous Approved REZ #14-31)**

4.2.1 Site Area:	-	5.26 hectares (13.0 acres)
------------------	---	----------------------------

**4.2.2 Site Coverage**

Building 1:	-	27%
Building 6:	-	17%
Total Site Coverage:	-	44%

4.2.3 <u>Floor Area:</u>	-	26,409.2 m <sup>2</sup> (284,266 sq.ft.)
--------------------------	---	--

Total GFA Building 1 (REZ #14-31):	-	17,383.1 m <sup>2</sup> (187,110 sq.ft.)
------------------------------------	---	--

To: City Manager  
 From: Director Planning and Building  
 Re: Rez #16-50 Portions of 8220/8211 Fraser Reach  
 Court and 8351 Fraser Reach Court  
 2018 March 21 ..... Page 8

**Building 6**

Office Space:	-	2,256.5 m <sup>2</sup>	(24,289 sq.ft.)
Manufacturing:	-	4,513.0 m <sup>2</sup>	(48,578 sq.ft.)
Warehousing:	-	2,256.5 m <sup>2</sup>	(24,289 sq.ft.)
Total GFA Building 6:	-	9,026.1 m <sup>2</sup>	(97,156 sq.ft.)

**Total GFA:** - 26,409.2 m<sup>2</sup> (284,266 sq.ft.)

4.2.4 Floor Area Ratio (Building 1 and 6): - 0.50 FAR

4.2.5 Building Height: - 2 storeys

4.2.6 **Parking**

Total Building 1 Spaces Provided: - 224 spaces

**Building 6**

24,289 sq.ft office @ 1/495 sq.ft.	-	49 spaces
48,578 sq.ft manufacturing @ 1/1001 sq.ft.	-	49 spaces
24,289 sq.ft warehousing @ 1/2002 sq.ft.	-	12 spaces

Total Building 6 Spaces Required: - 110 spaces

Total Building 6 Spaces Provided: - 112 spaces

**Total Parking Provided:** - 336 spaces

4.2.7 **Loading**

**Building 1**

Loading Bays Required: - 6 spaces

Loading Bays Provided: - 33 spaces

**Building 6**

Loading Bays Required: - 5 spaces

Loading Bays Provided: - 21 spaces

4.2.8 **Bicycle Provisions Required and Provided:**

Building 1: - 25 spaces (bike rack/bike lockers)  
end of trip facilities

Building 6: - 23 spaces (bike rack/bike lockers)  
end of trip facilities

To: City Manager  
 From: Director Planning and Building  
 Re: Rez #16-50 Portions of 8220/8211 Fraser Reach  
 Court and 8351 Fraser Reach Court  
 2018 March 21 ..... Page 9

### 4.3 8351 Fraser Reach Court Buildings 5, 7 and 8

4.3.1	Site Area:	-	9.49 hectares (23.47 acres)
4.3.2	<u>Site Coverage</u>		
	Building 5:	-	14%
	Building 7:	-	13%
	Building 8:	-	15%
	Total Site Coverage:	-	42%
4.3.3	<u>Floor Area:</u>	-	47,474.8 m <sup>2</sup> (511, 014 sq.ft.)
	<u>Building 5</u>		
	Office Space:	-	2,070.4 m <sup>2</sup> ( 22,286 sq.ft.)
	Manufacturing:	-	2,707.6 m <sup>2</sup> ( 29,144 sq.ft.)
	Warehousing:	-	11,148.9 m <sup>2</sup> (120,006 sq.ft.)
	Total GFA Building 5:	-	15,926.9 m <sup>2</sup> (171,436 sq.ft.)
	<u>Building 7</u>		
	Office Space:	-	3,132.0 m <sup>2</sup> ( 33,713 sq.ft.)
	Manufacturing:	-	3,132.0 m <sup>2</sup> ( 33,713 sq.ft.)
	Warehousing:	-	9,396.1 m <sup>2</sup> (101,139 sq.ft.)
	Total GFA Building 7:	-	15,660.1 m <sup>2</sup> (168,565 sq.ft.)
	<u>Building 8</u>		
	Office Space:	-	3,177.5 m <sup>2</sup> ( 34,202 sq.ft.)
	Manufacturing:	-	3,971.9 m <sup>2</sup> ( 42,753 sq.ft.)
	Warehousing:	-	8,738.3 m <sup>2</sup> ( 94,058 sq.ft.)
	Total GFA Building 8:	-	15,887.7 m <sup>2</sup> (171,013 sq.ft.)
	<b>Total GFA:</b>	-	<b>47,474.8 m<sup>2</sup> (511, 014 sq.ft.)</b>
4.3.4	Floor Area Ratio:	-	0.50 FAR
4.3.5	Building Height:	-	2 storeys
4.3.6	<u>Parking</u>		
	<u>Building 5</u>		
	22,286 sq.ft office @ 1/495.16 sq.ft.	-	45 spaces
	29,144 sq.ft manufacturing @ 1/1001 sq.ft.	-	29 spaces
	120,006 sq.ft warehousing @ 1/2002 sq.ft.	-	60 spaces



To: City Manager  
 From: Director Planning and Building  
 Re: Rez #16-50 Portions of 8220/8211 Fraser Reach  
 Court and 8351 Fraser Reach Court  
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Total Building 3 Spaces Provided:	-	134 spaces
Total Building 3 Spaces Provided:	-	135 spaces

**Building 7**

33,713 sq.ft office @ 1/495 sq.ft.	-	68 spaces
33,713 sq.ft manufacturing @ 1/1001 sq.ft.	-	34 spaces
101,139 sq.ft warehousing @ 1/2002 sq.ft.	-	51 spaces

Total Building 3 Spaces Provided:	-	153 spaces
Total Building 3 Spaces Provided:	-	155 spaces

**Building 8**

34,202 sq.ft office @ 1/495 sq.ft.	-	69 spaces
42,753 sq.ft manufacturing @ 1/1001 sq.ft.	-	43 spaces
94,058 sq.ft warehousing @ 1/2002 sq.ft.	-	47 spaces

Total Building 3 Spaces Provided:	-	159 spaces
Total Building 3 Spaces Provided:	-	163 spaces

<b>Total Parking Provided:</b>	-	<b>453 spaces</b>
--------------------------------	---	-------------------

**4.3.7 Loading**

**Building 5**

Loading Bays Required:	-	5 spaces
Loading Bays Provided:	-	32 spaces

**Building 7**

Loading Bays Required:	-	6 spaces
Loading Bays Provided:	-	33 spaces

**Building 8**

Loading Bays Required:	-	5 spaces
Loading Bays Provided:	-	33 spaces

**4.3.8 Bicycle Provisions Required and Provided:**

Building 5:	-	26 spaces (bike rack/bike lockers) end of trip facilities
-------------	---	--

Building 7:	-	27 spaces (bike rack/bike lockers) end of trip facilities
-------------	---	--

To: City Manager  
 From: Director Planning and Building  
 Re: Rez #16-50 Portions of 8220/8211 Fraser Reach  
 Court and 8351 Fraser Reach Court  
 2018 March 21 .....Page 11

Building 8: - 26 spaces (bike rack/bike lockers)  
 end of trip facilities

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

GT:eb

**Attachments**

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

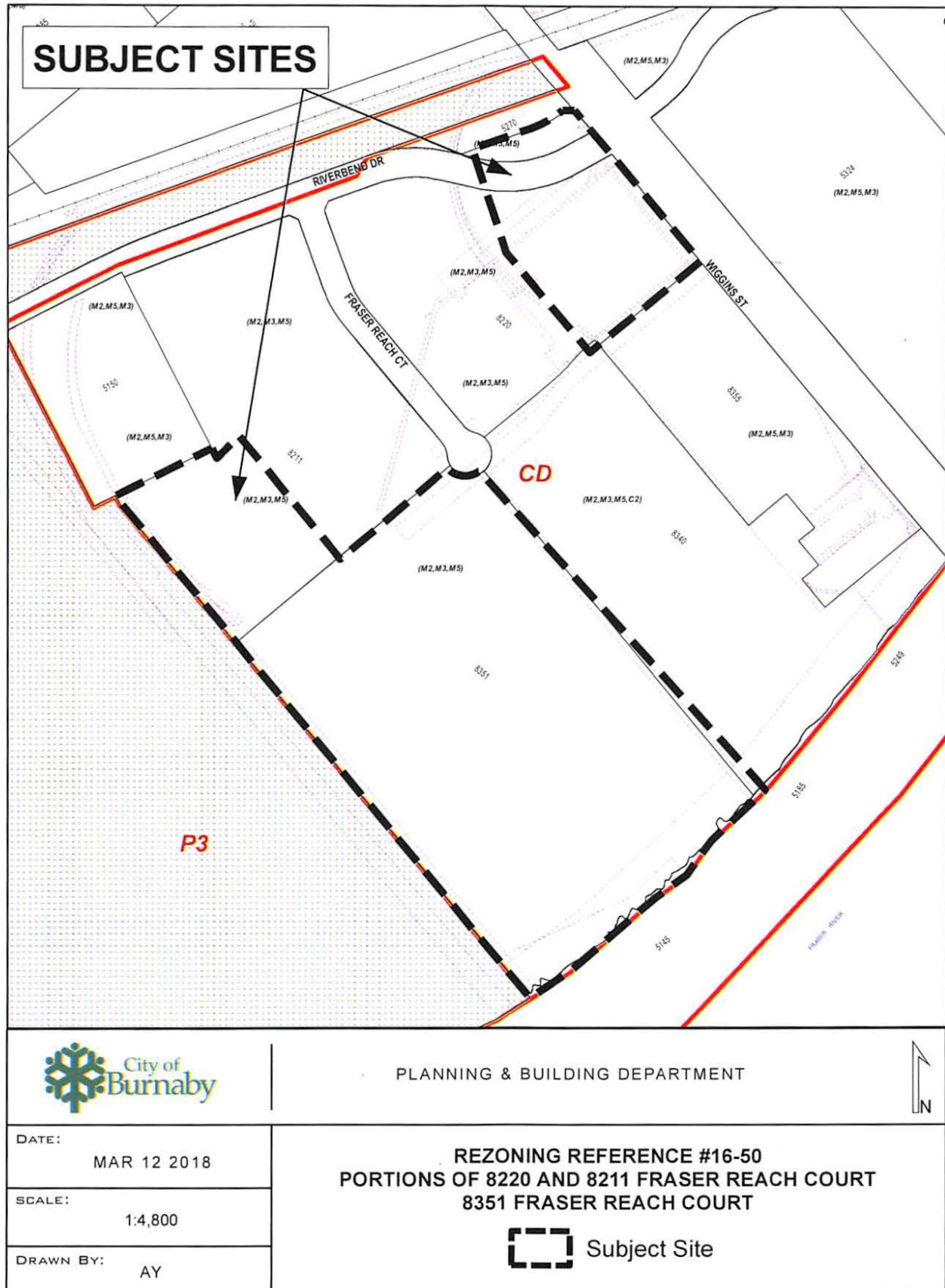
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## Schedule A

