



PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a public hearing

THURSDAY, 2019 MARCH 26 AT 6:00 PM

in the Council Chamber, City Hall 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,** 1
Amendment Bylaw No. 5, 2019 - Bylaw No. 13992

Rez. #16-40

4040 Albert Street

From: RM6 Hastings Village Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "3-Plex Residential Building" prepared by Mara + Natha Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-unit townhouse development.

- 2) **Burnaby Zoning Bylaw 1965,** 8
Amendment Bylaw No. 6, 2019 - Bylaw No. 13993

Rez. #18-39

4803 Kingsway

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Change of Use" submitted by Tim Orr with Orr Development Corp.)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a college (Alexander College) within the existing commercial retail unit of a mixed-use development.

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 7, 2019 - Bylaw No. 13994

15

Rez #18-47

4550 Lougheed Highway

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Brentwood Skytrain Station Upgrades" prepared by Perkins + Will)

The purpose of the proposed zoning bylaw amendment is to permit the construction of an elevator, bus operator washroom facilities, and enclosure of the existing staircase.

4) **Burnaby Zoning Bylaw, 1965**
Amendment Bylaw No. 8, 2019 - Bylaw No. 13995

23

Rez. #18-52

6222 Willingdon Avenue

From: CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines.

To: Amended CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the installation of two skysigns, one of the Beresford Street (north) frontage and the other on Willingdon Avenue (west) frontage of the office component of a residential/commercial mixed-use building on the subject site.

5) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 9, 2019 - Bylaw No. 14003

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Text Amendment

The purpose of the proposed zoning bylaw amendment is to amend the Burnaby Zoning Bylaw 1965 to accommodate temporary shelters in various Zoning Districts throughout the City.

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 3:45 p.m. on 2019 March 26 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 until 2019 March 26.

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

K. O'Connell
CITY CLERK



Item
Meeting 2019 February 25

COUNCIL REPORT

TO: CITY MANAGER 2019 February 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-40
Multiple-family development

ADDRESS: 4040 Albert Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236

FROM: RM6 Hastings Village Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines and in accordance with the development plan entitled "3-Plex Residential Building" prepared by Mara + Natha Architecture Ltd.)

APPLICANT: Mara + Natha Architecture Ltd.
#285 – 9600 Cameron Street
Burnaby, BC V3J 7N3
Attn: Robert H. Lee

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 March 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 March 11 and to a Public Hearing on 2019 March 26 at 6:00 p.m.
2. **THAT** the following be established as a prerequisite to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The 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

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-40
 2019 February 20..... Page 2

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 submission of an undertaking to remove all improvements from the site within six months of Final Adoption of the Bylaw.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants, including the granting of a Section 219 Covenant restricting the enclosure of balconies.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The undergrounding of all wiring abutting the site along the lane.
- h) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition 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 permit the construction of a three-unit townhouse development.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-40
 2019 February 20..... Page 3

2.0 BACKGROUND

- 2.1 The subject site is located on the south side of Albert Street, between Macdonald Avenue and Gilmore Avenue. The site is comprised of a single lot, and is currently occupied with an older single-family dwelling. To the west is a four-unit townhouse with a two-family dwelling beyond, both of which were constructed in 1998. To the east is a legal non-conforming five-unit rental building constructed in 1957, beyond which is a four-unit townhouse constructed in 1994. To the north, across Albert Street, are two older three-storey apartment buildings. To the south, across the lane, are older one and two-storey commercial developments fronting Hastings Street
- 2.2 The subject site is located within the Council-adopted Hastings Street Community Plan area. Under the adopted Plan, the site is designated for medium density multiple-family residential development (see *attached* Sketch #2). Although the site is currently zoned RM6 Hastings Village Multiple Family Residential District, the property is not of sufficient size under the prevailing zoning for the proposed development. Therefore, in line with similar multiple-family infill developments along Albert and Pender Streets, rezoning to the CD Comprehensive Development District based on the RM2 Multiple Family Residential District is considered appropriate to permit an infill townhouse development, and would permit an overall floor area ratio of 0.7 F.A.R., with parking at grade.
- 2.3 On 2016 October 03, Council received the report of the Planning and Building Department regarding the subject rezoning and authorized the Department to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a further and more detailed report would be submitted at a later date. The development proposal is for the construction of a ground-oriented, three-unit townhouse development. Vehicular access to the site is proposed via the rear lane.

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

3.0 GENERAL COMMENTS

- 3.1 The purpose of this rezoning application is to rezone the subject site from the RM6 Hastings Village Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District as a guideline in order to permit the construction of a ground-oriented, three-unit townhouse development, two-storeys in height, with detached accessory garage. Vehicular access to the site is proposed via the rear lane. The proposed maximum allowable floor area ratio is 0.7 F.A.R.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-40
 2019 February 20..... Page 4

3.2 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve this site including, but not necessarily limited to the following:

- cash-in-lieu towards the construction of Albert Street to its final standard, including new curb/gutter, separated sidewalk, street trees, and street lighting;
- cash-in-lieu for sewer separation;
- cash-in-lieu for watermain upgrade; and,
- a new fire hydrant.

3.3 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including but not necessarily limited to a Section 219 Covenant restricting the enclosure of balconies.

3.4 Given that the area of the development site is less than one acre, stormwater management best practices in line with established guidelines will be required.

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

3.6 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

3.7 The undergrounding of wiring abutting the development site along the lane is required.

3.8 Applicable Development Cost Charges includes:

- a) Parkland Acquisition Charge
- b) GVS & DD Sewerage Charge
- c) School Site Acquisition Charge

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area - 566.11 m² (6,093.6 sq. ft.)

4.2 Site Coverage - 47.61%

4.3 Density and Gross Floor Area

Gross and Net Density	- 0.7 F.A.R.
Gross Floor Area	- 396.02 m ² (4,262.72 sq. ft.)

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 From: Director Planning and Building
 Re: REZONING REFERENCE #16-40
 2019 February 20..... Page 5

4.4 Residential Unit Mix

- 3 – Three Bedroom plus Den Units - 127.1 m² to 135.84 m² (1,368.3 sq. ft. to 1,462.16 sq. ft.)

4.5 Building Height

- 2 storeys

4.6 Vehicle Parking

- Resident Parking - 3 (within accessory detached garage)
- Visitor Parking - 1 (surface space)

Bicycle Parking:

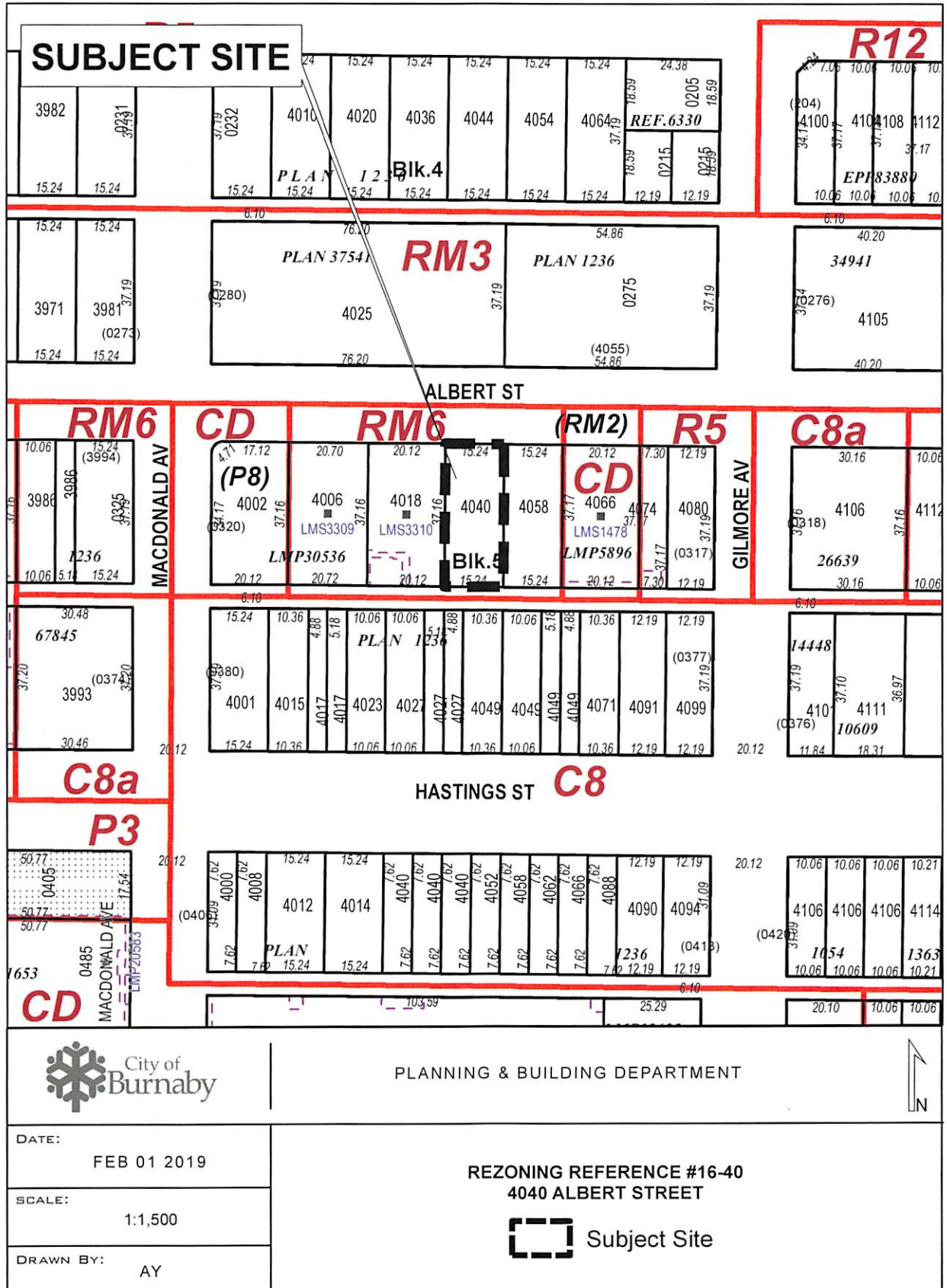
- Residential @ 1 space / unit - 4 spaces (3 wall-mounted brackets in garages plus 1 visitor space)

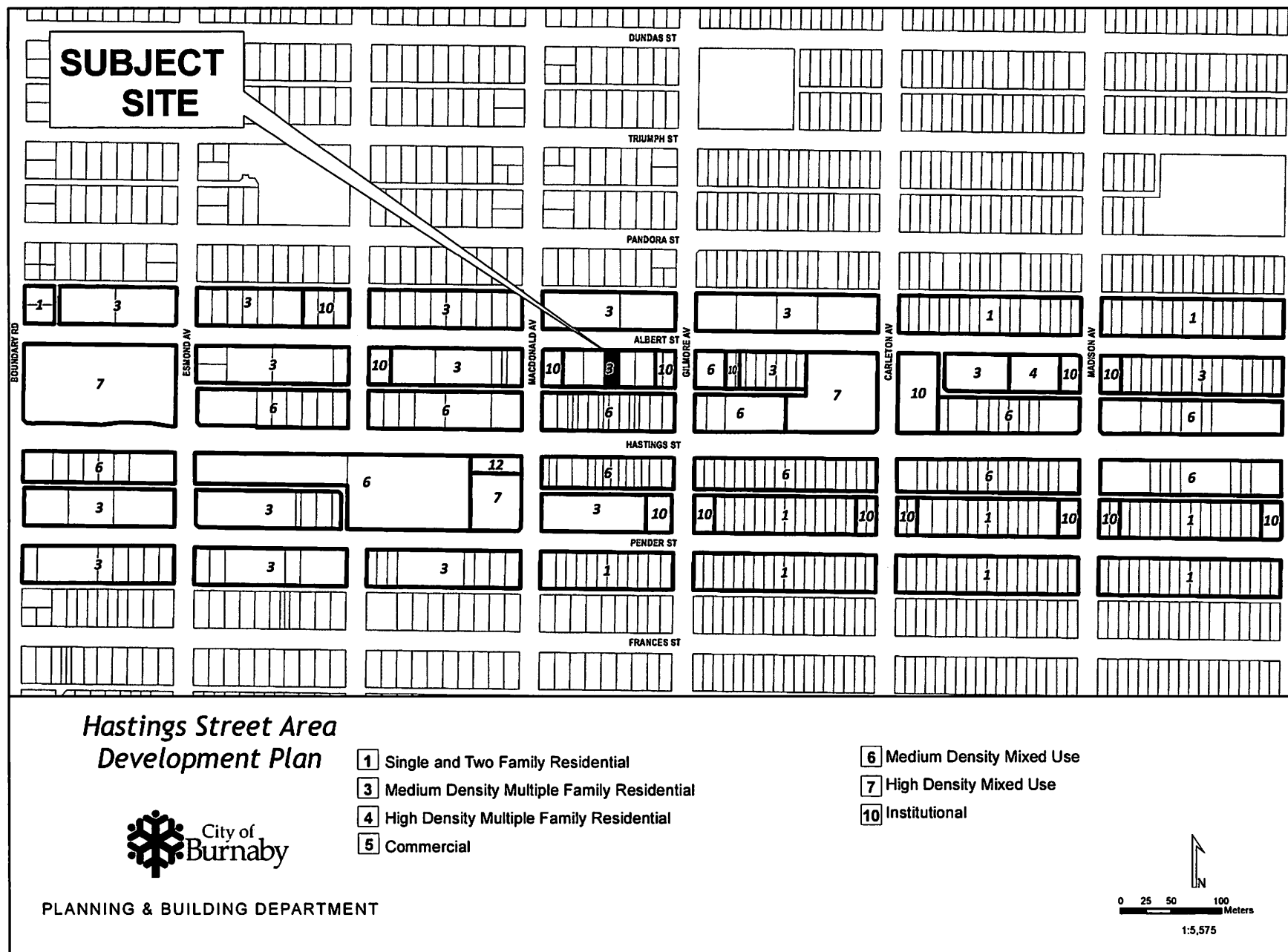

 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:rh
Attachments

cc: City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2016\16-40 4040 Albert Street\Council Reports\Rezoning Reference 16-40 PH Report 2019.02.25.Docx





Arriola, Ginger

From: Spring Liu
Sent: March 25, 2019 5:53 PM
To: Clerks

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Rez Ref # 18-39
Bylaw # 13993

Dear Sir,

I a writing to cliam that my husband and I both beleive that we will be affected by the proposed bylaw amendment. It has the potential risk to destroy the harmony of our community; therefore, we regret to say we object this proposition.

Thank you for the consideration!

Xiaochun Zhang
Xiaobin Liu
1420-4825 Hazel St.
Burnaby BC V5H 4N4

Arriola, Ginger

From: Cory Redekop
Sent: March 26, 2019 2:35 PM
To: Clerks
Subject: Public Hearing for Rezoning Reference #18-39
Attachments: Letter re Public Hearing for Rez .pdf

Rez Ref # 18-39
 Bylaw # 13993

Good afternoon,

On behalf of Paul Holden, President & CEO of the Burnaby Board of Trade, I would like to submit the attached letter for consideration at tonight's public hearing regarding Rezoning Ref #18-39.

Please let me know if you have any questions or need the letter in any other formats.

Take care,

Cory Redekop
 Manager, Policy and Stakeholder Relations
 Burnaby Board of Trade
cory@bbot.ca
 604-412-0100
 #201 – 4555 Kingsway
 Burnaby, BC V5H 4T8
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making business better



201 - 4555 KINGSWAY, BURNABY, BC V5H 4T8 604.412.0100 BBOT.CA

March 26, 2019

Burnaby City Council
 4949 Canada Way
 Burnaby, BC
 V5G 1M2

Re: Public Hearing for Rezoning Reference #18-39

Dear Mayor and Council,

On behalf of the Burnaby Board of Trade, I would like to voice our support for the proposed rezoning (reference #18-39) of 4803 Kingsway to allow for Alexander College to relocate to this space and develop a new campus for its students.

