



## PUBLIC HEARING A G E N D A

Tuesday, October 27, 2020, 5:00 p.m.  
Electronic Meeting

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Pages

### 1. NOTICE

Burnaby City Council hereby gives notice that it will hold a Public Hearing to receive representations in connection with

*A) proposed amendments to "Burnaby Zoning Bylaw 1965", and*

*B) proposed heritage landmark designation*

Due to the COVID-19 pandemic, and in accordance with Ministerial Order No. M192/2020 and the Class Order (mass gatherings), the Public Hearing will be conducted virtually and live-streamed on the City's website. The public may participate in the meeting via phone, Zoom Webinar, or provide comments to Council in writing.

All persons who believe they are affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard:

#### 1. Submit written comments to Council

- email to [clerks@burnaby.ca](mailto:clerks@burnaby.ca)
- mail to Mayor and Council, c/o Office of the City Clerk, 4949 Canada Way, Burnaby, BC V5G 1M2

***PLEASE NOTE ALL WRITTEN SUBMISSIONS MUST BE RECEIVED BY 2:45 P.M. ON 2020 OCTOBER 27 AND CONTAIN WRITER'S NAME AND ADDRESS WHICH WILL BECOME A PART OF THE PUBLIC RECORD.***

#### 2. Participate LIVE through a Zoom Webinar

- see details and instructions on the City's website ([www.burnaby.ca/publichearings](http://www.burnaby.ca/publichearings))



### 3. Participate LIVE through Phone Conferencing

- Dial toll free 1-855-353-9183 / Passcode 59735# and follow participation instructions provided

### 4. Watch the Public Hearing LIVE

- Via LIVE webcast at [www.burnaby.ca](http://www.burnaby.ca)

Reports, bylaws, and related information respecting the zoning bylaw amendments are available on the City's website ([www.burnaby.ca/publichearings](http://www.burnaby.ca/publichearings)) from 2020 October 15. Any questions regarding the Public Hearing processes and agenda items may be directed to the Office of the City Clerk, 604-294-7290.

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

Blanka Zeinabova, ACTING CITY CLERK

## 2. CALL TO ORDER

## 3. ZONING BYLAW AMENDMENTS

### 3.1. Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2020 - Bylaw No. 14223

4

**Rez. #19-63**

**7755 6th Street**

**From:** C2 Community Commercial District

**To:** CD Comprehensive Development District (based on C2h Community Commercial District and Sixth Street Plan guidelines, and in accordance with the development plan entitled "Tenant Improvement Rezoning for Liquor Store" prepared by Van Land Use Consulting)

**Purpose:** to permit a private liquor store (licensee retail store) within an existing commercial retail unit (CRU)

**Applicant:** Van Land Use Consulting

### 3.2. Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2020 - Bylaw No. 14224

18

**Rez. #20-07**

**4060 Regent Street**



**From:** CD Comprehensive Development District (based on M5 Light Industrial District)

**To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and Myrtle Street Mixed-Use Community Plan guidelines, and in accordance with the development plan entitled "Exterior Sky Sign Proposal - 4060 Regent St, Burnaby BC" prepared by Galaxie Signs Ltd.)

**Purpose:** to permit the installation of a skysign on the southern face of an existing five-storey office building

**Applicant:** Galaxie Signs (on behalf of BC Nurses' Union)

**3.3. Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2020 - Bylaw No. 14225**

32

**Rez. #20-13**

**3986 Norland Avenue**

**From:** CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and the Central Administrative Area as guidelines)

**To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area guidelines and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

**Purpose:** to permit the addition of a second modular supportive housing building on the subject City-owned property. The new supportive housing building will be constructed by BC Housing and operated by Progressive Housing Society

**Applicant:** BC Housing Management Commission

**4. HERITAGE DESIGNATION**

**4.1. Burnaby Heritage Designation Bylaw No. 1, 2020 - Bylaw No. 14228**

68

**5172 McKee Street**

**Purpose:** to designate the Alta Vista Reservoir Vent at 5172 McKee Street a protected heritage landmark

**5. ADJOURNMENT**





Item .....
Meeting..... 2020 September 28

## COUNCIL REPORT

**TO:** CITY MANAGER 2020 September 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-63**  
**Licensee Retail Store (Private Liquor Store)**

**ADDRESS:** 7755 6<sup>th</sup> Street (see *attached* Sketches #1 and #2)

**LEGAL:** Strata Lot 1, District Lot 28, Group 1, NWD Strata Plan NW2348, Together with an Interest in the Common Property in Proportion to the unit Entitlement of the Strata Lot as Shown on Form 1

**FROM:** C2 Community Commercial District

**TO:** CD Comprehensive Development District (based on C2h Community Commercial District and in accordance with the development plan entitled "Tenant Improvement Rezoning for Liquor Store")

**APPLICANT:** Van Land Use Consulting  
413 Alberta Street  
New Westminster, BC V3L 3J6  
Attn: Joe Van Vliet

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 October 27.

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### RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 October 05 and to a Public Hearing on 2020 October 27 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 4.2.3 of this report.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #19-63  
 2020 September 23..... Page 2

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit a private liquor store (licensee retail store) within an existing commercial retail unit (CRU).

### **2.0 POLICY FRAMEWORK**

The advancement of the rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

#### **An Inclusive Community**

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

#### **A Dynamic Community**

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

### **3.0 BACKGROUND**

- 3.1 The subject site is comprised of one CRU within a commercial development located on the west corner of 6<sup>th</sup> Street and 12<sup>th</sup> Avenue (Sketch #1 *attached*). The property is improved with surface parking and a one-storey commercial building. Other tenants in the building include two restaurants, a hair and aesthetics salon, a non-profit grocery market, a pharmacy, and a public hall. The proposed private retail liquor store space, located in the middle of the development between the grocery market and the salon, was most recently occupied by an insurance company.
- 3.2 The subject site is located within the Sixth Street Community Plan area (Sketch #2 *attached*) and is designated for medium density multiple-family residential use. Single-family residential dwellings are located directly southwest of the site, with single and two-family dwellings beyond. Directly to the northwest is a single-family dwelling with a commercial development beyond. To the northeast, across 6<sup>th</sup> Street, is a multiple-family residential development, while to the south across 12<sup>th</sup> Avenue are commercial developments. Vehicular access to the site is from both 6<sup>th</sup> Street and 12<sup>th</sup> Avenue. Loading access is from 12<sup>th</sup> Avenue.
- 3.3 On 2006 May 08, Council adopted a Liquor Store Location Framework (“Framework”) for Burnaby, along with the Guidelines for Assessing Rezoning Applications for Liquor Stores. The Framework divides the City into four quadrants based on the Town Centres, in order to ensure a balanced distribution of liquor stores throughout the City. Principal objectives of the Framework include the establishment of a Liquor Distribution Branch (LDB) Signature Liquor Store in each Town Centre prior to the establishment of smaller



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #19-63  
 2020 September 23..... Page 3

LDB and private retail liquor stores, or licensee retail stores (LRS), in the respective quadrants. The purpose of these objectives is to offer equity and certainty for consumers throughout the City in terms of product availability, convenience, and stable pricing.

- 3.4 On 2020 February 10, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

#### **4.0 GENERAL COMMENTS**

- 4.1 The applicant wishes to relocate an existing private retail liquor store (LRS) from outside of Burnaby to the subject site, and is therefore seeking to rezone the subject site, a 159.9 m<sup>2</sup> (1,721 sq. ft.) CRU in a middle unit of a multi-unit commercial development, from the C2 Community Commercial District to the CD Comprehensive Development District (based on C2h Community Commercial District guidelines), in order to permit the establishment of an LRS. It is noted that the proposed C2h District zoning for the subject site would permit the LRS use, in addition to all other uses permitted in the C2 District.
- 4.2 The Liquor Store Location Framework contains guidelines for assessing rezoning applications for liquor stores, including locational, store size, and operational criteria. The following subsections review the consistency of the proposed development with these criteria:

##### **4.2.1 Locational Criteria**

The locational criteria for liquor stores require establishment of an LDB Signature Store in a Town Centre prior to establishment of supporting LDB stores or LRSs in the same quadrant. In the City's southeast quadrant, which includes the subject site, the locational criteria requires the establishment of an LDB Signature Store in the Edmonds Town Centre area. As the Highgate Village Liquor Store at 7155 Kingsway is an LDB Signature store, this criterion has been met.

Additional locational criteria requires that supporting LRSs are a component of an established or new commercial service centre (Town Centre, Urban Village, or Neighbourhood Centre as outlined in the Official Community Plan). The proposed LRS is located in an established commercial development within the Sixth Street Community Plan, an Urban Village.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #19-63  
 2020 September 23..... Page 4

Further locational criteria requires a reasonable distribution of both LDB liquor stores and LRSs. The closest liquor stores to the subject site is the Oliver Twist Liquor Store, located approximately 1 km (0.62 miles) to the northwest at 7557 Edmonds Street<sup>1</sup>, the Highgate Village Liquor Store, located approximately 1.9 km (1.2 miles) to the west at 7155 Kingsway, and the CW Liquor Store, located more than 3 km (1.86 miles) to the northwest at 5097 Canada Way. As such, there is a disbursed distribution of liquor stores within this area of Burnaby.<sup>2</sup>

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

- ***Private and public schools, particularly secondary schools***

Twelfth Avenue Elementary School is located more than 0.4 km (0.25 miles) southwest of the subject site, and St. Thomas More Collegiate (a private high school) is located more than 0.7 km (0.43 miles) southwest of the site. It is also noted that New Westminster Secondary School is located approximately 0.3 km (0.19 miles) south of the site.

- ***Adjacent residential dwellings and parks***

The site is adjacent a single and two-family neighbourhood and across the street from multiple-family dwellings. The nearest park, Eastburn Park, is located more than 100 m (328 ft.) northeast of the site.

- ***Other potential sensitive uses (e.g. cabarets, child care centres)***

The nearest Liquor Primary facility is the Oliver Twist Pub at 7557 Edmonds Street, approximately 1 km (0.62 miles) northwest of the site. The closest child care is a home-based child care facility at 7738 14<sup>th</sup> Avenue, approximately 0.3 km (0.19 miles) west of the site.

Given the modest size of the proposed LRS, its integration into an established commercial development, its location within an interior CRU, and its orientation towards 6<sup>th</sup> Street and away from proximate single and two-family dwellings, the potential for adverse neighbourhood impacts or nuisances is considered low. As such, the proposed LRS is not expected to pose a conflict with nearby schools, parks, child-oriented and sensitive uses, or neighbouring residential dwellings.

As per the guidelines, assessment for rezoning applications for liquor stores also includes consideration of adequate vehicular and pedestrian circulation on the property, and safe and convenient vehicular access, without causing undue traffic impacts on the surrounding area. Vehicular access to the subject site is from both 6<sup>th</sup> Street and 12<sup>th</sup> Avenue. It is noted

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<sup>1</sup> It is noted that the Liquor and Cannabis Regulation Branch (LCRB) requires that liquor stores are not located closer than 1 km to each other. The applicant is required to ensure that this requirement is met.

<sup>2</sup> New Westminster liquor stores are also located more than 1 km from the subject site.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #19-63  
 2020 September 23..... Page 5

that the 6<sup>th</sup> Street driveway will be required to be relocated to the northwest within the property in order to increase the driveway's separation from the 12<sup>th</sup> Avenue intersection. Sufficient off-street parking and loading is provided on the property, and there would be no change in parking and loading requirements for this use (relative to other commercial uses in the C2 District). Sidewalks are provided along both adjacent streets, and the site is located less than 50 m (164 ft.) from a bus stop. Therefore, the subject site generally provides adequate vehicular and pedestrian access, as required by the locational criteria.

#### **4.2.2 Store Size Criterion**

The proposed LRS, at 159.9 m<sup>2</sup> (1,721 sq. ft.), does not exceed the maximum store size criterion of 418.06 m<sup>2</sup> (4,500 sq. ft.).

#### **4.2.3 Operational Criteria**

Operational criteria include appropriate hours of operation, which must be formalized through registration of a Section 219 Covenant. The guidelines anticipate that the hours for LDB Signature Stores in Town Centres will be longer and later than smaller stores; they also require that the general pattern of operating hours of nearby commercial businesses be considered. The Liquor and Cannabis Regulation Branch (LCRB) permits LRS establishments to be open from 9:00 am to 11:00 pm, seven days a week, with hours further regulated by the City.

The other CRUs on the subject property are occupied by businesses that advertise Monday to Thursday closing times between 1:30 pm and 1:00 am, and Friday and Saturday closing times between 12:30 am and 2:00 am. Therefore, the proposed hours of operation for the subject site, 9:00 am to 11:00 pm, seven days a week, do not exceed the operating hours of other tenants in the development, and are considered generally acceptable. To ensure that the proposed hours are maintained, it is recommended that, as a condition of the Rezoning approval, the operating hours be established under a Section 219 Covenant.

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

- 4.3 The Director Engineering will be requested to provide an estimate for any services necessary to serve the site, including, but not necessarily limited to, a cash-in-lieu contribution towards the relocation of the commercial development's 6<sup>th</sup> Street driveway.
- 4.4 A Section 219 Covenant is required to ensure that hours of operation are maintained as described in Section 4.2.3.
- 4.5 Given there is no additional gross floor area proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge does not apply to this rezoning.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #19-63  
 2020 September 23..... Page 6

## 5.0 DEVELOPMENT PROPOSAL

- |     |   |   |  |
|-----|---|---|--|
| 5.1 | <u>Lot Area (no change)</u>   | - | 2,562.46 m <sup>2</sup> (27,582 sq. ft.) |
| 5.2 | <u>Gross Floor Area (no change)</u><br>Subject unit                   | - | 159.9 m <sup>2</sup> (1,721 sq. ft.)     |
| 5.3 | <u>Height (no change)</u>   | - | 1 storey                                 |
| 5.4 | <u>Parking (no change)</u><br>Required and Provided (entire building) | - | 29 spaces                                |
| 5.5 | <u>Loading (no change)</u><br>Required and Provided (entire building) | - | 2 spaces                                 |

  
 E. W. Kozak, Director  
 PLANNING AND BUILDING

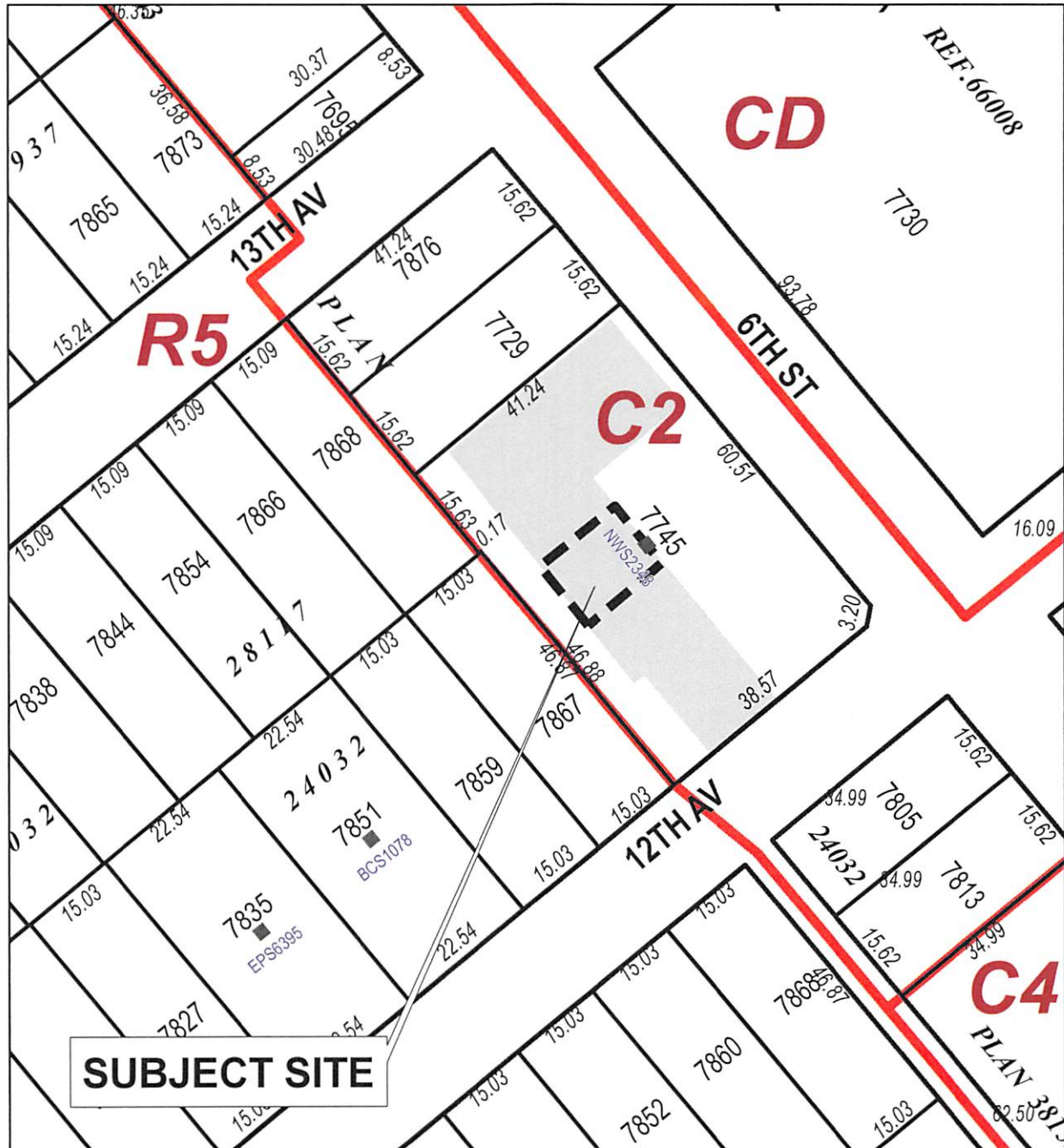
LS:tn

### Attachments

cc: Director Engineering  
 Director Public Safety and Community Services  
 Officer-in-Charge, RCMP, Burnaby Detachment  
 City Solicitor  
 City Clerk

\\filesrv6\planning\_common\49500 Rezoning\20 Applications\2019\19-63 7755 6th St\Council Reports\Rezoning Reference 19-63 PH Report  
 2020.09.28.docx





PLANNING & BUILDING DEPARTMENT



Date:  
SEPT 15 2020

scale:  
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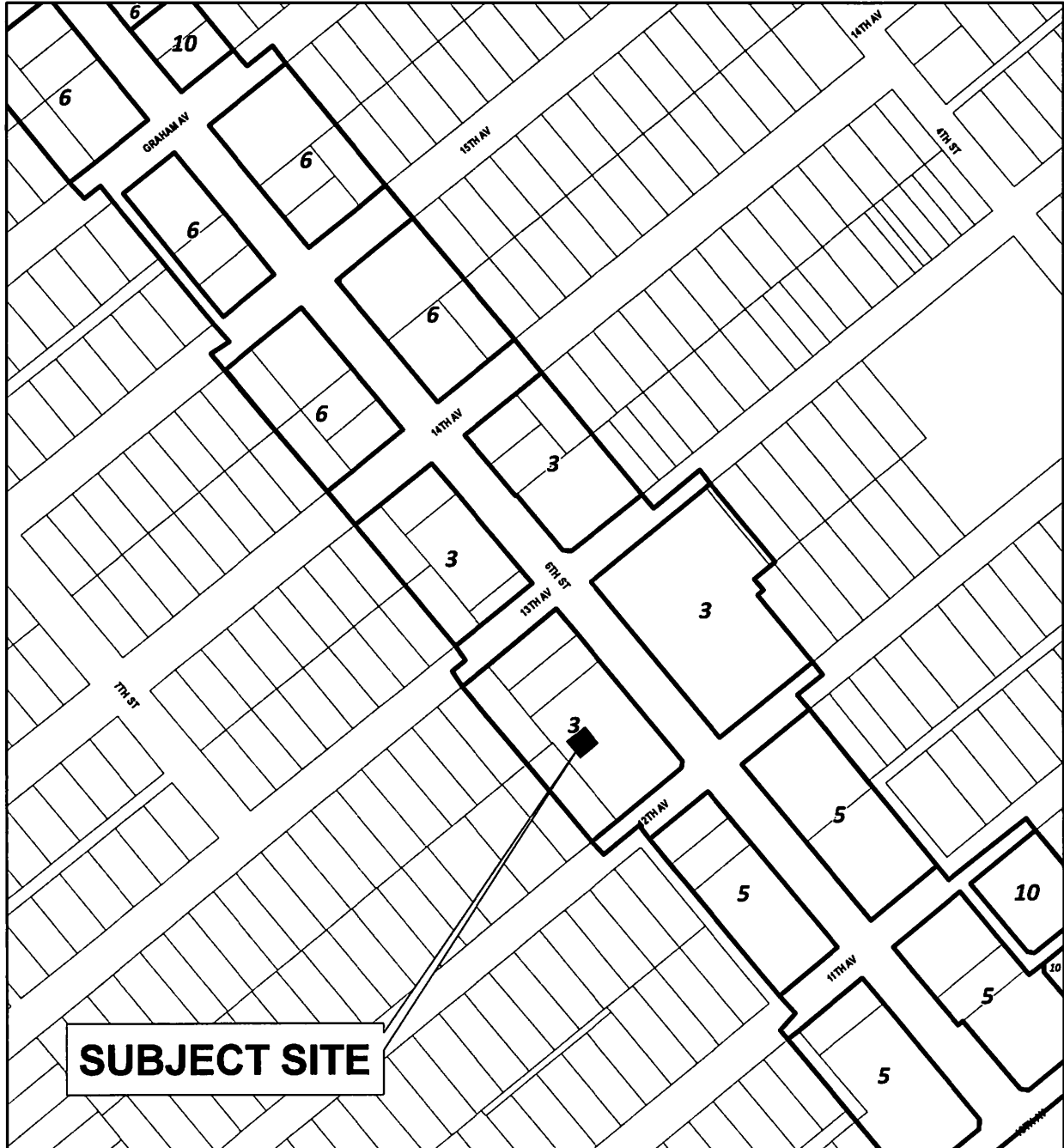
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RW

REZONING REFERENCE #19-63  
7755 6TH STREET

 Subject Site

Sketch #1





**SUBJECT SITE**

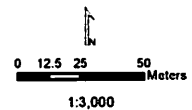
**General Land Use Designation Key**

- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 10 Institutional



City of Burnaby  
Planning and Building Dept

***Sixth Street Community Plan***





**CITY OF BURNABY****BYLAW NO. 14223**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 37, 2020.**
  
2. The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4238 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.



3. The Comprehensive Development Plan entitled “Tenant Improvement Rezoning for Liquor Store” prepared by Van Land Use Consulting and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

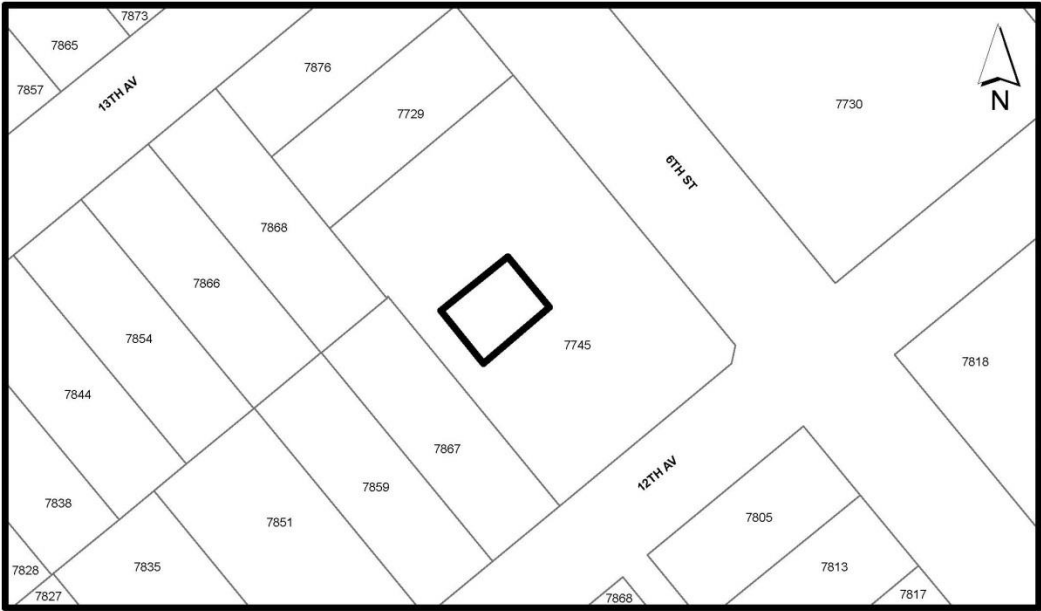
CLERK



BYLAW NUMBER 14223 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.19-63**


LEGAL: Strata Lot 1, District Lot 28, Group 1, NWD Strata Plan NW2348, Together with an Interest in the Common Property in Proportion to the unit Entitlement of the Strata Lot as Shown on Form 1



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK ( — ) IS (ARE) REZONED

FROM: C2 Community Commercial District

TO: CD Comprehensive Development District (based on C2h Community Commercial District and Sixth Street Plan guidelines, and in accordance with the development plan entitled "Tenant Improvement Rezoning for Liquor Store" prepared by Van Land Use Consulting)

	PLANNING AND BUILDING DEPARTMENT	
	<b>OFFICIAL ZONING MAP</b>	<b>Map "B"</b> <b>No. REZ. 4238</b>
Date: SEP 22 2020		
Scale: 1:1,000		
Drawn By: JS		





STREET VIEW



CONTEXT PLAN

**CIVIC ADDRESS:** 7755 6TH STREET, BURNABY, B.C.

**EXISTING ZONING:** C2  
**PROPOSED ZONING:** CD (C2, C2h)  
**GROSS SITE DIMENSIONS:**

**WIDTH:** 41.02m / 134.58 ft  
**DEPTH:** 62.48m / 204.98 ft  
**GROSS AREA:** 2562.46m<sup>2</sup> / 27582.08 sq ft  
(UNIT AREA:159.89 m<sup>2</sup> /1721 sq ft)

**VEHICULAR ACCESS:** CANADA WAY AND LANE

**SITE INFO:**

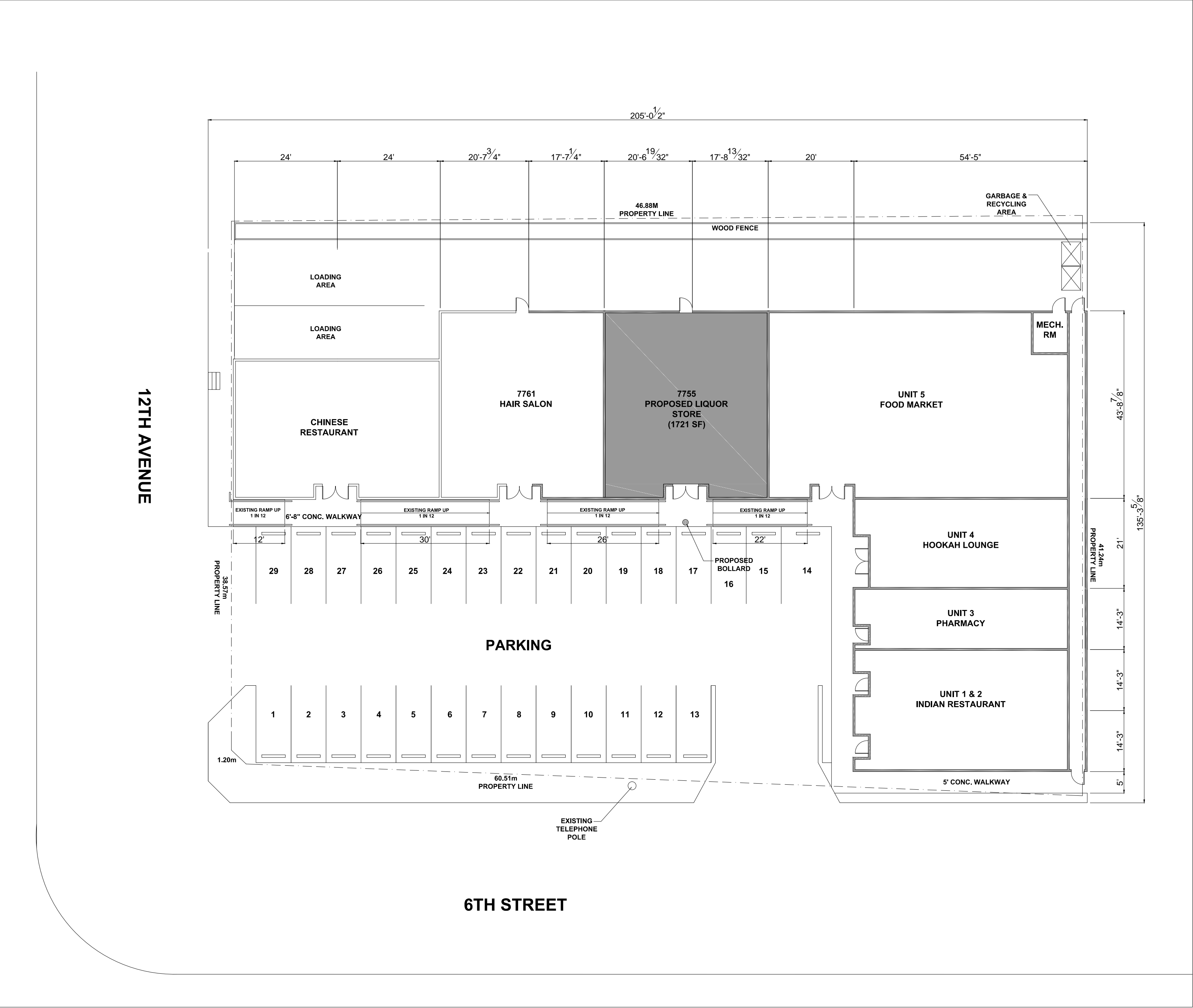
**ROLL NUMBER:** 7305-7745-0000  
**LTO PID:** 002-777-061