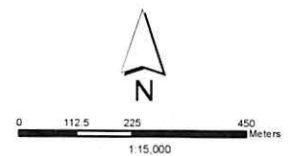
### Rezoning Reference #16-50

ADDRESS	LEGAL DESCRIPTION	PID
Portion of 8220 Fraser Reach Court	Lot 2 District Lot 167 Group 1 New Westminster District Plan Epp67256	030-026-725
Portion of 8211 Fraser Reach Court	Lot 1 District Lot 167 Group 1 New Westminster District Plan Epp67256	030-026-717
8351 Fraser Reach Court	Lot 4 District Lot 167 Group 1 New Westminster District Plan Epp67256	030-026-741

P:\49500 Rezoning\20 Applications\2016\16-50 Portions of 5244 Riverbend Drive\Schedule A 16-50.docx



Sketch #1







REVISION	DATE	DESCRIPTION
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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and locations on the site and are not to be held responsible for any discrepancies or omissions contained in printed drawings and documents. Failure to obtain such verification renders the Contractor responsible for any resulting expenses such as the cost of rework.

**OXFORD**  
RIVERBEND BUSINESS  
PARK - PHASE 2

Enter address here  
**OVERALL SITE PLAN**

SCALE: 1" = 100' 0" DATE: Issue Date DRAWN: Author  
PROJECT NUMBER: Project Number



Item .....
Meeting ..... 2018 March 26

## COUNCIL REPORT

**TO:** CITY MANAGER 2018 March 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-29**  
**Rezoning to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan**

**ADDRESS:** 9369, 9450, 9461 and 9520 Broadway, and a portion of 2740 Beaverbrook Crescent (see *attached* Sketches #1 and #2)

**LEGAL:** See Schedule A (*attached*)

**FROM:** R2 Residential District

**TO:** M2 General Industrial District, P3 Park and Public Use District and P12 Utility Corridor District

**APPLICANT:** City of Burnaby  
 4949 Canada Way  
 Burnaby, BC V5G 1M2

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2018 April 24.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 April 09 and to a Public Hearing on 2018 April 24 at 7:00 p.m.
2. **THAT** a copy of this report be forwarded to the Project Manager, Katrine Nielsen, BC Hydro and Power Authority, 15th Floor, 6911 Southpoint Drive, Burnaby, BC, V4N 4X8.
3. **THAT** a copy of this report be forwarded to the Secretary-Treasurer, Russell Horswill, Burnaby School District 41, 5325 Kincaid Street, Burnaby, BC, V5G 1W2.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to bring public lands in the Lougheed Town Centre into conformance with their current uses and the adopted Community Plan.

### 2.0 BACKGROUND

- 2.1 The subject site encompasses four BC Hydro owned properties at 9369, 9450, 9461 and 9520 Broadway, a portion of a Burnaby School District owned property at 2740 Beaverbrook Crescent, and unopened City-owned developed and undeveloped road rights-of-way. All areas within the subject rezoning area are zoned R2 Residential District (see *attached* Sketches #1 and #2).

The subject property at 9450 Broadway is the Barnard Substation site, one of several large BC Hydro electrical facilities that are located in the City and linked through a system of transmission lines. Subject lands to the north and east of the Barnard Substation include three BC Hydro properties (9369, 9461 and 9520 Broadway) that are currently occupied by transmission facilities that form part of the regional network for electrical transmission. South and south-east are portions of land located within the boundaries of the Stoney Creek Community School site and Stoney Creek Ravine Park which are also included in the subject site for rezoning.

- 2.2 To the west of the subject site is a low-rise multiple-family development. To the east is an established single-family residential neighbourhood. To the north-west, across Gagliardi Way, is East Grove Park and a low-rise multiple family development. To the north-west, across Broadway, is Burnaby Mountain Conservation Area.
- 2.3 In 2017 February, the City was advised by BC Hydro that it is planning to undertake significant upgrades, including renewed City utility services, to the Barnard Substation located at 9450 Broadway.
- 2.4 BC Hydro has elected not to make a rezoning application citing the Section 3.2 of the Hydro and Power Authority Act, which exempts this crown corporation from the Community Charter and municipal bylaws. City staff have reviewed the Barnard Substation property, adjacent public utility corridor lands, the Stoney Creek Ravine Park, and the Stoney Creek Community School site, and have concluded that the prevailing R2 Residential District zoning in place for these lands is inconsistent with the City's adopted Official Community Plan and the Lougheed Town Centre Plan (see *attached* Sketch #3). The direction and intent of these plans support the Barnard Substation property as a recognized industrial use, and designate adjacent lands for their intended use as public utility corridors, public use, and public school purposes (see *attached* Sketch #4). As such, this City-initiated rezoning has been advance at this time.



### 3.0 GENERAL COMMENTS

- 3.1 The application is requesting to rezone the subject site from R2 Residential District to M2 General Industrial District, P12 Utility Corridor District, and P3 Park and Public Use District. This rezoning would bring the subject lands into conformance with their current uses and the adopted Lougheed Town Centre Plan.
- 3.2 The Barnard Substation at 9450 Broadway is proposed to be rezoned from R2 Residential District to M2 General Industrial District. As such, the proposed Substation upgrades and future works to be undertaken by BC Hydro would be in conformance with the Lougheed Town Centre Community Plan's Industrial land use designation and provide guidance to BC Hydro on City development standards under this district.
- 3.3 BC Hydro has outlined that the purpose of the upgrade project for the Barnard Substation is to increase local power supply reliability and to address near end-of-life equipment and works that will include, but is not limited to, the following:
- Replace old circuit breakers and existing relay buildings in the 60kV yard with a new relay building.
  - Construct a new building and install:
    - indoor switchgear to replace existing aging outdoor feeder section;
    - a washroom and possibly a sprinkler system; and,
    - water and sanitary sewer line connections to City services.
  - Replace end-of-life protection, control and metering equipment.
  - Remove existing feeder section after load has been transferred.
  - Remove abandoned structures.
  - Restore any ground disturbance.
  - Add three new distribution feeder positions to an existing feeder section on the western side of the substation.
- 3.4 The BC Hydro lands to the east and north of the Barnard Substation, located at 9520, 9461 and 9369 Broadway, and the Broadway road right-of-way, are proposed to be rezoned from the R2 Residential District to the P12 Utility Corridor District. In 2014 October, Council approved a comprehensive report respecting utility transmission corridor lands in the city which included recommendations respecting the amendment of the Burnaby Zoning Bylaw to include a new P12 Utility Corridor District. Council also approved staff to pursue City-initiated rezonings of public utility corridor lands including properties adjacent to the Barnard Substation. Rezoning these lands to the P12 District serves to maintain these lands in line with the local community plans and to protect open space, greenways, trails, and buffer zones between residential uses and electrical transmission infrastructure. The P12 Utility Corridor District is also consistent with the Lougheed Town Centre Community Plan designation of these lands for Park and Public Use/Public School Use.

PLANNING AND BUILDING  
REZONING REFERENCE #17-29  
2018 March 21 ..... PAGE 4

- 3.5 Rezoning the portion of lands within the boundaries of the Stoney Creek Community School and the Stoney Creek Ravine Park, which are located south and southeast of the Barnard Substation at 2740 Beaverbrook Crescent, from R2 Residential District to the P3 Park and Public Use District will reflect their use for school and park use, and be in line with the Park and Public Use/Public School designation in the Lougheed Town Centre Community Plan.