Alexander College is an engaged, long-time member of the Burnaby Board of Trade and of our local business community. A fast-growing and dynamic post-secondary institution, I know Alexander College prides itself on the diversity of its largely international student population which comes from all over the globe. In fact, many of Alexander College's students start their Canadian journey at the college, and eventually put down roots here in Burnaby, becoming part of the community, economy and diverse culture that is at the heart of our city.

In our economic development role with the City, we work to support local businesses and help them to succeed. To foster the thriving business community of the future, our goal should be for growing organizations to be able to find a home within Burnaby, and to not "outgrow" our city and move away. This proposed rezoning will enable Alexander College to do just that by relocating to a larger site, just down the road, allowing them to grow and provide greater educational opportunities for their students while remaining a part of the Burnaby community.

In our view, this new campus will integrate very well into the vision for the future of the Metrotown Downtown. Welcoming a large, diverse student body into the heart of the Metrotown Downtown will contribute to the urban activity and excitement desired for the area. Once opened, the campus will attract new people into the area, with the student body contributing to the overall vitality of the neighbourhood as it supports nearby businesses and engages with the local community. In addition, the new campus will revitalize a high-profile space directly on Kingsway which has been sitting vacant for several years and not used to its full potential. We see this as an ideal location for Alexander College's expansion.

Burnaby is blessed with an abundance of educational institutions which creates incredible value by developing a local workforce that is highly talented and skilled, and contributing significantly to Burnaby's appeal as a desirable place to live and work. I encourage Council to build on this strong

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201 - 4555 KINGSWAY, BURNABY, BC V5H 4T8 604.412.0100 BBOT.CA

educational foundation by approving this rezoning application and enabling Alexander College to further grow its presence in our city.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Holden".

Paul Holden
President & CEO
Burnaby Board of Trade

Arriola, Ginger

From: Hui Liang
Sent: March 26, 2019 11:01 AM
To: Clerks
Subject: rezoning #18-39

Rez Ref # 18-39
 Bylaw # 13993

To whom it may concern,

My name is Hui Liang and I live at #1102 4888 Hazel St. Burnaby, BC V5H 4T4

The rezoning #18-39 will directly affect me and I'm strongly against it for the following reasons:

1. From my living room window, I can see the beautiful roof top garden. The height of #18-39 is perfect between my apartment building and the other apartment building that owns this garden. The shopper's store is just perfect for people living around. The low rise and roof top garden of #18-39 is one of the major reasons that I bought my apartment.
2. The downtown metrotown area has way too many high rise buildings. It becomes over-crowded, over-developed, and very noisy. There are a lot of senior citizens living in this area. I'm not the only one who complains about how inconvenient living here since all these new developments happened, my neighbours have similar complaints.
3. I notice there is Alexander College by McKay and Kingsway which is not far away from #18-39 area. I don't think it's necessary to have another one so close to each other.
4. I'm not against any developments. I just want you to reconsider more factors and long-term effect for the people living in downtown metrotown area. We shouldn't allow all these high-rise buildings suddenly all crammed in downtown metrotown area. It's so depressing looking at them and from aesthetical point of view, they are not pleased to the eyes. In my opinion, it's more reasonable and logical to spread them further away from downtown metrotown area. They don't need to be all so concentrated in downtown metrotown to make everyone's life miserable. It's more natural and environment-friendly to build high rise building, then low rise, and then high rise. Just as #18-39 between my apartment building and the other high rise apartment building. It gives people who live in those buildings a break from looking at high rise all day long. It's healthier for people's mind.

Based on above-mentioned reasons, I'm strongly against any rezoning of #18-39. Please keep it as what it is now and make no further changes! Please let me know the final decision. If Orr Development Corp. insists on building a college, please let them consider other locations further away from downtown metrotown area.

Please do think it over more seriously about this rezoning, people who live close by will really appreciate your careful decision!

Thanks!

Hui Liang



Item
Meeting 2019 February 25

COUNCIL REPORT

TO: CITY MANAGER 2019 February 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #18-39
Change of use to allow a College
(500 Students and 50 Staff Members)
Metrotown Downtown Plan

ADDRESS: 4803 Kingsway (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 32, Group 1, NWD Plan BCP 18154, Except: Part Subdivided by Air Space Plan BCP 21526 and BCP 35883

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Change of Use" submitted by Tim Orr with Orr Development Corp.)

APPLICANT: Orr Development Corp.
 310 – 1847 West Broadway
 Vancouver, BC V6J 1Y6
 Attn: Tim Orr

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 March 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 March 11 and to a Public Hearing on 2019 March 26 at 6:00 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.

City Manager
 Director Planning and Building
 REZ#18-39, 4803 Kingsway
 2019 February 20..... PAGE 2

- b) The granting of any necessary covenants including but not limited to a Section 219 Covenant permitting the specific P6 post-secondary college use subject to limitations outlined in Section 3.1 of this report.
- c) A granting of any necessary easements or statutory rights-of-way including but not limited to along Kingsway of 3.5 m (11 ft) and along McMurray Avenue of 1.5 m (5 ft) on the subject site for future construction of Town Centre public realm upgrades and future transportation improvements, as necessary.
- d) The provision of facilities for cyclists in accordance with Section 3.3 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a college (Alexander College) within the existing commercial retail unit of a mixed-use development.

2.0 BACKGROUND

- 2.1 The subject site is located within the Centrepont Building, a mixed-use commercial/residential high-rise development with townhouses (Rezoning Reference #03-40) that is located at the northeast corner of Kingsway and McMurray Avenue. To the east, is a mixed-use development consisting of a high-rise residential building and a mid-rise commercial and office building. To the north, across Hazel Street, is a high-rise residential building. To the west, across McMurray Avenue, is a mixed-use development consisting of a two-storey commercial podium with office uses above and townhouses. To the south, across Kingsway, is the Sears development site (Rezoning Reference #13-07) which has received Second Reading.
- 2.2 The subject site is within the Metro Downtown neighbourhood of the Metrotown Downtown Plan (see *attached* Sketch #2). The adopted Plan identifies Metro Downtown as the primary centre for business, commercial and employment within the City. It is also intended to be a place of urban activity and excitement – a destination for leisure, employment, retail and entertainment uses that provide high levels of activity both during the day and night. The downtown is also supported by a fully integrated transportation system and a high-quality public realm that will add to the functionality, desirability and enjoyment of the downtown core. The desired built-form within the downtown core area includes signature high-rise residential apartment and office buildings supported by attractive and engaging commercial podiums that frame the public realm. Further, the

City Manager
 Director Planning and Building
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Metrotown Downtown Plan specifically notes that institutional uses, such as education facilities, would be considered on a site by site basis on any mixed-use site. The subject location on the second floor is considered an ideal adaptable re-use of existing vacant commercial space, as it adds vibrancy and does not detract from street oriented commercial uses.

- 2.3 On 2005 June 20, Council adopted Rezoning Reference #03-40 in order to permit the construction of a mixed-use commercial/high-rise residential development on the two parcels on either side of McMurray Avenue north of Kingsway (Sites A and B) to be linked by a privately-funded publicly-accessible pedestrian overpass of McMurray Avenue.
- 2.4 The subject site, which is located on the second floor of the commercial podium (Site B), was previously occupied by a large-format retail store (Best Buy). The commercial owner is seeking to expand the permitted uses within the subject site to include a college use, based on the P6 Regional Institutional District as a guideline. Rezoning is required for the proposed change of use, given the prevailing CD Comprehensive Development District zoning of the site.
- 2.5 Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.
- 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 intent of the subject rezoning application is to permit the establishment of a college (Alexander College) within the second floor commercial retail unit of a mixed-use development. The proposed college use offers courses in first and second year post-secondary studies. A Section 219 Covenant will be provided to limit the proposed specific P6 post-secondary college uses to a maximum of 500 students and 50 staff within 2,967.97 m² (31,947 sq. ft.) of the commercial building. While there is no proposed change to the existing commercial and residential density approved under Rezoning Reference #03-40, rezoning to the P6 District is required to accommodate the college use. The subject rezoning is consistent with the adopted Metrotown Downtown Plan.

City Manager
 Director Planning and Building
 REZ#18-39, 4803 Kingsway
 2019 February 20..... PAGE 4


- 3.2 Sufficient on-site parking is available for the proposal. The subject site provides a total of 204 underground off-street parking spaces for the existing 6,010.27 m² (64,694 sq. ft.) of commercial space. For the College, the Zoning Bylaw requires one parking space for each staff member, plus one parking space for each 10 seats, requiring a total of 100 parking stalls. The remaining 104 stalls are available to accommodate the commercial space, which exceeds the 65 required parking stalls for the commercial use.
- 3.3 The subject site provides a total of 20 underground secure bicycle parking spaces for the existing commercial space and 15 exterior bicycle parking spaces. To accommodate additional cyclists associated with the College use, 19 underground secure bicycle parking spaces on P1 Parking Level and 16 exterior bicycle parking spaces at-grade are proposed to be added. End-of-trip facilities for the existing commercial and College uses are to remain.
- 3.4 The subject rezoning amendment is necessary in order to permit the proposed College use which includes classrooms, a library and office/administration uses. It is proposed to retain the existing C3 underlying zoning district which would permit the future adaptive reuse of the building for office and retail purposes. It should be noted that no other uses, except for College uses, associated with the underlying proposed P6 zoning district would be permitted within the subject site.
- 3.5 A Statutory Right-of-Way along Kingsway of 3.5 m (11 ft) and along McMurray Avenue of 1.5 m (5 ft) on the subject site for future construction of Town Centre public realm upgrades and future transportation improvements, as necessary.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	6,040 m ² (65,015 sq. ft.)	(unchanged)
4.2	Site Coverage:	-	72 % (including landscaped roof deck)	(unchanged)
4.3	Floor Area (existing building):			
	Ground floor - Commercial	-	2,730.7 m ² (29,393 sq. ft.)	(unchanged)
	Second Floor - Institutional	-	3,347.39 m ² (36,031 sq. ft.)	(unchanged)
	Total	-	6,010.2 m ² (64,694 sq. ft.)	(unchanged)
4.4	Height:	-	2 storey retail/office podium	(unchanged)
4.5	Off-street Parking:			
	Parking required - College (<i>proposed use</i>)	-	100 spaces	
	Parking required - Office (<i>existing retail</i>)	-	67 spaces	
	Total parking required	-	167 spaces	
	Total parking provided	-	204 spaces	

City Manager
 Director Planning and Building
 REZ#18-39, 4803 Kingsway
 2019 February 20..... PAGE 5

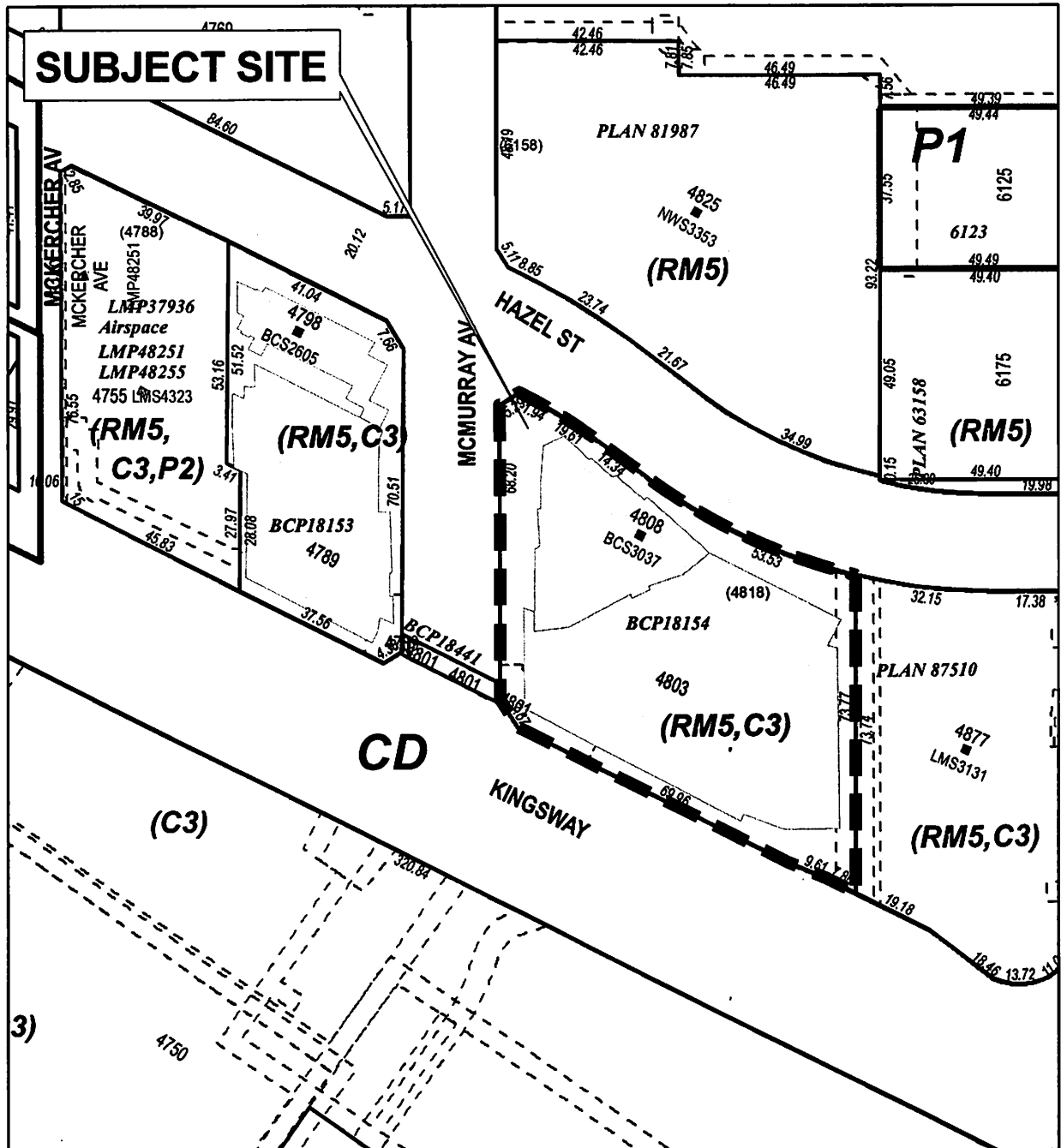
- 4.6 Off-street Bicycle Parking Provided:
- | | | |
|-------------------------|---|-----------|
| Class A bicycle parking | - | 39 spaces |
| Class B bicycle parking | - | 31 spaces |


 Lou Pelletier, Director
 PLANNING AND BUILDING

KL:rh
Attachments

cc: City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2018\18-39 4803 Kingsway\Council Reports\PH Report\Rezoning Reference 18-39 PH Report 2019.02.25.doc