**SHEET INDEX**

A-1.0	COVER SHEET
A-1.1	EXISTING SITE PLAN & ELEVATION
A-1.2	EXISTING & PROPOSED FLOOR PLANS

CONTACT: JOE VAN VLIET 778551-0067 joevanvliet@gmail.com	TITLE: <b>TENANT IMPROVEMENT REZONING FOR LIQUOR STORE</b>	PROJECT: <b>7755 6TH ST. BURNABY, B.C.</b>	DRAWING: <b>COVER SHEET</b>	PROJECT NO: <b>200220</b>	SCALE: <b>AS NOTED</b>	<b>A-1.0</b>
				DRAWN: <b>B.L.</b>	DATE: <b>FEBRUARY 20, 2020</b>	
					REVISED: <b>SEPT 15, 2020</b>	

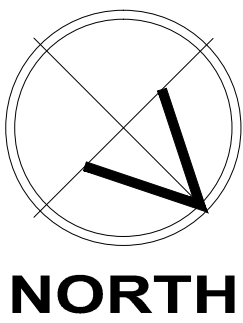




**SITE PLAN**  
SCALE: 1/16" = 1'-0"

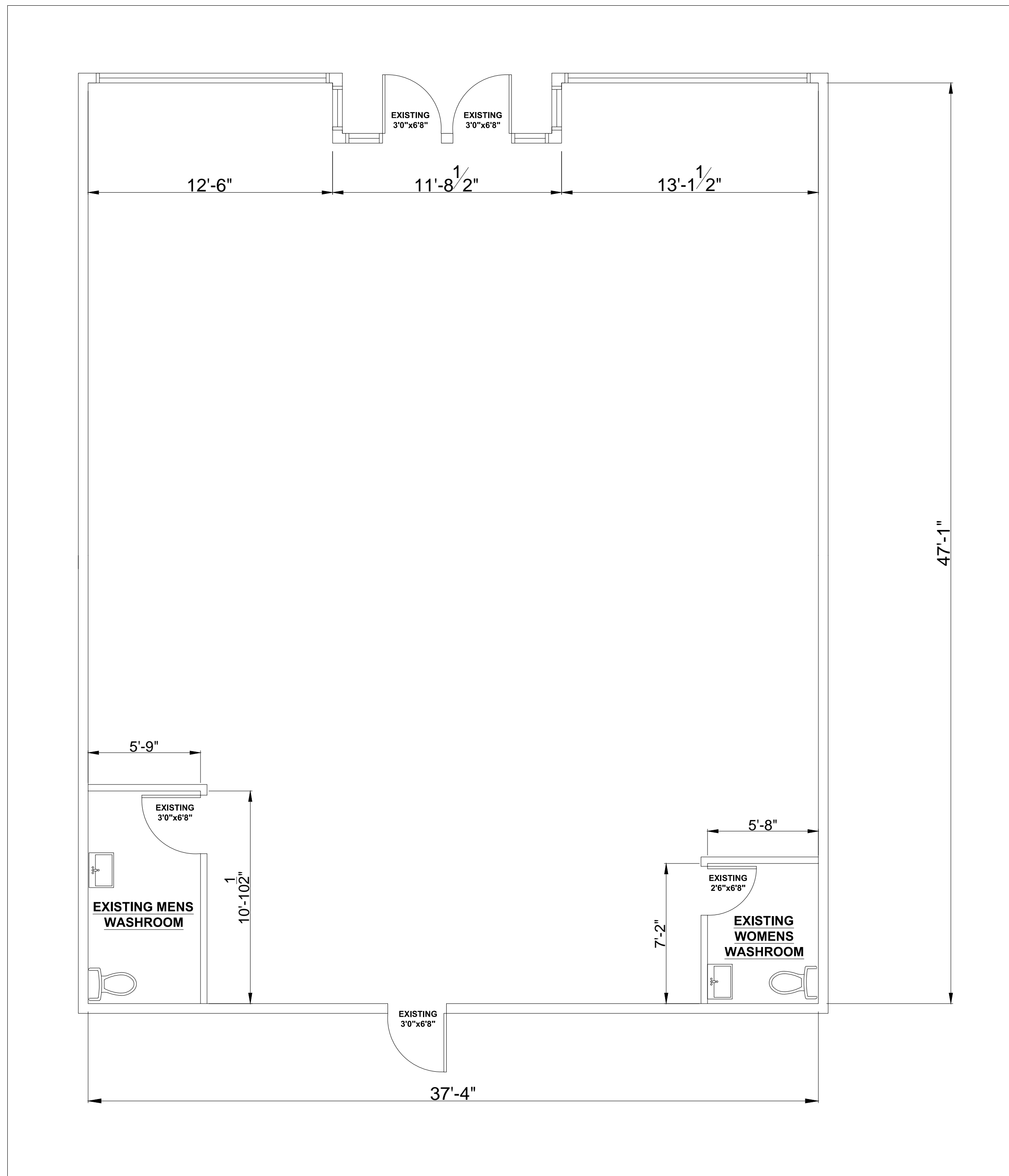


**STORE FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

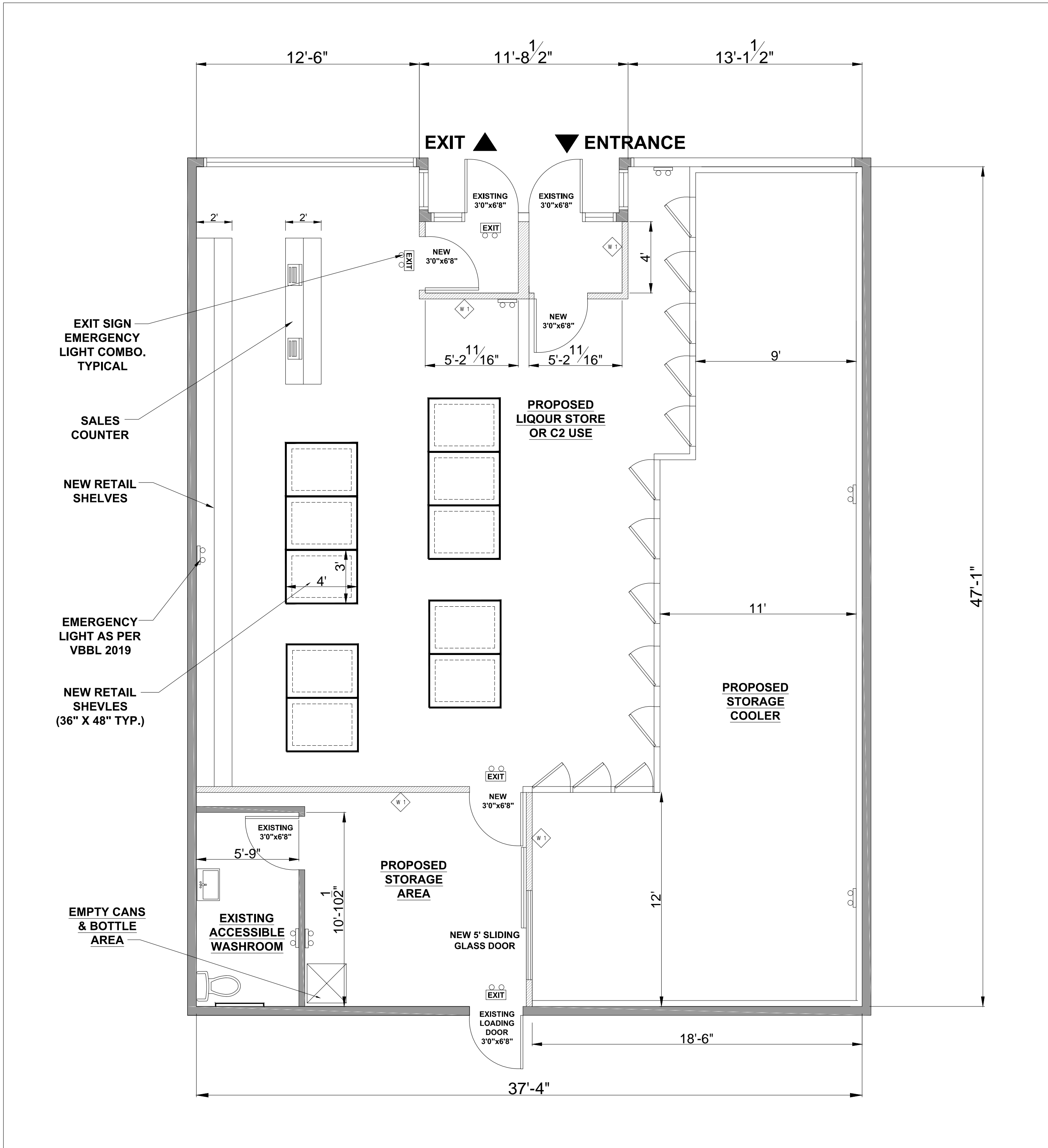


CONTACT: JOE VAN VLIET 778551-0067 joevanvliet@gmail.com	TITLE: <b>TENANT IMPROVEMENT REZONING FOR LIQUOR STORE</b>	PROJECT: <b>7755 6TH ST. BURNABY, B.C.</b>	DRAWING: <b>EXISTING SITE PLAN &amp; ELEVATION</b>	PROJECT NO: <b>200220</b>	SCALE: <b>AS NOTED</b>	DRAWING NO: <b>A-1.1</b>
				DRAWN: <b>B.L.</b>	DATE: <b>FEBRUARY 20, 2020</b>	
					REVISED: <b>SEPT 15, 2020</b>	

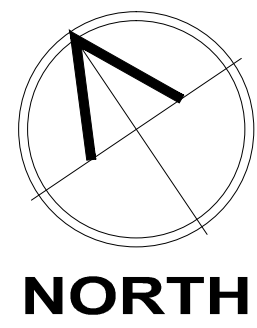
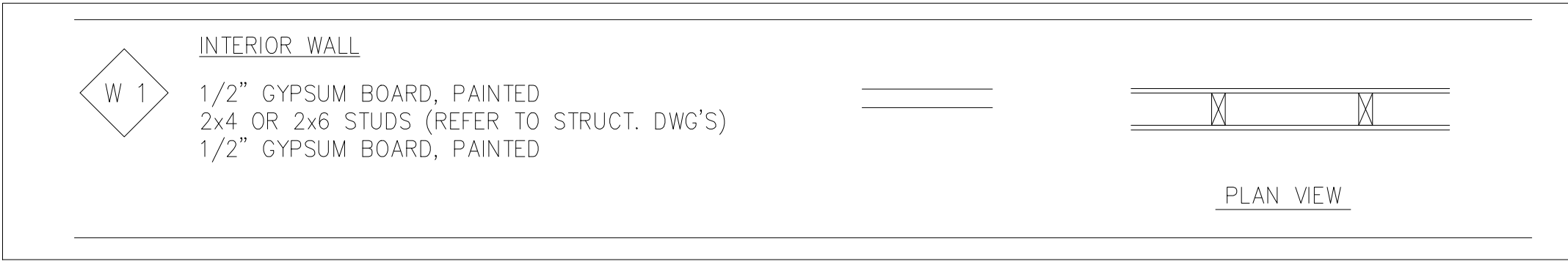




EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN (1721 sf)  
SCALE: 1/4" = 1'-0"



NORTH

CONTACT:  
JOE VAN VLIET  
778551-0067  
joevanvliet@gmail.com

TITLE:  
**TENANT IMPROVEMENT  
REZONING FOR LIQUOR  
STORE**

PROJECT:  
**7755 6TH ST.  
BURNABY, B.C.**

DRAWING:  
**EXISTING & PROPOSED  
FLOOR PLANS**

PROJECT NO: **200228**  
DRAWN: **B.L.**  
CHECKED:

SCALE: **AS NOTED**  
DATE: **FEBRUARY 20, 2020**  
REVISED: **SEPT 15, 2020**

DRAWING NO:  
**A-1.2**





Item .....
Meeting ..... 2020 September 28

## COUNCIL REPORT

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**TO:** CITY MANAGER 2020 September 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #20-07**  
**Skysign on Existing Building**  
**Myrtle Street Mixed-Use Community Plan Area**

**ADDRESS:** 4060 Regent Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot A, DL 69, Plan EPP26461, Land District 1, Land District 36

**FROM:** CD Comprehensive Development District (based on M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and Myrtle Street Mixed-Use Community Plan guidelines, and in accordance with the development plan entitled "Exterior Sky Sign Proposal – 4060 Regent St, Burnaby BC" prepared by Galaxie Signs Ltd.)

**APPLICANT:** Galaxie Signs (on behalf of BC Nurses' Union)  
5085 Regent Street  
Burnaby, BC V5C 4H4  
Attn: Kirby Burnett

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 October 27 at 5:00 pm.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 October 05 and to a Public Hearing on 2020 October 27 at 5:00 pm.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The approval of the Ministry of Transportation to the rezoning application.
  - c) A commitment that the skysign installation be related to the continued occupancy by the BC Nurses' Union at the subject site.



To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #20-07

2020 September 23 ..... Page 2

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the installation of a skysign on the southern face of an existing five-storey office building.

### **2.0 POLICY FRAMEWORK**

The proposed 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.

#### **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.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject property is located at the southwest corner of the Regent Street and Gilmore Avenue intersection, within the Myrtle Street Community Plan Area (see Sketches #1 and #2 *attached*). It is currently improved with the BC Nurses' Union (BCNU) head office, a five-storey building with underground and surface parking. Office and industrial developments in line with the M2 General Industrial District and M5 Light Industrial District are located immediately to the east and west. The Grandview and Trans Canada Highways are located immediately to the south of the property.
- 3.2 On 1990 September 24, Council granted Final Adoption for Rezoning Reference #44/82, which rezoned the subject property from R5 Residential District to M5 Light Industrial District to permit office development. The BC Nurses' Union office was developed in 1997. On 2013 May 27, Council granted Final Adoption for Rezoning Reference #10-11, which permitted the expansion of the BCNU office, by way of a five-storey office wing and two levels of underground parking.
- 3.3 As outlined in the guidelines for skysigns established with Council, skysigns are defined as signs that are located on major commercial buildings (e.g. offices and hotels) above



To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #20-07

2020 September 23 ..... Page 3

the second level. These guidelines have been developed to assist in the evaluation of proposed skysigns.

#### **4.0 SKYSIGN PROPOSAL**

- 4.1 The applicant is proposing to install a skysign on the south elevation of the fourth floor of the subject property with the intent of branding and advertising the BC Nurses' Union's presence in Burnaby.
- 4.2 The proposed skysign will be visible from Grandview Highway and the Trans-Canada Highway. The location of the proposed sign within the Myrtle Street Mixed-Use Community Plan Area is in keeping with the character of the area, and there is no perceived impact to residential neighbourhoods.
- 4.3 The proposed skysign will be affixed to the building face, and is considered to be architecturally integrated with the existing office building. The skysign will consist of internally illuminated channel letters containing the text "BC Nurses' Union" and will be located within 6.1 m (20 ft.) of the top of the main face of the building. The skysign has a height of 0.74 m (2.42 ft.), width of 11.78 m (38.66 ft.) and a circular logo with a diameter of 1.44 m (4.71 ft.) resulting in a total area of 8.97 m<sup>2</sup> (96 sq. ft.), which falls within the maximum permitted area of 9.3 m<sup>2</sup> (100 sq. ft.) recommended in the guidelines for skysigns.
- 4.4 Criteria for the evaluation of skysigns for buildings also include consideration of an active and major user, where the user should occupy a minimum 25% of gross leasable floor area and a minimum of 5,574.18 m<sup>2</sup> (60,000 sq. ft.). The BC Nurses' Union occupies the entirety of the 5 storey, 6,316.58 m<sup>2</sup> (67,991 sq. ft.) office building; therefore, the criteria is met, and will be maintained by a commitment to keep the sign in relation to the occupancy of the BC Nurses' Union on the subject site. Should the BC Nurses' Union no longer occupy the space, or meet the minimum 25% gross leasable floor area criteria, the skysign would be required to be removed.
- 4.5 Approval of the Ministry of Transportation will be required for this rezoning as the subject site is within 800 m (2,624 ft.) of the Trans-Canada Highway.
- 4.6 A commitment is needed to ensure that light mitigation measures are installed at the discretion of the Environmental Services Division, if the light (brightness) from the Skysign disturbs the enjoyment, comfort or convenience of the neighborhood in the vicinity.
- 4.7 Overall, the subject proposal meets the intent and purpose of the adopted guidelines for skysigns, and as such, the proposal is considered to be supportable.



To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #20-07

2020 September 23 ..... Page 4

- 4.8 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing on 2020 October 27 at 5:00 pm.



E.W. Kozak, Director  
PLANNING AND BUILDING

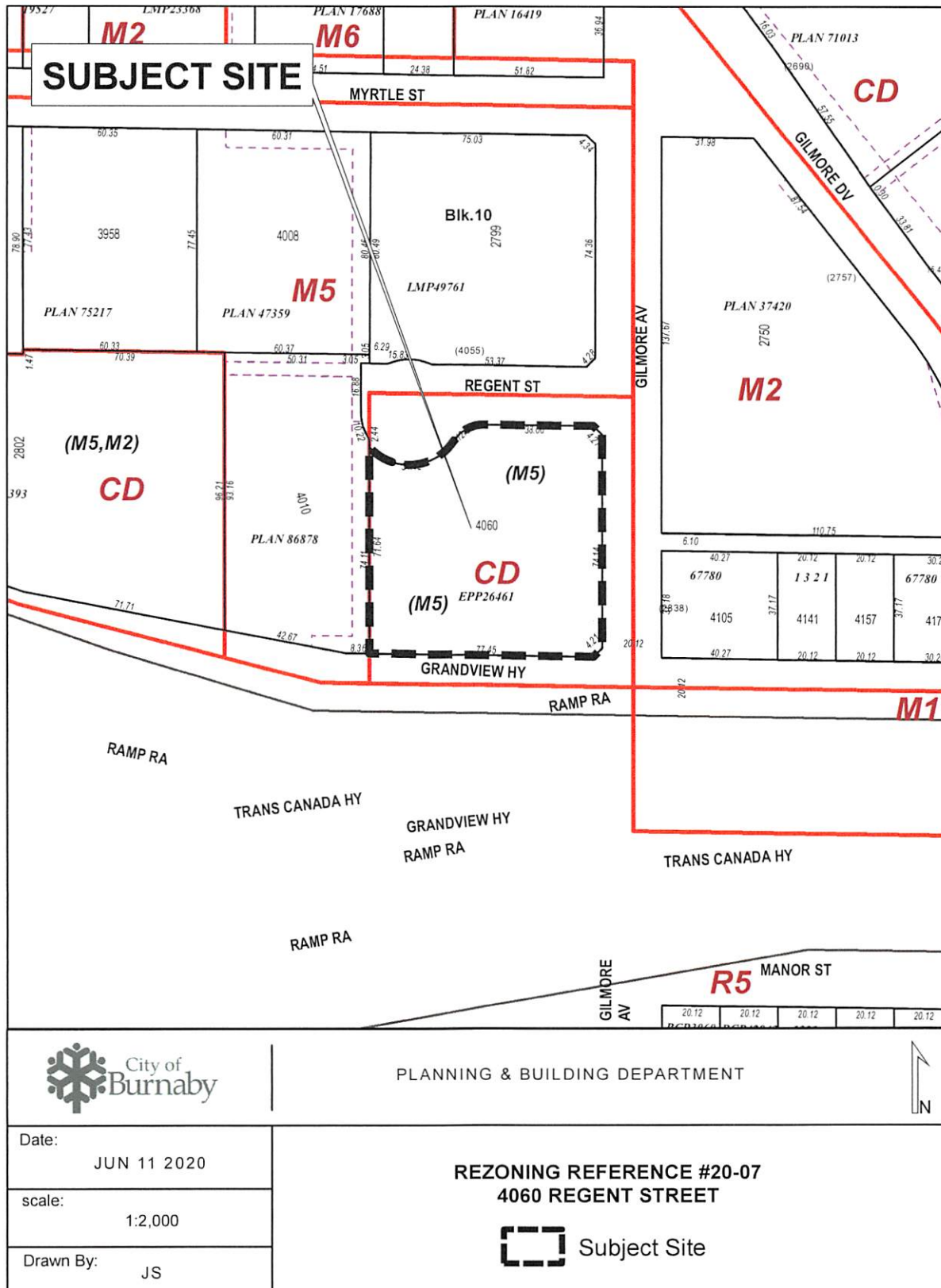
JT:tn

*Attachments*

cc: City Solicitor  
City Clerk

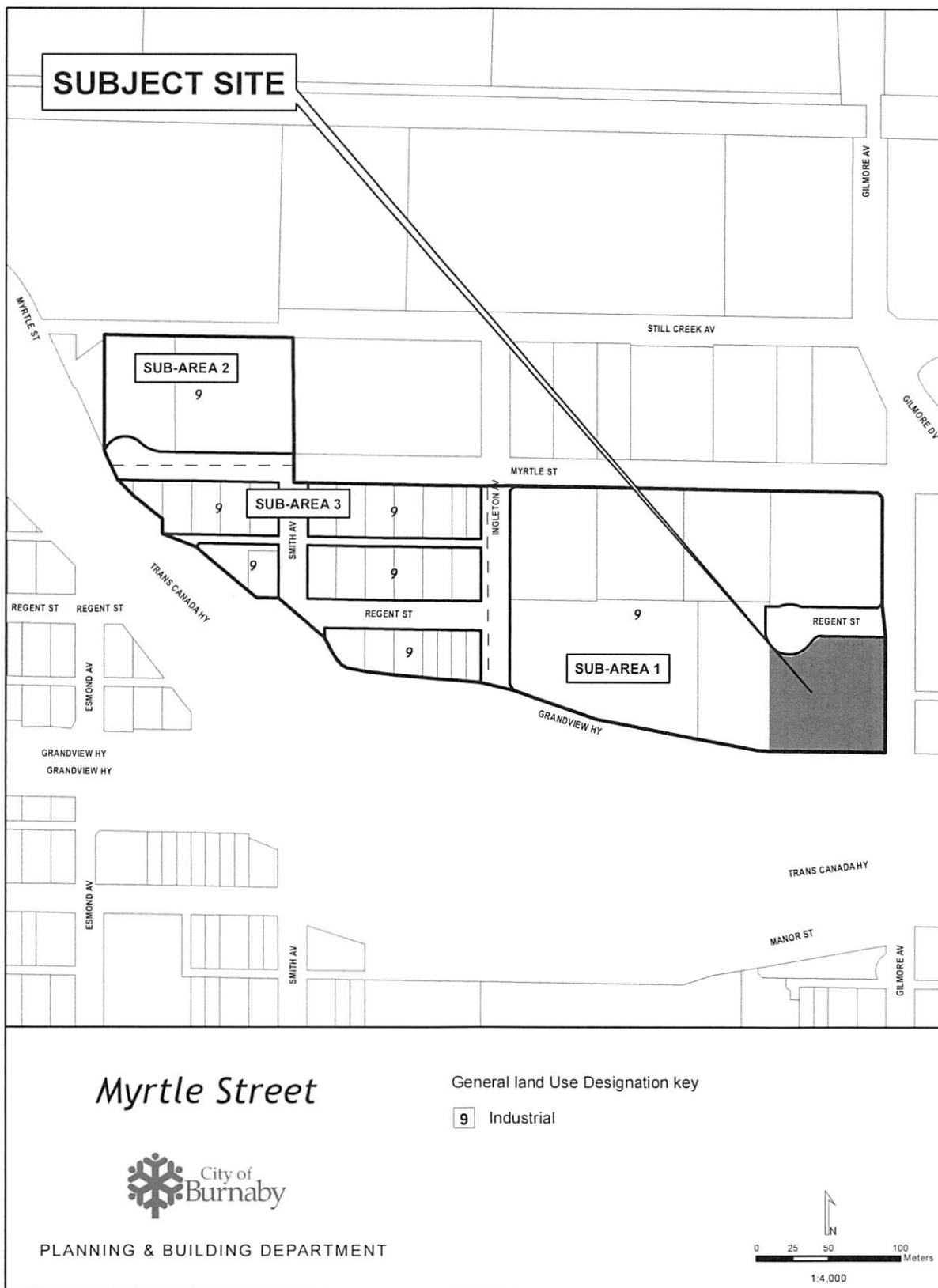
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Sketch #1







**CITY OF BURNABY****BYLAW NO. 14224**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 12986 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2011

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 38, 2020.**

2. Bylaw No. 4742, as amended by Bylaw No. 12986, is further amended as follows:

(a) The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4239, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said



Map ‘A’, as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plan, more particularly described in Bylaw No. 12986, is amended as may be necessary by the development plan entitled “Exterior Sky Sign Proposal – 4060 Regent St, Burnaby BC” prepared by Galaxie Signs Ltd. and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan as amended.

Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

CLERK

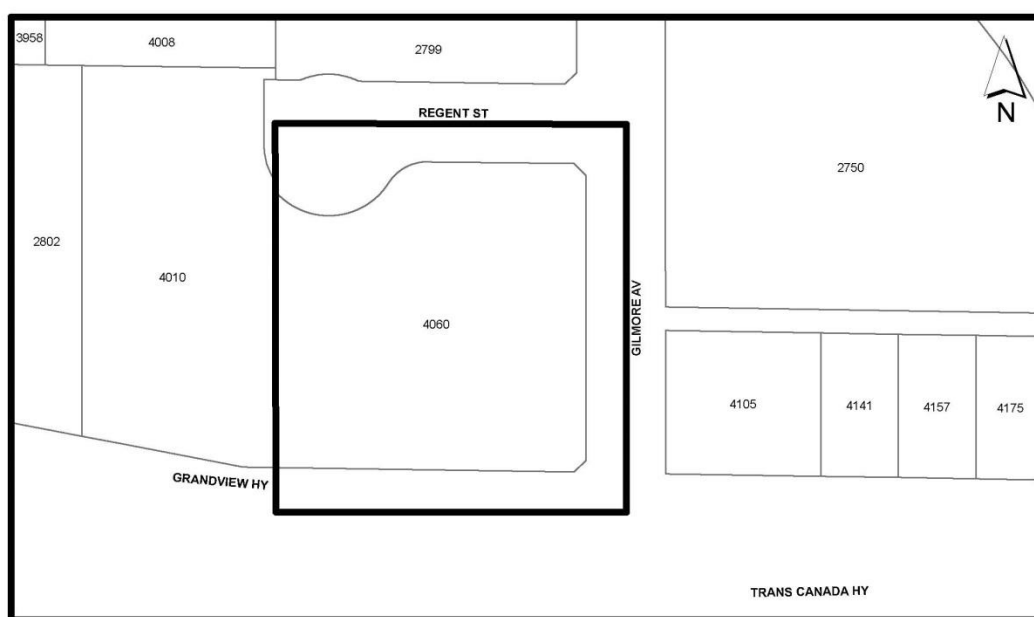


Bylaw No. 14224  
Page 3

BYLAW NUMBER 14224 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.20-07**


LEGAL: Lot A, DL 69, Plan EPP26461, Land District 1, Land District 36



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

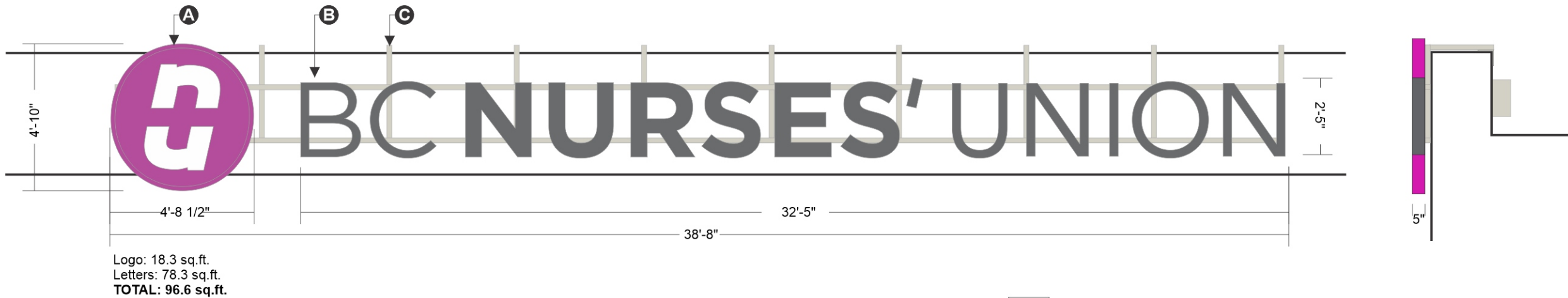
FROM: CD Comprehensive Development District (based on M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Myrtle Street Mixed-Use Community Plan guidelines, and in accordance with the development plan entitled "Exterior Sky Sign Proposal - 4060 Regent St, Burnaby BC" prepared by Galaxie Signs Ltd.)