Lou Pelletier, Director  
PLANNING AND BUILDING

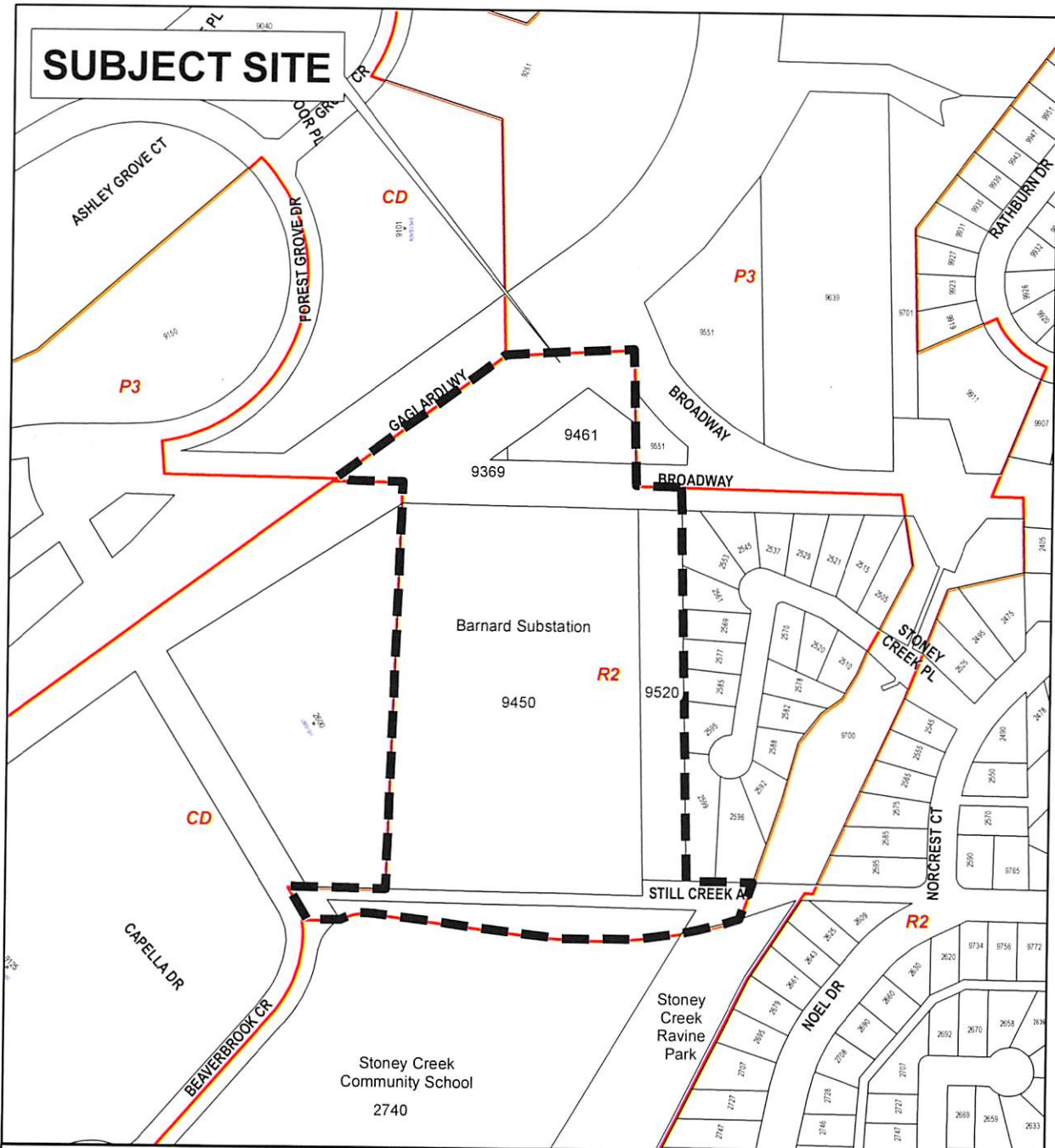
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***Attachments***

cc: City Solicitor  
City Clerk

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Reference 17-29 PH Report 2018.03.26.docx

**SCHEDULE A  
REZONING #17-29**

Address	Zone from:	Zone to:	Legal Description
<b>BC Hydro and Power Authority Owned Lands</b>			
9450 Broadway	R2	M2	South West Quarter District Lot 15 Group 1 Except: Firstly: East 264 Feet Secondly: Part Subdivided By Plan 49579 Thirdly: Part Subdivided By Plan 51478 Fourthly: Part Subdivided By Plan 83735 Fifthly: 2.213 Acres Statutory Right Of Way Plan 31706 New Westminster District
9369 Broadway	R2	P12	Lot 3, Except: Firstly: Part On Reference Plan 2411, Secondly: Part Subdivided By Plan 51478 And Thirdly: Part Road On Plan Lmp24005, Fourthly: Part Road On Statutory Right Of Way Plan 49347, District Lot 15 Group 1 New Westminster District Plan 209
9461 Broadway	R2	P12	Lot 4, Except: Firstly: Part On Reference Plan 2411; Secondly: Part Subdivided By Plan 51478, Thirdly: Part On Statutory Right Of Way Plan 62130, Fourthly: Part Road On Plan Lmp24005 And Fifthly: Part On Statutory Right Of Way Plan 49247, District Lot 15 Group 1 New Westminster District Plan 209
9520 Broadway	R2	P12	Lot 1 District Lot 15 Group 1 New Westminster District Plan 17870
<b>Burnaby School District Owned Lands</b>			
Portion of 2740 Beaverbrook Crescent	R2	P3	Lot 309 Of District Lots 8 And 56 Group 1 New Westminster District Plan 57113



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 22 2017

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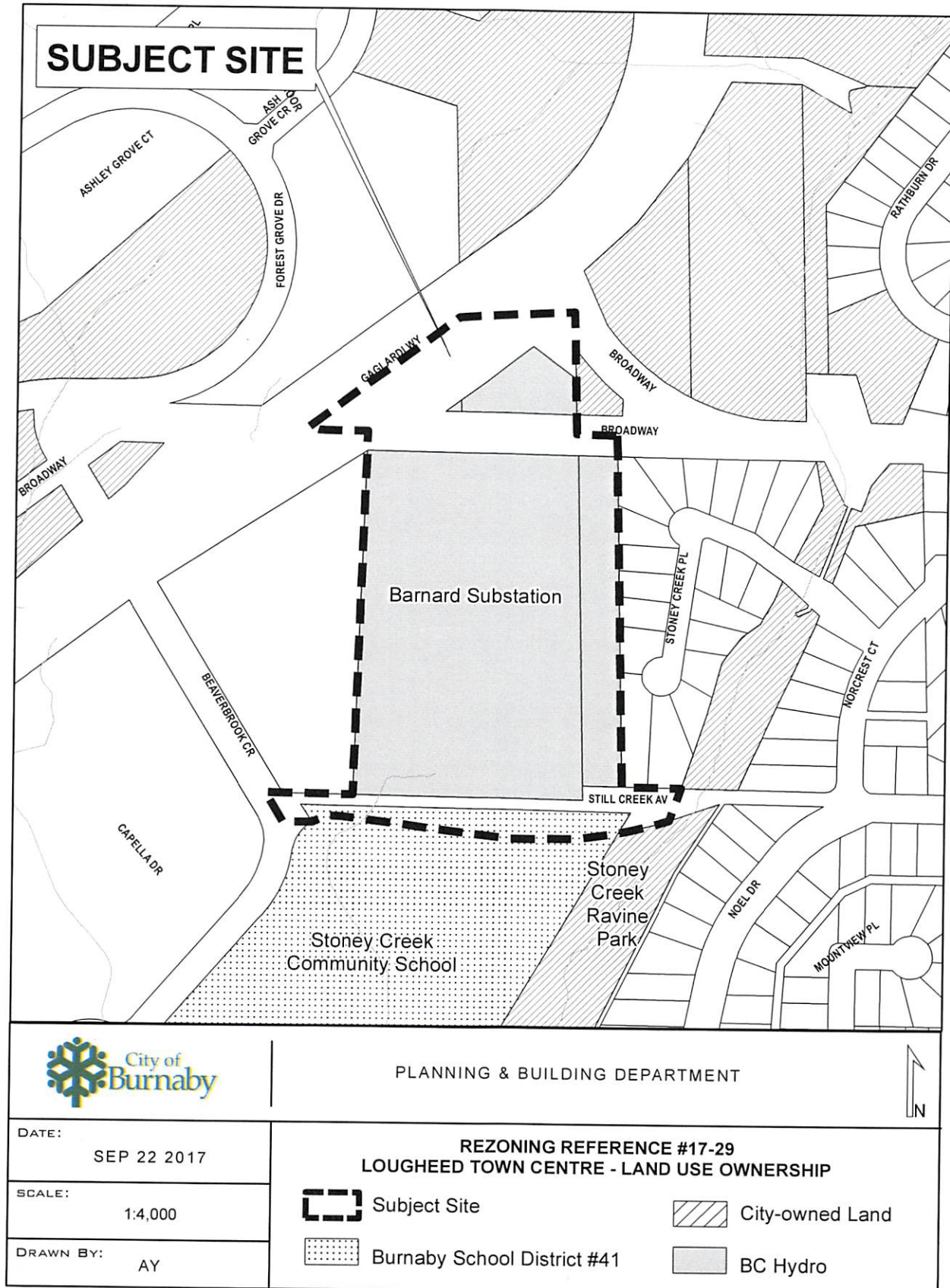
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**REZONING REFERENCE #17-29**  
**LOUGHEED TOWN CENTRE - CURRENT ZONING DISTRICTS**