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 20 2018

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #18-39
4803 KINGSWAY

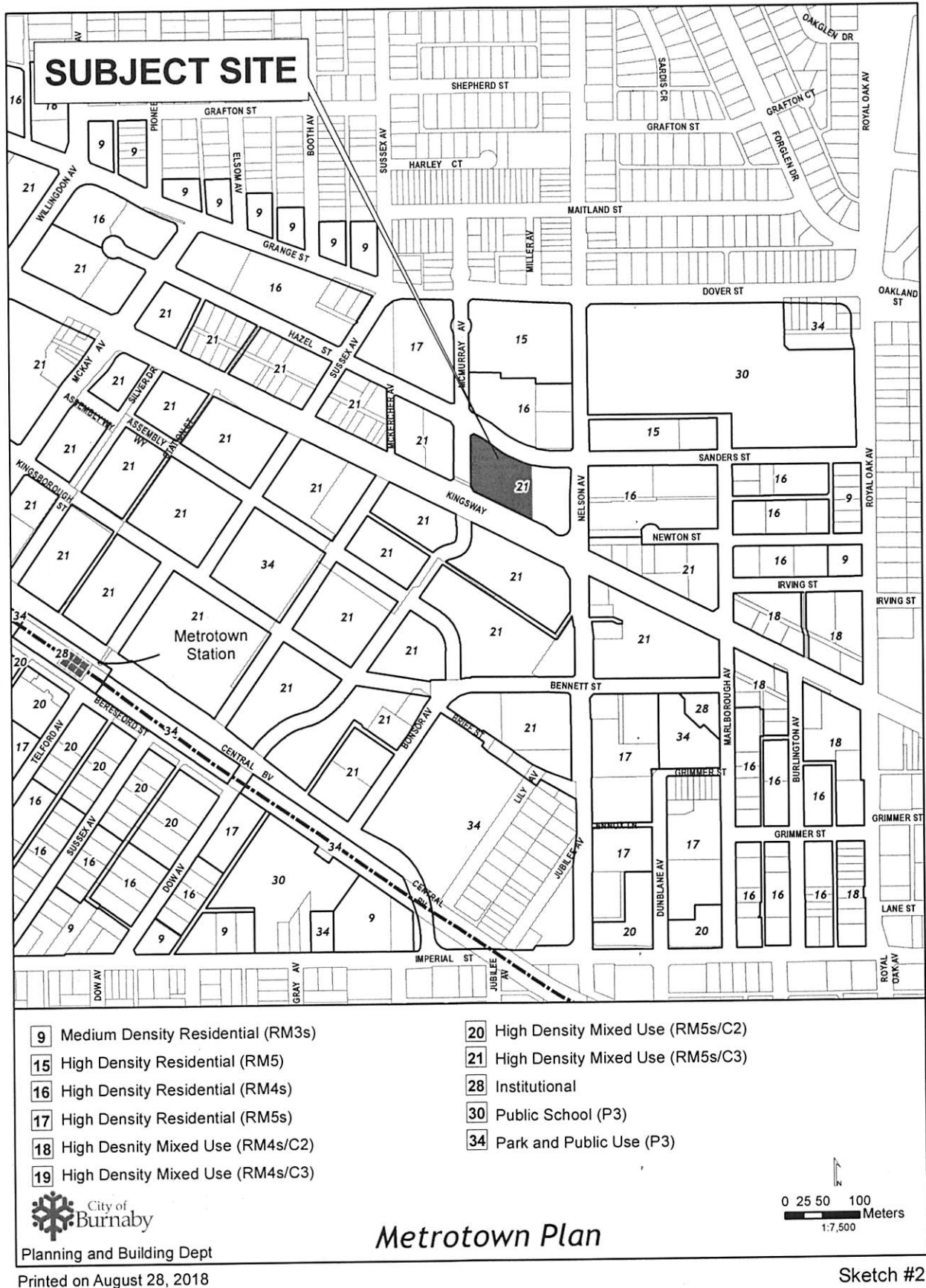


Subject Site



Buildings

Sketch #1





Item
Meeting 2019 Feb 25

COUNCIL REPORT

TO: CITY MANAGER 2019 February 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-47**
Brentwood Town Centre SkyTrain Station Expansion Area
Brentwood Town Centre Plan

ADDRESS: 4550 Lougheed Hwy

LEGAL: Lot 119 District Lot 124 Group 1 New Westminster District Plan 28198

FROM: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Brentwood SkyTrain Station Upgrades" prepared by Perkins + Will)

APPLICANT: South Coast British Columbia Transportation Authority
 400-287 Nelson's Court
 New Westminster, BC V3L 0E7
 Attn: Mark Minson

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 March 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 March 11 and to a Public Hearing on 2019 March 26 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The review of a detailed Sediment Control System by the Director Engineering.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #18-47
 Brentwood SkyTrain Station

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of an elevator, bus operator washroom facilities, and enclosure of the existing staircase.

2.0 BACKGROUND

- 2.1 On 2004 June 07, Council granted Final Adoption for Rezoning Reference #99-30 for the Brentwood SkyTrain Station. The Brentwood SkyTrain Station was completed by the Province, along with the Millennium SkyTrain Guideway in 2002. The station is suspended over Lougheed Highway, just east of Willingdon Avenue and connects from the mezzanine level of the station to the north and south sides of Lougheed Highway via a publically accessible land bridge. The 13 m wide land bridge across the Lougheed Highway forms part of an integral pedestrian network through the Brentwood Town Centre and is expected to handle major pedestrian and dismounted cyclist traffic as well as wheel chair users once both sides of Lougheed Highway are redeveloped in accordance with the Brentwood Town Centre Plan.

At either end of the land bridge are portals operated by TransLink. At the land bridge level, the portals were designed to connect directly with future developments on either side of Lougheed Highway. The north side is being connected to the Brentwood Plaza and Brentwood Mall site through Rezoning Reference #12-44, and is anticipated to be open in summer 2019 with improvements to the at-grade entrance advanced through the Preliminary Plan Approval (PPA) process for Phase I. A south side connection is awaiting future redevelopment of the Carter GM Auto Dealership site. Currently an elevator and stairs in the north portal provides at grade access to the north side of Lougheed Highway and a staircase provides at grade access to the south side of Lougheed Highway.

In anticipation of improved access to the north side of the station, TransLink has submitted this application to make modifications to the south portal to improve access to the land bridge from the at-grade portal entrance on the south side of Lougheed Highway and add operator washrooms.

- 2.2 The subject site is comprised of two portions of 4550 Lougheed Highway on either side of the existing statutory right-of-way for the station stairs (Sketches #1 and #2 *attached*), which is currently used for landscaping on the Lougheed Highway frontage of the Carter GM Auto Dealership. The sites will be accessible from Lougheed Highway. Directly to the north of the subject site is the existing Brentwood SkyTrain Station and publicly accessible land bridge (Rezoning Reference #99-30) connecting the south side of Lougheed Highway to the Brentwood Mall Shopping Centre (Rezoning Reference #11-22 and #12-44) and Phase I residential buildings in the Brentwood Mall redevelopment (Rezoning Reference #12-45 and #12-46). To the south and on either side of the subject site is the Carter GM Auto Dealership with Dawson Street and industrial buildings beyond. To the west of 4550 Lougheed Highway

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #18-47
 Brentwood SkyTrain Station

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is the Esso Gas Station and beyond, across Willingdon Avenue, is the SOLO mixed use development (Rezoning Reference #06-47). To the east across Alpha Avenue is the Carter Chrysler Auto Dealership.

- 2.3 The Brentwood Town Centre Development Plan designates the subject site for high-density mixed use development based on the RM5s Multiple Family Residential, C3 General Commercial Districts as guidelines. The P2 Administration and Assembly Districts has been added to the site to accommodate transit infrastructure. This site is considered suitable for the proposed development given its location in relation to the Millennium SkyTrain line and the adjacent Brentwood SkyTrain Station.
- 2.4 Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.
- 2.5 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is for an elevator, bus operator washrooms and enclosure of the stairs on the south side of the Brentwood SkyTrain Station. Redevelopment of the Brentwood Mall site included redistributing bus service connecting to the Brentwood Station from the bus loop to the new street grid adjacent to the station. In the process of relocating buses, some bus routes became more accessible from the south side of the station.

The pedestrian connection between the land bridge and buses on either side of Lougheed Highway and Willingdon Avenue are a major component of the overall site plan for Brentwood Station. From the north end of the land bridge a short walkway will connect to the new public plaza and statutory rights-of-ways for public access on the Brentwood Mall site to allow passengers to access buses on Willingdon Avenue and the new Brentwood Boulevard. An existing station elevator and stairs connects the station to buses on Lougheed Highway and this is being augmented by new stairs and elevators on the mall site providing significant capacity and multiple options for people transferring to and from buses on the north side.

Buses on the south side of the land bridge are accessed by a single staircase and, as a part of its' agreement with TransLink, the developer of the Brentwood Mall site, Shape Properties, has given TransLink funding to construct an elevator on the south side. Future connections will be developed on the south side when redevelopment occurs on the Carter GM site. The proposed elevator will be located on the east side of the land bridge, with elevator doors facing west. This will connect passengers from the bus stops on the south side of Lougheed

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #18-47
 Brentwood SkyTrain Station

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Highway to the mezzanine level of the station above. The outside of the elevator shaft will be sheathed in laminated glass. Above the first storey, the glass will be screened by horizontal aluminum shades to reduce glare and heat. At the top, the elevator machinery is screened by anodized architectural mullionless aluminum louvres. The proposed elevator will provide disabled access to the station from the south side of Lougheed Highway.

- 3.2 The proposed south side improvements include two bus operator washroom facilities to replace the current portable washrooms located on Lougheed Highway. The washrooms are in a 2.5 m high standalone structure faced with cementitious cladding panel. The proposed structure is to be located between existing columns under the south end of the land bridge, out of the way of pedestrian flows from the proposed elevator to the east and the existing staircase to the west.
- 3.3 Proposed changes to the south end of the land bridge will be used as an opportunity to replace existing steel mesh panels by enclosing the staircase with glass panels to match the existing glazing on the land bridge above. A flat metal roof with anodized architectural mullionless aluminum louvres covering the top of the staircase is proposed to match the elevator. A glass canopy to connect the top of the enclosed staircase to the top of the elevator shaft is also proposed at the land bridge level to provide additional weather protection. In addition to the aesthetic improvements, glazing will increase visibility and safety at the south end of the station access, provide weather protection, and allow both stair and elevator users an opportunity to orient themselves on the land bridge before proceeding towards the mezzanine level of the station and the public plaza and Brentwood Mall beyond.
- 3.4 As the site has no trees, a tree survey will not be required.
- 3.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

4.0 DEVELOPMENT PROPOSAL

An additional 5.16 m² of floor area is proposed for the elevator, 7.63 m² for the washrooms and 40.00 m² by enclosing the staircase. The table below notes how this impacts the existing Station Statistics.

4.1 Site Area (approx.)

Gross Site Area:	-	2,533 m ² (27,265 sq.ft.) existing
	-	42 m ² (452 sq.ft.) proposed
TOTAL PROPOSED	-	2,575 m² (27,717 sq.ft.)

4.2 Site Coverage

Aerial Footprint	-	2,385 m ² (25,672 sq.ft.) existing
	-	2,390 m ² (25,726 sq.ft.) proposed

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #18-47
 Brentwood SkyTrain Station
 2019 February 20 Page 5

At Grade Building Footprint	-	168 m ² (1,808 sq.ft.) existing
	-	181 m ² (1,948 sq.ft.) proposed

Gross Floor Area Permitted and Provided:

Public Circulation Areas (ground, mezzanine and platform levels)	-	2,768 m ² (29,795 sq.ft.) existing
Public Circulation Areas (ground, mezzanine and platform levels)	-	2,773 m ² (29,849 sq.ft.) proposed
Ancillary (mechanical, staff)	-	212 m ² (2,282 sq.ft.) existing
Ancillary (mechanical, staff)	-	220 m ² (2,368 sq.ft.) proposed
Commercial	-	65 m ² (700 sq.ft.) existing
TOTAL PROPOSED	-	3,058 m² (32,916 sq.ft.)

4.3 Dimensions: Unchanged

4.4 Vertical Circulation:

Elevators	-	1 additional from ground to mezz. proposed
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4.5 Entries: Unchanged

4.6 Off Street: Unchanged

4.7 On Street: Unchanged

4.8 Materials and Features: Unchanged


 Lou Pelletier, Director
 PLANNING AND BUILDING

IW:rh
Attachments

cc: City Solicitor
 City Clerk

October 26, 2018

Mr. Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent for portions of 4550 Lougheed Highway, Burnaby, B.C.

Dear Mr. Pelletier,

As authorized agents on behalf of Devizes Management Ltd., we submit this application to rezone portions of 4550 Lougheed Highway, Burnaby B.C. from the current C3 zoning to CD Comprehensive Development District (utilizing the P2 Administrative Assembly District and the prevailing zoning of the portions of the site related to the C3 District). The intent of this rezoning application is to construct an elevator on the south end of the Brentwood SkyTrain Station, consistent with the Brentwood Town Centre Plan.

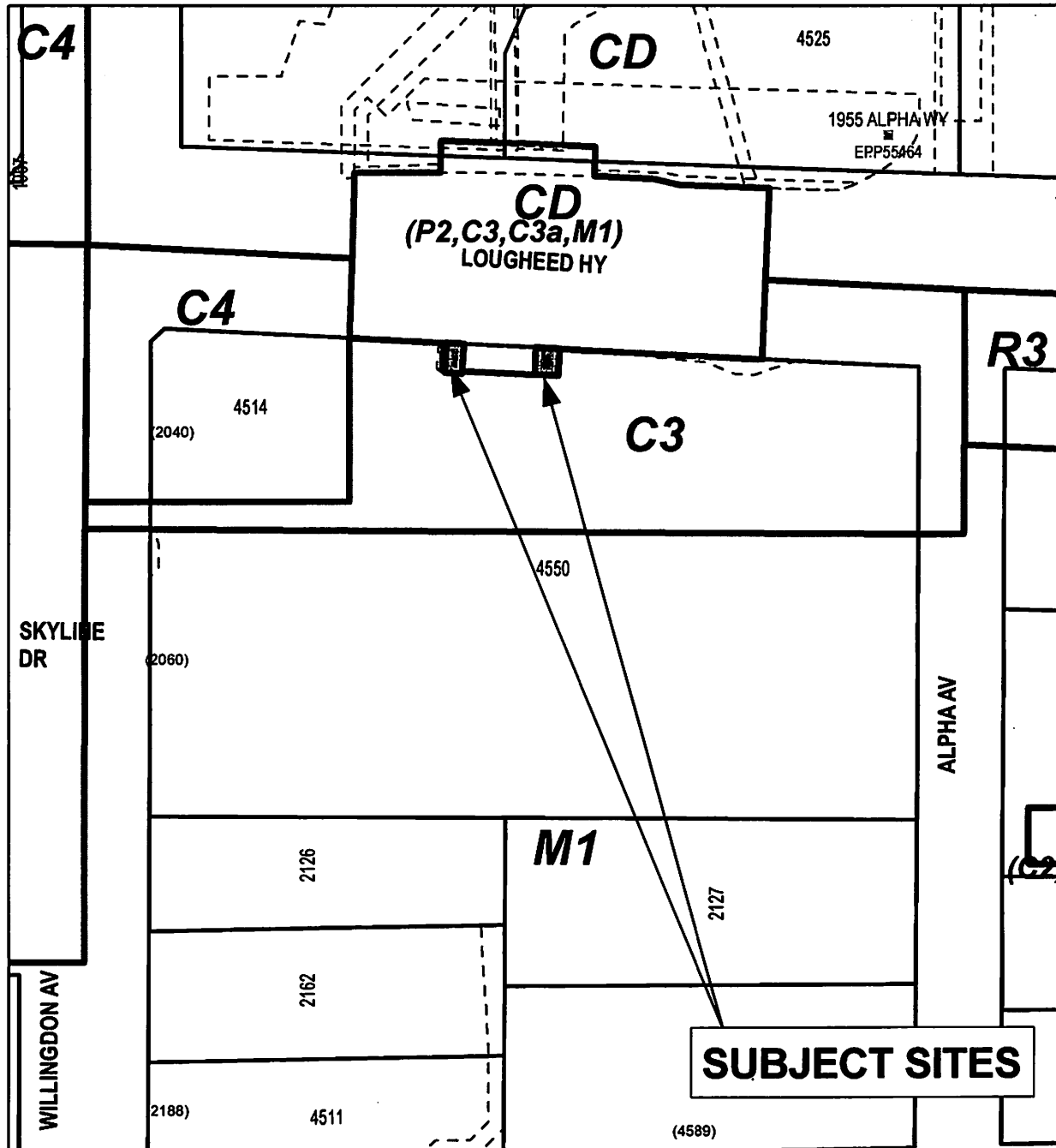
Those portions subject to the rezoning are the two Statutory Right of Way parcels of 6.3 m² and 35.0 m² indicated on Plan EPP53719. The Statutory Right of Way CA4827053 instrument has been included with the application for reference.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application. Please call me direct at 778-375-6453 should you have any questions regarding this application.