	PLANNING AND BUILDING DEPARTMENT
Date: SEP 22 2020	<b>OFFICIAL ZONING MAP</b>
Scale: 1:1,500	
Drawn By: JS	
	Map "B" No. REZ. 4239



# Exterior Sky Sign Proposal - 4060 Regent St, Burnaby BC



1(x) s/f Illuminated Sky Sign

- A Face Lit Fabricated Shape**
  - 3/16" White Lexan Face with Digitally Printed Graphics Applied to 1st Surface
  - Face Colours: White, PMS 246C
  - White LED Illumination
  - Cabinet & Retainer: Painted to Match PMS 246C
- B Face Lit Channel Letters**
  - 3/16" White Acrylic Trim Cap Faces with Digitally Printed Day / Night Graphics Applied to 1st Surfaces
  - Face Colours: PMS Cool Grey 10C - Day / White - Night
  - White LED Illumination
  - Returns & Trim Caps: Painted to Match Cool Grey 10C
- C Rail Mounting & Hook**
  - 2" x 2" Aluminum Sign Rails & Supports
  - 6" x 6" Mounting Brackets
  - Colour: Painted to Match Wall Colour
  - Remote Power Supplies

White

PMS Cool Grey 10C

PMS 246C

Painted to Match Wall Colour

to be supplied by customer



Typical Night View

\*\* To Include Bird Spikes / Photo Cell



Visual solutions since 1963

galaxiesigns.com

5085 Regent St  
Burnaby, BC  
V5C 4H4

Ph 604 291 6011  
Fax 604 291 7138

Client

BC Nurses Union

Address

4060 Regent St, Burnaby

Sales

Kirby Burnett

Date

August 4, 2020

Scale

1/4" = 1' 1"

File Name


BC Nurses Union - 20133-R1

CUSTOMER APPROVAL / DATE

LANDLORD APPROVAL / DATE

NOTE:

- The colours used in this presentation may vary slightly from those of the actual finished product.
- Depiction of display on artwork is conceptual and may not necessarily be to scale.
- It is the responsibility of the customer to provide GALAXIE SIGNS Ltd. with production ready artwork files prior to production.



C US

Drawn By

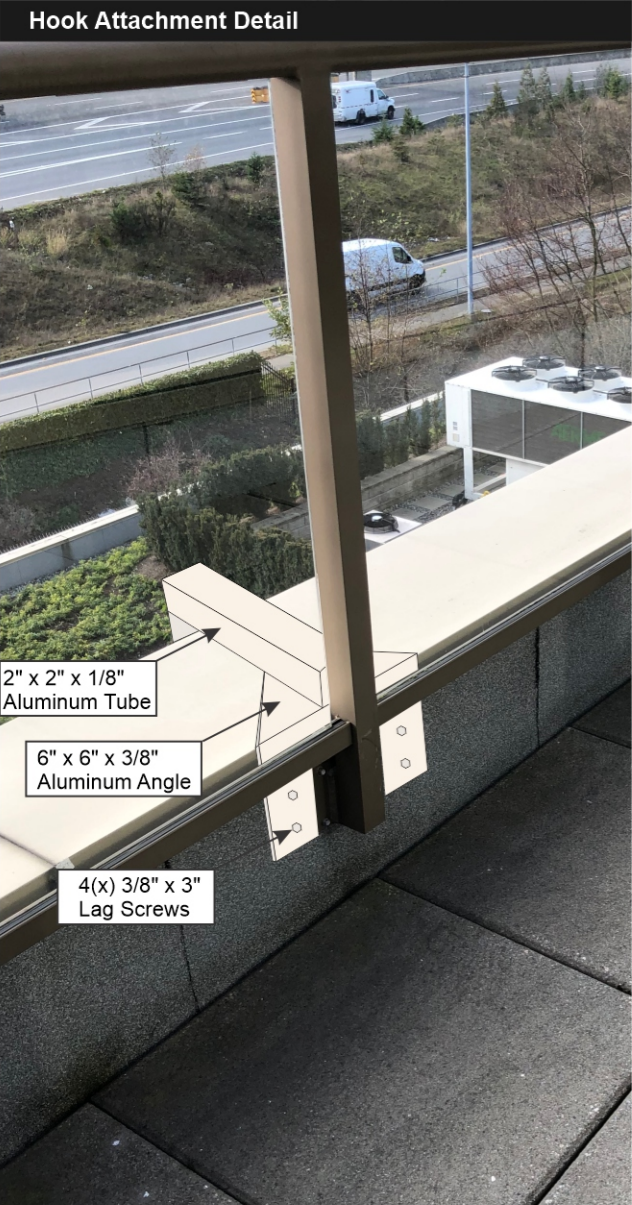
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PAGE

1

This design is property of GALAXIE SIGNS Ltd. and may not be copied in whole or in part without the written permission of GALAXIE SIGNS Ltd.





Size of Sign on Image is Only Approximate




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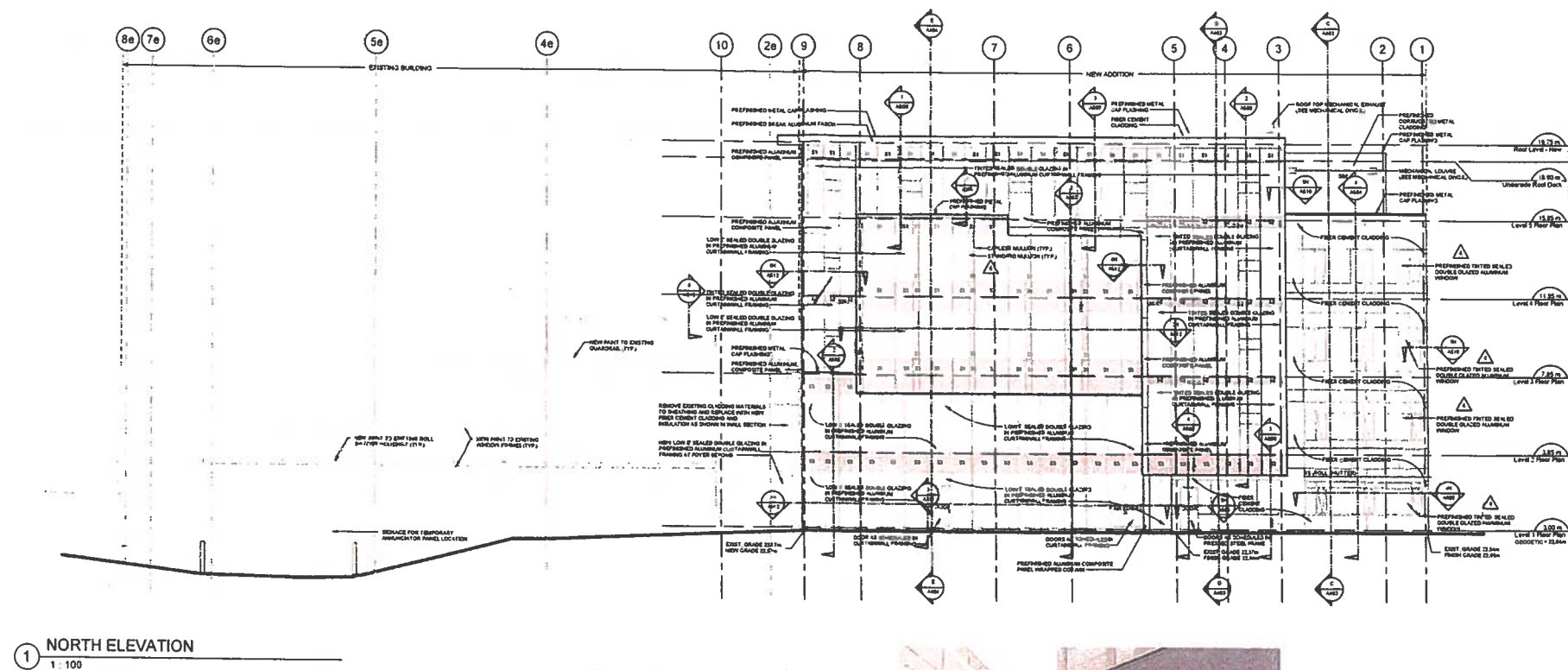
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Burnaby, BC  
V5C 4H4

Ph 604 291 6011  
Fax 604 291 7138

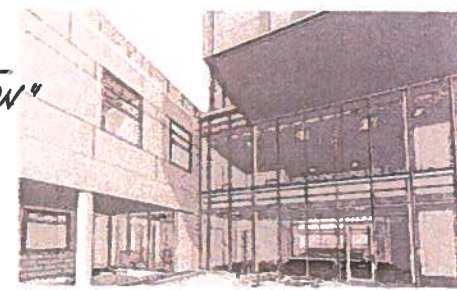
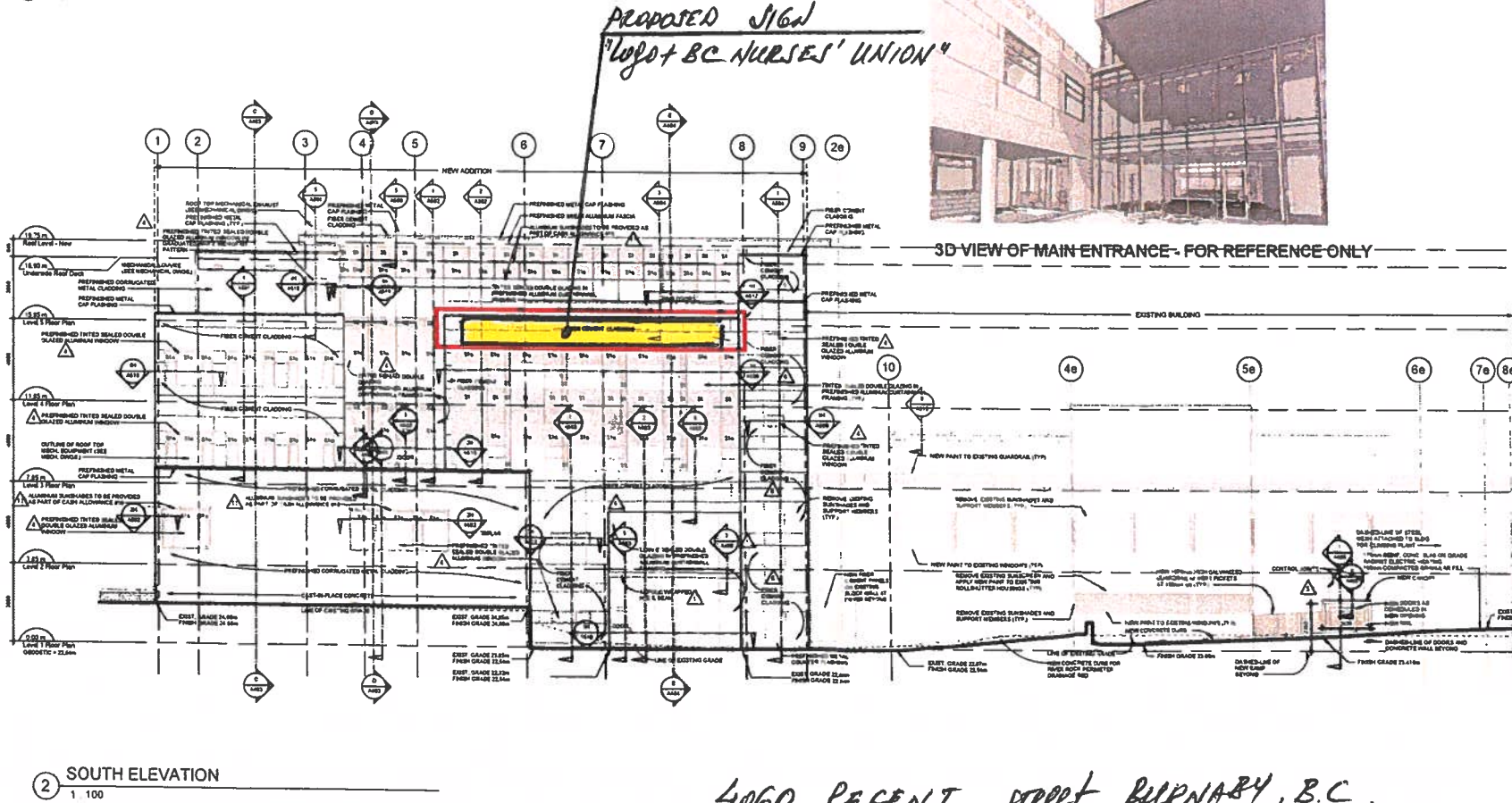
<u>Client</u> <b>BC Nurses Union</b>		<u>Scale</u>  1/8" = 1'    ↑ 1' ↑
<u>Address</u> <b>4060 Regent St, Burnaby</b>		<u>File Name</u>  <b>BC Nurses Union - 20133-R1</b>
<u>Sales</u> <b>Kirby Burnett</b>	<u>Date</u> <b>August 4, 2020</b>	

<u>CUSTOMER APPROVAL / DATE</u>   <u>LANDLORD APPROVAL / DATE</u>   	<p><b>NOTE:</b></p> <ul style="list-style-type: none"><li>• The colours used in this presentation may vary slightly from those of the actual finished product.</li><li>• Depiction of display on artwork is conceptual and may not necessarily be to scale.</li><li>• It is the responsibility of the customer to provide GALAXIE SIGNS Ltd. with production ready artwork files prior to production.</li></ul>	 <p>C    US</p> <table><tr><td>Drawn By</td><td><b>KD</b></td></tr><tr><td>PAGE</td><td><b>2</b></td></tr></table>	Drawn By	<b>KD</b>	PAGE	<b>2</b>
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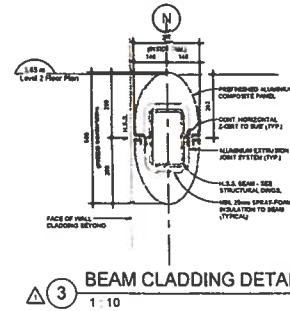




NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	PREPARED METAL CAP FLASHING	100	MT	
2	LOW E SEALED DOUBLE GLAZING	100	MT	
3	PREPARED METAL CAP FLASHING	100	MT	
4	LOW E SEALED DOUBLE GLAZING	100	MT	
5	PREPARED METAL CAP FLASHING	100	MT	
6	LOW E SEALED DOUBLE GLAZING	100	MT	
7	PREPARED METAL CAP FLASHING	100	MT	
8	LOW E SEALED DOUBLE GLAZING	100	MT	
9	PREPARED METAL CAP FLASHING	100	MT	
10	LOW E SEALED DOUBLE GLAZING	100	MT	



3D-VIEW OF MAIN ENTRANCE - FOR REFERENCE ONLY



ISSUED FOR CONSTRUCTION

BCRU HEAD OFFICE - 2013 EXPANSION 31 #1

BCRU HEAD OFFICE 4060 REGENT STREET, BURNABY

EXTERIOR ELEVATIONS

08057

DATE: 11.11.2012

A400

4060 REGENT STREET, BURNABY, B.C.

- 11 CERAMIC TILE TO FINISH ON LOW E SEALED GLAZING SPANDREL PANELS BY SHAWNEER
- 24 CERAMIC TILE TO FINISH SEALED DOUBLE GLAZING UNIT
- 32 PREPARED ALUMINUM COMPOSITE SPANDREL PANEL
- 33 TITLED ON LOW E SEALED DOUBLE GLAZING SPANDREL PANELS AND SPANDREL
- 61 CONTROL JOINT
- 62 RAIL SHUTTER



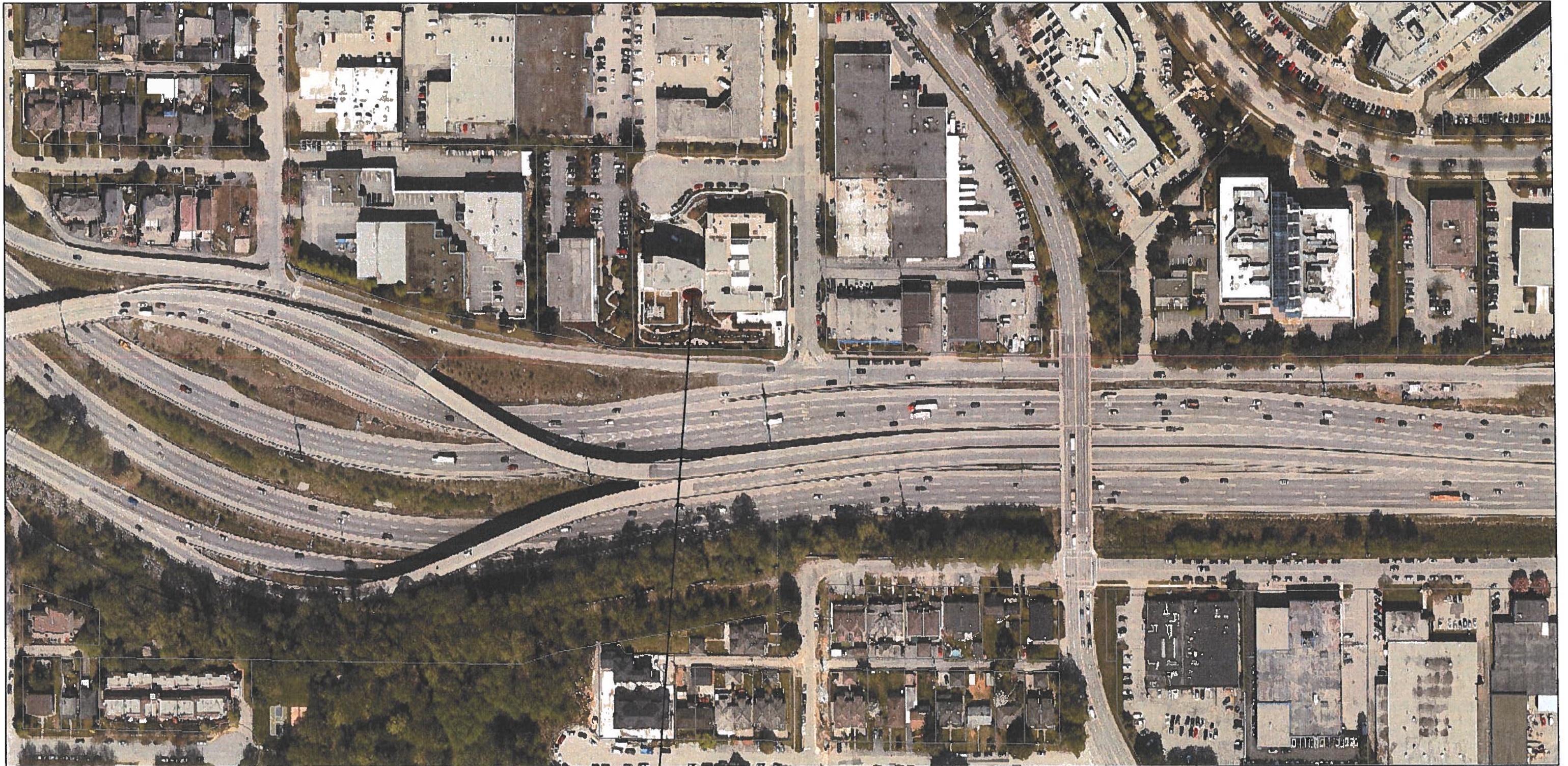
Proposed  
20.9 m/68.56 ft  
Calculated from Average Building Grade



PROPOSED SIGN  
"Logo of BC NURSES' Union"



# BurnabyMap

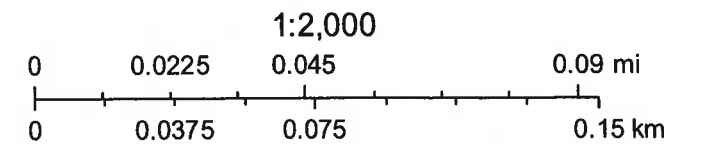


May 20, 2020

-  Lakes
-  Small Rivers
-  Large Rivers
-  Ocean
-  Legal Parcels

PROPOSED SIGN  
"LEGOT BC NURSES' UNION"

4060 REGENT STREET, BURNABY, B.C.







Item.....
Meeting..... 2020 September 28

## COUNCIL REPORT

**TO:** CITY MANAGER 2020 September 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #20-13**  
**Addition to Norland Supportive Housing Facility**  
**Central Administrative Area**

**ADDRESS:** 3986 Norland Avenue

**LEGAL:** Lot 53, except dedication plan 71549, DL 79, NWD Plan 54758

**FROM:** CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and the Central Administrative Area as guidelines)

**TO:** Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area guidelines and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

**APPLICANT:** BC Housing Management Commission  
1701-4555 Kingsway  
Burnaby, BC V5H 4V8  
Attn: Naomi Brunemeyer

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 October 27.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 October 05 and to a Public Hearing on 2020 October 27 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #20-13  
 2020 September 23.....Page 2

standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The approval of the Ministry of Transportation to the rezoning application.
- e) The amendment and registration of the Lease Agreement, as outlined in Section 3.2 of this report.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the addition of a second modular supportive housing building on the subject City-owned property. The new supportive housing building will be constructed by BC Housing and operated by Progressive Housing Society.

### **2.0 POLICY FRAMEWORK**

The proposed application aligns with the goals and sub-goals of the Corporate Strategic Plan:

#### **A Connected Community**

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

#### **An Inclusive Community**

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

#### **A Healthy Community**

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



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #20-13  
 2020 September 23 .....Page 3

### 3.0 BACKGROUND

- 3.1 The subject site is located at the northeast corner of Norland Avenue and Ledger Avenue, within the Council-adopted Central Administrative Area Plan, and is improved with a three-storey modular supportive housing facility, constructed in 2019, comprised of 52 studio units, shared amenity space, support services, and 24/7 staffing (see *attached* Sketches #1 and #2). The facility is located on the western portion of the subject property. To the north is an older two-storey office building; to the east, is the Trans-Canada Highway; to the west, across Norland Avenue, are City-owned single family dwellings; and, to the south, across Ledger Avenue, are two City-owned single family dwellings. Beyond to the south, is a City works yard.
- 3.2 On 2019 February 11, Council granted Final Adoption to Rezoning Reference #18-35 to amend the Central Administrative Area Plan and rezone the subject City-owned site in order to permit the construction of a modular supportive housing facility, to be constructed by BC Housing and operated by Progressive Housing Society. The development formed part of the province's Rapid Response to Homelessness Initiative (RRHI). To permit construction and the approved use, a five-year ground lease was provided to the Provincial Rental Housing Corporation (PRHC), the administrative and property management arm of BC Housing, with an option to renew subject to Council approval. The ground lease was offset by a grant from the City's Community Benefit Bonus Affordable Housing Reserve. The Council-authorized lease supported the development of the existing 52-unit supportive housing facility, now known as "Norland Place", intended for Burnaby residents that are experiencing homelessness or are considered at-risk of homelessness.
- 3.3 The subject application represents a proposed addition to the existing Norland Place supportive housing facility. To accommodate additional supportive housing units on the property, an amended CD Comprehensive Development rezoning is required, and is proposed to include the RM3r Multiple Family Residential District to allow for additional residential density on site.
- 3.4 On 2020 July 27, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.5 The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

### 4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting a rezoning amendment to the Amended CD District (based on P5 Community Institutional District and RM3r Multiple Family Residential District) to permit the addition of a second modular supportive housing building on the eastern portion of the property. The proposed development would be four storeys in height and would include 43



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #20-13  
 2020 September 23 .....Page 4

studio units in addition to shared amenity space and support services. The eastern portion of the property is currently treed and would be required to be partially cleared to accommodate the proposed building. The proposed building is a prefabricated structure which will be constructed off-site and assembled and installed on-site. The proposed prefabricated structure will be designed to match the existing supportive housing building and to integrate with the area's institutional neighbourhood character. The proposed development will share surface parking with the existing building and a single driveway access from Ledger Avenue. The 13 existing surface parking stalls on site, primarily used by eight housing operations staff, is proposed to be reduced to 12. The elimination of one parking stall allows for a stairwell connection and landing area between the existing supportive housing building and the proposed second building. To offset the reduction in vehicular parking, 22 secure bike storage lockers are proposed. The proposed parking standard is considered supportable.

- 4.2 As mentioned above, the property is City-owned and leased to PRHC. As the current lease agreement specifically permits the development and operation of a 52-unit supportive housing building, terms and conditions of the existing lease agreement will need to be updated to reflect the addition of the proposed development to the property. The terms and conditions of an amended lease agreement will be provided to Council in a future report.
- 4.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to the following:
- provision for a new bus shelter on Norland Avenue;
  - provision for street trees on Norland Avenue and Ledger Avenue; and,
  - extension of Ledger Avenue sidewalk to the eastern extent of the site.
- 4.4 The Ministry of Transportation's approval of the rezoning is required.
- 4.5 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.6 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 4.7 Development Cost Charges including Parkland Acquisition Charge and GVS & DD Sewerage Development Cost Charge will apply. The applicable fees will be based on the rates at the time of payment.

## 5.0 DEVELOPMENT PROPOSAL

5.1 Site Area - 4,779.8 m<sup>2</sup> (51,449 sq.ft.)

5.2 Density:

FAR Permitted - 1.1 FAR



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #20-13  
 2020 September 23 .....Page 5

FAR Provided	-	0.98 FAR
Existing Building Gross Floor Area (GFA)	-	2,369.8 m <sup>2</sup> (25,508 sq.ft.)
<u>Additional Building Gross Floor Area (GFA)</u>	-	<u>2,328.0 m<sup>2</sup> (25,058 sq.ft.)</u>
Total Gross Floor Area (GFA)	-	4,697.8 m <sup>2</sup> (50,566 sq.ft.)