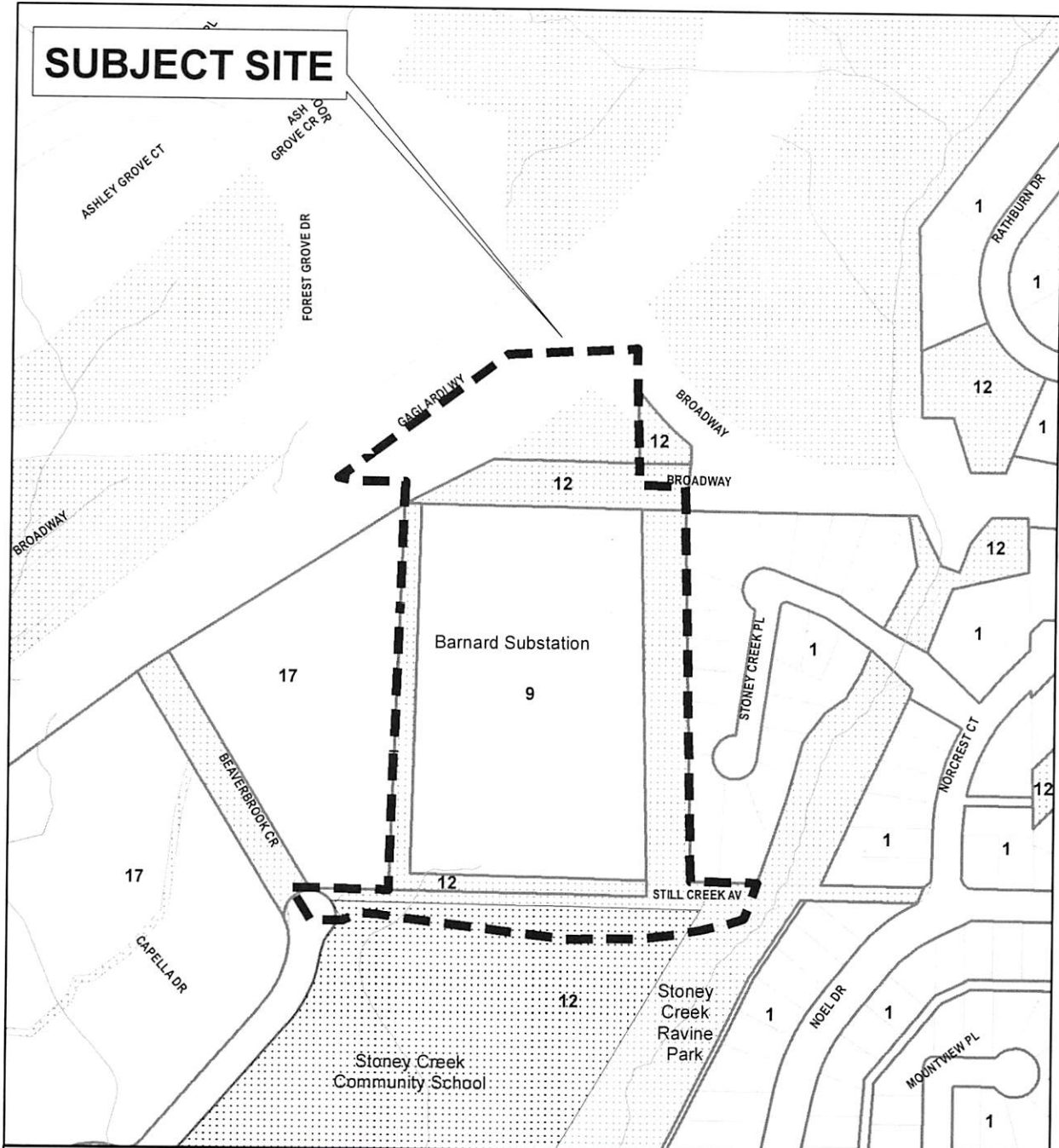
### Sketch #1





Sketch #2

## SUBJECT SITE



PLANNING &amp; BUILDING DEPARTMENT



DATE:

SEP 22 2017

SCALE:

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REZONING REFERENCE #17-29  
LOUGHEED TOWN CENTRE - LAND USE DESIGNATION



Subject Site



## Park and Open Space

1

Single and Two Family Residential

9

Industrial

12

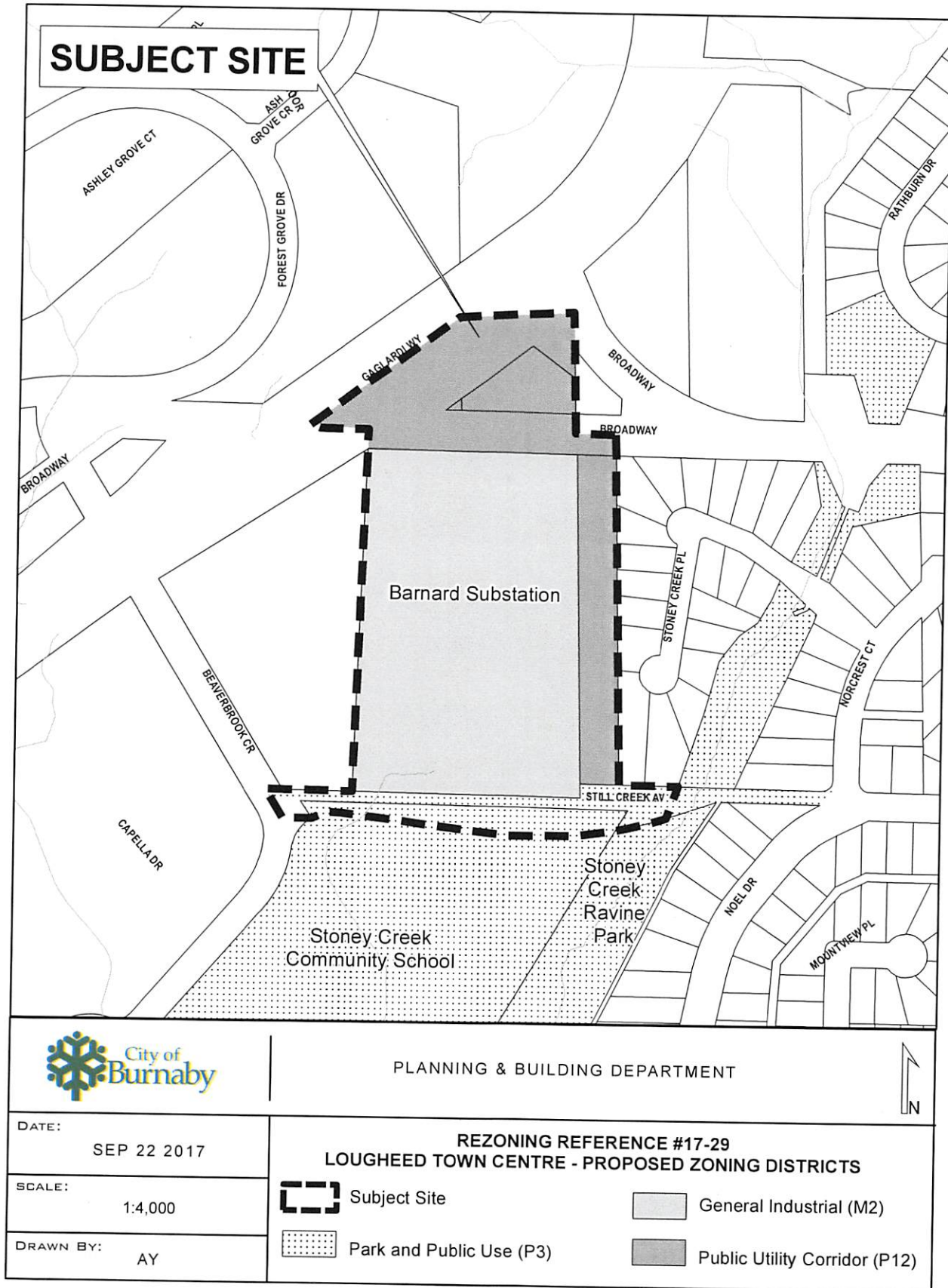
Park and Public Use/Public School

17

Low or Medium Density Multiple Family Residential

### Sketch #3







Meeting 2018 March 27

COMMITTEE REPORT

---

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2018 March 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 42000.20  
*Reference: Bylaw Text Amendment*

**SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENTS – 2018 MARCH**

**PURPOSE:** To propose a number of text amendments to the Burnaby Zoning Bylaw.

---

**RECOMMENDATION:**

1. **THAT** Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, for advancement to the Public Hearing on 2018 April 24.

**REPORT****1.0 BACKGROUND INFORMATION**

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the intent of the bylaw and the general need to update the bylaw, text amendments are brought forward from time to time. These text amendment reports are submitted in order to provide clarification and improvements to the wording of the bylaw, and to respond to changes in related legislation and changes in forms of development, land uses and social trends.

This report presents four Zoning Bylaw amendments regarding 1) definition of “Bay Window”; 2) adaptable housing units; 3) Metrotown payment-in-lieu of parking program; and 4) calculation of gross floor area and above grade floor area for any portion of a building with a clear height of more than 3.7 m (12.1ft.).

**2.0 PROPOSED BYLAW TEXT AMENDMENTS****2.1 Definition of “Bay Window”****Issue**

In order to ensure bay window projections contain a significant glazed element in line with the intended use and function of a bay window, there is a need to amend the definition of “Bay Window” in Section 3.0 of the Zoning Bylaw to specify a minimum amount of glazing.



To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – March 2018  
 2018 March 22.....Page 2

## **Discussion**

Section 3.0 of the Zoning Bylaw states:

***“BAY WINDOW” means a projection from the wall of a building that contains a window, is wholly above the level of the adjacent floor surface and does not result in any projection of the adjacent floor structure.***

The primary function of a bay window is to provide additional light, and to a lesser extent ventilation, into an interior space. They also often add architectural interest to a building, without extending the floor plate and increasing bulk. In recognition of these qualities, the Zoning Bylaw contains a number of provisions designed to facilitate, and even promote the inclusion of bay windows in development proposals. Specifically, in accordance with Sections 6.12(1)(c) and 6.20(5)(d) of the Zoning Bylaw, bay windows are permitted to project up to 900 mm (2.95 ft.) into required yards, and are exempt from gross floor area (GFA).