Yours truly,



Mark Minson
Director, Engineering Project Delivery
South Coast British Columbia Transportation Authority (TransLink)



City of
Burnaby

PLANNING & BUILDING DEPARTMENT



DATE:

FEB 14 2019

SCALE:

1:1,500

DRAWN BY:

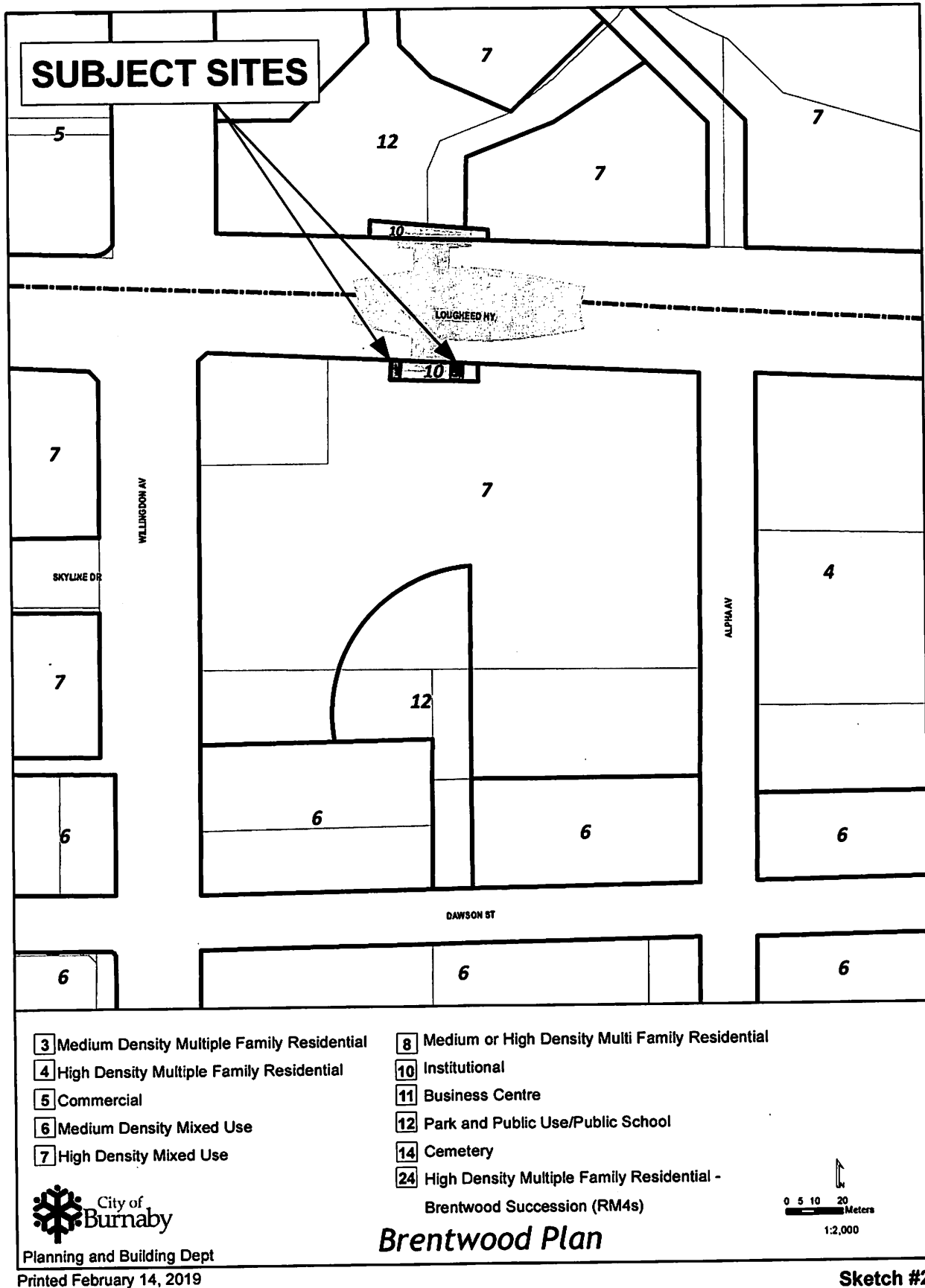
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REZONING REFERENCE #18-47
PORTION OF 4550 LOUGHEED HIGHWAY



Subject Site

Sketch #1



Gunter Marx and Janet Marx
503-4350 Beresford Street
Burnaby, BC V5H 4K9

Page 1 of 7

Tel: 604-439-7991
E-mail: guntermarx@telus.net

March 26, 2019

To the City of Burnaby Mayor and Councillors:

- * Mayor Mike Hurley,
- * Councillor Pietro Calendino,
- * Councillor Sav Dhaliwal,
- * Councillor Dan Johnston,
- * Councillor Colleen Jordan,
- * Councillor Joe Keithley,
- * Councillor Paul McDonell,
- * Councillor Nick Volkow,
- * Councillor James Wang

c/o Burnaby City Hall
4949 Canada Way,
Burnaby, BC V5G 1M2

Dear Mayor Hurley and City of Burnaby Councillors:

Re: REZONING REFERENCE #18-52
Skysign on Existing Building (at 6222 Willingdon Avenue, Burnaby, BC)
Metrotown Downtown Plan

Applicant: Mike Wierzbicki, Manager
Scott Paragon Signs Ltd.
414-5940 No. 6 Road
Richmond, BC V6V 1Z1

Occasion: "Public Hearing" at Burnaby City Hall, 4949 Canada Way, Burnaby, BC V5G 1M2
On Tuesday, March 26, 2019
At 6:00pm

Our names are Gunter Marx and Janet Marx, and we live in a condo building called Carlton on the Park, at 4350 Beresford Street in Burnaby. Our building is located on the southwest corner of Beresford Street and Willingdon Avenue, directly to the west across Willingdon Avenue from the CUPE offices at 6222 Willingdon Avenue in Burnaby.

Our Suite 503, on the fifth floor of our building, looks directly east across Willingdon Avenue to approx. the upper third floor and lower fourth floor of the CUPE offices at 6222 Willingdon Avenue.

Rez Ref # 18-52
Bylaw # 13995

We are “original” Owners at Carlton on the Park – we moved into our Suite 503 over 30 years ago, in 1988, before the building was completed.

We have a few questions and comments that we would like to address, regarding the proposal by “Scott Paragon Signs Ltd.” to install two CUPE skysigns on the top of the fourth floor CUPE office podium on Willingdon Avenue and on Beresford Street.

May we provide Mayor Hurley and the Councillors with copies of our notes and photos?

We will be referencing the “City of Burnaby Council Report,” dated February 20, 2019, which is addressed to the City Manager from Lou Pelletier, Director Planning and Building, a copy of which we received by e-mail from the City of Burnaby Planning Department on March 21, 2019.

Re: “BACKGROUND INFORMATION, Point #2.1”

“The subject property is located on the northeast corner of Beresford Street and Willingdon Avenue, within the Council adopted Metrotown Downtown Plan area. To the north across Beresford Street is the BC Parkway and Expo SkyTrain guideway, with the Metrotown Bob Prittie Library and Civic Square further to the north across Central Boulevard. To the west across the lane is the 'Gold House' development (Rezoning Reference #13-23), which is currently under construction. To the south are older low rise apartment buildings. To the west across Willingdon Avenue are high-rise apartment buildings developed in the 1980s, as well as Kinnee Park.”

2.1a Will the Council be voting on the proposal to install the two CUPE skysigns, based on the exact wording of the “Background Information,” as noted in Point #2.1?

We note that there is incorrect locational information about the “subject property” in “Sentence 2:” technically, the “Gold House” development is located to the EAST across Cassie Avenue, with the address of 6377 McKay Avenue, instead of “to the west across the lane.”

Re: “BACKGROUND INFORMATION, Point #2.2”

“The subject site was redeveloped under Rezoning Reference #12-24, which received Final Adoption on 2013 October 21...” and “Appropriate signage was established for the building through a Comprehensive Sign Plan (CSP), including the opportunity for a future Skysign on the fourth floor fronting Willingdon Avenue...”

2.2a We note that there is reference to ONE future skysign only, not TWO future skysigns.

Re: "BACKGROUND INFORMATION, Point #2.4"

"The proposed CUPE Skysign is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

- *A Connected Community*
 - o *Partnership: Work collaboratively with businesses, educational institutions, associations, other communities and governments.*
- *A Healthy Community*
 - o *Community involvement: Encourage residents and businesses to give back to and invest in the community*
- *A Dynamic Community*
 - o *Economic opportunity: Foster an environment that attracts new and supports existing jobs, businesses and industries."*

2.4a Again, we note that there is reference to ONE proposed CUPE skysign only, not two proposed CUPE skysigns.

2.4b How does the proposed skysign support the goals and sub-goals of the City's Corporate Strategic Plan, regarding a "Connected Community," a "Healthy Community," and a "Dynamic Community?"

Please explain.

Re: "SKYSIGN PROPOSAL, Point #3.1"

"The applicant is proposing to install two skysigns for the CUPE BC on the Beresford Street (north) frontage and on Willingdon Avenue (west) frontage of the mixed-use residential/commercial building. The proposed skysigns are intended to identify the "CUPE" logo, and provide exposure to the offices for vehicles along Willingdon Avenue."
(The "underline" and "bold" are our emphasis.)

3.1a The Council Report written by Lou Pelletier, Director, City of Burnaby Planning Department, dated February 20, 2019, states that "the applicant is proposing to install **TWO** skysigns for the CUPE BC...", and yet, in his "Rezoning Letter of Intent" to Lou Pelletier, dated December 18, 2018, Mike Wierzbicki, on behalf of Scott Paragon Signs Ltd., submitted his application to rezone 6222 Willingdon Avenue "for the purpose of a skysign for the CUPE head office" - in other words, **ONE** skysign only.

Please explain the discrepancy between the proposals for **ONE** skysign and **TWO** skysigns.

- 3.1b When was the last time anyone did a study of the visibility of the proposed CUPE skysigns to the “vehicles along Willingdon Avenue?” Who did the review?

Please refer to our enclosed Photos #03.19-1 to #03.19-8 of the CUPE offices at 6222 Willingdon Avenue in Burnaby. All of the photos were taken while we were walking North and South on Willingdon Avenue, between Kingsway and Mayberry Street. We also drove North and South on Willingdon Avenue, between Kingsway and Mayberry Street, but for legal and safety reasons, we didn’t take any pictures while driving.

3.1b Photos #03.19-1 to #03.19-3

We are standing on Willingdon Avenue, looking North towards the CUPE building on the right side of the road. (See the red arrows for the location of the top of the fourth floor CUPE office podium.)

It appears to us that vehicles driving North on Willingdon Avenue will **NOT** be able to see the proposed CUPE skysign at the top of the fourth floor CUPE office podium on Willingdon Avenue, because of the tree that stands a few feet south of the CUPE offices and blocks the top of the office podium, even with bare branches.

Also, it appears to us that when vehicles are driving North on Willingdon Avenue and are just passing the CUPE offices, they will legally and physically **NOT** be able to see the proposed CUPE skysign at the top of the fourth floor CUPE office podium on Willingdon Avenue, without taking their eyes off the road to look up.

However, they will be able to see the already-existing, “lit-up 24/7,” CUPE sign that is installed at Ground Level beside the entrance to the CUPE building on Willingdon Avenue.
See Photos #03.19-4 and #03.19-5.

Also, it appears to us that vehicles driving North on Willingdon Avenue will **NOT** be able to see the proposed CUPE skysign at the top of the fourth floor, on the North side of the CUPE office podium on Beresford Street.

3.1c Photos #03.19-6 to #03.19-7

We are standing on Willingdon Avenue, looking South towards the CUPE building on the left side of the road. (See the red arrows for the location of the top of the fourth floor CUPE office podium.)

It appears to us that vehicles driving South on Willingdon Avenue will **NOT** be able to see or identify the proposed CUPE skysigns at the top of the fourth floor CUPE office podium on Willingdon Avenue and on Beresford Street, because the views of the top of the fourth floor podium are basically blocked by the Bob Prittie Library that is on the North-East corner of

Willingdon Avenue and Central Boulevard (on the left side of the road in the Photo #03.19-6), the trees (even with bare branches) that are along Willingdon Avenue, Central Boulevard, and Beresford Street, and the Expo-Line Skytrain track that runs above Willingdon Avenue.

To the south of the overhead Skytrain track on Willingdon Avenue, where the CUPE office building is visible, the intersection at Willingdon Avenue and Beresford Street is dangerous, traffic-wise (there have been numerous accidents at this intersection over the years) – we believe that vehicle drivers should be focused on the road traffic conditions and on the stop signs at both sides of Beresford Street, and NOT on skysigns that are installed at the TOP of the fourth floor CUPE office podium on Willingdon Avenue and on Beresford Street, where drivers would have to take their eyes off the road to look up.

Again, “the proposed skysigns [to be installed at the top of the fourth floor CUPE podium] are intended to... provide exposure to the offices for vehicles along Willingdon Avenue.”

Based on our enclosed photos, it appears to us that the proposed CUPE skysigns will **NOT** provide exposure to the CUPE offices for vehicles along Willingdon Avenue, as noted and intended in the “SKYTRAIN PROPOSAL, Point #3.1.”

Re: “SKYSIGN PROPOSAL, Point #3.3”

“Criteria for the evaluation of skysigns for commercial buildings also include consideration of an active and major user, where the user should occupy a minimum 25% and a minimum 60,000 sq. ft. of gross leaseable floor area. The CUPE office occupies 3,106 m² (33,436 sq. ft.) of the total 5,442.72 m² (58,585 sq. ft.) of commercial floor area within the building, which represents 57% of the building's commercial floor area. Although the minimum area is not met under the guidelines, the CUPE BC office is considered a head office location, and meets the percentage criteria under the guidelines.” As such, the proposed skysign on the fourth floor is considered appropriate subject to a commitment to keep the sign in relation to the occupancy of the CUPE office on the subject site.”

- 3.3a How is “the proposed skysign on the fourth floor considered appropriate,” given that the “criteria for the evaluation of skysigns for commercial buildings” are that “the user **SHOULD** occupy a minimum 25% **AND** a minimum 60,000 sq. ft. of gross leaseable floor area?”

The CUPE office meets only **ONE** of the required criteria, **NOT** both required criteria – in other words, it's not an “either / or” issue.

Please explain.

- 3.3b By the way, since there is only ONE "proposed skysign on the fourth floor" mentioned in the last sentence of Point #3.3 above, which skysign is it that is "considered appropriate?"

Please explain.

Re: "SKYSIGN PROPOSAL, Point #3.5"

"The developed was serviced [sic] under the previous rezoning (Rezoning Reference #12-24) and subdivision (Subdivision Reference #13-07). As such, no further servicing, rights of way or cost charges are required in connection with the subject rezoning."

- 3.5a Would someone please explain what "The developed was serviced..." is supposed to mean?

- 3.5b Whatever "The developed" is supposed to be, it "was serviced under the previous rezoning..." and "As such, no further servicing, rights of way or cost charges are required in connection with the subject rezoning."