Existing Site Coverage	-	16 %
<u>Additional Site Coverage</u>	-	<u>13 %</u>
Total Site Coverage:	-	29 %

5.3 Height: - 4 Storeys

5.4 Residential Unit Mix:

Existing Building:	-	52 Studio Units @ 351 sq.ft. per unit (incl. 6 barrier-free and 4 adaptable)
--------------------	---	---

Proposed New Building:	-	43 Studio Units @ 351 sq.ft. per unit (incl. 3 barrier-free)
------------------------	---	---

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Total Unit Mix:	-	95 Studio Units @ 351 sq.ft. per unit (inc. 9 barrier-free and 4 adaptable)
-----------------	---	--

5.5 Parking:

Vehicle Parking Required and Provided:	-	12 existing spaces (incl. 1 accessible)
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Bicycle Parking Required and Provided:	-	10 existing outdoor bicycle stalls
	-	22 secure bicycle storage spaces

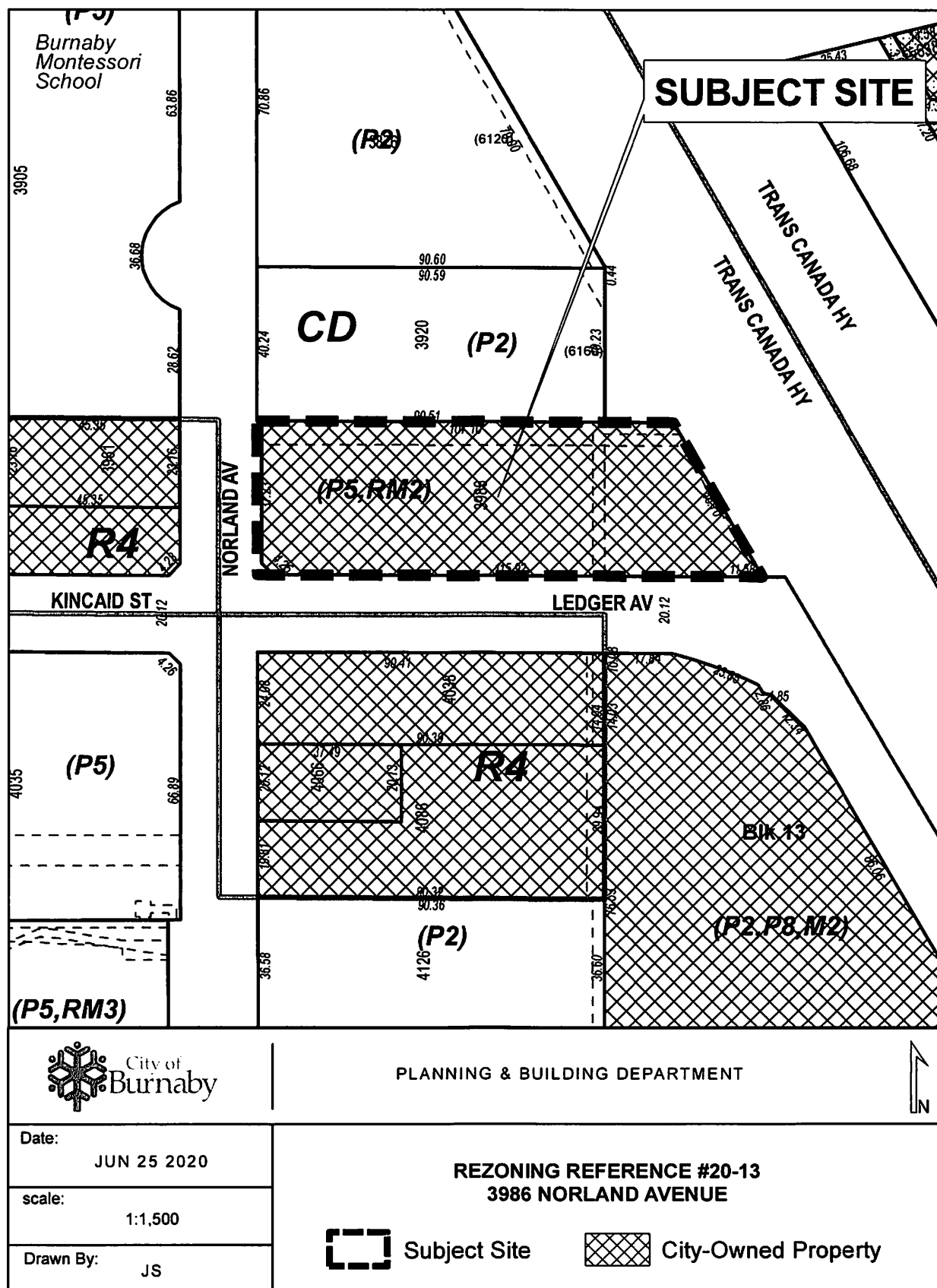
  
 E.W. Kozal, Director  
 PLANNING AND BUILDING

MP:tn

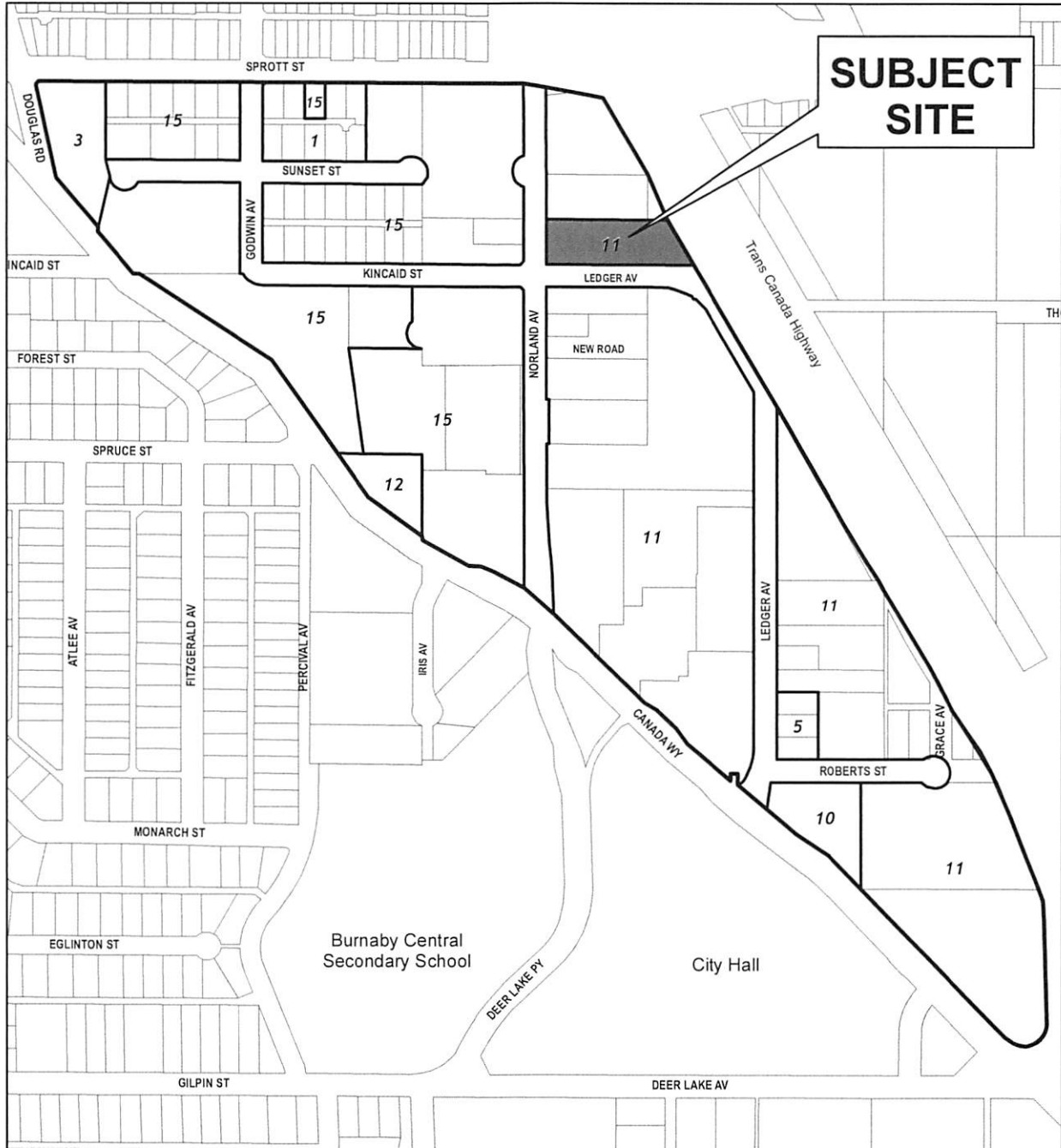
**Attachments**

cc: Director Public Safety and Community Services  
 City Solicitor  
 Acting City Clerk







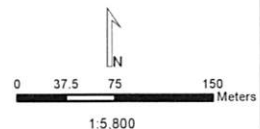


## Central Administrative Area Community Plan



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 10 Administration and Public Assembly
- 11 Business Centre Districts
- 12 Park and Public Use
- 15 Community Institutional





**CITY OF BURNABY****BYLAW NO. 14225**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning Bylaw 1965, as amended by Bylaw No. 13923 being Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2018

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 1996;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 2020.**

2. Bylaw No. 4742, as amended by Bylaw No. 13923, is further amended as follows:

(a) The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered REZ. 4340, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said



Map ‘A’, as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plan, more particularly described in Bylaw No. 13923, is amended as may be necessary by the development plan entitled “BC Housing Transitional Housing” prepared by Horizon North and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan as amended.

Read a first time this	day of	, 2020
Read a second time this	day of	, 2020
Read a third time this	day of	, 2020
Reconsidered and adopted by Council this	day of	, 2020

MAYOR

CLERK



BYLAW NUMBER 14225 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

**REZ.20-13**


LEGAL: Lot 53, except dedication plan 71549, DL 79, NWD Plan 54758



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

FROM: CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and the Central Administrative Area as guidelines)

TO: Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area guidelines and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

	PLANNING AND BUILDING DEPARTMENT
Date: SEP 22 2020	<b>OFFICIAL ZONING MAP</b>
Scale: 1:1,500	
Drawn By: JS	
	Map "B" No. REZ. 4340



DWG No.:  
**A0.0**



By-Law Setback Summary	
MINIMUM REQUIRED SETBACK FOR FRONT YARD:	4.57m
MINIMUM REQUIRED SETBACK FOR REAR YARD:	4.57m
MINIMUM REQUIRED SETBACK FOR SIDE YARD:	4.57m

# Floor Area Ratio

PERMITTED FAR : 1.1

PROPOSED FAR:  
EXISTING BUILDING: 2,369.8 m<sup>2</sup>  
PROPOSED BUILDING : 2,328 m<sup>2</sup>

TOTAL BUILDINGS GFA: 4,697.8 m<sup>2</sup>

SITE AREA: 4,779.8 m<sup>2</sup>  
TOTAL FAR: 0.98

## Dwelling Unit Summary

GROSS FLOOR AREA:	
typical unit:	32.6 m <sup>2</sup>
adaptable unit:	32.6 m <sup>2</sup>
barrier free unit:	32.6 m <sup>2</sup>
NUMBER OF UNITS BY TYPE AND BY FLOOR:	
EXISTING BUILDING 1:	
MAIN FLOOR:	2 typical units 4 adaptable units 6 barrier free units
SECOND FLOOR:	20 typical units
THIRD FLOOR:	20 typical units 52 Studio Units
PROPOSED BUILDING 2:	
MAIN FLOOR:	1 typical unit 3 barrier free units
SECOND FLOOR:	13 typical units
THIRD FLOOR:	13 typical units 13 typical units 43 Studio Units
TOTAL:	
TOTAL:	95 Studio Units

# Motor Vehicle Parking Requirement

---

**REQUIRED AND PROVIDED**  
12 Stalls (includes 1 Barrier Free Stall)

---

# Waste and Recycling Requirement

---

MINIMUM SIZE STORAGE REQUIRED:

The greater of :

- 5 m<sup>2</sup>
- number of housing units \* 0.44 m<sup>2</sup>
- 95 units \* 0.44 m<sup>2</sup> = 41.8 m<sup>2</sup>

PROVIDED:

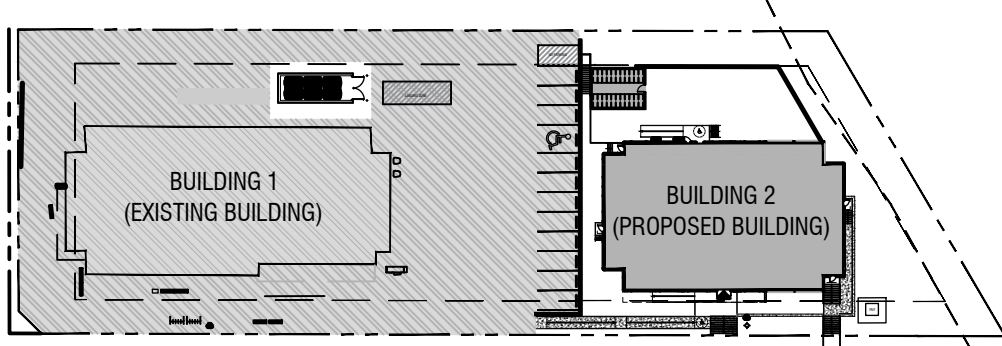
41.9 m<sup>2</sup>

## Loading Parking Requirement

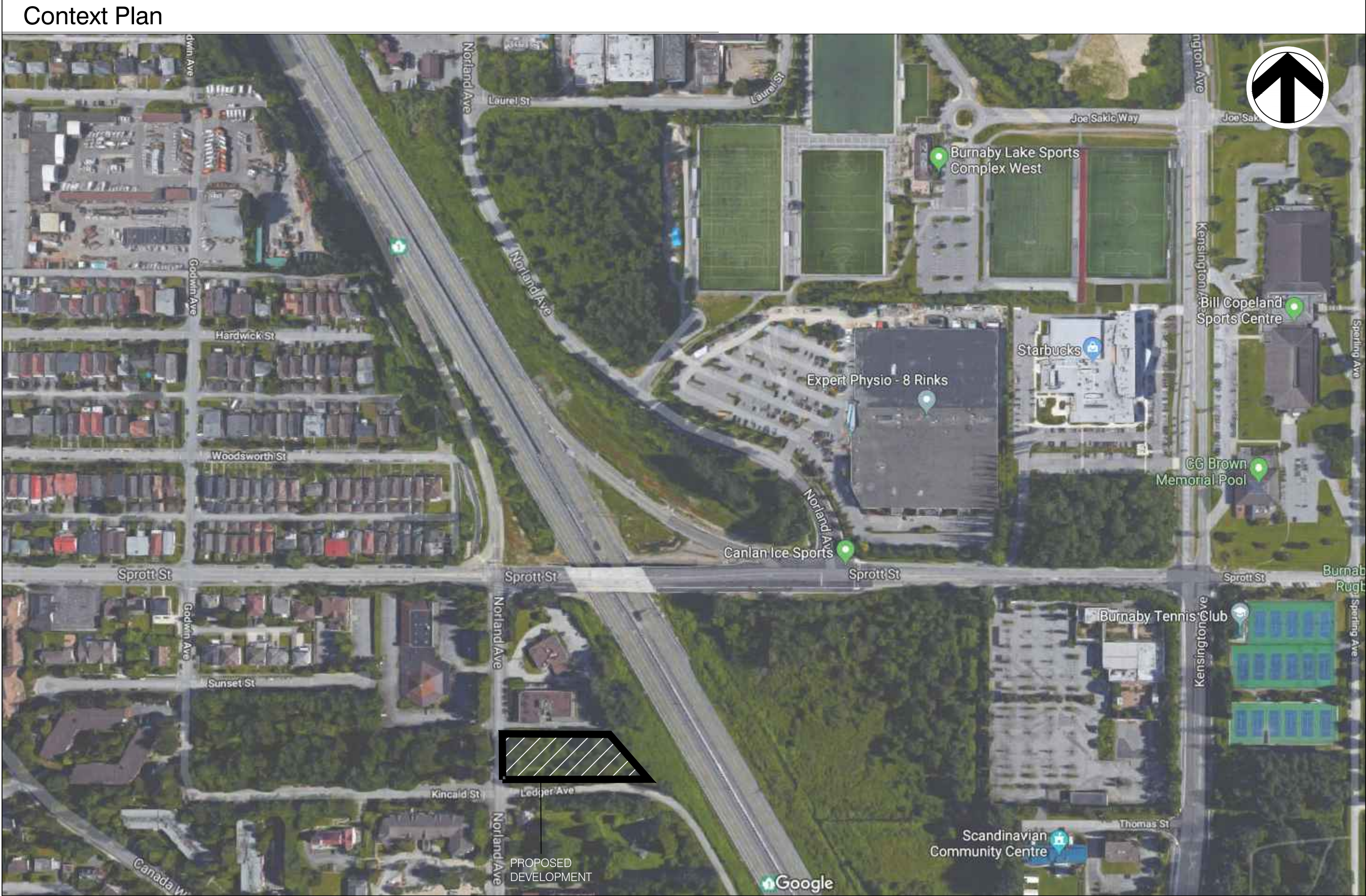
---

REQUIRED AND PROVIDED:  
1 LOADING STALL

---



# 1 Key Plan



2 Site Photo - View from Transcanada  
A0.1

**3** Site Photo - Adjacent Building from Ledger Avenue

4 Site Photo - from Ledger Avenue  
A0.1

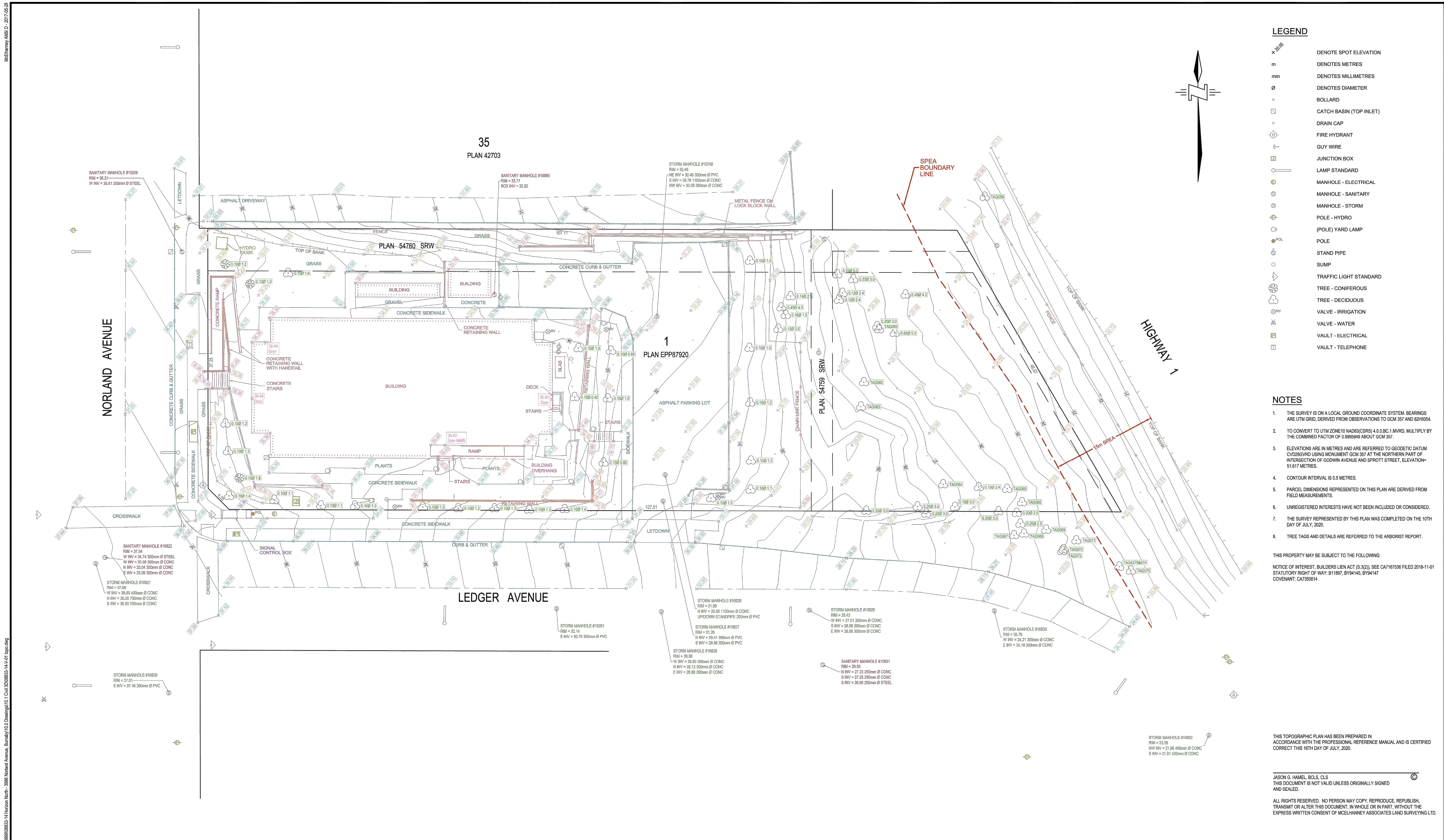
5 Site Photo - View from Norland Avenue  
A0.1




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	1.				ISSUED PUBLIC HEARING	ZD CZ
	No.	Y	M	D	REVISION	BY CHKD



PROJ # : 220114	<div> <div>BC HOUSING</div> <div>TRANSITIONAL HOUSING</div> <div>3986 NORLAND AVENUE, BURNABY, BC</div> <div>PROJECT STATS &amp; SITE PHOTOS</div> </div>	<div> <div>DWG No.:</div> <div>A0.1</div> </div>
TN # :		
SCALE : AS NOTED		
DRAWN BY :		
CHECKED :		





DATE: 2020-06-10, 14:08 FILE: L:\07\A0800-0889\0883-14\HORIZON NORTH - 3986 Norland Avenue Burnaby\10.0 District Lot 79 Group 1\10.0 Topo.dwg					THIS DRAWING AND DESIGN IS THE PROPERTY OF McElhanney and shall not be used, reused or reproduced without the consent of McElhanney. McElhanney will not be held responsible for the improper or unauthorized use of this drawing and design.					 <b>McElhanney</b>										 <b>McElhanney</b>					Suite 2300 13450 102nd Avenue Burnaby BC Canada V3T 5X3 T 604 596 0391					HORIZON NORTH 540 ATHABASCA STREET, WEST KAMLOOPS, BC V2H 1C4					Drawing No.  <b>V-01</b>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNY'S PRIOR WRITTEN CONSENT.					INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTORS SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.					ORIGINAL DWG SIZE: ANSI D (22" x 34")																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

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1.	ISSUED PUBLIC HEARING	ZD	CZ
No.	Y	M	D
REVISION		BY	CHKD

HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 220114

TN # :

SCALE : AS NOTED

DRAWN BY :

CHECKED :

BC HOUSING

TRANSITIONAL HOUSING

3986 NORLAND AVENUE, BURNABY, BC

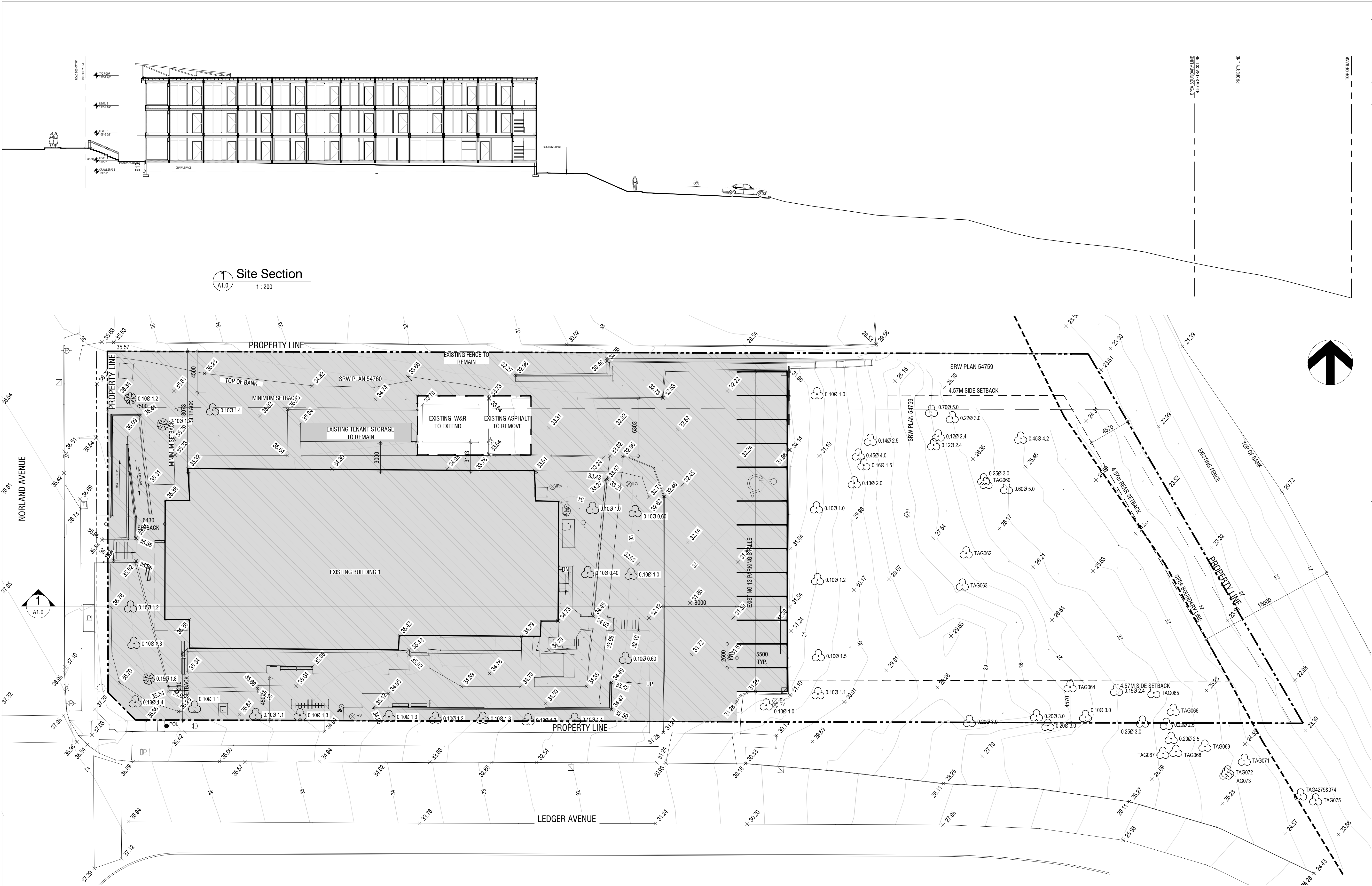
EXITING SITE SURVEY

DWG No.:

A0.2

FILE: L:\07\A0800-0889\0883-14\HORIZON NORTH - 3986 Norland Avenue Burnaby\10.0 District Lot 79 Group 1\10.0 Topo.dwg





Site Plan - General Notes

- 1. REFER TO CIVIL, ELECTRICAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION
- 2. NO FIRE HYDRANT CLOSE TO THE PROPERTY

Site Plan - Symbol Legend

- INDICATES EXISTING PORTION OF SITE TO REMAIN AS IS
- INDICATES EXTEND OF A
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES MAIN ENTRY
- INDICATES NEW FENCE (SCALED FOR CLARITY)
- INDICATES EXISTING PARKING LINE PAINTED ON ASPHALT SURFACE
- INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
- INDICATES LOCATION OF EXISTING FIRE HYDRANT
- INDICATES PROPOSED GEODETIC SPOT ELEVATION
- INDICATES NEW CONCRETE WHEEL STOP
- INDICATES LOCATION OF POWER POLE WITH TRANSFORMER
- INDICATES LOCATION OF EXISTING LIGHTING
- INDICATES LOCATION OF EXISTING POLE LIGHT TO REMAIN
- INDICATES LOCATION OF EXISTING STORM TO REMAIN
- INDICATES LOCATION OF EXISTING SIGN TO REMAIN

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1.				ISSUED PUBLIC HEARING	ZD	C	Z		
No.	Y	M	D	REVISION	BY	CHKD			

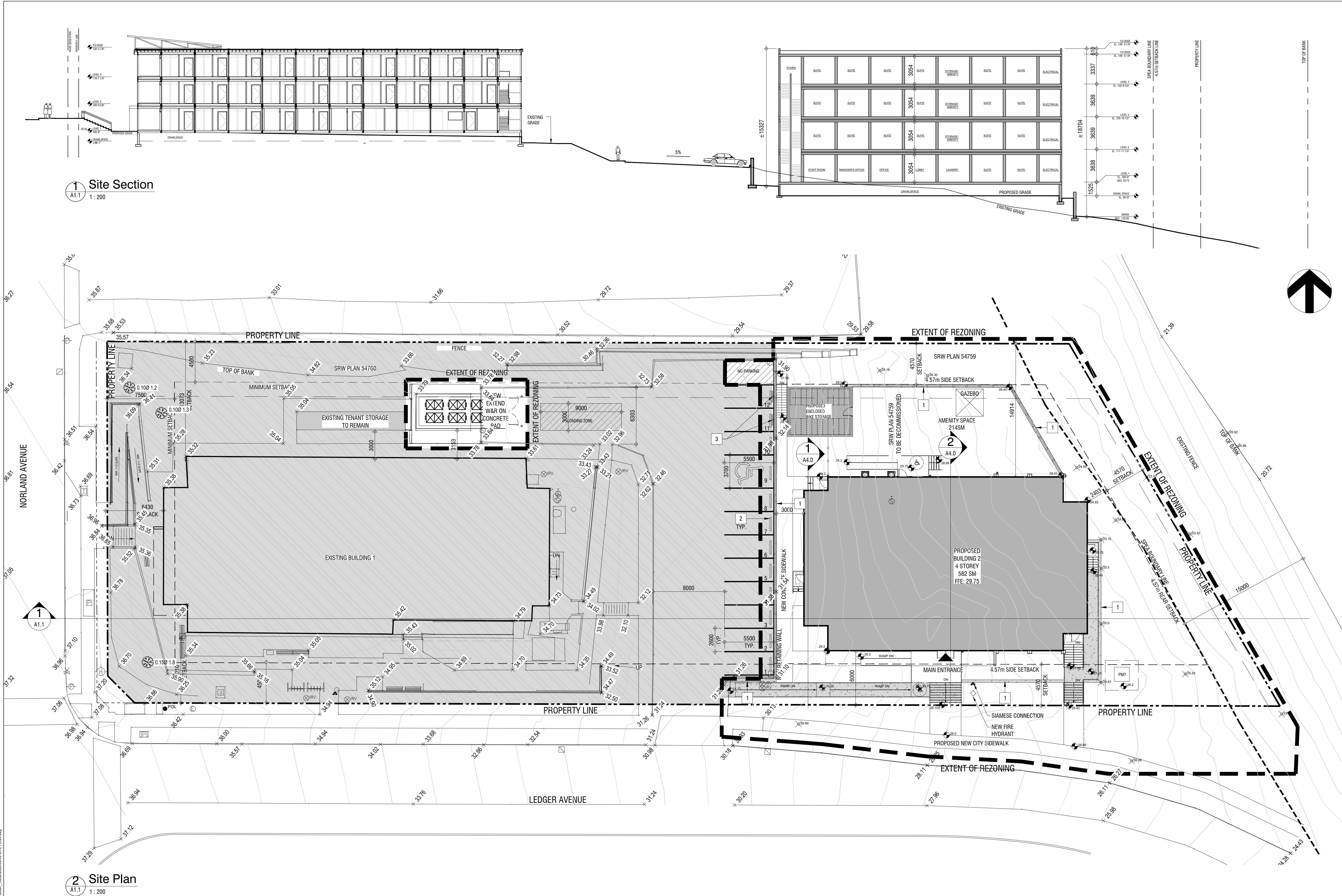


PROJ # :	220114
TN # :	
SCALE :	AS NOTED
DRAWN BY :	
CHECKED :	

**BC HOUSING**  
**TRANSITIONAL HOUSING**  
3986 NORLAND AVENUE, BURNABY, BC  
SITE PLAN - EXISTING

DWG No.:  
**A1.0**





Site Plan - General Notes

1. REFER TO CIVIL, ELECTRICAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL DISCIPLINE RELATED INFORMATION

Site Plan - Symbol Legend

INDICATES EXISTING PORTION OF SITE TO REMAIN AS IS

INDICATES PROPOSED BUILDING

INDICATES CONCRETE RAMP, STAIRS AND RETAINING WALL

INDICATES EXTEND OF A

INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)

INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)

INDICATES SPEA BOUNDARY (SCALED DOWN FOR CLARITY)

INDICATES MAIN ENTRY

INDICATES NEW FENCE (SCALED FOR CLARITY)