However, given that the definition of “Bay Window” does not specify the size or extent of glazed elements within a bay window projection, a bay window may contain only a token amount of glazing, and may be predominantly opaque wall. As a consequence of this, bay windows are often used as a mechanism to help expand interior space to accommodate various uses that do not reflect the intended function of a bay window. For instance, bay windows that are predominantly walled are often used for wardrobe space, media consoles, and other similar uses. These types of bay windows do not reflect the intended primary function of a bay window, and rarely contribute to the architectural quality of the building.

Specifying a minimum amount of glazing in the definition of “Bay Window” would help ensure bay window projections contain a significant glazed element in line with the intent of a bay window. It is therefore, recommended that the definition of “Bay Window” be amended to require at least 50 percent of the projection be glazed when viewed in elevation. For clarity, it is also recommended that the definition of “Bay Window” require that the projection be at least 46 cm (1.5 ft.) above the adjacent floor surface.

## **Recommended Bylaw Amendment**

1. **THAT** the definition of “Bay Window” in Section 3.0 of the Zoning Bylaw be amended with wording the same or similar to the following:

***“BAY WINDOW” means a projection from the wall of a building that is at least***

- (a) 46 cm (1.5 ft.) above the level of the adjacent floor surface, and***
- (b) 50 percent glazed when viewed in elevation.***

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – March 2018  
 2018 March 22 .....Page 3

## 2.2 Adaptable Housing Units

### Issue

In accordance with Section 6.20(5)(j) of the Zoning Bylaw, in the RM, C and P Districts, the first 1.85 m<sup>2</sup> (20 sq. ft.) of floor area of each adaptable housing unit is excluded from GFA. This provision does not sufficiently incentivize the development of adaptable units with two or more adaptable bedrooms, which would allow greater access by residents with access requirements.

### Discussion

The City's *Adaptable Housing Policy*, which was adopted by Council on 2013 November 18, requires developments in all areas of Burnaby, subject to the Comprehensive Development (CD) rezoning process, to supply 20% of single-level units as adaptable in new market and non-market multiple family developments, which employ interior corridors or exterior passageways to access the dwelling units. Similarly, purpose-built seniors-orientated developments in all areas of Burnaby, that are subject to rezoning, are required to supply 100% of single-level units as adaptable in new market and non-market multiple family developments, which employ interior corridors or exterior passageways to access the dwelling units.

To help offset the additional space required for adaptable housing and the associated costs in both market and non-market developments, a floor area exemption of 1.85 m<sup>2</sup> (20 sq. ft.) per adaptable unit was adopted by Council on 2014 June 23. The exemption was calculated based on the requirements of the BC Building Code, which requires one bathroom, one bedroom, the common living area, and the unit's entrance to meet adaptable unit access standards.

Through the rezoning process, staff request developments to provide an adaptable unit mix that is representative of the overall development unit mix. However, because the current floor area exemption for adaptable units does not scale in relation to the provision of access provided, developers have typically only met the required standard for adaptable units, as set by the BC Building Code. The result is that residents with access requirements, living in units with multiple bedrooms, may not have access to all areas of their home. This is not consistent with this Department's view that individuals with access requirements should be able to fully utilize all parts of their home.

Therefore, to support the provision of units with multiple bedrooms that allow for individuals with access requirements to fully utilize all parts of their home, it is recommended that the adaptable housing unit floor area exemption be amended to also exclude 0.93 m<sup>2</sup> (10 sq. ft.) of floor area of each adaptable bedroom provided in excess of the required one adaptable bedroom.

Planning staff have reviewed floor area exemptions for adaptable housing units in neighbouring municipalities including the City of New Westminster, North Vancouver, Port Coquitlam, and Delta. Floor area exemptions typically range from 1.86 m<sup>2A</sup> (20 sq. ft.) to 4.19 m<sup>2</sup> (45 sq. ft.) depending on the number of bedrooms and the level of access provided. As such, the above

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A 20 sq. ft. equals 1.858 m<sup>2</sup>. Therefore, to account for accurate rounding, the recommended Bylaw amendment will reference a 1.86 m<sup>2</sup> (20 sq. ft.) exclusion.

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 Re: Burnaby Zoning Bylaw Text Amendments – March 2018  
 2018 March 22 .....Page 4

mentioned amendment to the Burnaby Zoning Bylaw would be generally consistent with the planning practices of neighbouring municipalities.

### **Recommended Bylaw Amendment**

1. **THAT** Section 6.20(5)(j) of the Zoning Bylaw be amended with wording the same or similar to the following:

*in the RM, C and P Districts only, 1.86 m<sup>2</sup> (20 sq. ft.) of each adaptable housing unit and 0.93 m<sup>2</sup> (10 sq. ft.) of each adaptable bedroom in excess of one bedroom within an adaptable housing unit.*

### **2.3 Metrotown Payment-in-Lieu of Parking Program**

#### **Issue**

There is a desire to update the provisions of the Metrotown payment-in-lieu of parking program to apply more widely to commercial developments within the Metrotown Downtown Plan area. There is also a desire to include language to this effect in the Zoning Bylaw.

#### **Discussion**

The payment-in-lieu of parking program was established by Council in 1982 February, with the purpose of supporting development where parking provision may be restricted, and assisting the City in acquiring and developing public parking facilities within the Metrotown area. At that time, Council approved a recommendation which proposed that Comprehensive Development (CD) rezonings for major office developments within Metrotown be permitted a reduction in the parking ratio of up to 20% from the standard requirement (1 space per each 46 m<sup>2</sup> (495.16 sq. ft.) to 1 space per 55.8 m<sup>2</sup> (600.37 sq. ft.) provided that a deposit of \$2,000 was made for each parking space reduced from the standard requirement. The original payment-in-lieu amount has been raised over the years. It was last raised in 1994 from \$8,000 to the current \$10,000 per space. Funds from the program are used to support public parking.

The public parking facility developed to date is the public underground parking facility provided under the Metrotown Civic Square and public library, which has approximately 200 public parking spaces, in addition to the library parking. Parking may also be provided through small lots or on-street in City constructed spaces.

Over the years, the Metrotown payment-in-lieu parking program has been used sparingly. The payment-in-lieu program is helpful however, to establish development proposals, or after construction is completed, when additional parking spaces cannot be facilitated on-site (e.g. to help facilitate changes of use requiring additional parking, and minor floor area additions on straight zoned commercial sites). At this time, expanding the program to include all commercial developments and non-CD District commercial zoned sites, would help facilitate the adaptive reuse of existing commercial buildings, assist local businesses undergoing expansion that may be constrained by existing parking, and support the City's ability to offset costs of shared parking

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facilities. This approach is already being utilized in the Hastings Street payment-in-lieu of parking program, which is considered to have contributed to the economic viability of commercial developments along Hastings Street.

Therefore, given the above, it is recommended that the Metrotown payment-in-lieu of parking program be made available to all commercial uses within the Metrotown Downtown Plan area, and that the program be further expanded to also include the Edmonds, Lougheed, and Brentwood Town Centre areas. It is also recommended that language to this effect be inserted into the Zoning Bylaw. Following the adoption of the proposed recommendations outlined above, staff will monitor demand for the program and revisit the associated fees as warranted.

### **Recommended Bylaw Amendment**

1. **THAT** Section 800.4 of the Zoning Bylaw be amended by inserting Section 800.4(37) with wording the same or similar to the following:

*Commercial uses in the Metrotown, Edmonds, Lougheed, and Brentwood Town Centres. The owner may elect to pay \$10,000 for each required parking space not provided.*

- 2.4 **Calculation of Gross Floor Area and Above Grade Floor Area for any Portion of a Building with a Clear Height of More Than 3.7 m (12.1 ft.)**

### **Issue**

There is a need to clarify the language of Section 6.20(4) regarding the calculation of GFA and above grade floor area (AGFA) for any space where the height from a floor to the top of the wall plate exceeds 3.7 m (12.1 ft.).

### **Discussion**

Section 6.20(4) of the Zoning Bylaw states:

*In the R1, R2, R3, R4, R5, R9, R10, R11, R12, A1, A2 and A3 Districts, the calculation of gross floor area and above grade floor area for any space where the height from a floor to the top of the wall plate exceeds 3.7 m (12.1 ft.) shall be in accordance with the following:*

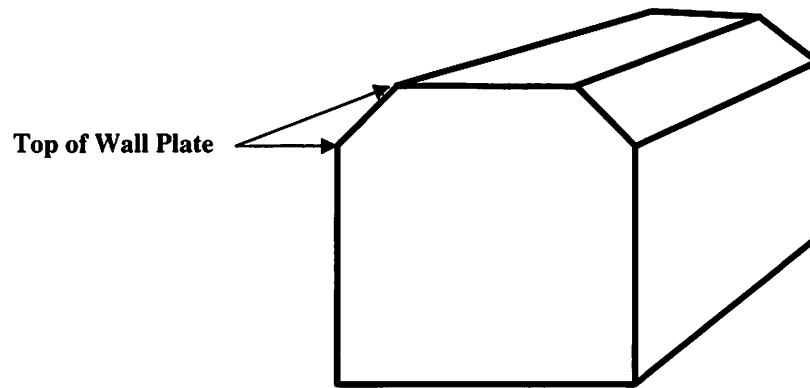
- (a) *the floor area of the space; plus*
- (b) *the amount by which the floor area of the space exceeds 9.3 m<sup>2</sup> (100.1 sq. ft.)*

The purpose of the above provision is to control the overuse of tall ceilings, which may contribute to the overall bulk of a building. The provision also limits the ability to construct, and conceal additional floors within a building, which would otherwise not be permitted. However, in application of this requirement, there are a number of ambiguities. For example, when a building contains a number of such spaces, it is not clear whether the 9.3 m<sup>2</sup> (100.1 sq. ft.)