It appears to us that, although "Rezoning" approval on October 21, 2013 included the opportunity to install only ONE future skysign (please refer to "Background Information, Point #2.2"), the servicing for a second skysign was actually done at the same time, in anticipation of installing a second skysign.

Is this correct?

We have included Photo #03.19-8 that shows what we believe to be an electrical connection for a future skysign at the top of the fourth floor CUPE office podium on Willingdon Avenue.

Additional Questions:

4. Who owns the CUPE building?
5. What colour is the lighting of the proposed skysigns?

6. How bright will the skysign lighting be?

7. What consideration has been given to the residential neighbours directly to the west across Willingdon Avenue from the CUPE offices at 6222 Willingdon Avenue in Burnaby, to determine what effects CUPE's brightly-lit skysigns might have on the neighbours?

In closing, based on our enclosed photos, we believe that the installation of two CUPE skysigns at the top of the fourth floor CUPE office podium on Willingdon Avenue and on Beresford Street, will **NOT** provide exposure to the CUPE offices for vehicles along Willingdon Avenue, as noted and intended in the "SKYTRAIN PROPOSAL, Point #3.1."

Also, according to the Burnaby City's "Corporate Strategic Plan" that supports "community involvement," by encouraging businesses to "give back to and invest in the community" (please refer to "Background Information, Point #2.4"), we believe that CUPE could get more "bang for their buck," if they gave back to and invested in the community by some other means, instead of by installing two skysigns that most vehicles will not even see.

That concludes our questions and comments.

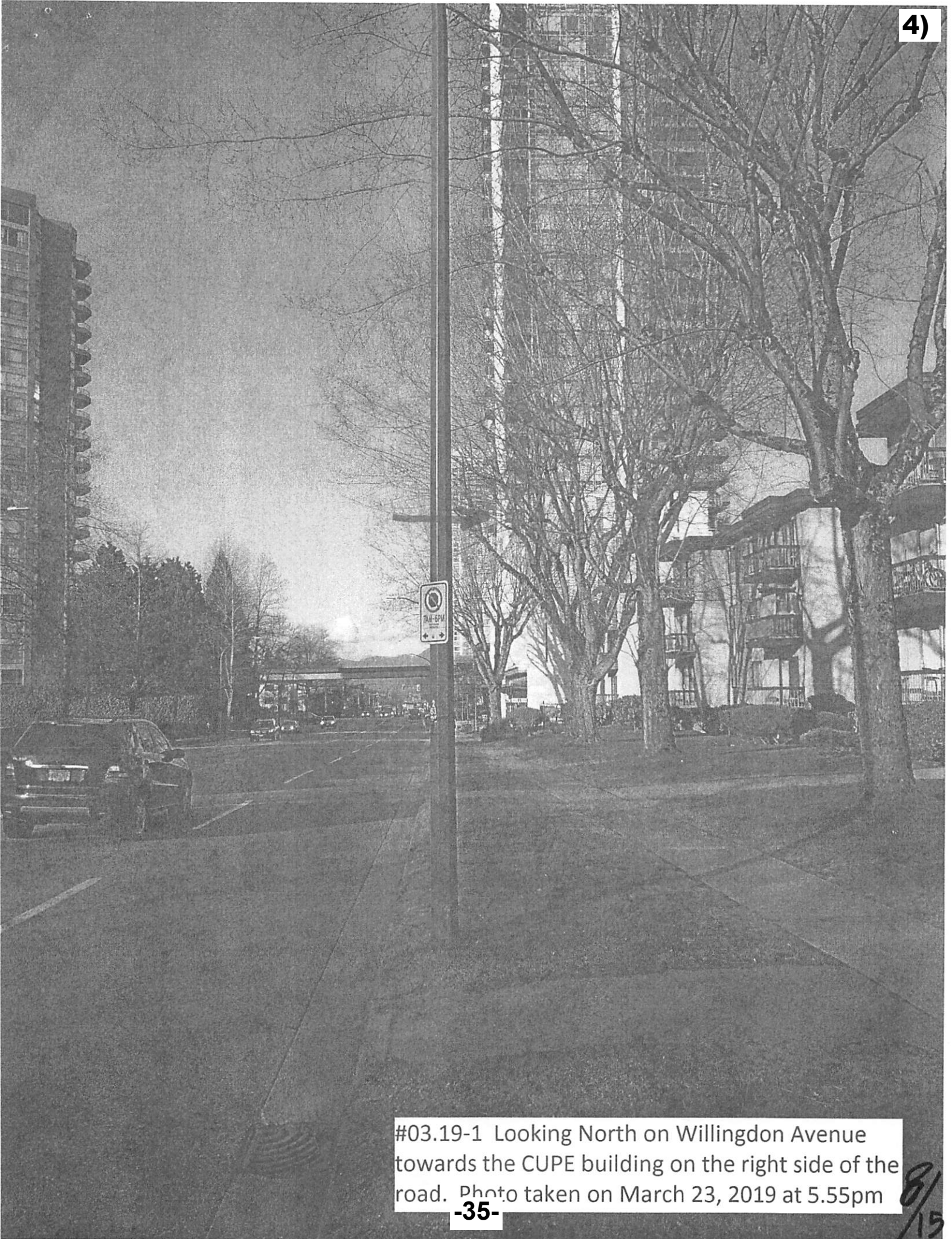
Yours truly,

Gunter Marx

Janet Marx

Enclosed: 8 pages of Photos #03.19-1 to #03.19-8.

4)

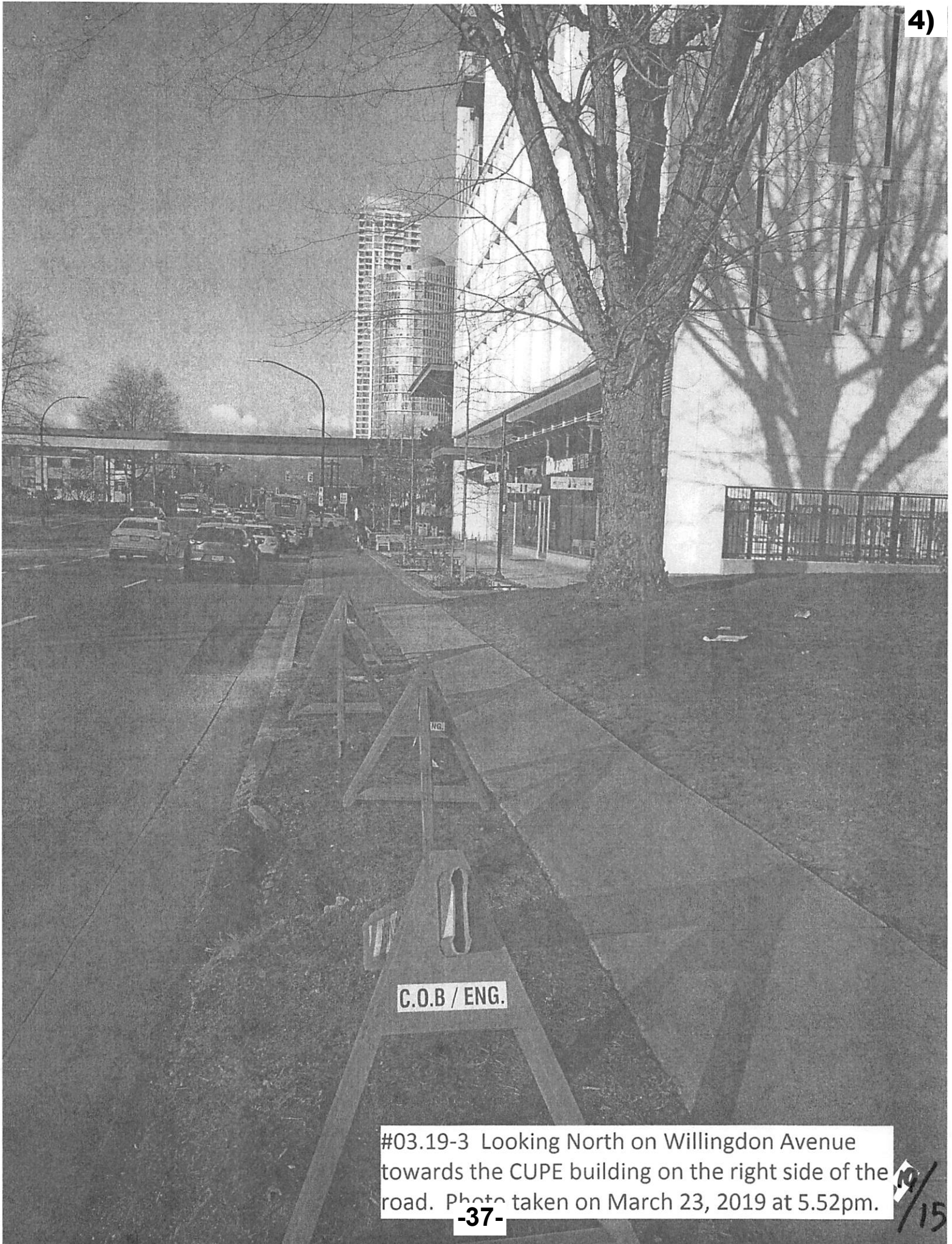


#03.19-1 Looking North on Willingdon Avenue towards the CUPE building on the right side of the road. Photo taken on March 23, 2019 at 5.55pm

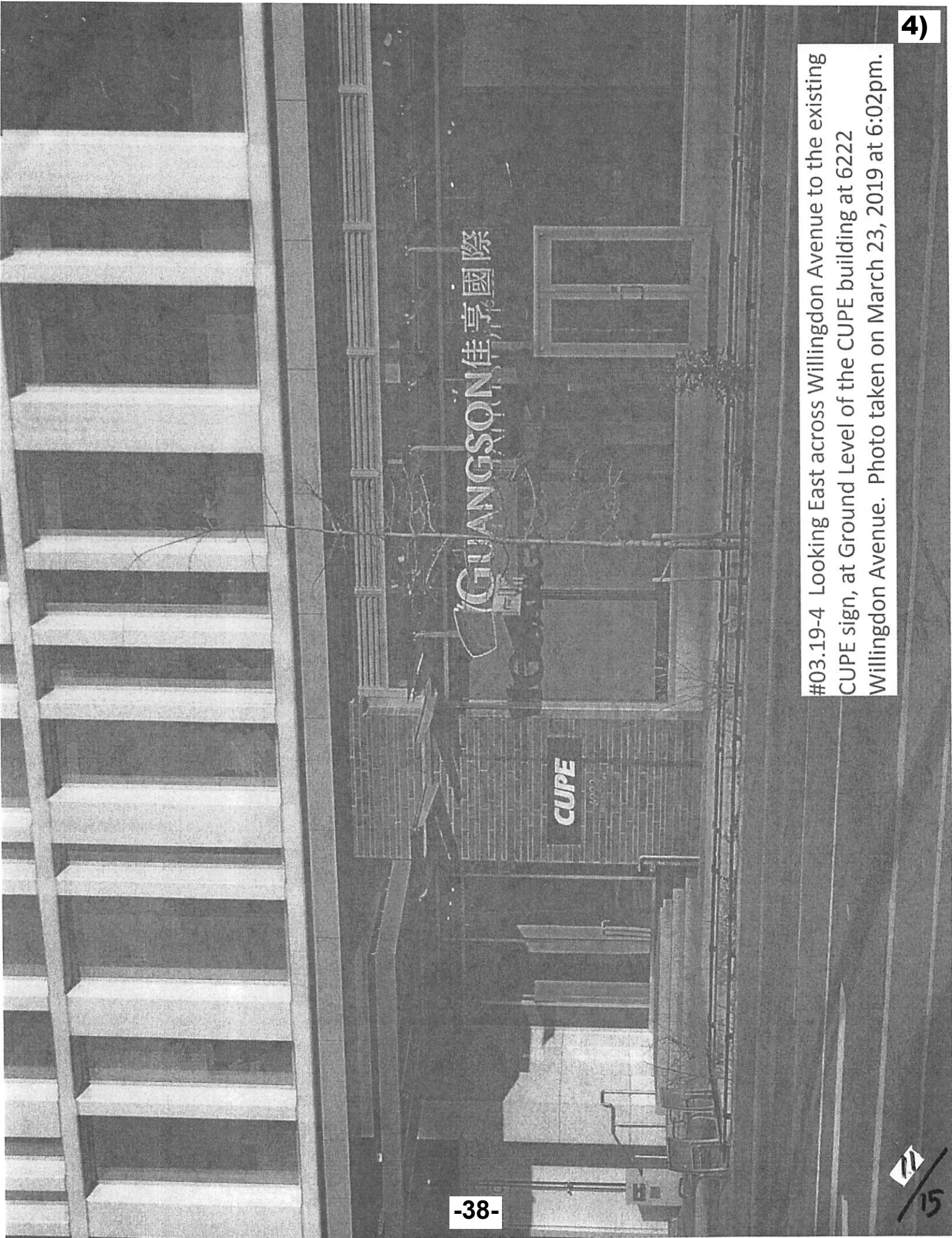
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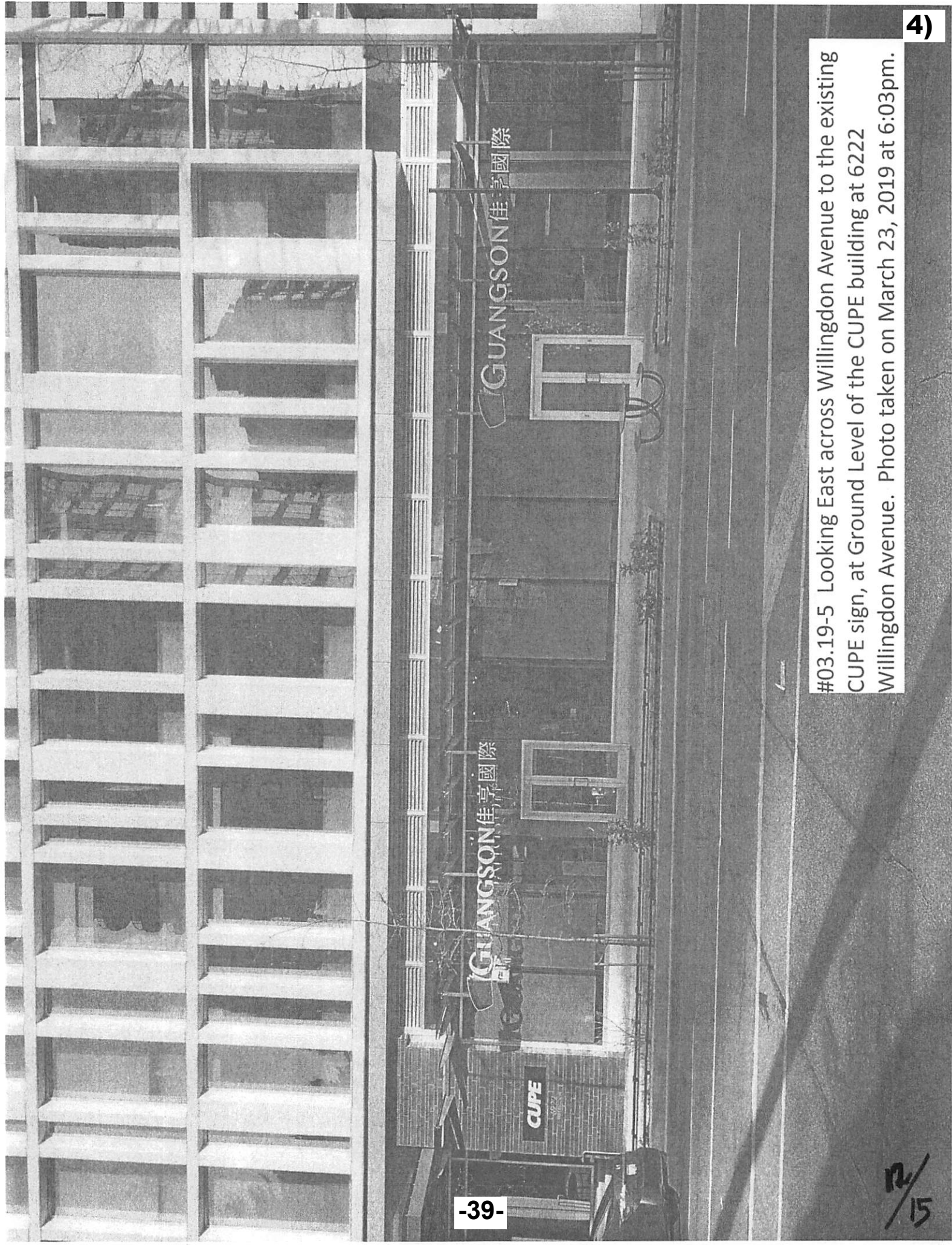
#03.19-2 Looking North on Willingdon Avenue towards the CUPE building on the right side of the road. Photo taken on March 23, 2019 at 5.50pm.