INDICATES EXISTING PARKING LINE PAINTED ON ASPHALT SURFACE

INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE

INDICATES LOCATION OF EXISTING FIRE HYDRANT

INDICATES PROPOSED GEODETIC SPOT ELEVATION

INDICATES EXISTING GEODETIC SPOT ELEVATION

INDICATES NEW CONCRETE WHEEL STOP

INDICATES LOCATION OF POWER POLE WITH TRANSFORMER

INDICATES LOCATION OF EXISTING LIGHTING

INDICATES LOCATION OF EXISTING POLE LIGHT TO REMAIN

INDICATES LOCATION OF EXISTING STORM TO REMAIN

INDICATES LOCATION OF EXISTING SIGN TO REMAIN

1

INDICATES LOCATION OF EXISTING SIGN TO REMAIN

2

INDICATES NEW CONCRETE WHEEL STOP

3

INDICATES PARKING RESTRICTION SIGN

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1.	ISSUED PUBLIC HEARING	ZD	CZ
No.	Y	M	D
REVISION		BY	CHKD

HORIZON NORTH

BC HOUSING

S2 architecture

PROJ # : 220114

TN # :

SCALE :AS NOTED

DRAWN BY :

CHECKED :

BC HOUSING

TRANSITIONAL HOUSING

3986 NORLAND AVENUE,BURNABY,BC

SITE PLAN - PROPOSED

DWG No.:

A1.1





MINIMUM SIZE STORAGE REQUIRED:  
The greater of :  
5 m<sup>2</sup>  
number of housing units \* 0.44 m<sup>2</sup>  
EXISTING 52 units \* 0.44 m<sup>2</sup> + PROPOSED 43 units \* 0.44 m<sup>2</sup> = 41.80 m<sup>2</sup>

PROVIDED:  
EXISTING 22.96 m<sup>2</sup> + PROPOSED 18.94 m<sup>2</sup> = 41.9 m<sup>2</sup>

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	1.				ISSUED PUBLIC HEARING	ZD CZ
	No	Y	M	D	REVISION	BY CHK

PROJ # :	220114
TN # :	
SCALE :	AS NOTED
DRAWN BY :	
CHECKED :	

DWG No.: **A1.2**



1.				ISSUED PUBLIC HEARING	ZD CZ
No.	Y	M	D	REVISION	BY CHKD



# BC HOUSING

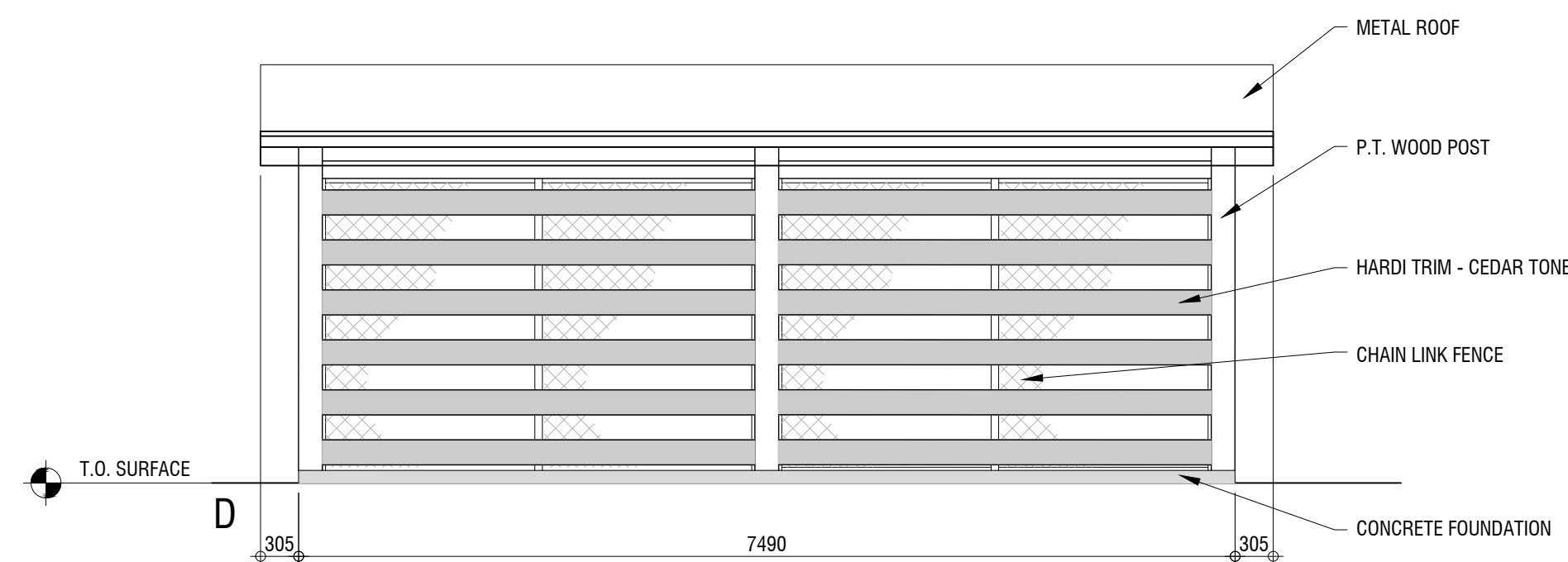
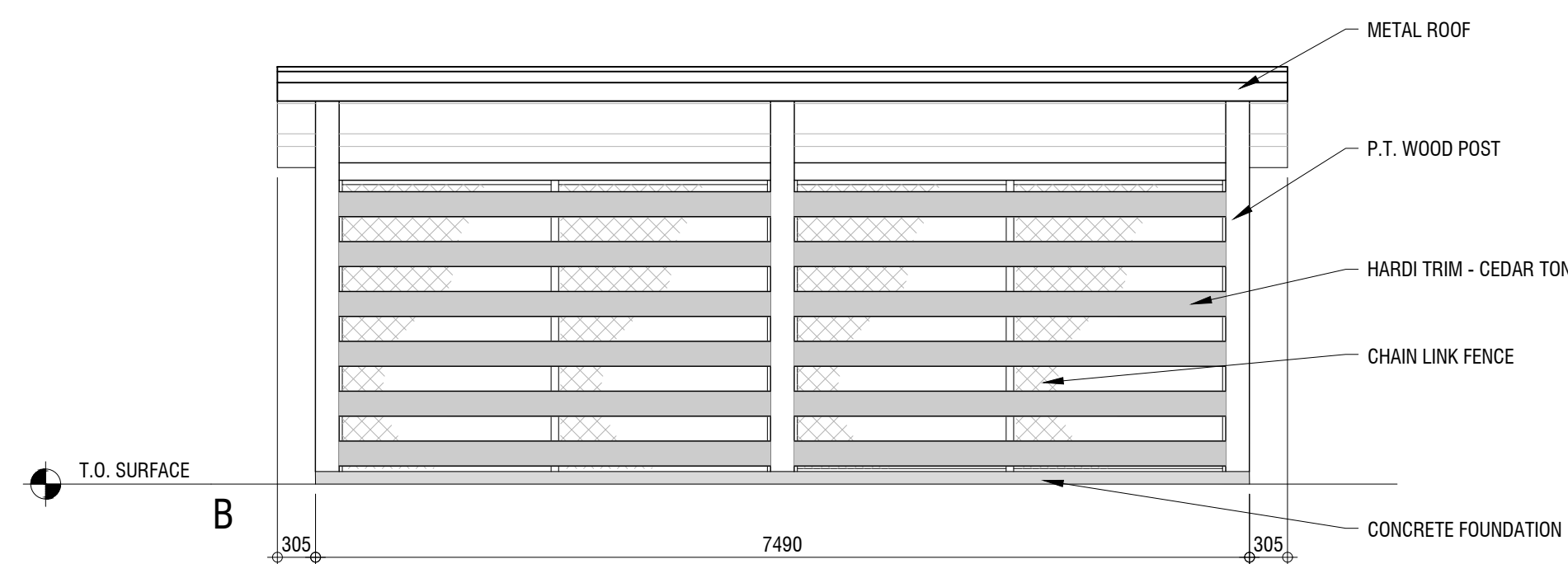
## TRANSITIONAL HOUSING

3986 NORLAND AVENUE, BURNABY, BC

### FIRE TRUCK ACCESS PLAN

DWG No.: **A1.3**





## 2 Bike Storage Elevations

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1.				ISSUED PUBLIC HEARING	ZD	CZ
No.	Y	M	D	REVISION	BY	CHKD



PROJ # :	220114
TN # :	
SCALE :	AS NOTED
DRAWN BY :	
CHECKED :	

**BC HOUSING**  
**TRANSITIONAL HOUSING**  
3986 NORLAND AVENUE, BURNABY, BC  
SITE DETAILS - BIKE ENCLOSURE

DWG No.:

## A1.4





HORIZON NORTH

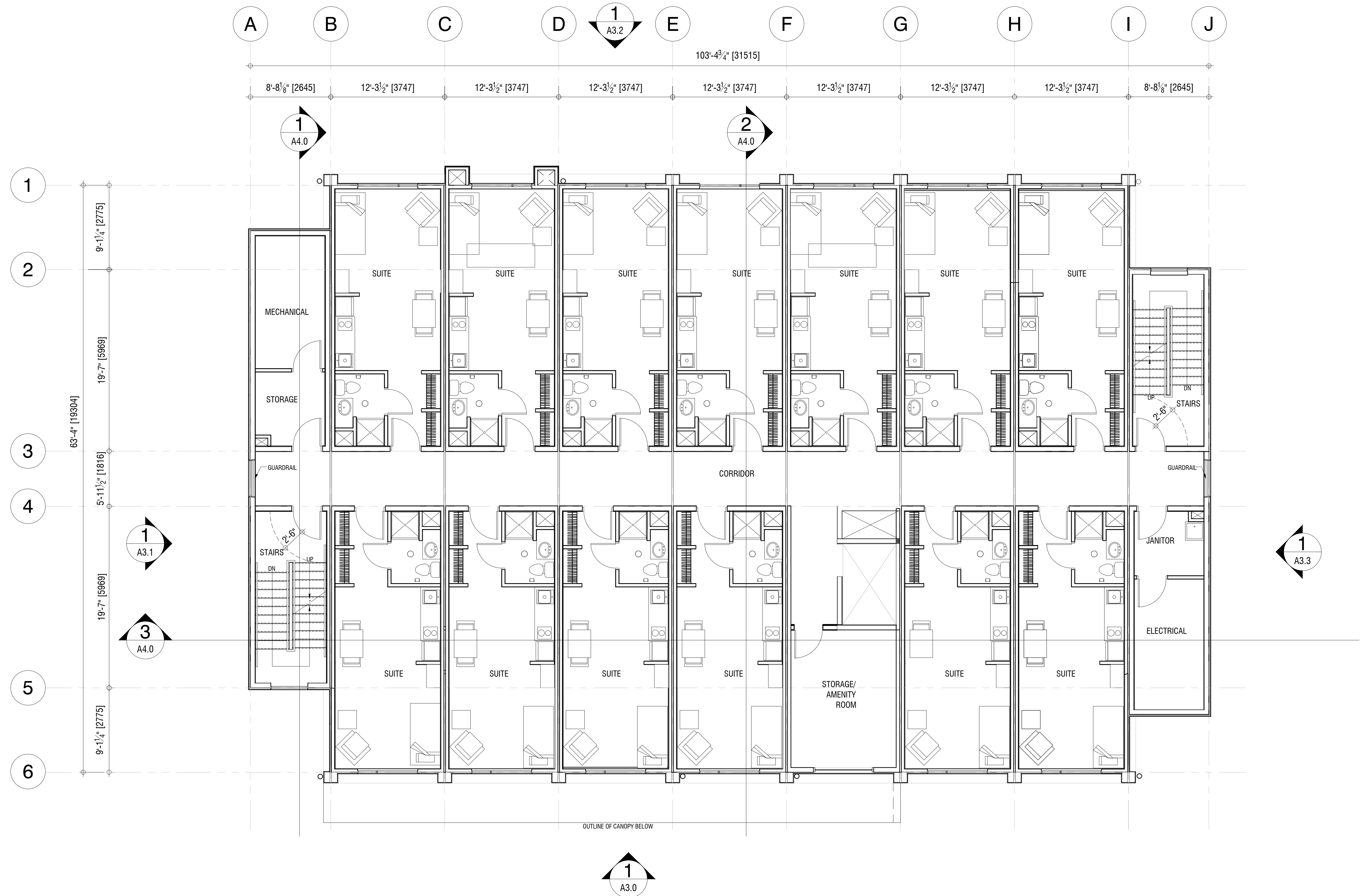


PROJ # :	220114
TN # :	
SCALE :	AS NOTED
DRAWN BY :	
CHECKED :	

**BC HOUSING**  
**TRANSITIONAL HOUSING**  
3986 NORLAND AVENUE, BURNABY, BC  
MAIN FLOOR PLAN

DWG No.:  
**A2.0**





1 FLOOR PLAN - LEVEL 2 - 4  
A2.1 SCALE: 3/16" = 1'-0"

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1.		ISSUED PUBLIC HEARING	ZD	C	Z
No.	Y	M	D	REVISION	BY
				CHKD	



PROJ # : 220114
TN # :
SCALE :AS NOTED
DRAWN BY :
CHECKED :






**BC HOUSING**  
**TRANSITIONAL HOUSING**  
3986 NORLAND AVENUE, BURNABY, BC  
FLOOR PLAN - LEVEL 2-4

DWG No.:

**A2.1**





	RESIDENTIAL AREA (EACH UNIT: 32.6 m <sup>2</sup> )
	CIRCULATION AREA
	AMENITY SPACE
	OPERATIONAL AREA
	SERVICES

MAIN LEVEL FLOOR:

RESIDENTIAL AREA:	129.2 m <sup>2</sup>
CIRCULATION AREA:	112.3 m <sup>2</sup>
AMENITY AREA:	96.9 m <sup>2</sup>
OPERATIONAL AREA:	213.1 m <sup>2</sup>
SERVICES AREA:	30.5 m <sup>2</sup>
<b>TOTAL</b>	<b>582 m<sup>2</sup></b>

SECOND LEVEL FLOOR:

RESIDENTIAL AREA:	421.0 m <sup>2</sup>
CIRCULATION AREA:	106.7 m <sup>2</sup>
AMENITY AREA:	0 m <sup>2</sup>
OPERATIONAL AREA:	30.5 m <sup>2</sup>
SERVICES AREA:	23.8 m <sup>2</sup>
TOTAL	582 m <sup>2</sup>

THIRD LEVEL FLOOR:

RESIDENTIAL AREA:	421.0 m <sup>2</sup>
CIRCULATION AREA:	106.7 m <sup>2</sup>
AMENITY AREA:	0 m <sup>2</sup>
OPERATIONAL AREA:	30.5 m <sup>2</sup>
SERVICES AREA:	23.8 m <sup>2</sup>
<b>TOTAL</b>	<b>582 m<sup>2</sup></b>

FOURTH LEVEL FLOOR:

RESIDENTIAL AREA:	421.0 m <sup>2</sup>
CIRCULATION AREA:	106.7 m <sup>2</sup>
AMENITY AREA:	0 m <sup>2</sup>
OPERATIONAL AREA:	30.5 m <sup>2</sup>
SERVICES AREA:	23.8 m <sup>2</sup>
TOTAL	582 m <sup>2</sup>

A2.2 SCALE: NTS

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CONSENT OF HORIZON NORTH

1.				ISSUED PUBLIC HEARING	ZD CZ
No.	Y	M	D	REVISION	BY CHKD



PROJ # :	220114
TN # :	
SCALE :	AS NOTED
DRAWN BY :	
CHECKED :	

# BC HOUSING

## TRANSITIONAL HOUSING

3986 NORLAND AVENUE, BURNABY, BC

### COLOUR CODED FLOOR PLANS

DWG No.:

## A2.2



Elevations - Code Legend

- 01

FIBRE CEMENT PANEL - ARCTIC WHITE
- 02

FIBRE CEMENT PLANK SIDING - IRON GRAY
- 03

FIBRE CEMENT PLANK SIDING - CEDARTONE
- 04

FIBRE CEMENT PLANK SIDING - GRAY SLATE
- 05

P.T. WOOD RAMP
- 06

P.T WOOD STAIRS/LANDING
- 07

CANOPY - GRAY SLATE
- 08

STEEL DOORS - BLACK

09

PVC WINDOW  
a) WHITE  
b) BLACK

10

METAL HANDRAIL/GUARD - BLACK

11

DOWNSPOUT GUTTER - WHITE

12

CANOPY CABLE - GRAY SLATE

13

BARRIER FREE CONCRETE RAMP/ CONCRETE STAIRS

14

RETAINING WALL

15

FENCING - REFER TO LANDSCAPE DRAWINGS

16

FLASHING - GRAY SLATE

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1.			ISSUED PUBLIC HEARING	ZD	CZ
No.	Y	M	D	REVISION	BY
					CHKD



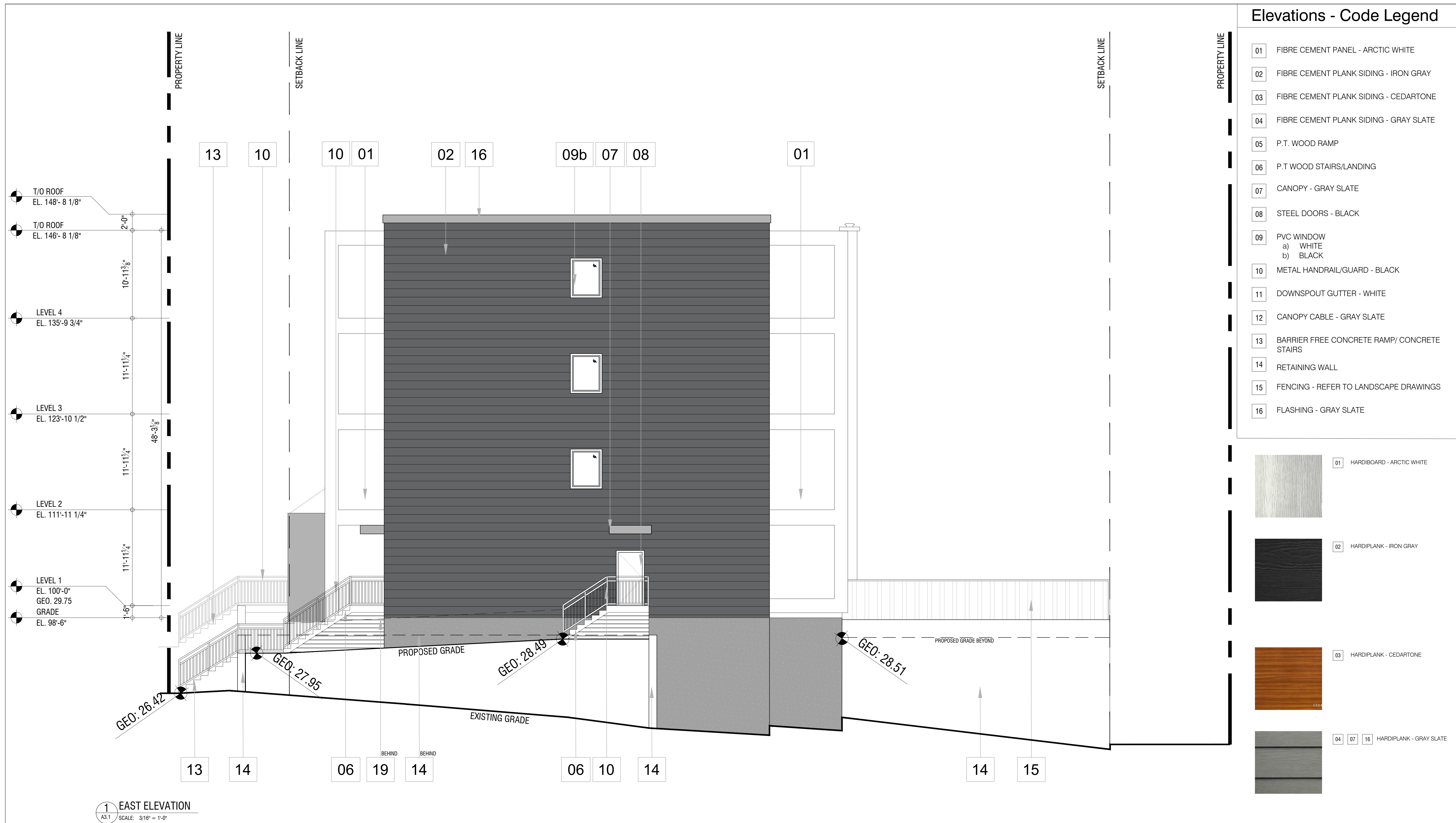
PROJ # :	220114
TN # :	
SCALE :	AS NOTED
DRAWN BY :	
CHECKED :	

**BC HOUSING**  
**TRANSITIONAL HOUSING**  
3986 NORLAND AVENUE, BURNABY, BC  
SOUTH ELEVATION

DWG No.:

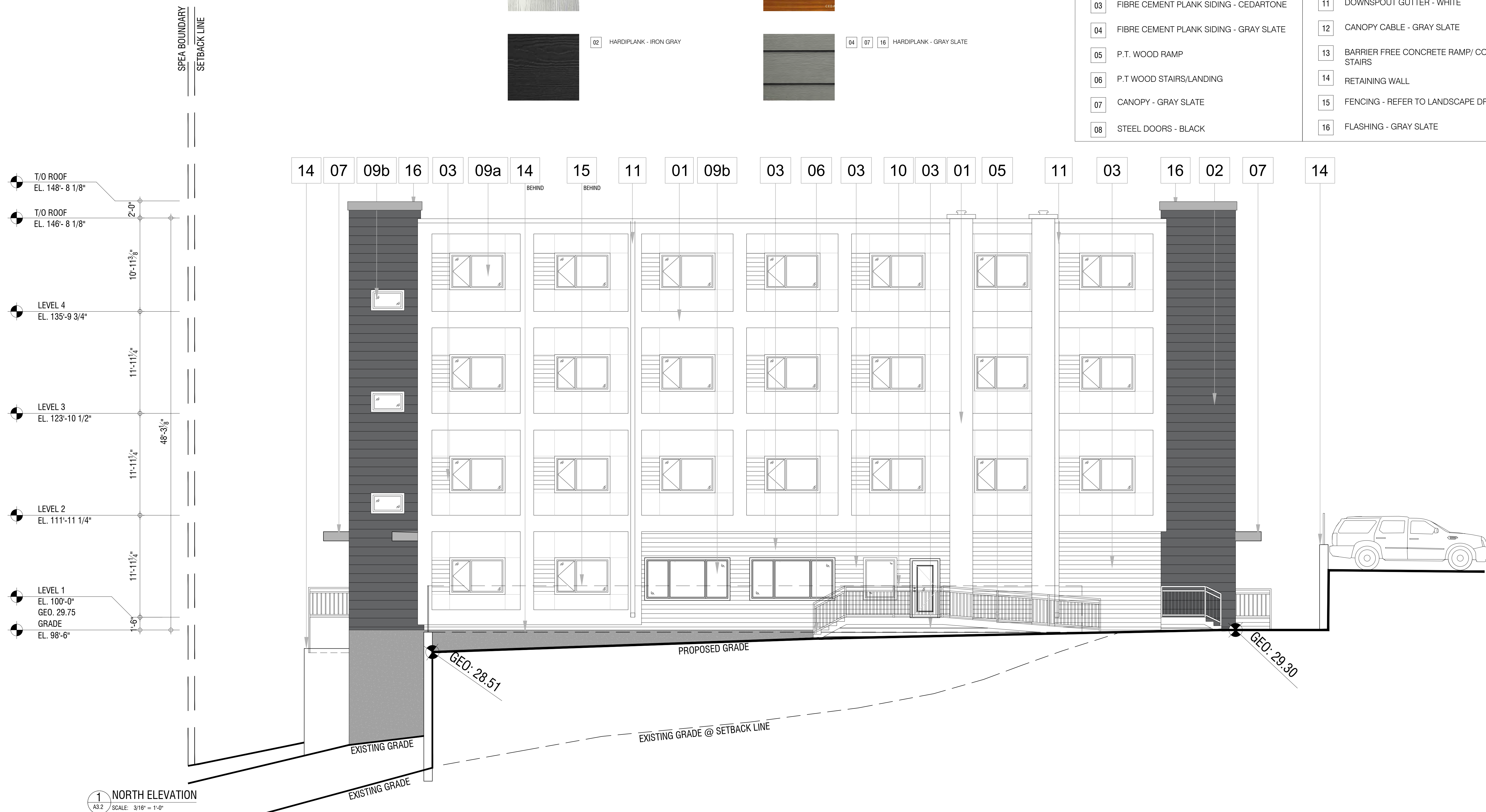
**A3.0**



[illegible]



01	FIBRE CEMENT PANEL - ARCTIC WHITE	09	FIBRE CEMENT PANEL - ARCTIC WHITE a) WHITE b) BLACK
02	FIBRE CEMENT PLANK SIDING - IRON GRAY	10	METAL HANDRAIL/GUARD - BLACK
03	FIBRE CEMENT PLANK SIDING - CEDARTONE	11	DOWNSPOUT GUTTER - WHITE
04	FIBRE CEMENT PLANK SIDING - GRAY SLATE	12	CANOPY CABLE - GRAY SLATE
05	P.T. WOOD RAMP	13	BARRIER FREE CONCRETE RAMP/ CONCRETE STAIRS
06	P.T WOOD STAIRS/LANDING	14	RETAINING WALL
07	CANOPY - GRAY SLATE	15	FENCING - REFER TO LANDSCAPE DRAWINGS
08	STEEL DOORS - BLACK	16	FLASHING - GRAY SLATE



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CONSENT OF HORIZON NORTH

1.			ISSUED PUBLIC HEARING	ZD	CZ
No.	Y	M	D	REVISION	BY CHKD



PROJ # :	220114
TN # :	
SCALE :	AS NOTED
DRAWN BY :	
CHECKED :	

BC HOUSING  
TRANSITIONAL HOUSING  
3986 NORLAND AVENUE, BURNABY, BC  
NORTH ELEVATION

DWG No.:

## A3.2



Elevations - Code Legend

- 01

FIBRE CEMENT PANEL - ARCTIC WHITE
- 02

FIBRE CEMENT PLANK SIDING - IRON GRAY
- 03

FIBRE CEMENT PLANK SIDING - CEDARTONE
- 04

FIBRE CEMENT PLANK SIDING - GRAY SLATE
- 05

P.T. WOOD RAMP
- 06

P.T WOOD STAIRS/LANDING
- 07

CANOPY - GRAY SLATE
- 08

STEEL DOORS - BLACK
- 09

PVC WINDOW

a) WHITE

b) BLACK
- 10

METAL HANDRAIL/GUARD - BLACK
- 11

DOWNSPOUT GUTTER - WHITE
- 12


CANOPY CABLE - GRAY SLATE
- 13

BARRIER FREE CONCRETE RAMP/ CONCRETE STAIRS
- 14

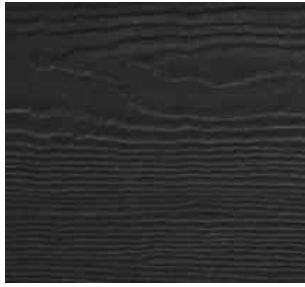
RETAINING WALL
- 15

FENCING - REFER TO LANDSCAPE DRAWINGS
- 16

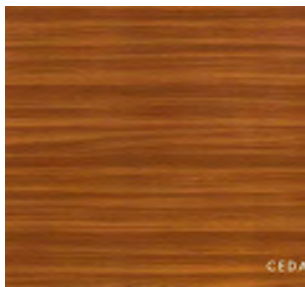
FLASHING - GRAY SLATE




01HARDIBOARD - ARCTIC WHITE



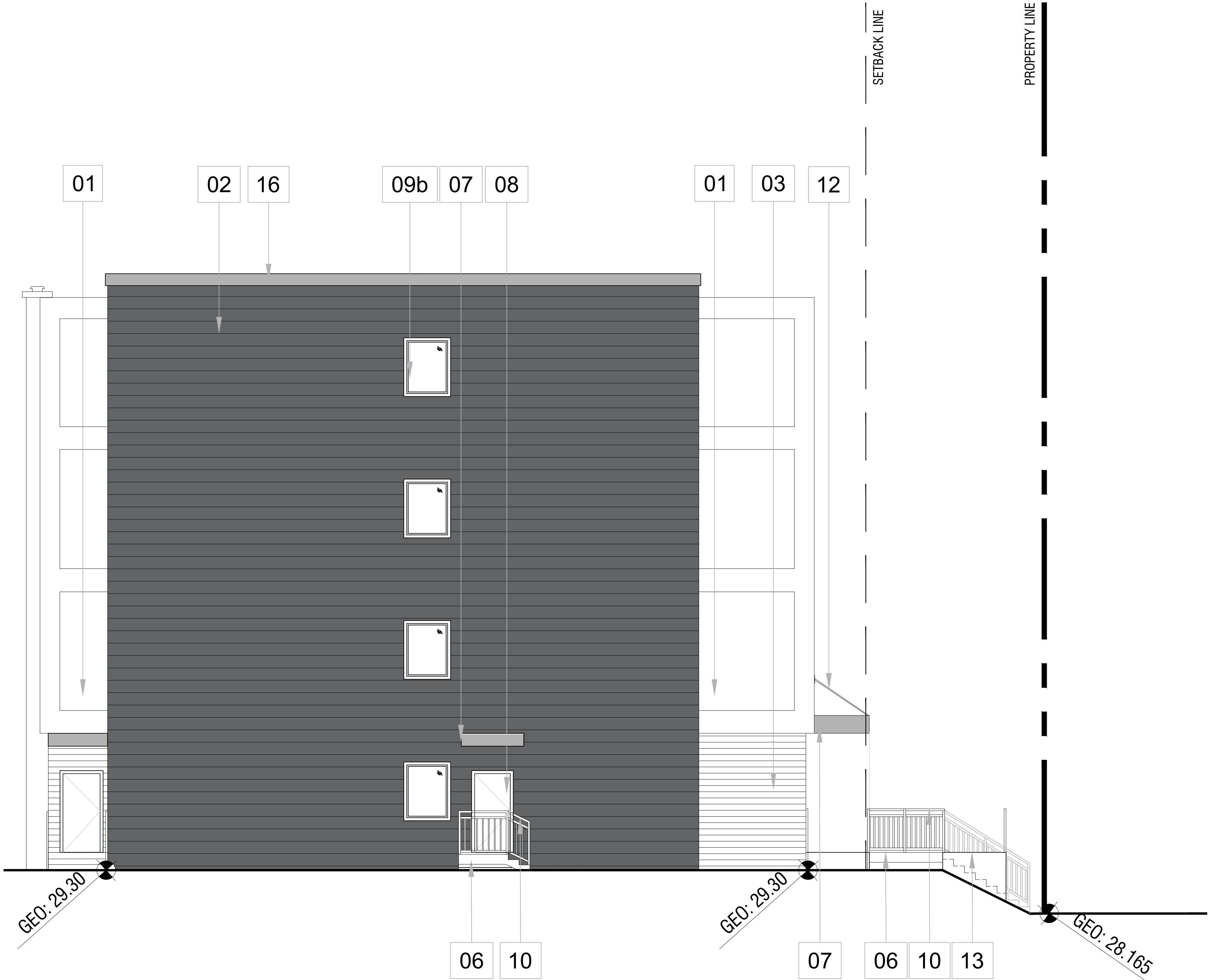
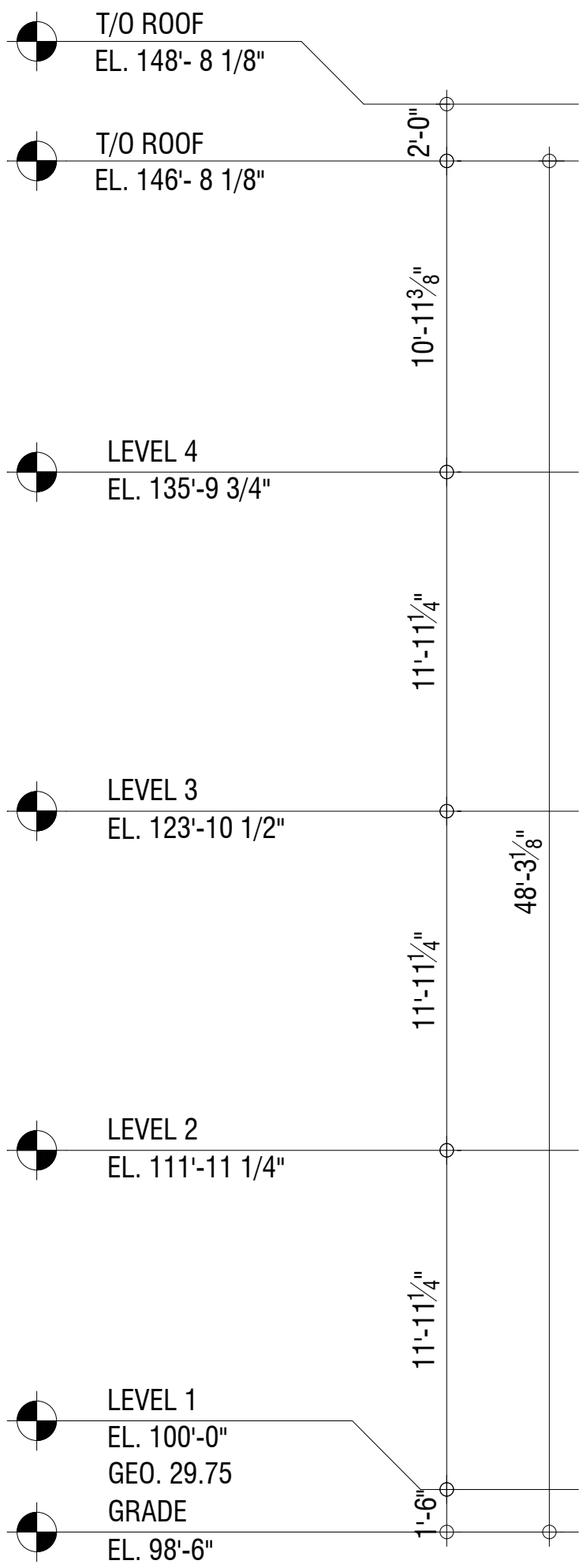
02HARDIPLANK - IRON GRAY



03HARDIPLANK - CEDARTONE



040716HARDIPLANK - GRAY SLATE



1 WEST ELEVATION  
A3.3 SCALE: 3/16" = 1'-0"

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1.			ISSUED PUBLIC HEARING	ZD	CZ
No.	Y	M	D	REVISION	BY CHKD



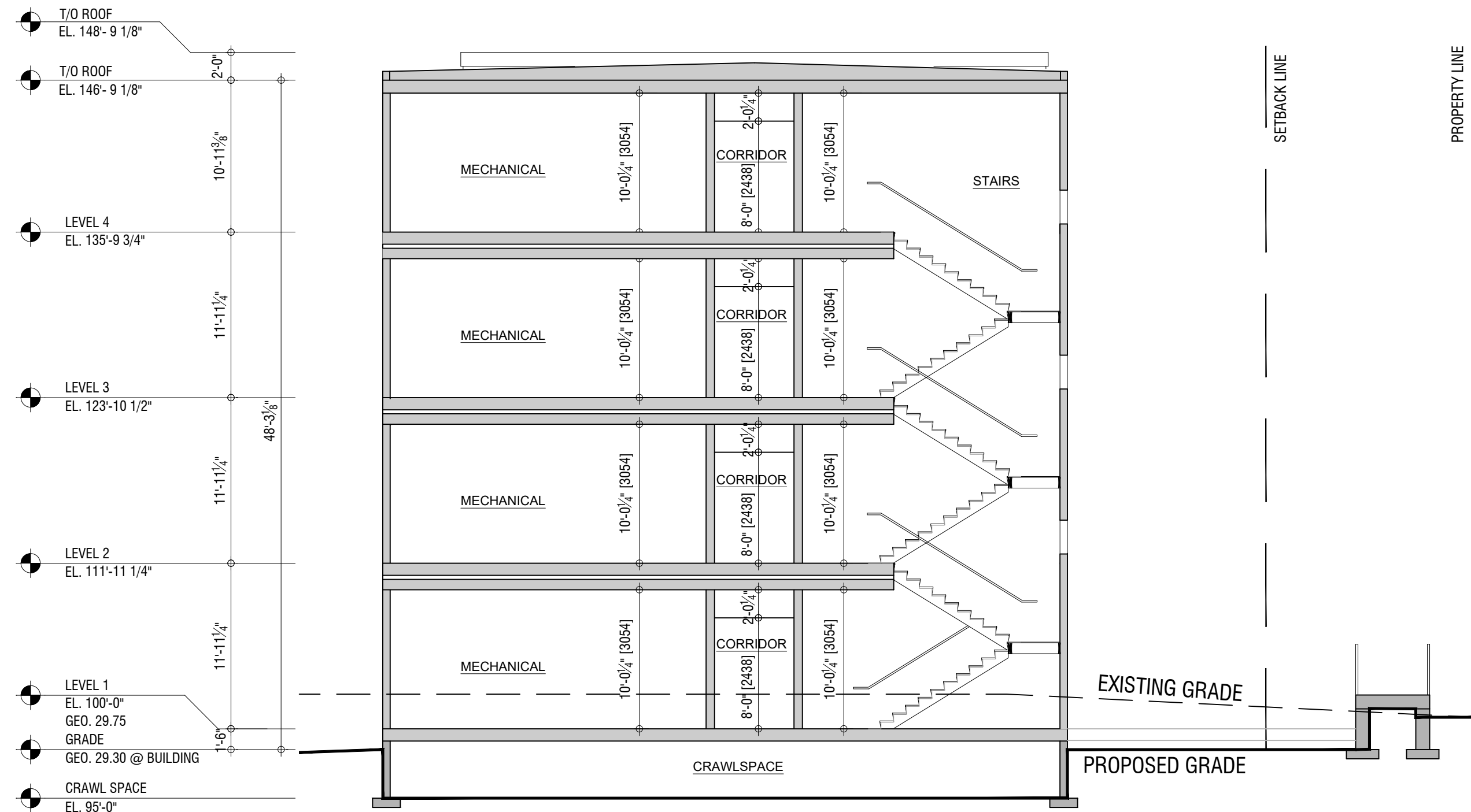
PROJ # : 220114
TN # :
SCALE :AS NOTED
DRAWN BY :
CHECKED :

**BC HOUSING**  
**TRANSITIONAL HOUSING**  
3986 NORLAND AVENUE,BURNABY,BC  
WEST ELEVATION

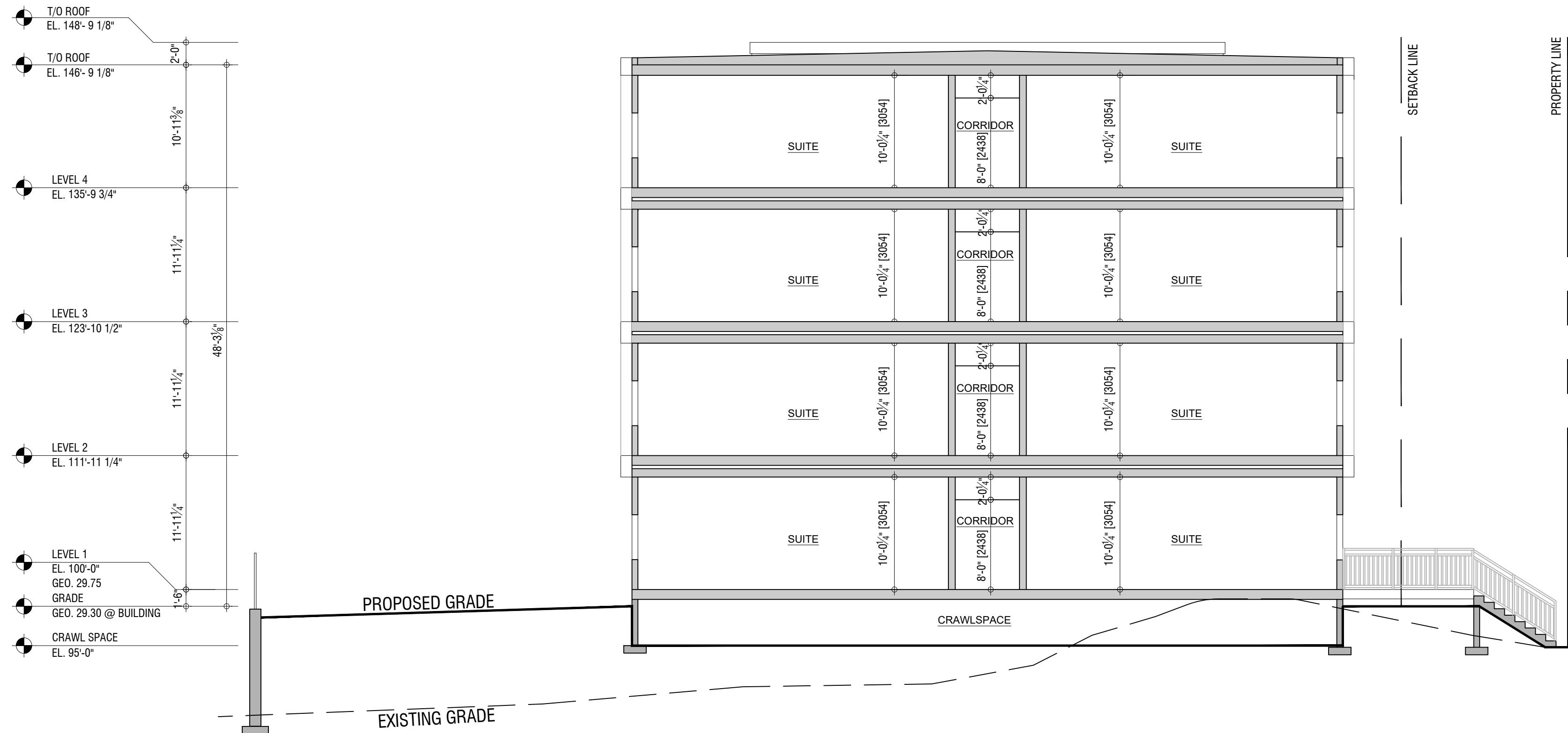
DWG No.:

**A3.3**

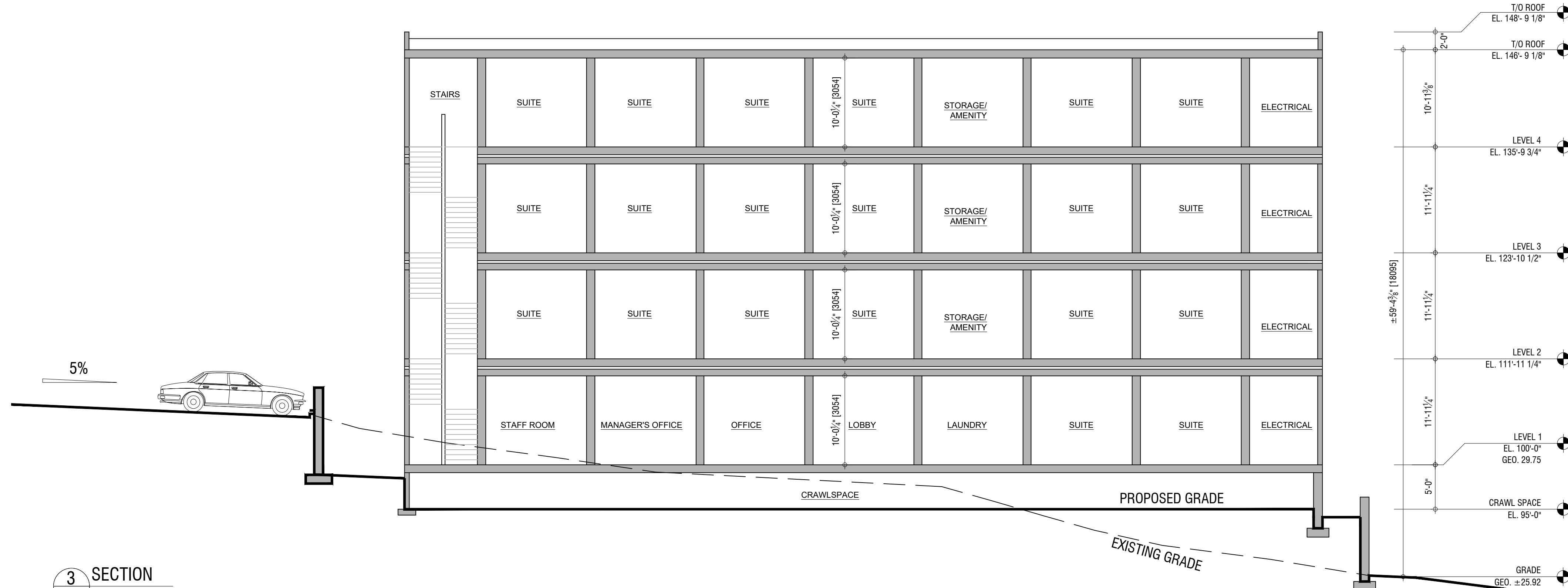




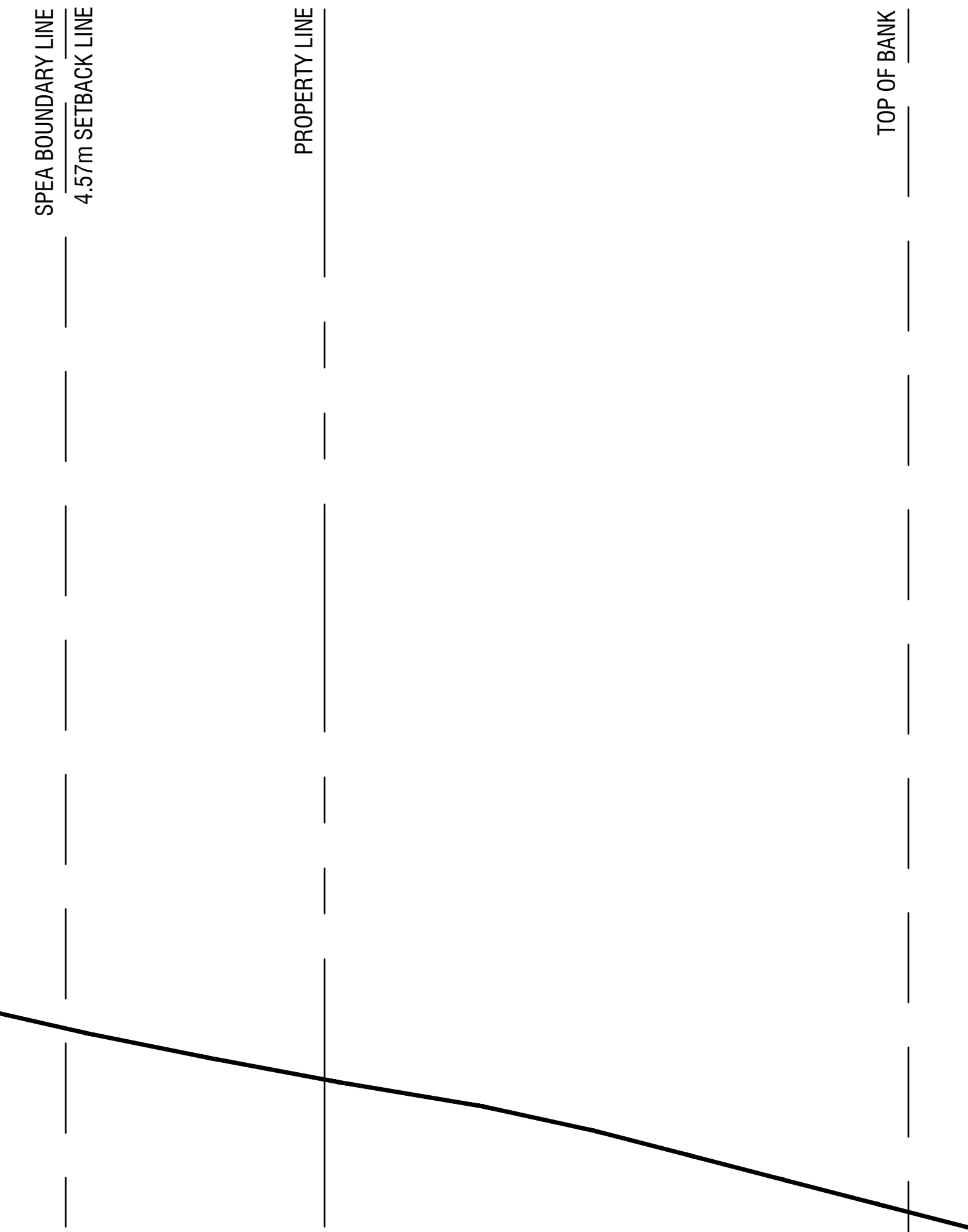
1 SECTION  
A4.0 SCALE: 3/16" = 1'-0"



2 SECTION  
A4.0 SCALE: 3/16" = 1'-0"



3 SECTION  
A4.0 SCALE: 3/16" = 1'-0"



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1.			ISSUED PUBLIC HEARING	ZD	CZ
No.	Y	M	D	REVISION	BY
					CHKD

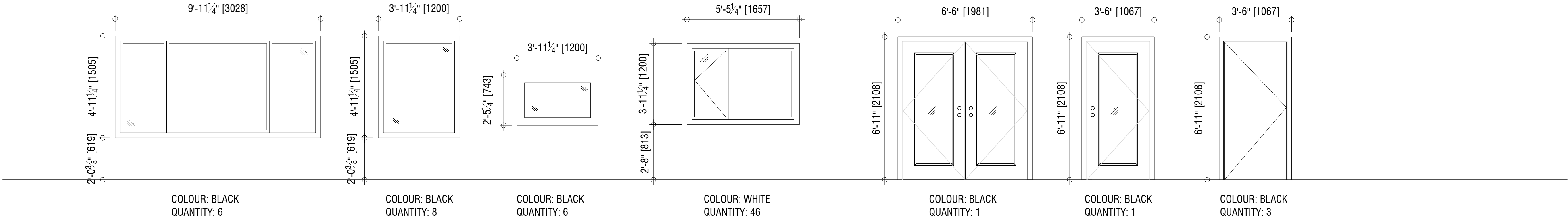


PROJ # : 220114
TN # :
SCALE :AS NOTED
DRAWN BY :
CHECKED :

**BC HOUSING**  
**TRANSITIONAL HOUSING**  
3986 NORLAND AVENUE,BURNABY,BC  
SECTION/EXT. WINDOW SCHEDULE

DWG No.:  
**A4.0**





1 EXTERIOR DOOR & WINDOW SCHEDULE  
A5.0 SCALE: 3/8" = 1'-0"

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1.			ISSUED PUBLIC HEARING	ZD	CZ
No.	Y	M	D	REVISION	BY CHKD



PROJ # : 220114
TN # :
SCALE :AS NOTED
DRAWN BY :
CHECKED :

**BC HOUSING**  
TRANSITIONAL HOUSING  
3986 NORLAND AVENUE,BURNABY,BC  
EXTERIOR WINDOW SCHEDULE

DWG No.:  
**A5.0**



3986 Norland Avenue, Burnaby, B.C.

## DRAWING LIST

L-00	COVER
L-01	NOTES
L-02	TREE PROTECTION PLAN
L-03	LANDSCAPE PLAN
L-04	PLANTING PLAN
L-05	DETAILS
L-06	DETAILS
L-07	DETAILS
L-08	ENVIRONMENTAL PLANTING

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1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

[illegible]

PROJECT  
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT  
**BC HOUSING**

CONSULTANT  
WSP

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")				SEALED	DESIGN BY	3L	SHEET TITLE	COVER
					DRAWN BY	LN		
					CHECKED BY	3L		
1	20-09-11	ISSUED FOR PUBLIC HEARING	LN		PROJECT #	20M-01016-00	SHEET NO.	
0	20-08-27	ISSUED FOR DP	BY		SCALE			
NO.	DATE	DESCRIPTION	BY			N/A		
							L-00	



1. Landscape installation to be compliant with Canadian Landscape Standards (full document applies). It is expected that Landscape Trades will have a current copy of the document (digital or hardcopy) present with them on site at all times.
2. Questions (RFI's) pertaining to landscape to be immediately submitted to Contract Administrator for clarification whom will contact Landscape Architect for response.
3. Submittals on landscape include but are not limited to:
  - a. Shop drawings on all specified furnishings including notes on colour and dimensions
  - b. Shop drawings on all custom site elements
  - c. A soil report submittal (compliant with "Level 2P" for shrub/tree plantings in accordance with the Canadian Landscape Standard
  - d. A request for the Landscape Architect to pre-review trees/shrubs for the project at the nursery in advance of delivery to site. Note that the Landscape Architect requires this process for reviews to occur immediately upon award as to prevent issues with timeline. If quantities of a shrub or tree are minimal, photo submittals will be reviewed as an alternate. Note that all tree/shrub stock is to be sourced from the Pacific Northwest (BC, Washington, Oregon). The contractor will be expected to prove an exhausted search was provided in sourcing material before alternates of plant material are considered.
  - e. Bark mulch to be organic composted mulch, compliant with Canadian Landscape Standards (dark brown colour). Submit 1L sample or website information prior to purchase
  - f. Unpaving and hard-surface materials to be submitted for verification on colour, size and pattern.
  - g. Compaction testing of base preparation (95% MPD)
4. Landscape critical review meetings include (but are not limited to):
  - a. Tree protection fencing setup requires a review by the arborist prior to construction.
  - b. Project kick-off on landscape, and review of stockpile and preservation of existing materials
  - c. Mobilization of soils and furnishing works (requires furnishings to be reviewed after delivery to site to receiver for damages). Note that this must be done within 2 to 2.5 times for verification of compliance of mix at the Contractor's cost, if material is suspected to be non-uniform work. See notes above on submittals.
  - d. Mobilization of custom works (i.e. wooden walkway or bench), if applicable to contract, will be required for a critical review meeting of proposed layout and connections.
  - e. Delivery of the plant material to site (mobilization of planting works)
    - f. 1 additional interim planting review
  - f. Substantial review of the landscape (site cleanup to be complete prior to calling for review)
  - g. Total performance of the landscape
  - i. Mobilization of flatwork.
5. Landscape Maintenance to be provided complete through substantial completion and until all deficiencies are amended. Maintenance to be compliant with "Level 2" (weeds no larger than 2" diameter) in accordance with Canadian Landscape Standard.
6. Establishment warranty in soils, as defined in "Establishment Warranty" requirements of the Canadian Landscape Standard. Ensure landscape is watered adequately to prevent detriment to plant health prior to use of irrigation system. If a water ban is in place within the city, notify Contract Administrator.
7. Warranty on all landscape to be 1 year, unless noted otherwise.

[illegible]



P:\02\_Plan\02020\_PROJECTS\20M-01016-00 BCH NORLAND PHASE 202 - PRODUCTION\02 - DRAWINGS\02 - CURRENT\BCH NORLAND - SHEET LAYOUTS.DWG



LEGEND		
		PROPERTY LINE
		TREE PROTECTION FENCING To be installed as per City of Burnaby specifications. Refer to detail and arborist report.
		TREE TO BE RETAINED Provide tree protection fencing. Refer to detail and arborist report.
		TREE TO BE REMOVED
		KNOTWEED MANAGEMENT AREA To be treated and managed by City of Burnaby.

- TREE RETENTION NOTES:**
1. Protect all existing utilities, structures, and pavement to remain.
  2. Make good any damages to site features, hardscape, and/or landscape to approving authority standards.
  3. Contractor is responsible for verifying location of all underground services prior to start of work and placing 'BC One Call'.
  4. Protection to be provided as required.
  5. Contractor is responsible for providing proper pedestrian control and traffic management necessary to implement work.
- Contractor must submit a traffic management plan to approving authority prior to start of work.



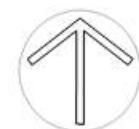
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1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

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**PROJECT**  
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

**CLIENT**  
**BC HOUSING**

**CONSULTANT**  
**WSP**



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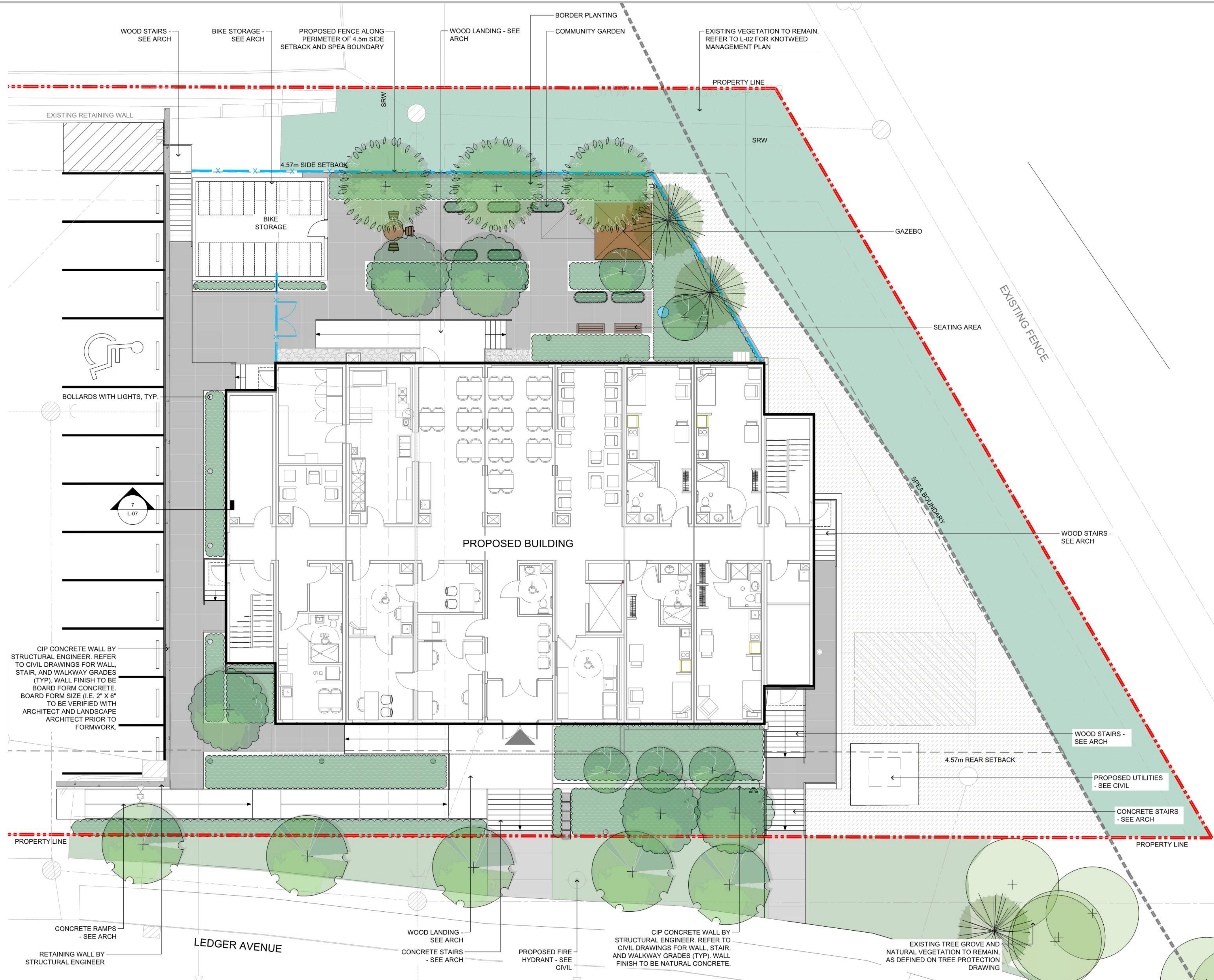
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DESIGN BY JL  
DRAWN BY LN  
CHECKED BY JL  
PROJECT # 20M-01016-00  
SCALE 1:100

SHEET TITLE  
**TREE PROTECTION PLAN**

SHEET NO.