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exemption is applicable to each such space or only once to the cumulative floor area of all such spaces. In addition, the Zoning Bylaw does not specify which wall plate should be used for measurement of height when a building contains a vaulted ceiling or a ceiling with several wall plates, as shown below in Figure 1.

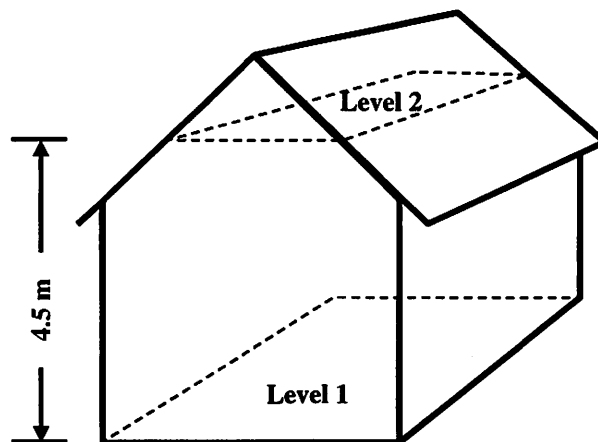
Figure 1: A building containing a vaulted ceiling with multiple wall plates.



In order to clarify this Section of the Zoning Bylaw, it is recommended that the 9.3 m<sup>2</sup> (100.1 sq. ft.) exemption from GFA only apply once to the cumulative floor area of any portion(s) of a building with a ceiling height exceeding the defined height limit, with the exception of staircases and stairwells.

To provide consistency in measurement of the height of the subject portions of the building containing vaulted ceilings and other types of ceiling with several wall plates, it is also recommended that the height shall be measured “from the floor to the ceiling directly above” instead of “from the floor to the top of the wall plate”, as shown below in Figure 2.

Figure 2: Methodology for calculating GFA and AGFA for any space where the height from floor to the ceiling directly above exceeds 4.5 m (14.8 ft.).



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It is further recommended that floor area only be double counted for spaces where the ceiling height exceeds 4.5 m (14.8 ft.), rather than 3.7 m (12.1 ft.) as currently specified. The proposed 4.5 m dimension allows for a vaulted ceiling in a full height accessory building with a sloped roof<sup>B</sup>, and above a typical storey within a single or two-family dwelling, without double counting floor area. The proposed dimension also balances the desire to limit the overuse of tall ceilings, which may contribute to building bulk.

Planning staff have reviewed the zoning regulations in neighbouring municipalities pertaining to double height spaces. The proposed 4.5 m (14.8ft.) dimension and measurement methodology is generally consistent with the planning practices of neighbouring municipalities, including the City of West Vancouver, Surrey, and North Vancouver.

### **Recommended Bylaw Amendment**


1. **THAT** Section 6.20(4) of the Zoning Bylaw be amended with wording the same or similar to the following:

*For single family dwellings and two family dwellings, gross floor area and above grade floor area, for any portion of a building, with the exception of staircases and stairwells, where the height from the floor to the ceiling directly above exceeds 4.5 m (14.8 ft.), shall be calculated in accordance with the following:*

- (a) *cumulative floor area of such portion(s) of the building, multiplied by two, and less 9.3 m<sup>2</sup> (100.1 sq. ft.); and*
- (b) *the 9.3 m<sup>2</sup> (100.1 sq. ft.) exemption under Section 6.20(4)(a) shall apply to each dwelling unit on a lot.*

### **3.0 CONCLUSION**

The above Zoning Bylaw text amendments are proposed in order to clarify certain aspects of the Bylaw, make amendments in support of existing practices and Council policies, and achieve other regulatory changes. It is recommended that Council approve the above proposed text amendments, as outlined in Section 2.0 of this report, for advancement to the Public Hearing on 2018 April 24.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

MN:eb

cc: City Manager  
 Chief Building Inspector

City Solicitor  
 City Clerk

Chief Licence Inspector

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B The maximum height of an accessory building with a sloped roof is 4.6 m (15.1 ft.).

**COMMUNITY HERITAGE COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: HERITAGE DESIGNATION BYLAW /  
HERITAGE REVITALIZATION AGREEMENT  
GEOFFREY & KATHLEEN BURNETT HOUSE  
7037 CANADA WAY**

**RECOMMENDATIONS:**

1. THAT Council authorize the preparation of a Heritage Revitalization Agreement Bylaw to provide for the retention and protection of the historic Geoffrey and Kathleen Burnett House at 7037 Canada Way, as outlined in this report.
2. THAT a Heritage Designation Bylaw be prepared concurrent with the Heritage Revitalization Agreement for this site.
3. THAT the Heritage Revitalization Agreement Bylaw and the Heritage Designation Bylaw be forwarded to a Public Hearing at a future date.
4. THAT Council approve the listing of the Geoffrey and Kathleen Burnett House on the Burnaby Community Heritage Register as a Protected Heritage property.

**REPORT**

The Community Heritage Commission, at its meeting held on 2018 February 01, received and adopted the attached report seeking Council authorization to prepare a Heritage Designation Bylaw and a Heritage Revitalization Agreement to provide for the retention of the Geoffrey and Kathleen Burnett House at 7037 Canada Way.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to:	City Manager Director Planning & Building City Solicitor Chief Building Inspector
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**TO:** CHAIR AND MEMBERS  
COMMUNITY HERITAGE COMMISSION

**DATE:** 2018 January 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 77000 05  
*Reference: Heritage Revitalization  
Agreement & Heritage  
Designation*

**SUBJECT:** **HERITAGE DESIGNATION BYLAW /  
HERITAGE REVITALIZATION AGREEMENT  
GEOFFREY & KATHLEEN BURNETT HOUSE  
7037 CANADA WAY**

**PURPOSE:** To seek Council authorization to prepare a Heritage Designation Bylaw and Heritage Revitalization Agreement to provide for the retention of the Geoffrey and Kathleen Burnett House.

---

**RECOMMENDATIONS:**

That the Community Heritage Commission receive this Heritage Designation Bylaw and Heritage Revitalization Agreement proposal and forward this report to Council with the following recommendations:

1. **THAT** Council authorize the preparation of a Heritage Revitalization Agreement Bylaw to provide for the retention and protection of the historic Geoffrey and Kathleen Burnett House at 7037 Canada Way, as outlined in this report.
2. **THAT** a Heritage Designation Bylaw be prepared concurrent with the Heritage Revitalization Agreement for this site.
3. **THAT** the Heritage Revitalization Agreement Bylaw and Heritage Designation Bylaw be forwarded to a public hearing at a future date.
4. **THAT** Council approve the listing of the Geoffrey and Kathleen Burnett House on the Burnaby Community Heritage Register as a Protected Heritage property.

**REPORT****1.0 BACKGROUND**

The Planning and Building Department received an enquiry from the property owner of 7037 Canada Way regarding the development options for this existing R5 Residential District property. At present, the property is occupied by the Geoffrey and Kathleen Burnett House (the "Burnett House"), a heritage building identified on the City's heritage inventory. Under the current zoning, the existing lot has two-family dwelling development potential and also meets the R5 zoning regulations to permit subdivision to create two new single family lots, but the house would need to be demolished in order to achieve the development potential. However, in consideration of the City's Heritage



To: Community Heritage Commission  
From: Director Planning and Building  
Re: Heritage Designation Bylaw/Heritage Revitalization Agreement  
Geoffrey and Kathleen Burnett House  
7037 Canada Way

2018 January 25..... Page 2

Program and the long-time owners' desire to retain and protect this historic and architecturally significant house as a designated City heritage site, staff have worked with the owners to develop a suitable proposal for the property utilizing a Heritage Revitalization Agreement (see *Attachment #1*). This proposal would allow for the creation of two separate lots: Lot 1 which could be developed with a new single-family dwelling based on the development guidelines approved under the HRA, and Lot 2 would provide for the retention, conservation and designation by bylaw of the existing Burnett House as a City heritage site.

## **2.0 HERITAGE DESIGNATION**

### **2.1 Local Government Act – Heritage Designation Bylaw Process**

Under the terms of the Local Government Act, provision is made for the designation by bylaw of property that “.... has heritage value or character....” (Section 611). The intention of the designation bylaw is to retain the heritage asset and to ensure that any future design changes to a heritage building and site would require a Heritage Alteration Permit that would be subject to review of the Community Heritage Commission and consideration of Council.

Section 612 of the Local Government Act specifies the formal procedures to be followed as part of the designation process which includes a Public Hearing, notification to the owners; a report outlining the heritage value of the property; the relationship to community or Official Community Plan objectives; the effect of the designation upon the use; the condition and viability of the property; and the possibility of the need for financial support.

#### Specifically the Act requires:

- that a Public Hearing be held.
- that 10 days prior to the Public Hearing, notice must be served on all owners and occupiers of the property.
- that newspaper notices be published in two consecutive issues of a newspaper with the last publication to be at least three days prior but not more than 10 days prior to the Public Hearing.
- that a report be prepared which includes the information in this report which is to be available to the public.
- that a completed bylaw be filed in the Land Title Office with the Province and with the owners.