#03.19-3 Looking North on Willingdon Avenue towards the CUPE building on the right side of the road. Photo taken on March 23, 2019 at 5.52pm.



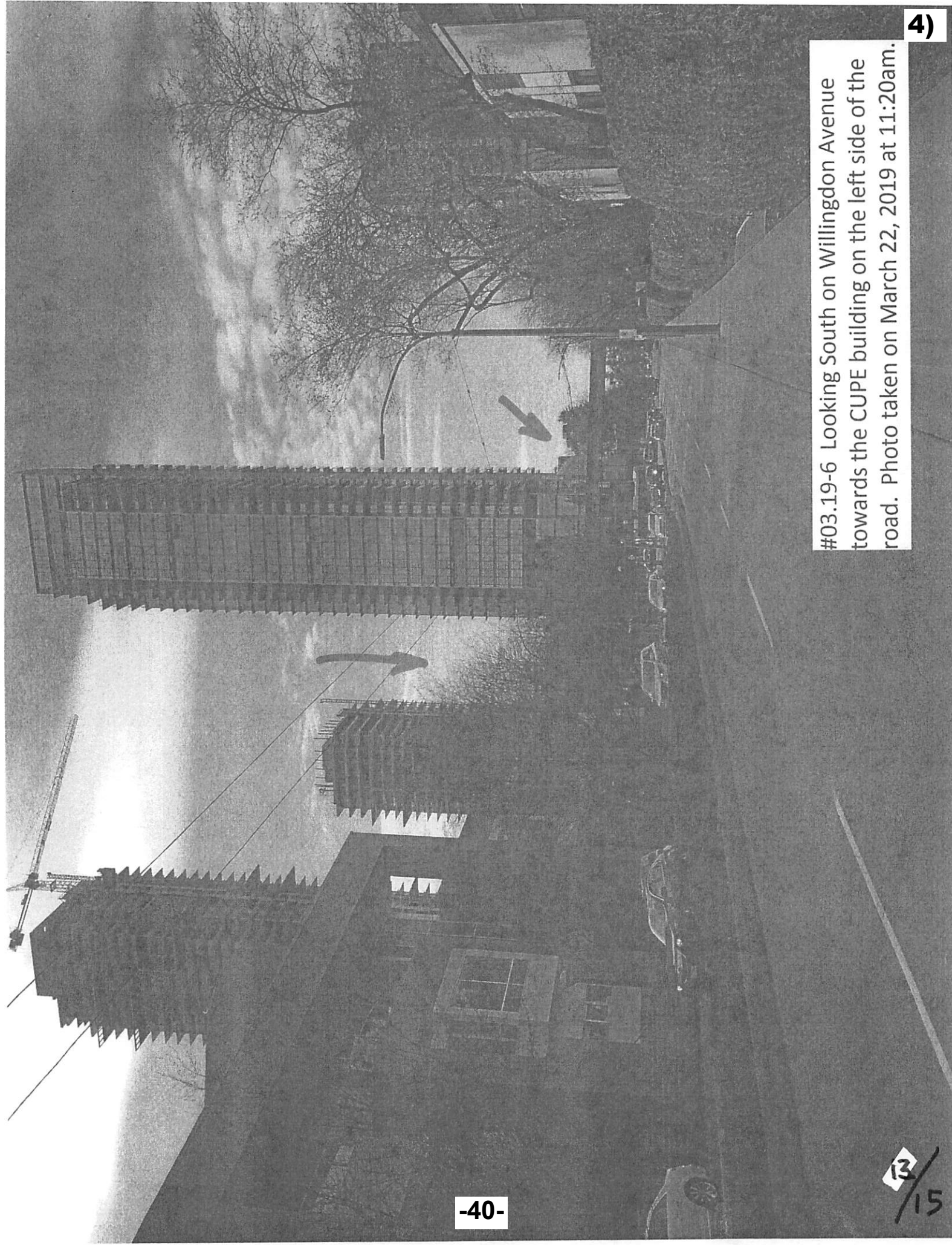
#03.19-4 Looking East across Willingdon Avenue to the existing CUPE sign, at Ground Level of the CUPE building at 6222 Willingdon Avenue. Photo taken on March 23, 2019 at 6:02pm.



#03.19-5 Looking East across Willingdon Avenue to the existing CUPE sign, at Ground Level of the CUPE building at 6222 Willingdon Avenue. Photo taken on March 23, 2019 at 6:03pm.

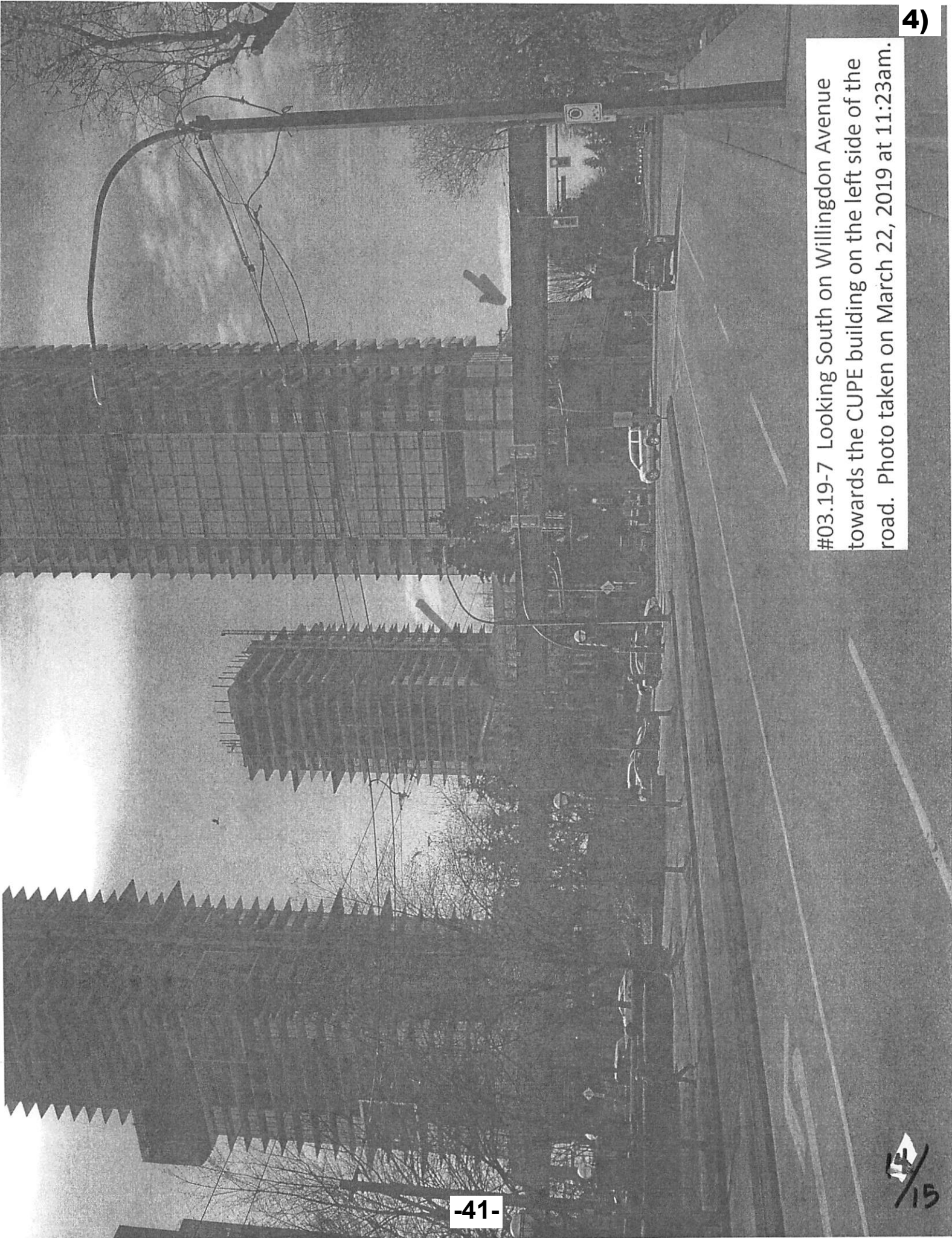
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#03.19-6 Looking South on Willingdon Avenue towards the CUPE building on the left side of the road. Photo taken on March 22, 2019 at 11:20am.

4)



#03.19-7 Looking South on Willingdon Avenue towards the CUPE building on the left side of the road. Photo taken on March 22, 2019 at 11:23am.

#03.19-8 Looking at an electrical connection(?) for a future
skysign at the top of the fourth floor CUPE office podium on
Willington Avenue. Photo taken on March 23, 2019 at 6:01pm.



Arriola, Ginger

From: Edward t
Sent: March 26, 2019 2:53 PM
To: Clerks; Edward t
Subject: Rezoning Application #18 - 52

Categories: Yellow Category

My name is Edward Seto I live in 705-4360 Beresford Street Burnaby BC in the Modello building in which there is a public hearing for the rezoning application #18-52.

I am against the signage that CUPE wants to place on 2 sides of our Modello building.

This is a residential apartment building in which CUPE only occupies 3 floors I feel that the 2 large signs will take away from look of the building and also the image and perceived value as this is a high end residential building and CUPE already has 2 signs and now they want to add new signage that will be even more larger and make our building look less inviting.

I do not want people that visit or walk by to mistakenly view our building as a business granted CUPE does occupy 3 floors but that is only a fraction of the floors in the building.

CUPE also did not consult the residences of Modello which we are the majority owners of the building

Sincerely,

Edward Seto

Arriola, Ginger

From: Florence Liu
Sent: March 26, 2019 12:56 PM
To: Clerks
Subject: Oppose Rezoning 6222 Willingdon Avenue

Rez Ref # 18-52
 Bylaw # 13995

To Whom It May Concern:

I own and live in an apartment suite at this building and oppose the rezoning application.

Florence Liu
 1701-4360 Beresford St., Burnaby BC V5H 0G2

1. The installation of skysigns is not needed. People from the public who want to go to the CUPE office can get there using its address. The location is easy to find. The skysigns do not add any information value.
2. Skysigns for companies/organizations are more appropriate in large commercial/business centres e.g. downtown Vancouver. They are not appropriate in residential areas like our Beresford neighbourhood.
3. The Beresford neighbourhood will be developed into a cultural and artistic centre for leisure and cultural enjoyment, which will enhance the quality of living for the local communities here. The skysigns do not fit into this cultural and artistic theme.

In summary, the skysigns do not add any value to the public or the local communities or our Beresford neighbourhood.

Please kindly consider the above and reject the rezoning application.

Regards,
 Florence Liu

Ms Vera Giovannitti
 Mr. Robert Craig
 Strata Lot 143
 4360 Beresford
 Burnaby, BC
 V5H 0G2

26 March 2019

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

Dear Sir/Madam,

**Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2019 –
 Bylaw No. 13995 at 6222 Willingdon Avenue**

I am writing to object to the proposed rezoning to allow for the installation of two SkySigns for CUPE, or any other businesses, at our Modello Residential Building.

It is already difficult to establish the name of our residential building amongst the signage at street level for the commercial tenants, that I find additional signage – illuminated (day and night) – will be offensive not only to our building, but to the neighbourhood as a residential area. Sadly, we were not informed at any time before possession that CUPE was going to be our neighbours.

When we purchased at Modello, it was being advertised as:

“The Art of Elegant Living”

Boffo Developments proudly presents Modello, a rare and elegant residence just steps away from Central Park. Striking architecture, innovative landscaping and public art inspiration create the cultural centrepiece and gateway to the new Beresford Art Walk.

Furthermore, I believe this was a vision for the City of Burnaby as well, as I found an article in Burnaby Now (September 15, 2015) that a Mr. Ramsey described the vision as such at a council meeting:

“As you know, we have a number of significant developments coming through the rezoning process in the town centres, and that provided an excellent testing ground by bringing forward these ideas, having them reviewed by the development committee, by the public, by this council,” Ramsey said of the new

design elements. "And what we are doing is bringing in ideas from around the globe." The new elements include building setback zones, with seating and public art at commercial buildings, and landscaping and beautification for residential buildings, he explained.

"These light fixtures illustrate we're not just lighting the street, we're also lighting the pedestrian area, and we're doing it in a way that is attractive and interesting," he explained.

"We're working on creating better streets in support of better neighbourhoods," he said.

An article from BC Business entitled: "The City of Burnaby: Living Done Right" says of Burnaby's first artwalk: "The much-anticipated art-focused streetscapes will demonstrate the city's emphasis on creating pedestrian- and transit-friendly spaces.

In order to keep with the vision of Boffo and also the City of Burnaby to have Beresford be a cultural centrepiece and gateway for Art Walk, this proposal should be rejected.

How is any LED lit SkySign going to be an improvement to this vision? In other lovely neighbourhoods in various cities, there are bylaws to protect the neighbourhoods from invasive and unsightly signage by limiting the size and even illumination to none (in some places). Even establishments like McDonald's are not permitted to have lighting in some communities in Arizona.

I believe that the commercial businesses have ample signage for their businesses, that there is no need for Skysigns for any reason in this primarily residential neighbourhood with the vision to be attractive and elegant. This type of signage is not tactful nor respectful to a residential neighbourhood.

Furthermore, while CUPE is an organization, it is not, in my opinion, a business that requires signage to draw more attention to their offices. We will already be affected by the possibility of having conflict directly in and around our building and homes, by the nature of CUPE's business, and we risk the potential for unwanted public attention as a result of occasional picketing, we should not have to endure glaring LED, unsightly, attention-drawing signs.

Sincerely,

Vera Giovannitti
Robert Craig
Strata Lot 143
Modello

Arriola, Ginger

From: Alice Law
Sent: March 25, 2019 10:21 PM
To: Clerks
Subject: Rezoning #18-52, Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2019-Bylaw No. 13995

Hi,

My name is Po Chun Law, owner of 705-4360 Beresford St., Burnaby, BC V5H 0G2.

I fully opposed to the installation of two skysigns, one on the Beresford St. (North) frontage and the other on Willingdon Avenue (West) frontage of the office component of a residential/commercial mixed-use building on the subject site.

Thank you for your attention.

Sincerely,
Po Chun Law

Grace and Andrew Smith
3301-4360 Beresford St
Burnaby, BC V5H 0G2

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

March 25, 2019

RE: Scott Paragon Signs Ltd i.e. CUPE UNION Proposal for Lit Sky-signs

Dear Burnaby City Council,

As owners of a condo within the building at 4360 Beresford St also known as "Modello" we are opposed to the proposal by CUPE to place 2 lighted Sky-signs at a height of 60 feet on our building on both sides of Beresford St and Willingdon Ave.