## SOFTSCAPE LEGEND

	2 L-05	<b>PROPOSED TREES</b> Minimum 900mm deep growing medium and min. 6m <sup>3</sup> of soil per tree, in accordance with Canadian Landscape Standards. Install trees complete with mulch rings, stakes, and straps in accordance with Canadian Landscape Standards. See detail.
	1 L-05	<b>EXISTING TREE TO REMAIN</b> Protect existing tree in accordance with tree protection plan and detail.
		<b>EXISTING NATURAL LANDSCAPE VEGETATION</b> Do not disturb existing natural landscape. Provide fencing along SPEA and setbacks as shown.
		<b>PROPOSED ENVIRONMENTAL AND HABITAT RESTORATION PLANTING</b> Provide planting in accordance with planting plan.
	4 L-05	<b>SHRUB PLANTING</b> Area of installed shrub plantings complete with continuous mulch in accordance with Canadian Landscape Standards. Shrub planting beds to be minimum 450mm deep. Refer to details and planting plan.
	5 L-05	<b>HYDROSEED</b> Minimum 150mm import growing medium complete with 'All Purpose Sun/Shade Mix' hydroseed. Install in accordance with Canadian Landscape Standards and to manufacturer's specifications. Refer to detail.

## HARDSCAPE LEGEND

	1 L-06	<b>ON-SITE CONCRETE WALKWAYS</b> Pedestrian walkways to be 100mm thick concrete, as per MMCD Platinum Specifications. Provide minimum 150mm import base (compacted to 95% MPD) below concrete walkways. Refer to geotechnical report for additional fill/compaction requirements below base.
		<b>OFF-SITE CONCRETE SIDEWALK</b> Off-site concrete sidewalk by City of Burnaby. Restore soft landscape flush with sidewalk. Ensure positive drainage (typ).
	3 L-06	<b>DRIP-STRIP EDGE AT BUILDING</b> Provide minimum 300mm wide x 150mm deep drip strip with compacted washed pea gravel with filter cloth below. Edge drip strip against soft landscape conditions with 50mm thick x 200mm deep PTW edger, complete and secured with sunken wood stakes every 450mm o.c. (typ).
	2 L-06	<b>HYDRA-PRESSED PAVERS</b>

## SITE FURNISHING LEGEND

	2 L-07	<b>BENCH</b> Refer to detail and install in accordance with manufacturer specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ).
	6 L-07	<b>GAZEBO</b> Refer to detail and install in accordance with manufacturer specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ).
	4 L-06	<b>PROPOSED 1.8m HIGH WOOD FENCE:</b> Provide shop drawing of fence prior to fabrication. Refer to detail.
	1 L-07	<b>PICNIC TABLE</b> Refer to detail and install in accordance with manufacturer specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ).
	5 L-07	<b>BOLLARD LIGHT</b> Refer to detail and install in accordance with manufacturer specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ).
	4 L-07	<b>BIRD BATH</b> Refer to detail and install in accordance with manufacturer specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ).
	4 L-07	<b>COMMUNITY PLANTER</b> Refer to detail and install in accordance with manufacturer specifications. Provide shop drawing submittal to verify product and finishes prior to purchase (typ).



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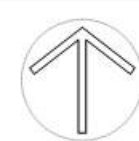
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**PROJECT**  
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

**CLIENT**  
**BC HOUSING**

**CONSULTANT**  
**WSP**

0 1:100 5



ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")			
NO.	DATE	DESCRIPTION	BY
1	20-09-11	ISSUED FOR PUBLIC HEARING	LN
0	20-08-27	ISSUED FOR DP	LN

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DESIGN BY JL  
DRAWN BY LN  
CHECKED BY JL  
PROJECT # 20M-01016-00  
SCALE 1:100

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NO.

L-03



[illegible]

PROJECT  
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT  
**BC HOUSING**

CONSULTANT  
**WSP**



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		ISSUED FOR DP	
NO	DATE	DESCRIPTION	BY

SEALD






DESIGN BY	JL
DRAWN BY	LN
CHECKED BY	JL
PROJECT #	20M-01016-00
SCALE	1:100

SHEET TITLE  
SHEET NO.

## PLANTING

L-04

# TREES

				
<i>Acer freemanii</i> 'Jeffersred'	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	<i>Cercidiphyllum japonicum</i>	<i>Cercidiphyllum japonicum</i>	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'

## TREE SPECIES

SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
	5	Acer freemanii 'Jeffersred'	Autumn blaze maple	B&B, 8cm cal., 1.8m std.	As shown
	5	Amelanchier grandiflora 'Autumn Brilliance'	'Autumn Brilliance' serviceberry	B&B, multi-stem, min. 3 branches	As shown
	3	Carpinus betulus 'Fastigiata'	Pyramidal European hornbeam	B&B, 8cm cal., 1.8m std.	As shown
	6	Cercidiphyllum japonicum	Katsura	B&B, 8cm cal., 1.8m std.	As shown
	2	Pinus flexilis 'Vanderwolfs Pyramid'	Limber pine	B&B, 6cm cal., 4m ht	As shown

## SHRUB SPECIES

SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
C	8	Cornus sanguinea 'Midwinter Fire'	Bloodtwig dogwood	#02 Pot, full	1500mm o.c.
G	31	Genista pilosa 'Vancouver Gold'	'Vancouver Gold' woadwaxen	#02 Pot, full	600mm o.c.
M	85	Lavandula angustifolia 'Munstead'	Munstead lavender	#02 Pot, full	600mm o.c.
H	76	Lysimachia nummularia	Goldlocks creeping jenny	#02 Pot, full	300mm o.c.
N	80	Nandina domestica 'Gulf Stream'	'Gulf Stream' dwarf nandina	#02 Pot, full	900mm o.c.
U	24	Prunus laurocerasus 'Otto Luyken'	'Otto Luyken' laurel	#02 Pot, full	900mm o.c.
P	6	Prunus lusitanica	Portuguese laurel	1.5m Height	1500mm o.c.
R	16	Rudebeckia fulgida 'Goldstrum'	'Goldstrum' rudebeckia	#02 Pot, full	600mm o.c.
A	51	Sedum 'Autumn Joy'	'Autumn Joy' stonecrop	#02 Pot, full	600mm o.c.
J	141	Spiraea japonica 'Little Princess'	'Little Princess' spirea	#02 Pot, full	600mm o.c.
		EDIBLE PLANTS			
O	12	Beta vulgaris	Beets	#01 Pot, full	300mm o.c.
E	24	Eruca sativa	Arugula	#01 Pot, full	300mm o.c.
B	12	Lactuca sativa var. capitata	Butterhead lettuce	#01 Pot, full	300mm o.c.
Y	24	Solanum tuberosum 'Yukon Gold'	'Yukon Gold' potato	#01 Pot, full	300mm o.c.
S	12	Spinacia oleracea	Spinach	#01 Pot, full	300mm o.c.





1. PROTECTION FENCE TO BE LOCATED AT CROWN DRIPLINE OR ADJACENT TO HARD SURFACE, WHICHEVER IS GREATER, OR AT A DISTANCE SPECIFIED BY THE CITY ARBORIST
2. MANUALLY EXCAVATE AND CUT TREE ROOTS WITHIN 1.0m OF THE TREE PROTECTION FENCING
3. MACHINERY AND STORAGE IS NOT PERMITTED WITHIN 1.0m OF TREE PROTECTION AREA
4. ENSURE CONFORMANCE OF PROTECTION FENCING AND APPROVALS COMPLY WITH CITY'S TREE PROTECTION BYLAW

1 TREE PROTECTION FENCING  
L-05 SCALE: 1:25



1. REFER TO TREE PLANTING NOTES FOR ADDITIONAL INFORMATION
2. ENSURE CONFORMANCE WITH CANADIAN LANDSCAPE STANDARD FOR MULCH RING DIAMETER AND MULCH FINISH/TRANSITION WITHIN WATERING ZONE

- SET TREE PLUM, STAKE TIE WITH TWO VERTICAL 500mm x 50mm PRESSURE TREATED STAKES 1500mm LONG. PLACE 1/3RD OF THE STAKE BELOW GRADE. STAKES TO BE SITUATED PARALLEL TO STRUCTURE OR PATHS OR TO PREVAILING WIND. STAKES NOT TO PENETRATE OR DAMAGE ROOT BALL.
- DO NOT CUT LEADER
- CREATE A 50mm DEEP WELL IN GROWING MEDIUM FOR THE FIRST YEAR OF WATERING. ENSURE WELL IS A CLEAN-EDGED CIRCLE WITH DIA. OF 1500mm
- TOP OF ROOT FLARE TO BE FLUSH WITH SURROUNDING GRADE. FINISHED GRADE OF PLANTING TO BE EQUIVALENT TO NURSERY GROWN GRADE OF TREE
- MIN. 1" (25mm) FLAT WEBBING, "ARBOR TIE" OR APPROVED EQUIVALENT
- ARBORGUARD ROOT COLLAR OR APPROVED EQUIVALENT
- PLANTING HOLE SHALL BE A MINIMUM DEPTH OF ROOTBALL. PLANTING HOLE EDGE TO BE A SHALLOW ANGLE. SCARIFY SIDES AND BOTTOM OF TREE PIT PRIOR TO PLANTING
- REMOVE COMPLETELY THE TOP 1/3 OF THE WIRE BASKET, BURLAP, AND ALL NYLON AND BINDING MATERIAL. CUT OFF WIRE BASKET AND BURLAP. DO NOT FOLD THEM INTO THE HOLE PRIOR TO BACKFILLING
- MULCH RING. REFER TO CANADIAN LANDSCAPE STANDARDS
- SOIL DEPTH MAY VARY TO ACCOMMODATE REQUIRED VOLUME WITHIN 900mm MINIMUM DEPTH.
- ENSURE A MIN. 300mm DEPTH OF COMPACTED SUBGRADE UNDERNEATH ROOTBALL TO PREVENT SETTLING OF TREE, COMPACTED TO 85% MPD

2 TREE PLANTING  
L-05 SCALE: 1:25



1. REFER TO CANADIAN LANDSCAPE STANDARD FOR COMPACTION AND PREPARATION REQUIREMENTS FOR PLANTING BEDS
2. REFER TO TYPICAL SHRUB PLANTING DETAILS FOR INFORMATION ON MULCH AND GROWING MEDIUM
3. ENSURE MATURE SHRUB FORM WILL NOT OVERHANG WALKWAY
4. COMPACTION RATE TO BE 95% MPD UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT

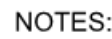
### 3 SHRUB SPACING DETAIL



1. SHRUB TO BE PLANTED LEVEL WITH FINISH GRADE
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB
3. PLANTING PIT MUST BE FREE DRAINING
4. DISTURBED SUBGRADE, NATIVE MATERIAL, OR IMPORT FILL TO BE SUITABLY COMPACTED IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS TO PREVENT SETTLEMENT OF ROOTBALL
5. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD, DISEASED, DAMAGED OR DEFECTIVE BRANCHES IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD
6. REFER TO GEOTECHNICAL REPORT FOR COMPACTION RATES UNLESS OTHERWISE SPECIFIED

## 4 SHRUB PLANTING DETAIL

L-05 SCALE: 1:20



1. ALL LAWN TO BE SEEDED IN TWO DIRECTIONS AT 90° FROM EACH OTHER
2. SEED MIX TO BE "ALL PURPOSE SUN SHADE MIX" IN TYPICAL LAWN APPLICATIONS OR APPROVED ALTERNATE
3. SUBMITTAL OF SEED MIX AND PROOF OF CANADA NO.1 GRADE SEED QUALITY IS REQUIRED, IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS
4. SEED TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
5. INCREASE TACKIFIER INCIDENTALLY TO ACCOMMODATE STEEP SLOPE OR WET WEATHER CONDITIONS
6. GROWING MEDIUM TO BE IN ACCORDANCE WITH LEVEL 1 WELL GROOMED "1H/1L" (BASED ON THE USE) AS PER THE CANADIAN LANDSCAPE STANDARDS

5 HYDRO-SEED  
L-05 SCALE: 1:10

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PROJECT  
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT  
**BC HOUSING**

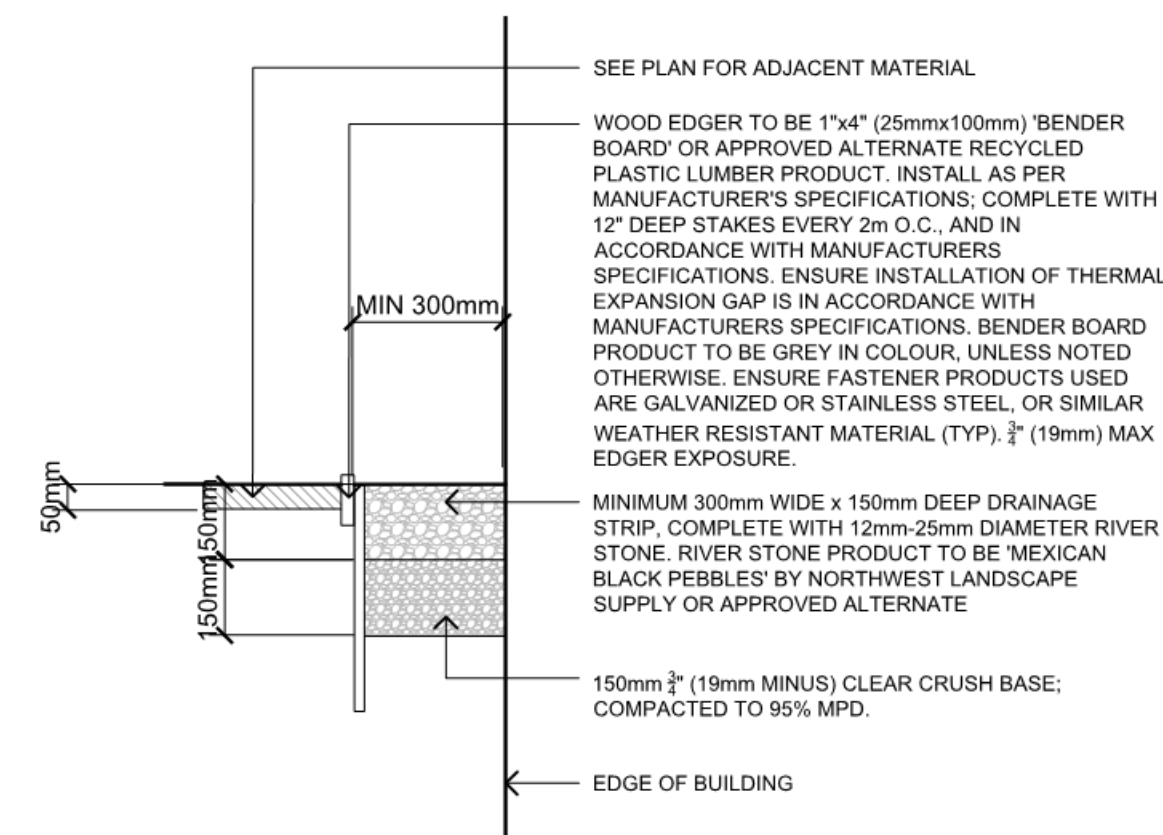
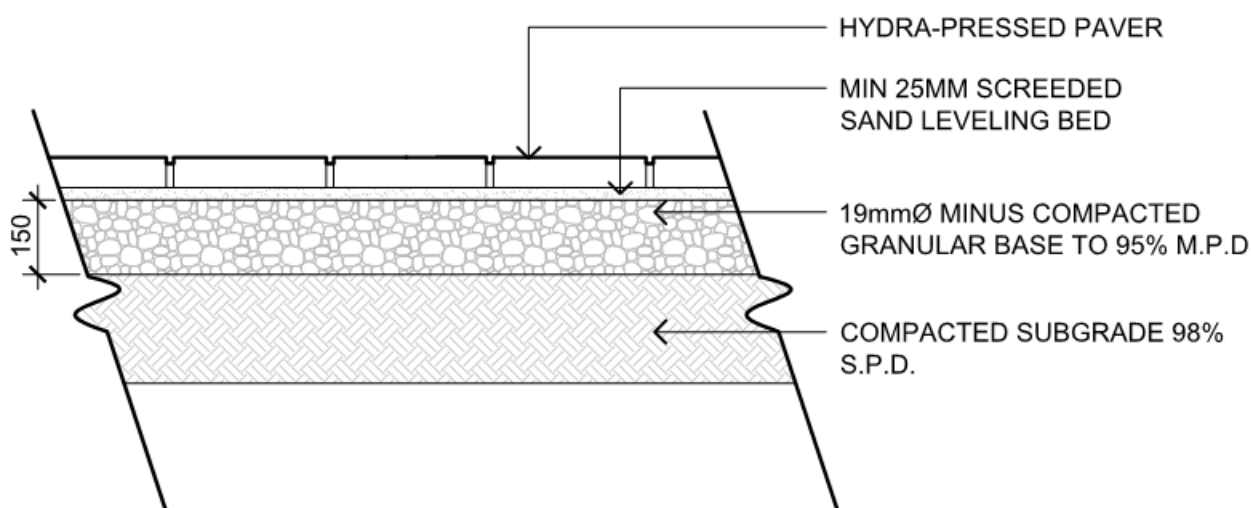
CONSULTANT  
**WSP**

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")				SEALED	DESIGN BY	3L	SHEET TITLE	
					DRAWN BY	LN		
					CHECKED BY	3L		
1	20-09-11	ISSUED FOR PUBLIC HEARING	LN		PROJECT #	20M-01016-00		SHEET NO.
0	20-08-27	ISSUED FOR DP	LN		SCALE			
NO.		DATE	DESCRIPTION	BY	AS SHOWN			

DETAILS

L-05

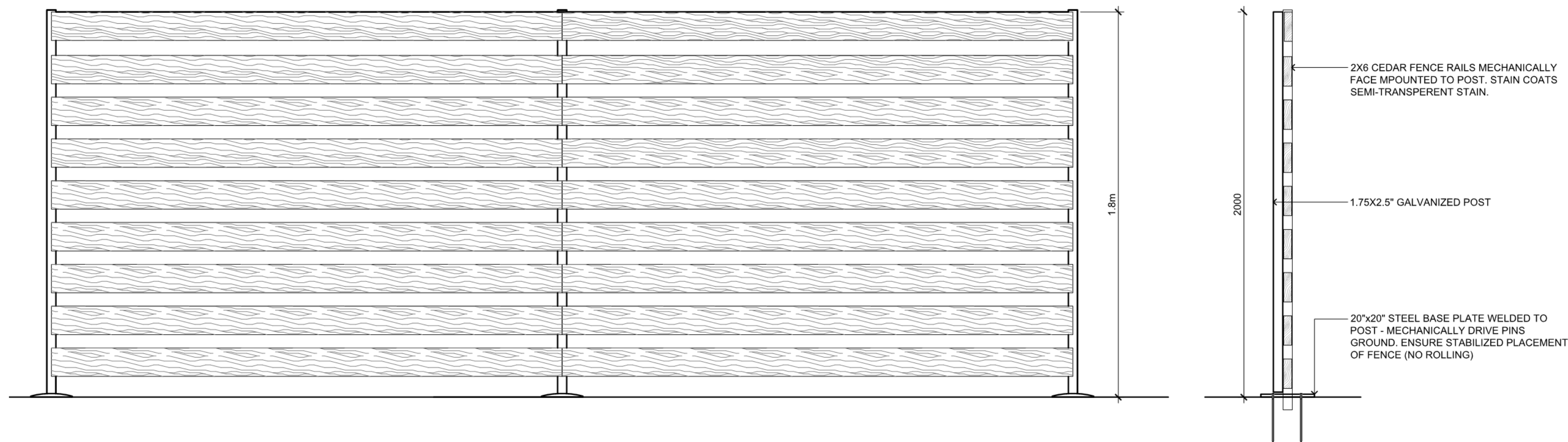




- NOTES:**
1. SUBMIT A 1/4" SAMPLE OF ANY SUGGESTED ALTERNATE PRODUCT FOR THE DRAIN RACK. LINK TO DRAIN RACK PRODUCT IS: <https://www.landscapingupply.com/catalog/product/view?id=2111&pin=1916>
  2. SUBMIT A SHOP DRAWING SUBMITTAL OF ANY SUGGESTED ALTERNATE PRODUCT FOR THE DRIIP-STRIP EDGER. BENDER BOARD OR APPROVED ALTERNATE IS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. LINK TO PRODUCT INFORMATION IS: [https://www.bender-board.com/products/landscaping\\_installation](https://www.bender-board.com/products/landscaping_installation)
  3. ENSURE CONSISTENT BOARD LENGTHS AND RIGID UNIFORMITY IN ALTERNATE INSTALLATION. IF A TYPICAL EDGER IS REQUIRED AT A CORNER, MITRE CORNERS FOR SHARP APPEARANCE.
  4. ENSURE THE PROPOSED LAYOUT OF THE DRIIP-STRIP IS STAKED OR SPRAY PAINTED IN LOCATION FOR REVIEW PRIOR TO INSTALLATION (TYP).

2 HYDRA-PRESSED PAVER  
L-06 SCALE: 1:15

3 DRIP STRIP  
L-06 SCALE: 1:15



4 WOOD FENCE (SUBMIT SHOP DRAWING FOR APPROVAL)  
L-06 SCALE: 1:15

PROJECT  
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT  
**BC HOUSING**

CONSULTANT  
**WSP**

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")				SEALED	DESIGN BY	3L	SHEET TITLE	DETAILS
					DRAWN BY	LN		
					CHECKED BY	3L		
1	20-09-11	ISSUED FOR PUBLIC HEARING	LN		PROJECT #	20M-01016-00	SHEET NO.	
0	20-08-27	ISSUED FOR DP	LN		SCALE			
NO.	DATE	DESCRIPTION		BY				L-06
					AS SHOWN			





PARK BENCH  
Type: RBW-28  
Colour: Bronze  
Mount: Bolt fasten to slab  
Supplier: Victor Stanley  
Install as per manufacturer's standards



GALVANIZED ROUND END TANK  
Type: 501300048  
Size: 24" X 24" X 72"  
Supplier: Behlen Country  
Install as per manufacturer's standards.  
Note: Peel sticker and open drainage hole  
after installation

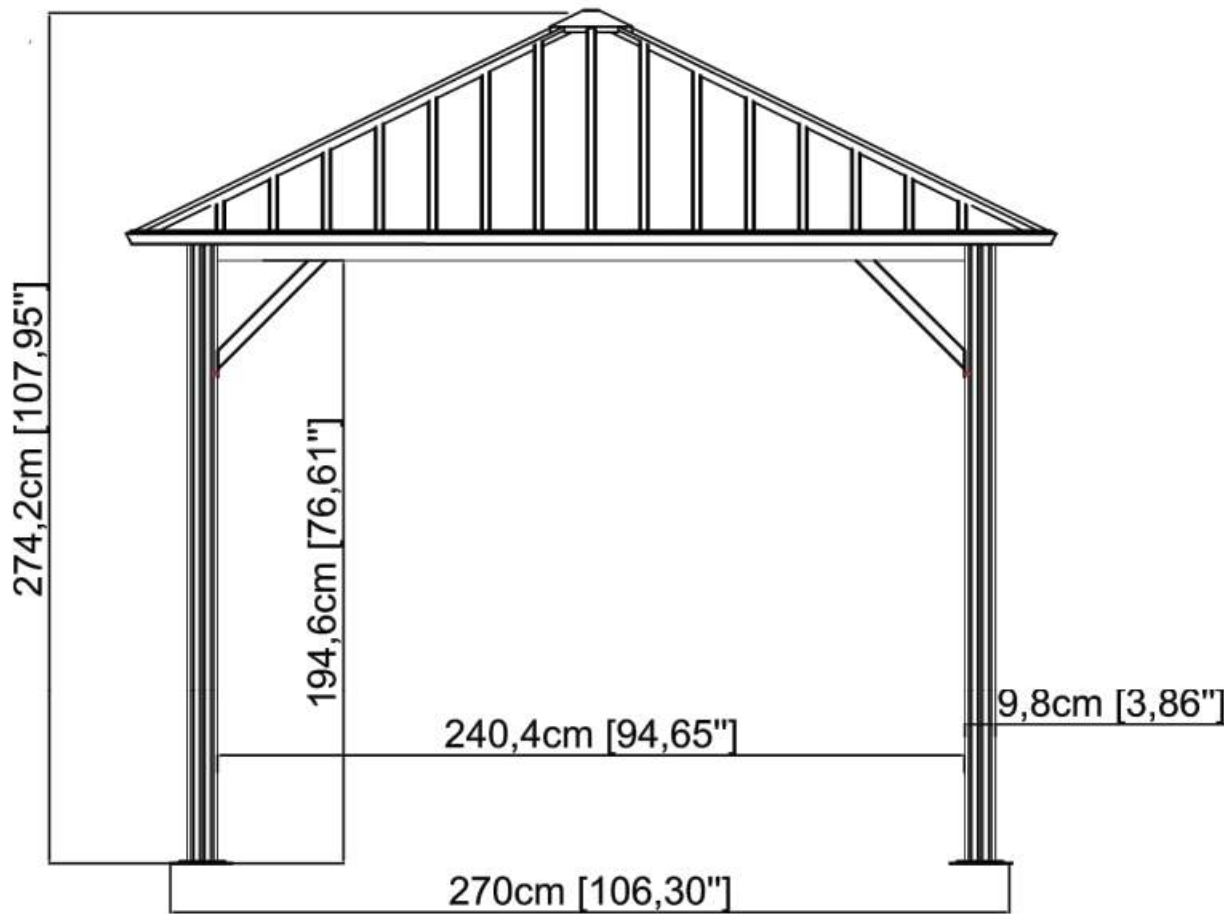


**CHELSEA FLUTED BIRDBATH**  
Type: MA9738-102  
Size: 20" DIA. X 26" H X 10" B  
Supplier: Northwest Landscape Supply  
Install as per manufacturer's standards.



SOLAR POWERED LED BOLLARD  
Type: PLB-3  
Size: 30"H X 10"W X 10"D  
Supplier: FirstLight Technologies  
Install as per manufacturer's standards.

5 BOLLARD LIGHT  
L-07 SCALE: N.T.S.



SOJAG ■

NOTE: SURFACE MOUNT TO CONCRETE FOOTINGS.  
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CONCRETE  
FOOTING PRIOR TO INSTALLATION.

WALKWAY 1500mm

VEGETATED SCREEN 1200mm

EXISTING GRADE

PROPOSED BUILDING FACE

CIP RETAINING WALL BY STRUCTURAL ENGINEER

VERTICAL VEGETATED SCREENING

CIP CONCRETE WALKWAY - REFER TO DETAIL

PROPOSED PLANTING BED

450mm

The diagram is a cross-section of a landscape design. On the left, a car's front wheel and headlight are shown. A vertical concrete retaining wall is labeled 'CIP RETAINING WALL BY STRUCTURAL ENGINEER'. To the right of the wall is a 'WALKWAY 1500mm' wide. Further right is a 'VEGETATED SCREEN 1200mm' wide, represented by a large, irregular shape. A dashed line labeled 'EXISTING GRADE' runs across the scene. Two figures in coats and hats are walking on the walkway. Below the walkway is a 'CIP CONCRETE WALKWAY - REFER TO DETAIL' and a 'PROPOSED PLANTING BED' shown in cross-section with a depth of '450mm'. On the far right, a hatched area is labeled 'PROPOSED BUILDING FACE'.

7 WEST PATHWAY SECTION  
L-07 SCALE: 1:15

[illegible]

PROJECT  
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT  
**BC HOUSING**

CONSULTANT  
**WSP**

ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")				SEALED	DESIGN BY 3L		SHEET TITLE
					DRAWN BY LN		
					CHECKED BY 3L		
					PROJECT # 20M-01016-00		
					SCALE		
						SHEET NO.	
1	20-09-11	ISSUED FOR PUBLIC HEARING	LN				
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NO.	DATE	DESCRIPTION	BY			AS SHOWN	

DETAILS

L-07



P:\02\_Plan\020200\_PROJECTS\2004-01016-00 BC HOUSING - CURRENT\BCH NORLAND - SHEET LAYOUTS.DWG



TREES		
Amelanchier alnifolia	Pseudotsuga menziesii	Tsuga heterophylla

PLANT SPECIES					
SYM	QTY	BOTANTICAL NAME	COMMON NAME	SIZE	SPACING
		TREES			
	4	Amelanchier alnifolia	Serviceberry	#5 Pot, full	As shown
	4	Pseudotsuga menziesii	Douglas fir	#5 Pot, full	As shown
	3	Tsuga heterophylla	Western hemlock	#5 Pot, full	As shown
		SHRUBS			
C	33	Cornus sanguinea 'Midwinter Fire'	Bloodtwig dogwood	#2 Pot, full	1800mm o.c.
D	27	Holodiscus discolor	Oceanspray	#2 Pot, full	1800mm o.c.
F	81	Mahonia nervosa	Dull Oregon grape	#2 Pot, full	600mm o.c.
K	63	Polystichum munitum	Sword fern	#2 Pot, full	600mm o.c.



LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING  
1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

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1. THE RECIPIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND NOTICES IN CONNECTION WITH THE PROJECT.  
2. THE RECIPIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AGENCIES AND OTHER PARTIES.  
3. THE RECIPIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AGENCIES AND OTHER PARTIES.  
4. THE RECIPIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AGENCIES AND OTHER PARTIES.

PROJECT  
**TRANSITIONAL HOUSE - 3986 NORLAND AVENUE**

CLIENT  
**BC HOUSING**

CONSULTANT  
**WSP**



ORIGINAL SIZE 60.96cm x 91.44cm (24" x 36")			
1	20-09-11	ISSUED FOR PUBLIC HEARING	LN
0	20-08-27	ISSUED FOR DP	LN
NO.	DATE	DESCRIPTION	BY

SEALED	
DESIGN BY	JL
DRAWN BY	LN
CHECKED BY	JL
PROJECT #	20M-01016-00
SCALE	1:75

DESIGN BY	JL	SHEET TITLE <b>ENVIRONMENTAL PLANTING</b>
DRAWN BY	LN	
CHECKED BY	JL	SHEET NO.
PROJECT #	20M-01016-00	
SCALE	1:75	





Meeting 2020 September 28

## COUNCIL REPORT

### **COMMUNITY HERITAGE COMMISSION**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: PROTECTION AND PRESERVATION OF THE ALTA VISTA  
RESERVOIR VENT, 5172 MCKEE STREET**

### **RECOMMENDATIONS:**

1. THAT Council approve the reinstallation of the Alta Vista Reservoir Vent at 5172 McKee Street, as outlined in this report.
2. THAT Council request staff to prepare a Heritage Designation Bylaw for the Alta Vista Reservoir Vent to be advanced to First Reading and to a Public Hearing at a future date.
3. THAT Council approve the addition of the Alta Vista Reservoir Vent to the Burnaby Community Heritage Register as a “protected” heritage landmark.
4. THAT Council forward a copy of this report to the Parks, Recreation and Culture Commission for their information.

### **REPORT**

The Community Heritage Commission, at its meeting held on 2020 September 10, received and adopted the attached report seeking Council authorization to conserve and designate the Alta Vista Reservoir Vent as a civic heritage feature.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor J. Wang  
Vice Chair

<p>Copied to: City Manager Director Planning &amp; Building Director Corporate Services Director Engineering Director Finance Director Parks, Recreation &amp; Cultural Services City Solicitor</p>
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Meeting 2020 September 10

COMMISSION REPORT

**TO:** CHAIR AND MEMBERS  
COMMUNITY HERITAGE COMMISSION

**DATE:** 2020 September 1

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 77000 05

**SUBJECT:** PROTECTION AND PRESERVATION OF THE ALTA VISTA  
RESERVOIR VENT, 5172 MCKEE STREET

**PURPOSE:** To seek Council authorization to conserve and designate the Alta Vista Reservoir Vent as a civic heritage feature.

**RECOMMENDATIONS:**

1. **THAT** Council approve the reinstallation of the Alta Vista Reservoir Vent at 5172 McKee Street as outlined in this report.
2. **THAT** Council request staff to prepare a Heritage Designation Bylaw for the Alta Vista Reservoir Vent to be advanced to First Reading and to a Public Hearing at a future date.
3. **THAT** Council approve the addition of the Alta Vista Reservoir Vent to the Burnaby Community Heritage Register as a “protected” heritage landmark.
4. **THAT** Council forward a copy of this report to the Parks, Recreation and Culture Commission for their information.

**REPORT**

**1.0 BACKGROUND**

At its 2020 June 18 meeting, the Community Heritage Commission requested that staff prepare a report for conservation and protection of the Alta Vista Reservoir Vent as a civic heritage feature.

The Alta Vista Reservoir Vent is an original feature of the Alta Vista Reservoir, which was located at 5172 McKee Street. In March 2019, Council approved a plan to demolish the 1913 Alta Vista Reservoir to expand the playground at the Alta Vista Reservoir park site onto the City-owned lot at 5172 McKee Street. During this project, the heritage value of the surviving Alta Vista Reservoir Vent was identified by City staff. The vent was removed from the reservoir during demolition, and transferred to off-site storage by staff.



To: Community Heritage Commission  
 From: Director Planning and Building  
 Re: Protection and Preservation of the Alta Vista Reservoir Vent  
 2020 September 1 ..... Page 2

The City of Burnaby's Municipal Heritage Policy for Municipally-Owned Buildings and Sites, approved by Council on 1991 July 8, includes review and expansion of the City's inventory of civic heritage resources as potential sites and resources are identified. The Alta Vista Reservoir Vent is a unique industrial artifact, and serves as a reminder of an early civic infrastructure project that shaped the community's development. This report proposes conservation and protection of the Alta Vista Reservoir Vent, and re-instatement in its original location at 5172 McKee Street as a heritage feature.

## 2.0 POLICY FRAMEWORK

Protecting and designating significant heritage resources owned by the City aligns with the following goals and sub-goals of the *Corporate Strategic Plan*:

- **A Dynamic Community**
  - City facilities and infrastructure – Build and maintain infrastructure that meets the needs of our growing community.
- **A Thriving Organization**
  - Reliable services, technology and information – Protect the integrity and security of City information, services and assets.

In addition to these goals, Burnaby's Official Community Plan includes the direction under its Heritage Policy (12.4.4) that the City continue its stewardship of civic heritage resources.

## 3.0 HERITAGE DESIGNATION BYLAW

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

Under the terms of the *Local Government Act*, provision is made for the designation by bylaw of property that "...has heritage value or character..." (Section 611). Such a bylaw may apply to a landscape feature. The intention of a designation bylaw is to protect a unique heritage feature.

Section 612 of the *Local Government Act* specifies the formal procedures for the designation process which includes a public hearing, notification of all persons with registered interest in the property and its occupants, publication of newspaper notices, and preparation of a report. The report is to be made available to the public and is to include: the heritage character of the property; the compatibility of conservation with the official community plan and other community planning objectives; the compatibility of conservation with lawful uses of the property and adjoining lands; the condition and economic viability of the property; and, the possible need for financial or other support to enable appropriate conservation. The City is required to give notice of the completed bylaw to the Land Title Office and to the owners.



To: Community Heritage Commission  
 From: Director Planning and Building  
 Re: Protection and Preservation of the Alta Vista  
 Reservoir Vent  
 2020 September 1..... Page 3

## **3.2 Heritage Designation Report**

The following provides the information required under Section 612 (5) of the *Local Government Act*.

### **3.2.1 Heritage Character Statement**

The Alta Vista Reservoir Vent is a concrete vent stack that consists of a cast iron pipe inside a concrete column with a cast iron grate at the top. It was constructed as part of the Alta Vista Reservoir at 5172 McKee Street in Burnaby in 1913, and remained intact until 2019 when the reservoir was demolished, and the vent was removed and moved to storage at a City works yard.

The reservoir site is located adjacent to 5192 McKee, which has been the site of a City-owned playground since 1967, and is today known as Alta Vista Reservoir Park (see *Attachment 1*). The vent is a tapered octagonal concrete column constructed around a cast iron pipe, giving the vent a decorative quality. Standing at over 3.6 metres (12 feet) on a high point of land, the vent served as a visible reminder of the engineering works that lay beneath the ground, and was a landmark in the neighbourhood (see *Attachment 2*).

The Alta Vista Reservoir was constructed from reinforced concrete, with pillars supporting an arched ceiling (*Attachment 3*). It consisted of a large main chamber, with smaller intake and outlet chambers on either end. All water entered the reservoir through the intake chamber, where a float valve system automated shut down of the flow of water into the reservoir to prevent over-filling. The large cast iron and concrete vent was constructed over the intake chamber to release air pressure.

The Alta Vista Reservoir was part of a waterworks system delivering water from Seymour Creek in North Vancouver to Burnaby homes and businesses that began operation in 1912. The system was a significant engineering work in 1912, and enabled the young municipality to support development and population growth. The event was marked by the Municipality with an official civic holiday known as “Splash Day” that was celebrated in Central Park with speeches and fanfare.

The early waterworks system used pumps to deliver water to reservoirs located on high points of land in the community, including Capitol Hill and Alta Vista. Distribution of the water from the reservoirs to customers relied on gravity.

The heritage value of the Alta Vista Reservoir Vent lies in its association with Burnaby’s early waterworks system, which significantly impacted the community’s growth and development. It is the only remaining physical evidence of the Alta Vista Reservoir, and will be re-incorporated into the Alta Vista Reservoir site as a historical feature to commemorate the site’s former use and history.



To: *Community Heritage Commission*  
 From: *Director Planning and Building*  
 Re: *Protection and Preservation of the Alta Vista  
 Reservoir Vent*  
 2020 September 1 ..... Page 4

### ***3.2.2 Compatibility of Conservation with Community Plan and Adjoining Lot Uses***

Planning for the conservation of heritage resources is outlined in Burnaby's Official Community Plan (OCP). Burnaby has an established goal "to provide opportunities for the increased awareness and the conservation of the City's unique natural, cultural, archaeological, and built heritage." The conservation and protection of this heritage landmark enables its continuing presence in the neighbourhood where it has been located for over a century.

The subject City-owned property is currently zoned R4, and is being developed by the Parks, Recreation and Cultural Services department to expand the playground located on the adjacent property at 5192 McKee Street. The retention, conservation, and designation of the Alta Vista Reservoir Vent will support the City's goals for providing public access to heritage resources, and add a significant heritage landmark to the City.

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

A condition assessment of the vent was undertaken by an engineering consultant to determine the suitability of it being reincorporated into a park setting for display as a historical artifact. The 24 June 2020 report found the vent to be in fair condition and recommends repairs to improve its condition (see *Attachment 4*). The concrete was found to be of sufficient strength to support its proposed use. Once repairs have been completed and the vent has been re-installed at 5172 McKee Street, it will be monitored and maintained by Parks staff as part of ongoing maintenance of the Alta Vista Reservoir Park.

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

Work to repair and conserve the vent is required, as well as construction of an engineered footing at the Alta Vista Reservoir Park to facilitate re-installation of the vent. An interpretive sign will be installed adjacent to the vent to share the vent's significance with park visitors. The estimated cost is \$40,000.

## **4.0 NEXT STEPS**

With authorization from Council to prepare a designation bylaw, staff will request one-time funding of \$40,000 for conservation and re-installation of the vent as part of the 2021-2025 Financial Plan. Staff in Parks, Recreation and Cultural Services and Planning and Building will coordinate conservation and re-installation of the vent, in addition to creation of an interpretive sign to communicate its significance and coordination of an event to celebrate its conservation as a civic heritage resource.

## **5.0 CONCLUSION**

The designation of the historic Alta Vista Reservoir Vent through a Heritage Designation Bylaw would provide an opportunity to preserve and add another significant heritage resource to



To: Community Heritage Commission  
 From: Director Planning and Building  
 Re: Protection and Preservation of the Alta Vista  
 Reservoir Vent  
 2020 September 1 ..... Page 5

Burnaby's Heritage Register. The proposed bylaw will acknowledge the importance of the Alta Vista Reservoir to the history of Burnaby's early waterworks infrastructure. The designation would contribute to achieving preservation of a diverse range of heritage resources as it would be the first example of formal protection of an industrial resource on Burnaby's heritage register, and would be the third heritage resource in the historic Alta Vista neighbourhood to be formally protected.

Following the protection of the Alta Vista Reservoir Vent by bylaw, this feature will have legal protection as authorized under the *Local Government Act*. Any future proposed changes to its location or design would require Council authorization through a Heritage Alteration Permit. With Council approval of the recommendations of this report, the subject bylaw would be advanced to a Public Hearing at a future date.

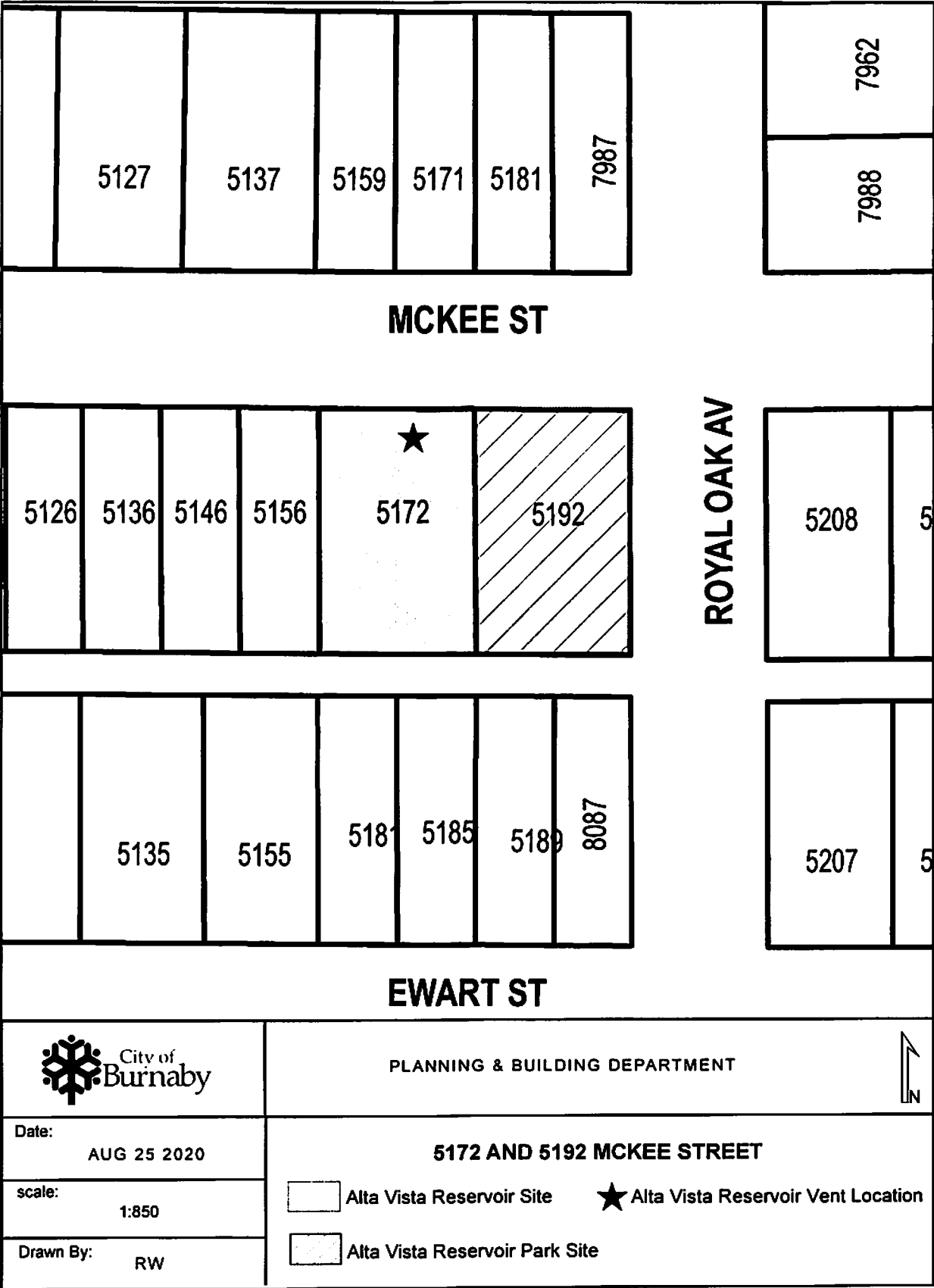
  
 E.W. Kozak, Director  
 PLANNING AND BUILDING

LC:sa

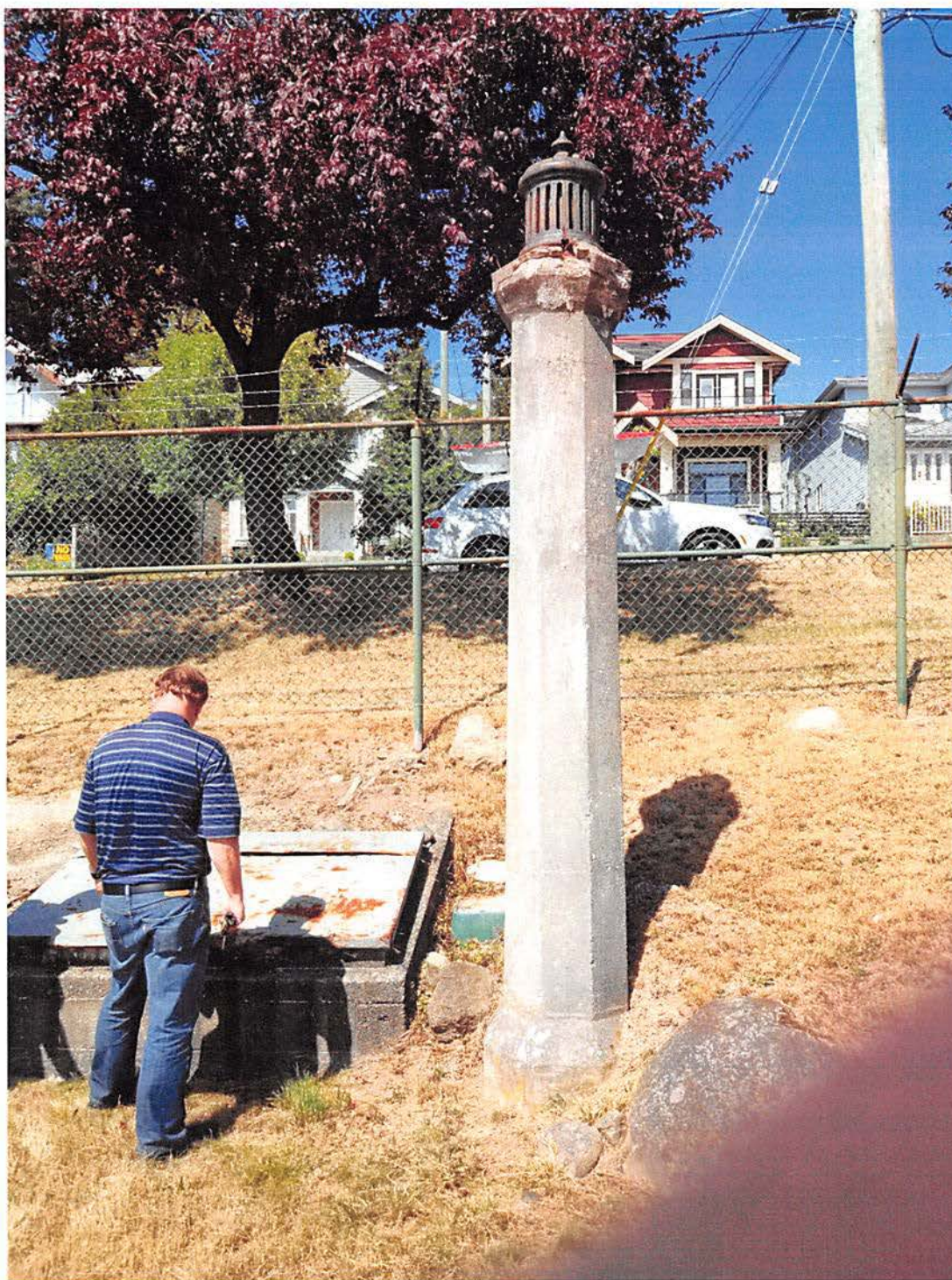
**Attachments**

Copied to: City Manager  
 City Clerk  
 Director Corporate Services  
 Director Engineering  
 Director Finance  
 Director Parks, Recreation and Cultural Services









Alta Vista Reservoir Vent prior to demolition of the reservoir, 2019.



## Attachment 3



The Alta Vista Reservoir site in 2019, with the Alta Vista Reservoir vent in the foreground.



TO Lisa Codd  
EMAIL [lisa.codd@burnaby.ca](mailto:lisa.codd@burnaby.ca)  
City of Burnaby  
4949 Canada Way  
Burnaby BC V5G 1M2

**R-05804.013**  
**City of Burnaby Buildings |**  
**Alta Vista Vent Condition**  
**Assessment**

DATE August 26, 2020

REGARDING

Dear Ms. Codd,

As requested by City of Burnaby, RDH Building Science Inc. (RDH) is pleased to provide you with this report for a condition assessment of the Alta Vista Vent.

## 1 Background

The Alta Vista vent is a concrete vent stack that was constructed as part of the Alta Vista reservoir in approximately 1913. The concrete vent stack is approximately 12' tall and tapers from a 24"± square at the base to approximately 16" at the top. The concrete vent encapsulates a 9" cast iron pipe to facilitate ventilation of the reservoir below. The top of the vent is fitted with a metal ventilator to cap the cast iron pipe.



*Figure 1.1*

*An image of the Alta Vista vent provided by the City of Burnaby. The image was taken in approximately 2019, prior to its removal from the reservoir.*



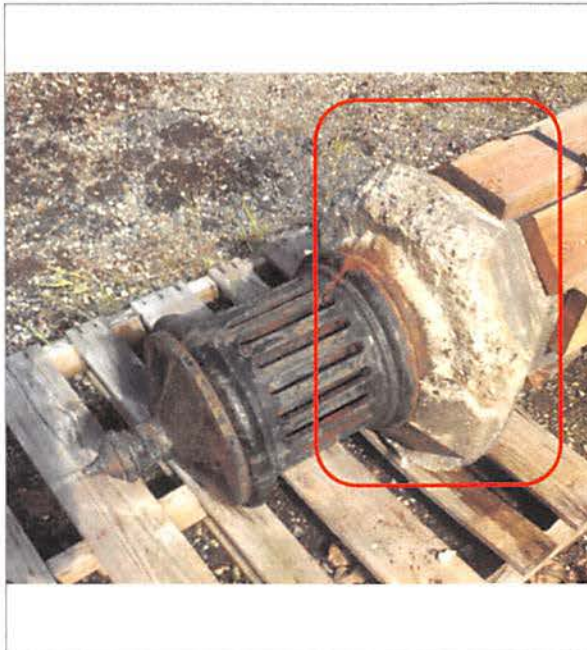
Given the age of the structure, limited information is available pertaining to the original construction. As part of the information package provided to us, 6 pages of general specifications pertaining to the construction of the reservoir were reviewed.

We understand that the City of Burnaby is considering the re-use of the vent, by incorporating it into a park setting for the purposes displaying it as a historical artifact.

## 2 Observations

RDH attended the City of Burnaby Parks yard located at Texaco Drive to review the vent in its current location. The vent was strapped with dimensional lumber along the length of the stack to prevent damage during the removal and transportation process. The strapping was removed to facilitate our review, and was scheduled to be reinstalled afterwards.

Given the age of the concrete vent, it generally appears to be in fair condition. A portion of the concrete near the cast iron vent head is delaminated, and a few pieces have spalled away. This has likely occurred due to some corrosion of the cast iron vent head, and the outward pressure the corrosion has applied on the concrete. While some corrosion of the exposed ventilator head was noted, it is in fair condition for its age. The exposed cast iron didn't show significant section loss due to the corrosion.



*Figure 2.1*

*The concrete around the perimeter of the ventilator head is in poor condition, is delaminated and has spalled.*

Some moderate cracking in the concrete was observed towards the top quarter of the structure. The cracking occurred radially around the perimeter of the structure, and are approximately 2mm wide. The concrete in the vicinity of the cracks is generally sound.



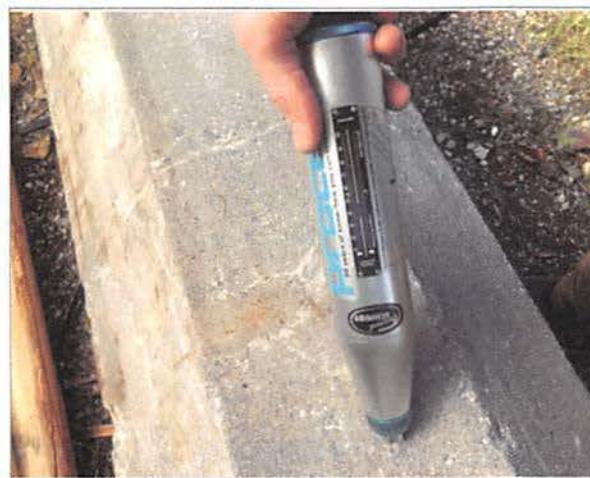


*Figure 2.2*

*Localized cracking was observed near the top of the structure. While the concrete remained in sound condition adjacent to the cracking, the cracks should be addressed to prevent water ingress.*

It appears that previous targeted repairs have been made to the concrete. Minor discrepancies in the finish and colour of the concrete were noted in isolated locations. While the finish appearance of the concrete at these locations is slightly off, the concrete patches appear to have bonded well.

The concrete structure was sounded for delaminations using a chain-drag method and hammer sounding. Other than the delaminated concrete near the ventilator head, no other major concerns of delamination or spalled were noted. In addition to sounding, Schmidt-Hammer testing was utilized to estimate the strength of the concrete. Measurements were sampled at approximately 10 locations throughout the structure, and the resulting strength was approximately 40 MPa  $\pm$  5 MPa. For the proposed purposes of the vent this is a sufficient concrete strength.



*Figure 2.3*

*Concrete strength was estimated using a Proceq Schmidt-Hammer. Generally, the concrete strength was found to be approximately 40 MPa.*

### **3 Discussion and Next Steps**

As noted above, the overall condition of the vent is fair given its age. It appears that some previous maintenance has occurred, which has likely helped the vent to age more gracefully. It will be important that this regular maintenance and monitoring of the condition of the vent is allowed for in the future.



Prior to any work being completed on the structure, detailed dimensions and documentation of the existing condition should be made. While the documentation is critical for historic purposes, the detailed dimensions will help re-form damaged areas of concrete.

Corrosion of the cast iron ventilator head has contributed to deterioration of the adjacent concrete. This may be a long term concern and reducing the likelihood of additional corrosion should be prioritized. To achieve that, the existing ventilator head should be sandblasted to bare metal and painted or powder coated. If the ventilator head can be removed, the exposed underlying cast iron vent pipe should also be prepped and painted in-situ. Future maintenance of regular re-coating should be budgeted for.

In addition to re-conditioning the exposed cast iron metal, the existing concrete requires repair in select locations. At the top of the structure adjacent to the ventilator head, the spalled and delaminated concrete should be removed to sound concrete, and prepped to receive new formed-in-place concrete. The cracking in the concrete should be addressed as part of the concrete repairs scope of work. Care will be required to ensure the new concrete is adequately bonded, and that the appearance of the new concrete best matches the existing. Given the natural porosity of concrete, a penetrating sealer should be applied to the exterior of the concrete to help improve its ability to shed water, and reduce the amount of moisture that infiltrates to the embedded reinforcing and cast iron pipe. Limiting the amount of corrosion that occurs within the concrete will help improve the longevity of the structure. It is importance to consider the vapour permeance of the concrete sealer to ensure that any incidental moisture doesn't get trapped within the concrete.

In addition to the above recommended maintenance, a structural footing will be required accommodate the vent. This footing will likely be constructed of reinforced concrete and will need to be designed taking the existing configuration of the vent in mind. A steel connection will need to be made between the footing and the vent that anchors the vent against lateral forces such as earthquake and wind.

It should be noted that the work discussed above should be documented in a scope of work, specifications and construction drawings prior to being implemented.

Yours truly,

**Michael Grummett** | P.Eng.  
Building Science Engineer  
mgrummett@rdh.com  
T 604-873-1181 x183  
RDH Building Science Inc.



encl.

Reviewed by Ed Thiessen | P.Eng.  
Principal, Senior Building Science  
Specialist  
ethiessen@rdh.com  
T 604-873-1181 x142  
RDH Building Science Inc.



**CITY OF BURNABY**  
**BYLAW NO. 14228**

A BYLAW to designate the Alta Vista Reservoir Vent  
at 5172 McKee Street a protected heritage landmark

WHEREAS the Alta Vista Reservoir Vent (hereinafter referred to as the “Heritage Landmark”) is or will be located at 5172 McKee Street, and more particularly legally described as:

Parcel Identifier: 024-728-772

The West ½ of Lot 4, Block 4, District Lot 158, Group 1, New Westminster District,  
Plan 1882;

AND WHEREAS Council considers the Heritage Landmark to have heritage value and heritage character, and that designation of the Heritage Landmark pursuant to section 611 of the *Local Government Act* is necessary or desirable for its conservation;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY HERITAGE DESIGNATION BYLAW NO. 1, 2020.**
2. Council hereby designates the Heritage Landmark as protected heritage property under section 611 of the *Local Government Act*.



Read a first time this	2020
Read a second time this	2020
Read a third time this	2020

Reconsidered and adopted this      day of      2020

MAYOR

CLERK