#### **2.1.1 Heritage Character Statement**

Built in 1914 for Geoffrey Kirby Burnett (1890-1987) and his wife, Kathleen Wallen (1888-1978), this British Arts and Crafts style house was designed by New Westminster architect R.W. Coventry Dick & Son. Mr. Burnett was a local surveyor and civil engineer and was responsible for many of the original land surveys of Burnaby. The house features a steeply-gabled roof over the side entry porch, with square timber columns, and includes other decorative details such as half timbering in the gables, first storey casement windows with leaded transom lights and decorative window hoods on the side elevation (see *Attachment #2*).

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Geoffrey and Kathleen Burnett House  
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### **2.1.2 Compatibility of Conservation with Community Plan**

The planning for the conservation of heritage resources is outlined in Burnaby's Official Community Plan. Burnaby has established a goal "To provide opportunities for increased awareness and the conservation of the City's unique natural, cultural, archaeological and built heritage."

### **2.1.3 Compatibility of Conservation with Uses of the Property and Adjoining Land**

The conservation of this heritage house is considered compatible within its well-developed neighbourhood context of predominantly single and two-family dwellings. The retention, conservation and designation of this house through bylaw will add another significant heritage building to the City's list of protected heritage resources. The Burnett House is an important landmark in the historic Edmonds neighborhood and its preservation provides another opportunity to retain and interpret the early history and heritage of Burnaby.

### **2.1.4 Condition and Economic Viability of the Property**

The Burnett House remains in good condition and has been well maintained by the current owners who have lived there for the past 23 years. The economic viability of the property is considered secure given that the Heritage Revitalization Agreement would provide the current or future owner the option to subdivide and create a new lot and its development for a single family dwelling, and would provide sufficient incentive to retain and maintain the existing heritage house.

### **2.1.5 Possible Need for Financial Support to Enable Conservation**

The building will continue to be owned as a private dwelling and maintained accordingly. The adoption of the HRA by Council will allow for the future subdivision of the lot and the creation of an additional single family lot utilizing a panhandle following the City's guidelines within the boundary of the existing property. The provision of an additional lot will provide the required financial incentives to retain the existing heritage building under the proposed HRA. There are no additional economic incentives that would be required to ensure its continued protection and conservation. Staff would continue to work in cooperation with the current and future owners of the property to ensure that the heritage character of this City heritage site is protected and conserved.

## **3.0 HERITAGE REVITALIZATION AGREEMENT (HRA)**

### **3.1 Local Government Act – Heritage Revitalization Agreement Process**

A Heritage Revitalization Agreement is a written agreement between a local government and a property owner and provides the authority under the Local Government Act to vary or supplement provisions of a bylaw which concerns land use designation and subdivision. A local government must hold a Public Hearing on the matter before entering into a Heritage Revitalization Agreement if it would permit a change to the use or density of use that is not otherwise authorized by the existing zoning of the property.

The purpose of this Heritage Revitalization Agreement (HRA) is to provide for the long-term protection and conservation of the Burnett House, a significant Burnaby heritage building located at 7037 Canada Way. The current long-time owner of the property wishes to ensure that its character-

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Re: Heritage Designation Bylaw/Heritage Revitalization Agreement  
Geoffrey and Kathleen Burnett House  
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2018 January 25..... Page 4

defining features are protected by the City of Burnaby and any subsequent owners into the future. The City's Official Community Plan statement concerning the conservation of heritage has specifically outlined the need to establish incentives to encourage the conservation and facilitate the retention of significant privately-owned heritage buildings. It is proposed that the City enter into a HRA to ensure retention of the house and provide necessary zoning variances to allow for the future panhandle subdivision and development of the existing R5 Residential District property. As the proposed HRA for the Burnett House will provide a variance to the property's R5 zoning to accommodate the creation of an additional lot, a Public Hearing is required.

### **3.2 Proposed Heritage Revitalization Agreement**

In consideration of the City's Heritage Program, it has been deemed desirable to retain and protect the historic and architecturally significant Burnett House as a designated City heritage site. In order to retain the house, staff have worked with the current owner of the property to provide a future applicant or anyone who has reached an agreement to purchase the property with a development proposal for the two lots. The subdivision would be based on the layout as shown in *Attachment #3* and generally meets the requirements of the R5 zone, however, require some variances as set out in the development proposal, described below. At the time of subdivision, all other Zoning Bylaw, Building Code and other City regulations and requirements would continue to apply.

## **4.0 DEVELOPMENT PROPOSAL**

The HRA will set out the following requirements to guide the subdivision, retention of the heritage house, and development of the proposed new lot.

### **4.1 Proposed Lot 1 (New Lot)**

The following requirements must be met in order to develop a single family house on Lot 1:

- (i) The required setbacks for the single family dwelling are proposed as follows:
  - Front Yard: 5.0 m
  - Rear Yard: 6.0 m
  - Side Yard – West: 4.57 m (for vehicle access easement purposes)
  - Side Yard – East: 1.5 m
- (ii) The maximum allowable lot coverage is 40% of the lot area, and the maximum achievable as restricted by the required front, rear and side yard setbacks is approximately 28% which will allow for a building envelope of 210 sq.m. (2,260.42 sq.ft.). The maximum gross floor area (GFA) permitted can be achieved through the inclusion of a basement. Please note that an up-to-date survey must be submitted to the Planning Department at the time of formal application.
- (iii) The incorporation of a garage/carport into the envelope of the proposed dwelling or a parking pad within Lot 1, provided it is outside the provided easement area that provides lane access for Lot 2. The garage/carport cannot exceed 42 sq. m. (452.1 sq. ft.).

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Re: Heritage Designation Bylaw/Heritage Revitalization Agreement  
Geoffrey and Kathleen Burnett House  
7037 Canada Way

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- (iv) Vehicular access will be restricted to a private access easement located at the north side of the property as shown in the attached sketch (*Attachment #3*). A Section 219 restrictive covenant and access easement agreement will be required to ensure this area is retained for access purposes. The City is to be a third party to this agreement.
- (v) The panhandle portion of the proposed lot is to be 4.57 m (15.0 ft.) wide.
- (vi) The proposed dwelling must not exceed a height of 9.0 m (29.5 ft.).
- (vii) Spatial separation requirements, as outlined in the BC Building Code, must be met.
- (viii) The existing structure on proposed Lot 1 was constructed without permits and must be removed prior to final approval of the subdivision.

#### **4.2 Proposed Lot 2 (Existing Heritage House)**

With regard to the existing house to be retained under the HRA:

- (i) The owner must agree to a Heritage Designation Bylaw which protects the Burnett House as a City heritage site.
- (ii) The maximum GFA to be permitted is 343.5 sq. m. (3,697.39 sq. ft.) which is based on a survey of the existing heritage house. Similarly, the maximum Above Grade Floor Area (AGFA) to be permitted is 238.40 sq. m. (2,566.14 sq. ft.) based on existing construction which exceeds what is allowable under the R5 Residential District zoning.
- (iii) A reduced rear yard setback of 5.5 m shall be provided (3.0 m to the deck).
- (iv) Any future alterations to the existing house, including potential future reconstruction of the original north verandah, must be approved by the Planning Department. Provisions in the proposed HRA would allow for future reconstruction of the verandah, subject to final design approval, under a Heritage Alteration Permit.
- (v) An off-street parking area must be provided within the property line and outside the provided easement area of the proposed Lot 2.
- (vi) Vehicular access will be restricted to the proposed easement to the west of the property that will be accessed via Lot 1. A Section 219 restrictive covenant will be required to ensure the area will be used for vehicle access.
- (vii) Provide for the future conversion of the existing basement crawl space 52.8 sq. m. (568.3 sq. ft.) to living space.

It will be incumbent upon an applicant to obtain all the necessary approvals from the City, including Building Permits, Heritage Alteration Permit or any other necessary approval as required.

#### **5.0 POLICY SECTION**

The heritage designation of the Geoffrey and Kathleen Burnett House and the proposed Heritage Revitalization for its retention and protection, as outlined in this report, is aligned with the City of Burnaby's Corporate Strategic Plan by supporting the following 3 goals and 3 sub-goals of the plan:

##### **A Connected Community**

- Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments

##### **A Healthy Community**

- Community involvement – Encourage residents and businesses to give back to and invest in the community



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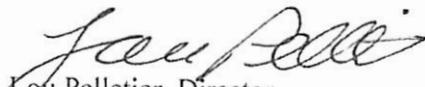
#### A Dynamic Community

- Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

To learn more about the City of Burnaby's Corporate Strategic Plan, please visit [www.burnaby.ca/CSP](http://www.burnaby.ca/CSP).