The reasons we feel this proposal is an overreach by amendment to Bylaw No. 13995 is that CUPE already has two lighted signs on the building on both their Willingdon Ave entrance as well as on the building at the Cassie Ave entrance. The membership of CUPE would easily find the location of their National BC Regional Office or HQ on any search engine and on their website. The building "Modello" has a modest 2 lighted signs on a walkway on Beresford St and 1 within the waterfall entering into the roundabout off Cassie Ave. We feel the current CUPE signs are adequate and no further changes should be made.

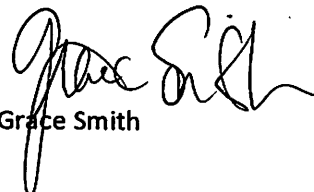
The Modello building is also the start of the Beresford St. Art Walk. The lighted Sky-signs advertising CUPE would not be in keeping with the aesthetic of which I feel those in the neighbourhood would want for the street and Community walking Art trail. This proposal will create a precedent to others on Beresford and detract from the feel of this Art Walk.

Lastly, we are concerned regarding our property value and resale potential if this Sky-sign proposal passes and CUPE get this building named after them by way of the Sky-signs. Potential buyers will not want to purchase into a building owned by a Union. This will be the perception, although not in fact true, but we feel if this proposal passes this will be the case. The size and height placement on the building of these signs would affirm to passersby and potential buyers that the building is named "CUPE" not "Modello".

We reject this proposal and strongly urge that as council you reject this request and the precedent this will create for council with future development on Beresford St.

Sincerely,


Andrew Smith


Grace Smith

Arriola, Ginger

From: Romy Lam
Sent: March 25, 2019 12:22 PM
To: Clerks; Romy Lam
Subject: By Law#13995 rezoning #18-52

Categories: Green Category

To whom it may concern

My name is Herbert hang Chuen Lam I live in #805-4360 Beresford St Burnaby V5H0G2 I'm against the installation of the sky signs at this location The answer is NO please Best regards Hang Chuen Herbert Lam

Sent from my iPad

Arriola, Ginger

From: Romy Lam
Sent: March 25, 2019 12:16 PM
To: Clerks
Subject: By law number 13995 rezoning#18-52
Attachments: mime-attachment; ATT00001.htm; mime-attachment; ATT00002.htm

To whom it may concern

My name is So chun Romy Lam I live in #805-4360 Beresford St Burnaby V5H0G2

I'm against the proposal for the installation of the sky signs in the location

The answer is NO

Best regards

So chun Romy lam

Sent from my iPad

Begin forwarded message:

From: <postmaster@city.burnaby.bc.ca.proxy>
Date: March 25, 2019 at 12:00:52 PM PDT
To:
Subject: Undeliverable: rezoning#18-52

Delivery has failed to these recipients or groups:

www.clerks@burnaby.ca

The email address you entered couldn't be found. Please check the recipient's email address and try to resend the message. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: exchprod2.city.burnaby.bc.ca.proxy

www.clerks@burnaby.ca

Remote Server returned '550 5.1.1 RESOLVER.ADR.RecipNotFound; not found'

Original message headers:

Received: from EXCHPROD2.city.burnaby.bc.ca.proxy (10.1.9.236) by exchprod2.city.burnaby.bc.ca.proxy (10.1.9.236) with Microsoft SMTP Server

(TLS) id 15.0.1395.4; Mon, 25 Mar 2019 12:00:51 -0700

Received: from fireeyeexp01.city.burnaby.bc.ca.proxy (10.32.17.25) by

Arriola, Ginger

From: Joanne and Albert
Sent: March 22, 2019 6:28 PM
To: Clerks
Subject: Rezoning #18-52, Bylaw #13995

As a homeowner at Modello, 4360 Beresford Street, Burnaby, BC, V5H0G2, we oppose the installation of the two signs as we believe it is too big and will be too bright. It will make our building look like an office tower (which it is not; it is a Residential building).

Also, we do not believe that we should be a big advertisement for a major union which makes people think that we are a part of that union. Our building should not be made to be or should have to be shown as having anything to do with being associated with anything political, especially being pro-NDP or any other party for that matter.

We think the signage that they have is adequate and there is no need for additional signage.

Our building is named the MODELLO not CUPE.

Thank you for taking the time to read this email.

Sincerely,

Albert and Joanne Tom
#1601 - 4360 Beresford St.
Burnaby, BC.

Arriola, Ginger

From: NIRMAL WALIA
Sent: March 22, 2019 1:20 PM
To: Clerks
Subject: Rezoning #18-52 NOTICE OF OBJECTION

TO NOTICE OF PUBLIC HEARING
 being held on March 26 at 6pm

AGAINST CUPE SIGN on our side of the building

Subject -Burnaby Zoning Bylaw 1965
 Amendment Bylaw no 8,2019 bylaw no 13995

please be advised we are opposed to the CUPE sign on the **Beresford street side of the building**

Cupe offices are not on this side, there address is on the Willingdon side.

Our address is 4360 Beresford Street PH 1

Nirmal and Darshan Walia
 6042096353

PLEASE be advised - CUPE member are also smoking in the parking lot
 right next to the driveway parking exit (their Docking area)

this needs to stop as we can smell the smoke when exiting the parking.
 With the warm wheather around the corner , car windows open this will be a health risk.
 Cupe as been previously advised of the problem and their members are still smoking.
 Against the bylaws and rules

thank you for your attention to this matter

Arriola, Ginger

From: eleanor maryniuk
Sent: March 21, 2019 3:48 PM
To: Clerks
Cc: ELEANOR MARYNUIK
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2019 Bylaw No. 13995

To Whom It May Concern

Subject: Burnaby Zoning Bylaw 1965
 Amendment Bylaw No 8, 2019 - Bylaw No. 13995

I, Eleanor Maryniuk, a resident of the Modello, #901 4360 Beresford Street, Burnaby is opposed to the above noted proposed rezoning application for the following reasons.

- the overall footprint of the CUPE offices in the Modello Building is approximately 10% of the entire building site and does not warrant larger signage than the Modello owners signage
- the proposed backlit signage size of 10'2" x 2'10" is larger than the current "Modello" signs (6' x 18") which would lead the public to view this as a CUPE building and not as a community of Modello owners
- the proposed rezoning does nothing to benefit the community of owners who live in this building 24/7, 365 days who have to look at the signage on a daily basis and only benefits CUPE and the employees who work 9-5 Monday to Friday
- Aesthetically the large lit signage would have a negative impact on the community of owners by potentially devaluing the property

Notwithstanding, CUPE currently have the same size and number of signs (2) as the Modello which has served the residents well. If CUPE feel the current signage is inadequate in advertising their location they should find alternatives to educating their members as opposed to erecting large advertising signs which impact all who reside in the Modello.

Based on the aforementioned, I do not see a compelling reason for the proposed rezoning application to be approved.

Respectfully Submitted,
 Eleanor Maryniuk

Arriola, Ginger

From:
Sent: March 21, 2019 11:30 AM
To: Clerks
Subject: Rezoning Application 18-52 Sky Sign 6222 Willingdon Ave.

From the Metrotown "Downtown" Community plan recently released by the Planning Department, it was my understanding that the area of Metrotown north of Central Blvd would be the commercial component of "Downtown" Burnaby, with the area south of Central Blvd. being mostly residential with a limited commercial component.

The subject property is within this residential area south of Central Blvd. We don't need or want commercial "Sky Signs" cluttering up and commercializing our residential neighbourhood south of Central Blvd.

Thanks for supporting the livability of our residential community.

Ken Pett
402 6152 Kathleen Ave.,
Burnaby

Arriola, Ginger

From: Su Lee
Sent: March 20, 2019 3:50 PM
To: Clerks
Subject: Rezoning Application #18-52
Importance: High

Chin Lee
 2702-4360 Beresford St.
 Burnaby, BC V5H 0G2
 March 20, 2019

By Email: Clerks@Burnaby.ca
 To: Office of the City Clerk, City of Burnaby
 Re: Rezoning Application #18-52

TO WHOM IT MAY CONCERN

I am a co-owner at the Modello Building at 4360 Beresford St., living in Apartment 2702. I am writing in the hopes that you would kindly consider my views submitted below regarding rezoning application #18-52 affecting this building as, unfortunately, I will not be able to attend the public hearing on March 26.

I understand that the application was made so as to enable the installation of two sky signs for CUPE, who occupy 3 of the 37 floors of this building.

At the time of our purchase, the developer, Boffo, indicated that the office space on floors 2-4 were to be leased, and that there was also retail space on the ground floor. At no time were prospective purchasers and purchasers informed that Boffo had sold this space to CUPE and that signage would be installed by CUPE.

If purchasers, including myself, had been informed of this, we might not have purchased in the Modello building. Boffo had marketed Modello as a luxury, high-end building with top-quality finishes and appliances. The idea of luxury is not associated with unions.

I have nothing against unions. I am simply very concerned that if this building were branded the CUPE building, there might be perception that residents at the Modello are associated with CUPE, supporting its mandate, ideals and political affiliations. CUPE already has two prominent signs on the building whereas Modello has one. They do not require additional signage as the nature of their business does not require members of the public to be attracted to their offices. I am opposed to the idea of this building being branded the CUPE building, and to the foreseeable loss of cachet and reduction in resale value of apartments at Modello.

Moreover, this rezoning application has come as a complete surprise to the residents at Modello. We were never informed by Boffo or by CUPE that a rezoning application was in process. I cannot comprehend why the City of Burnaby is considering approval of this application without the consent of the majority stakeholders in the building.

Additionally, as I see it, the installation of these two sky signs would be contrary to the City's own vision for the Beresford Art Walk, if it were to permit the gateway to its Art Walk, featuring the Old Column unveiled by the previous Mayor in June 2017, to be branded by CUPE.

Yours sincerely,

Chin Lee

Arriola, Ginger

From: judy parker
Sent: March 20, 2019 6:54 AM
To: Clerks
Subject: Re: Rezoning #18-52

My apologies, I forgot to include my name with my previous email.

My name is Judith (Judy) Parker and I am an owner of unit 706 at 4360 Beresford Street.

Thanks,
 Judy

Get Outlook for Android

From: judy parker
Sent: Tuesday, March 19, 2019 11:18:10 PM
To: clerks@burnaby.ca
Cc: judy parker
Subject: Rezoning #18-52

To Whom It May Concern,

I live at 706-4360 Beresford Street, Burnaby, BC, V5H 0G2. We live in the Modello building that is currently the subject of rezoning application #18-52.

As I will not be available on the date of the public hearing regarding this, I wanted to ensure that my voices is heard.

I am very much are against the signage as I understand that these two signs would be for CUPE.

The building is called Modello. CUPE only occupies floors 2, 3 and 4. When we purchased our home, we were advised that Boffo would be renting out the office space. There was never any indication that it would be sold and that additional signage would come with that.

Already when I give directions to delivery drivers, friends and others, I say on the corner of Willingdon and Beresford and then add in "if you see the CUPE sign, you are at the right building."

Everyone can already see the signs, we do not need more signage for them.

There are various reasons why I do not support this application:

- This building is primarily a residential building, in a residential neighbourhood. It is not a CUPE building. With additional signage, it will always been known as CUPE and not Modello.
- We do not want the building to have the image of CUPE and to be perceived as supporting this business.

- The building was built to be a high-end, five-star accommodation. By having additional CUPE signage, this tarnishes the image that the developer and owners envisioned for the building.
- The CUPE image can negatively impact the resale value of the residential units, since buyers will perceive that it's a unionized building (i.e. supporting the union CUPE).
- There are already two extremely visible signs, whereas Modello only has one.

While I don't have anything against CUPE as a business, I am strongly opposed to allowing additional signage advertising their business.

I am a homeowner who would like to keep our luxurious building looking high-end. I feel that advertising CUPE more than it already is cheapens the look of this elegant piece of architecture.

Thank you,
Judy

Arriola, Ginger

From: Dominique Parker
Sent: March 19, 2019 10:45 PM
To: Clerks
Subject: Rezoning #18-52

As the owner of unit 706 in Modello, located at 4360 Beresford Street in Burnaby and the subject of rezoning application #18-52 to put up skysigns advertising CUPE, I am writing to voice my concern over said application.

What comes to mind first is why should a company that occupies three floors of a 37 storey building be allowed to brand the building without consent from the majority stakeholders in the building?

Then I wonder why the City of Burnaby is even considering approving this application when it goes against the city's own vision for the Beresford Art Walk? Does the city really want the gateway to its Art Walk along with the Old Column unveiled by Mayor Corrigan on June 28th 2017 to be branded by CUPE? Yes, the Old Column would be right in between both signs. What contributions have CUPE made to the Art Walk?

But mostly I'm just concerned about the signage tarnishing the image of a high-end residential building and impacting its resale value.

Considering that CUPE's business model does not depend on catching the attention of passers-by, the whole initiative just does not seem to be justified.

Unfortunately, I have a prior engagement and will not be able to attend the public hearing, but I do pray that my voice will be heard.

Thank you for taking the time to read this.

Sincerely,

Dominique Parker

Arriola, Ginger

From: Val Taggart
Sent: March 19, 2019 9:16 PM
To: Clerks
Subject: Rezoning #18-52

RE Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2019 – Bylaw No. 13995

Office of the City Clerk:

I would like to submit my opposition to this rezoning.

I live on the 19th floor of 4350 Beresford St and my bedrooms and living room face North East. I believe I would be adversely affected by having two sky signs shining into my home. I think it would be very annoying, unhealthy and impede my right to the enjoyment of my home.

Please do NOT pass this amendment.

Thank you,

Valerie Taggart
#1904 4350 Beresford St
Burnaby

Arriola, Ginger

From: Ivanp
Sent: March 19, 2019 12:08 PM
To: Clerks
Subject: REZONING #18-52 (CUPE Signs)

Rez Ref # 18-52
Bylaw # 13995

To whom it may concern,

We would like to register our opposition to the above rezoning. It's completely out of character with our current serene residential area. We are not against any union organization but, after all, CUPE is a private union organization and any advertising will be meaningless .

Your attention would be appreciated.

Sincerely,

Ivan and Harriet Kan

1205 - 4360 Beresford Street, Burnaby, B.C. V5H0G2

Sent from my iPad

Arriola, Ginger

From: Jenny
Sent: March 18, 2019 4:09 PM
To: Clerks
Subject: Regarding Rezoning #18-52

Follow Up Flag: Follow up
Flag Status: Flagged

Rez Ref # 18-52
Bylaw # 13995

My name is Hui Fen Tseng, a resident of Modello building @
#1501 - 4360 Beresford Street, Burnaby
V5H 0G2

I Don't want the skysigns to be installed on my building !

Best regards
Jenny
March 18, 2019



Item
Meeting 2019 February 25

COUNCIL REPORT

TO: CITY MANAGER 2019 February 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-52**
Skysign on Existing Building
Metrotown Downtown Plan

ADDRESS: 6222 Willingdon Avenue (see *attached* Sketches #1 and #2)

LEGAL: Air Space Parcel 1 District Lot 153 Group 1 New Westminster District Air Space Plan EPP50941

FROM: CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

APPLICANT: Scott Paragon Signs Ltd.
 414 – 5940 No. 6 Road
 Richmond, BC V6V 1Z1
 Attention: Mike Wierzbicki

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 March 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 March 11, and to a Public Hearing on 2019 March 26 at 6:00 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) A commitment that the skysign installation be related to continued occupancy by CUPE at the subject site.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #18-52
 2019 February 20Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of this rezoning is to permit the installation of two skysigns, one on the Beresford Street (north) frontage and the other on Willingdon Avenue (west) frontage of the office component of a residential/commercial mixed-use building on the subject site.