## 6.0 CONCLUSION

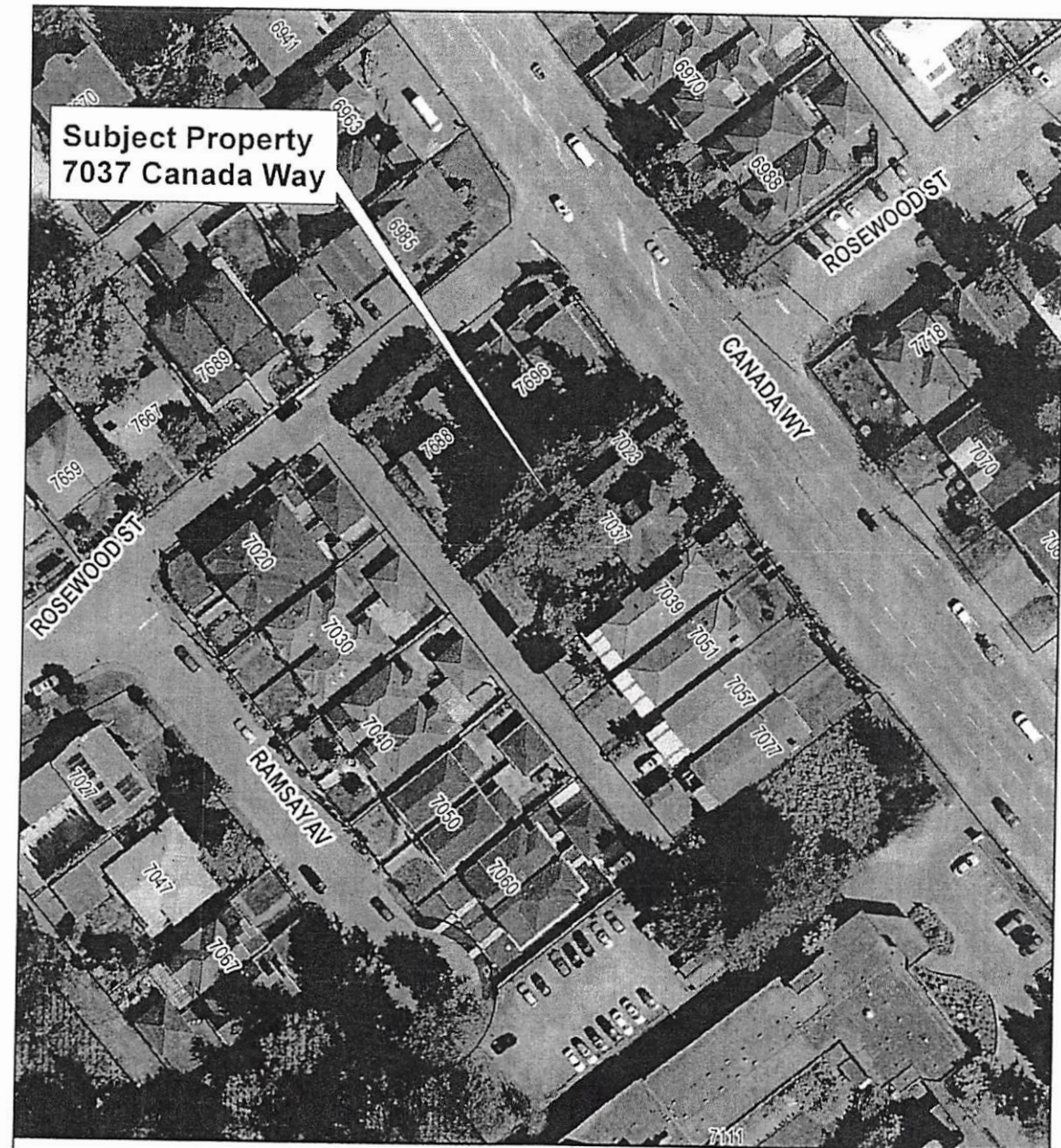
The protection of the Burnett House through a Heritage Designation Bylaw and a Heritage Revitalization Agreement offers the City of Burnaby an opportunity to protect and revitalize a significant heritage building and an important City heritage resource in the Edmonds neighborhood. Burnaby's Heritage Program has increasingly used more creative means to provide for the economic revitalization and protection of the City's remaining stock of heritage resources. The current proposal to retain the Burnett House through a Heritage Revitalization Designation Bylaw and Heritage Revitalization Agreement will ensure the long-term protection of this heritage residence. The Heritage Revitalization Agreement presented in this report provides a suitable plan for public review and consideration at this time. With Council approval of the recommendations of this report, the subject bylaws would be prepared and advanced to public hearing at a future date.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

HL:sa:sla  
*Attachments*

Copied to: City Manager  
City Solicitor  
Chief Building Inspector  
City Clerk

R: Long Range Clerical DOCS HL Reports 2018 Heritage Designation Bylaw Burnett House 7037 Canada Way (2018.02.01).docx



PLANNING & BUILDING DEPARTMENT




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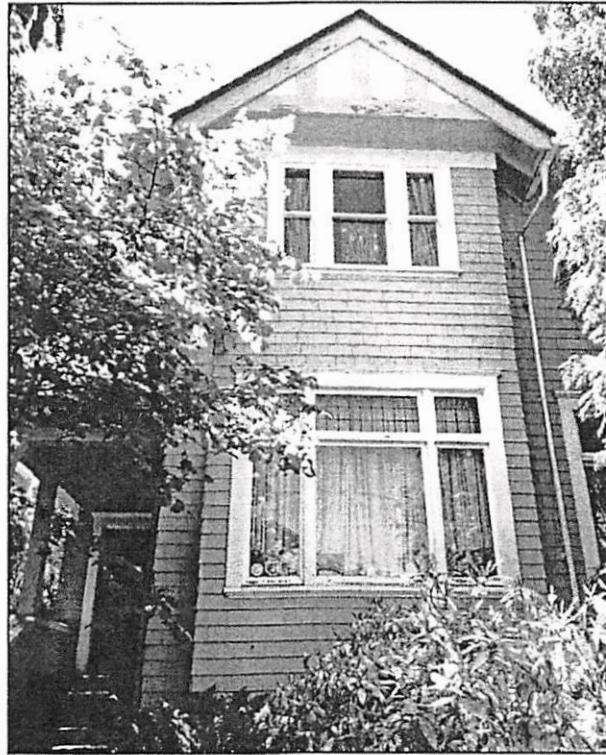
Geoffrey and Kathleen Burnett House  
7037 Canada Way

 Subject Site



Geoffrey and Kathleen Burnett House  
7037 Canada Way

Attachment #2

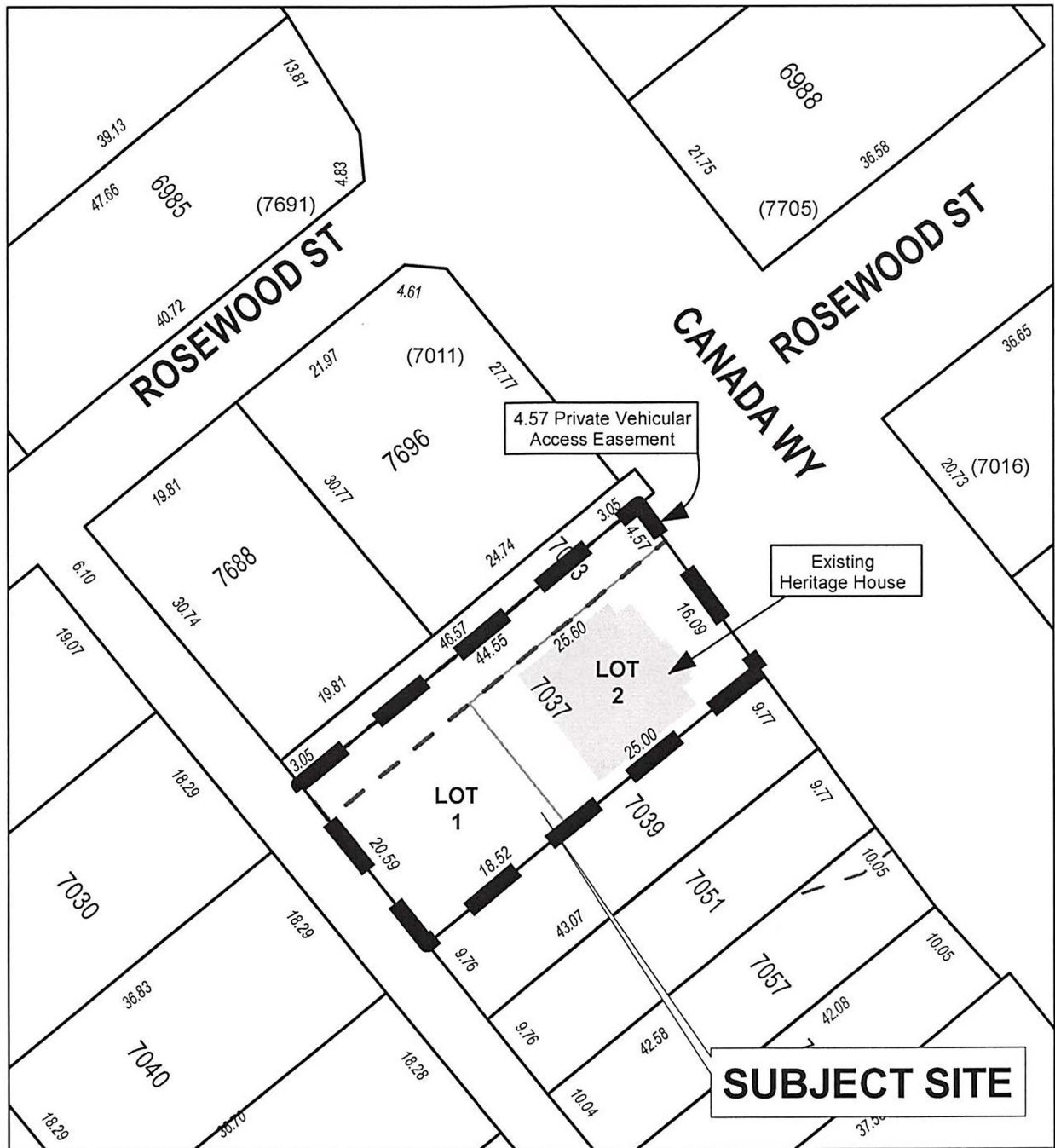


Front elevation



Side elevation





PLANNING & BUILDING DEPARTMENT




DATE:  
JAN 30 2018

SCALE:  
1:650

DRAWN BY:  
AY

PROPOSED SUBDIVISION GUIDE PLAN  
7037 CANADA WAY

 Subject Site

Attachment #3