2.0 BACKGROUND INFORMATION

- 2.1 The subject property is located on the northeast corner of Beresford Street and Willingdon Avenue, within the Council adopted Metrotown Downtown Plan area. To the north across Beresford Street is the BC Parkway and Expo SkyTrain guideway, with the Metrotown Bob Prittie Library and Civic Square further to the north across Central Boulevard. To the west across the lane is the 'Gold House' development (Rezoning Reference #13-23), which is currently under construction. To the south are older low rise apartment buildings. To the west across Willingdon Avenue are high-rise apartment buildings developed in the 1980s, as well as Kinnee Park.
- 2.2 The subject site was redeveloped under Rezoning Reference #12-24, which received Final Adoption on 2013 October 21, permitting the subject site to be developed with a 37 storey residential tower atop a four (4) storey retail and office podium. Appropriate signage was established for the building through a Comprehensive Sign Plan (CSP), including the opportunity for a future Skysign on the fourth floor fronting Willingdon Avenue. Notwithstanding the identification of a future Skysign for the site, based on the skysign guidelines established with Council all skysigns require consideration by Council through a separate CD Comprehensive Development District Rezoning.
- 2.3 Skysigns are defined as signs that are located at the top of major commercial buildings (offices and hotels) at/or above the third floor level (ie. above the second storey). Policy guidelines for skysigns have been prepared and are used to assist in the evaluation of skysigns approved through rezoning. The Skysign Guidelines establish that skysigns on higher buildings, generally above ten (10) storeys in height, have a sign area of up to 7.4 m² (80 sq. ft.) and a sign height and width of no more than 3.0 m (10 ft.).
- 2.4 The proposed CUPE Skysign is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:
 - A Connected Community
 - Partnership: Work collaboratively with businesses, educational institutions, associations, other communities and governments.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #18-52
 2019 February 20Page 3

- A Healthy Community
 - Community involvement: Encourage residents and businesses to give back to and invest in the community
- A Dynamic Community
 - Economic opportunity: Foster an environment that attracts new and supports existing jobs, businesses and industries.


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

3.0 SKYSIGN PROPOSAL

- 3.1 The applicant is proposing to install two skysigns for the CUPE BC on the Beresford Street (north) frontage and on Willingdon Avenue (west) frontage of the mixed-use residential/commercial building. The proposed skysigns are intended to identify the “CUPE” logo, and provide exposure to the offices for vehicles along Willingdon Avenue.
- 3.2 The proposed fascia skysigns are comprised of an internally illuminated (LED) channel letters attached on an aluminum raceway. The logo is 0.81 m (32 inches) high, 3.07 m (121 inches) wide, a depth of 0.13 m (5 inches) with a total area of approximately of 2.5 m² (30 sq. ft.). The signs will be mounted approximately 18.29 m (60 ft.) above grade.
- 3.3 Criteria for the evaluation of skysigns for commercial buildings also include consideration of an active and major user, where the user should occupy a minimum 25% and a minimum 60,000 sq. ft. of gross leaseable floor area. The CUPE office occupies 3,106 m² (33,436 sq. ft.) of the total 5,442.72 m² (58,585 sq. ft.) of commercial floor area within the building, which represents 57% of the building’s commercial floor area. Although the minimum area is not met under the guidelines, the CUPE BC office is considered a head office location, and meets the percentage criteria under the guidelines. As such, the proposed skysign on the fourth floor is considered appropriate subject to a commitment to keep the sign in relation to the occupancy of the CUPE office on the subject site.
- 3.4 The skysigns will be affixed to the building on aluminum raceways and is considered to be architecturally integrated with the existing residential/commercial mixed-use building.
- 3.5 The developed was serviced under the previous rezoning (Rezoning Reference #12-24) and subdivision (Subdivision Reference #13-07). As such, no further servicing, rights of way or cost charges are required in connection with the subject rezoning.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #18-52
2019 February 20Page 4

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



Lou Pelletier, Director
PLANNING AND BUILDING

JBS

Attachments

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2018\18-52 6222 Willingdon Ave\Council Reports\Intial Report\Rezoning Reference 18-52 PH Report
2019.02.25.Docx

*Mike Wierzbicki
 Scott Paragon Signs Ltd.
 414 – 5940 No 6Rd
 Richmond, BC V6V 1Z1
 604 273-4155
 mike@scottparagon.com*

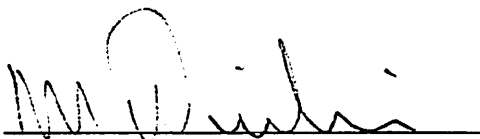
Dec 18, 2018

City of Burnaby Planning Department
 Attn: Lou Pelletier, Director
 4949 Canada Way
 Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
*6222 Willingdon Ave.
 Modello*

I, *Mike Wierzbicki*, on behalf of *Scott Paragon Signs Ltd.*, have submitted this application to rezone *6222 Willingdon Ave.* from the current *Zoning District CD (C2, C2f, RM5s)* to the *Zoning District Amended CD (C2, C2f, RM5s and Metrotown Downtown Plan as Guidelines)* for the purpose of *the installation of a Skysign for the CUPE head office.*

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this application. If you have any further questions regarding this rezoning application, please feel free to contact me.

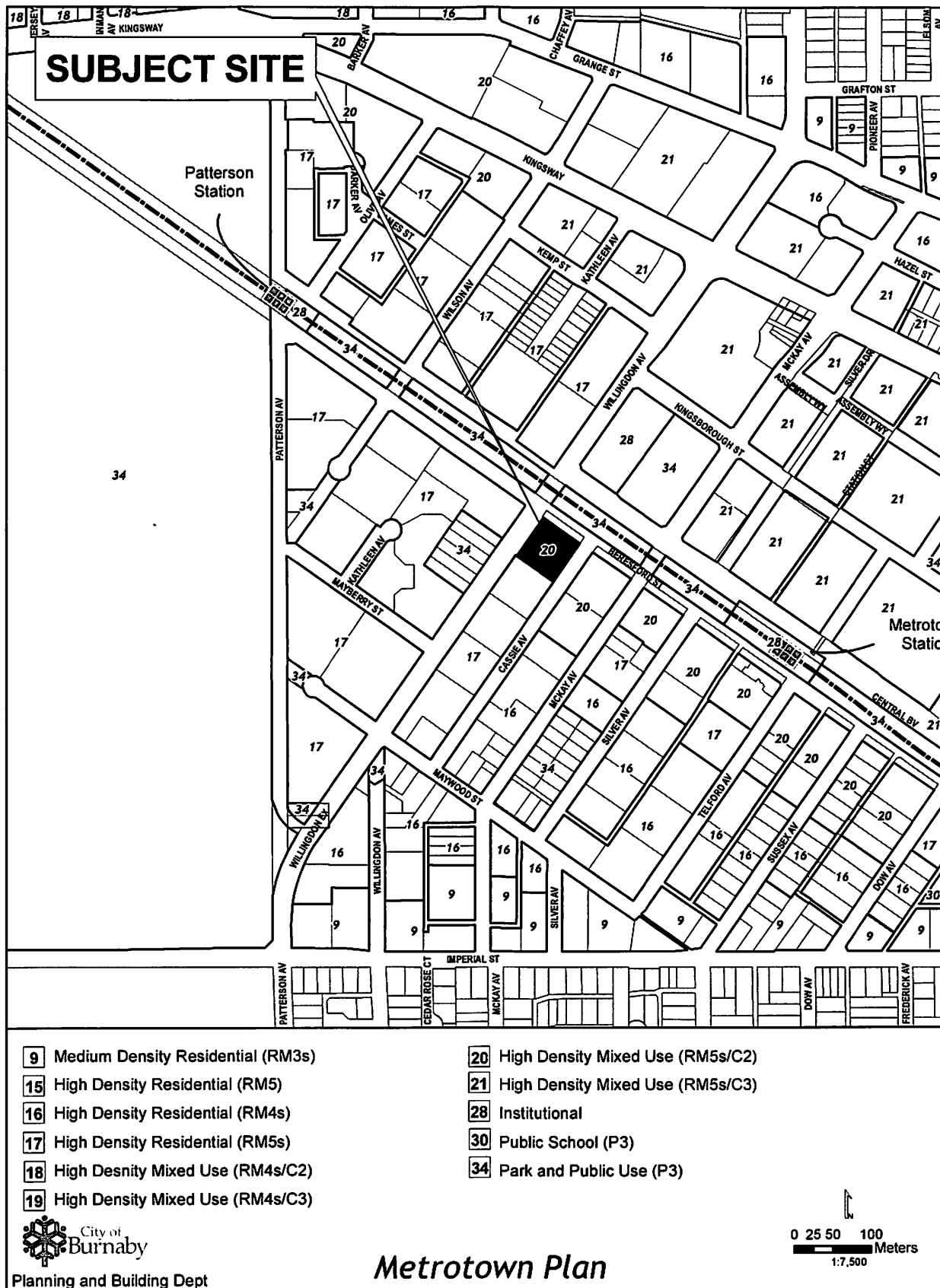


*Mike Wierzbicki, Manager
 Scott Paragon Signs Ltd.*



 Subject Site

-68-



Printed on December 13, 2018

Sketch #2



Item.....
Meeting..... 2019 March 11

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2019 March 05

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 42000 20
Reference: Bylaw Text Amendment

**SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT –
 TEMPORARY SHELTERS**

PURPOSE: To propose a text amendment to the Burnaby Zoning Bylaw to accommodate temporary shelters in various Zoning Districts throughout the City.

RECOMMENDATION:

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.3 of this report, to First Reading on 2019 March 11 and to a Public Hearing on 2019 March 26 at 6:00 pm.

REPORT**1.0 BACKGROUND INFORMATION**

This text amendment report arises from Council's motion of 2018 November 26 to enhance Burnaby's response to homelessness.

Housing is a basic need that is essential to the health, well-being and prosperity of Burnaby's citizens. The provision of a range of housing options across the housing continuum is critical to meeting this basic need, including citizens that are at risk or are experiencing homelessness. The City has a comprehensive policy framework for the development of supportive, non-market, rental and market housing, and continues to develop new policies, initiatives and programs to enhance these components of the housing continuum. This report focuses on temporary shelters, a key component of the housing continuum for responding to homelessness.

Temporary shelters may be developed under CD Comprehensive Development District zoning, as well as accommodated on lands zoned for Public and Institutional Use Districts. The purpose of this report is to broaden the opportunities to accommodate temporary shelters within Burnaby by providing the necessary zoning and regulations.

2.0 POLICY

The advancement of the proposed Zoning Bylaw amendment aligns with the following goals and sub-goals of the Corporate Strategic Plan:

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- **An Inclusive Community**
 - Serve a Diverse Community – Ensure City services fully meet the needs of our dynamic community
 - Create a Sense of Community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - Healthy Life – Encourage opportunities for healthy living and well being
 - Healthy Environment – Enhance our environmental health, resilience and sustainability

3.0 PROPOSED BYLAW TEXT AMENDMENT

Issue

Currently, the Burnaby Zoning Bylaw does not have specific provisions for temporary shelters that provide accommodations for individuals who are experiencing or at risk of homelessness.

Discussion

3.1 Definition of a Temporary Shelter

A temporary shelter is generally defined as a place providing accommodation and protection from weather or danger, overnight or for a greater duration of time, to individuals who are experiencing or at risk of homelessness. Such shelters can provide for a range of facilities and services including washroom facilities, beds, laundry, healthcare, food, counselling, and social support services. Facilities can include a kitchen area, common social area (indoor and outdoor), offices and other ancillary spaces, such as storage (users and staff). Temporary shelters may operate seasonally, during extreme weather events, emergency situations or year-round.

Temporary shelters differ from a dwelling unit or supportive housing facility in that such shelters do not provide permanent dwellings or living units.

It is therefore proposed that the Zoning Bylaw provide clarity to the meaning of a temporary shelter by defining it with words similar or the same as follows:

“TEMPORARY SHELTER” means a building providing temporary accommodation and protection from weather or danger, overnight or for a greater duration, for individuals who are experiencing or at risk of homelessness.

3.2 Temporary Shelter as a Permitted Land Use

In addition to the above, to expand the development opportunities for temporary shelters, it is proposed that it be a permitted use in the following zoning districts: RM Multiple-Family Districts, C1, C2, C3, C4, C5, C8 and C9 Commercial Districts, and M1, M2, M3, M4, M5, M6,

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M8, B1 and B2 Industrial Districts. While temporary shelters are already permitted in the Public and Institutional Districts (P), it is proposed that the Zoning Bylaw be also amended to specifically list temporary shelters as a permitted use in the P1, P2, P3, P5, P6, P7 and P8 Districts.

It is acknowledged that temporary shelters may not necessarily be compatible with all uses within the above noted Districts. Based on staff review, it is proposed that *Section 6 Supplementary Regulations* of the Zoning Bylaw also be amended to establish the following requirements for temporary shelters to mitigate any potential land use conflicts:

- Temporary shelters, except those within the P District must be located on land owned, leased or otherwise controlled by the City and be operated by the City or by a government body or non-profit society; and,
- Temporary shelters must be located within a building.

It is noted that lands within the P District, if not City-owned, are institutional in nature and operated by an institution or government agency, including but not limited to places of public worship and health centres and clinics. Many of these community-based or service-based institutions provide services to the Burnaby community, which are recognized as a positive social benefit.

It is also proposed that Section 800.4 of Schedule VIII Off-Street Parking be amended to provide off-street parking for temporary shelters based on a parking ratio of one parking space per staff member.

Preliminary Plan Approval and Building Permit will be required for temporary shelters to ensure that the proposed use in the permitted districts is in conformance with zoning, compatible with adjacent land uses and meets life-safety requirements of the BC Building Code.

3.3 Bylaw Amendments

Recommended Bylaw Amendments

1. **THAT** Section 3.0 of the Zoning Bylaw be amended to add a definition for “Temporary Shelter” with wording the same or similar to the following:

“TEMPORARY SHELTER” means a building providing temporary accommodation and protection from weather or danger, overnight or for a greater duration, for individuals who are experiencing or at risk of homelessness.

2. **THAT** Sections 201.1, 202.1, 203.1, 204.1, 205.1, 206.2, 207.2, 301.1, 302.1, 303.1, 304.1, 305.1, 308.2, 309.2, 401.1, 402.1, 403.1, 404.1, 405.1, 406.1, 408.1, 451.1, 452.1, 501.1, 502.1, 503.1, 505.1, 506.1, 507.1, and 508.1 be amended by adding “Temporary Shelters”.

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3. **THAT** Section 6.25 be added to the Zoning Bylaw with wording the same or similar to the following:

6.25 Temporary Shelters:

- (1) Temporary shelters shall be:

- (a) located entirely within a building; and,
- (b) except within the P District, located on land owned, leased or controlled by the City and operated by the City or by a government body or non-profit service provider.

4. **THAT** Section 800.4 of *Schedule VIII Off-Street Parking* of the Zoning Bylaw be amended by adding the following as a subsection with wording the same or similar to the following:

- (38) Temporary Shelters. 1 for each staff member.

4.0 CONCLUSION

As part of Burnaby's response to homelessness, temporary shelters are identified as an important part of the housing continuum. The proposed Zoning Bylaw text amendment proposes to expand the development opportunities for temporary shelters in multiple-family, commercial, industrial, and institutional zoning districts that meet the criteria outlined in Section 3.0 of this report.

It is recommended that Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.3 of this report, to First Reading on 2019 March 11 and to a Public Hearing on 2019 March 26 at 6:00 pm.


 Lou Pelletier, Director
 PLANNING AND BUILDING

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cc: Director Public Safety and Community Services
 Director Corporate Services
 Director Engineering
 OIC, RCMP Burnaby Detachment
 Chief Building Inspector
 Chief Licence Inspector
 City Solicitor
 City Clerk

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