

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #15-38 2015 SEPTEMBER 23

#### ITEM #09

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chercover Massie & Associates Ltd.  
120 – 1200 West 73<sup>rd</sup> Avenue  
Vancouver, BC V6P 6G5  
(Attention: Doug Massie)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, DL 79, Group 1, NWD Plan 68764
- From:** CD Comprehensive Development District (based on P2  
Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on P2  
Administration and Assembly District)
- 1.3 Address:** 6540 Thomas Street
- 1.4 Location:** The subject site is located on the south side of Thomas Street, just west of Kensington Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a width of 106.59 m (349.7 ft.), a depth of 109.75 m (360.1 ft.), 17,199.68 m<sup>2</sup> (185,135.8 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the addition of an elevator lobby and entrance to the front of the Scandinavian Community Centre.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the south side of Thomas Street, just to the west of Kensington Avenue and is currently improved with the Scandinavian Community Centre, a soccer field and a gravel parking lot. To the north, across Thomas Street, is an Ismaili Centre; to the east is the Christ Church of China and, across Kensington Avenue, is the Burnaby Lake Sports Complex and Burnaby Lake beyond; to the south and west is the Trans-Canada Highway and associated buffer areas, with the Central Administrative Area beyond.

### 3.0 BACKGROUND INFORMATION

The subject property was developed for its current use as a Scandinavian Community Centre in 1974 under Rezoning Reference 30/73. Further amendments to the site were pursued under Rezoning Reference 79/83. The property is located within the Burnaby Lake Sports Complex and is designated for institutional uses in the Plan.

The property was the subject of an amendment rezoning application in 2005 under Rezoning Reference #05-69 to authorize the construction of an additional storage building, which never proceeded to Public Hearing. As the applicant has indicated that they do not intend to pursue the additional storage building, the subject rezoning application will supersede Rezoning Reference #05-69.

### 4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning to the Amended CD Comprehensive Development District (based on P2 Administration and Assembly District) in order to permit a small addition to accommodate an elevator to improve accessibility.

4.2 The site was originally intended to accommodate a number of additional outdoor recreational facilities as well as a paved parking area which remain to be completed. Parking on-site is currently accommodated in a gravel area which is not in accordance with the approved plans.

In addition to permitting the addition for the elevator, the subject rezoning will clarify the intended future additional uses on the site and will ensure that the site has a sufficient area of paved parking to serve the uses on the site.

4.3 The subject site has been serviced in accordance with past rezoning applications. No further servicing will be required in conjunction with this rezoning application.

4.4 The proposed prerequisite conditions to the rezoning will be included in a future report.

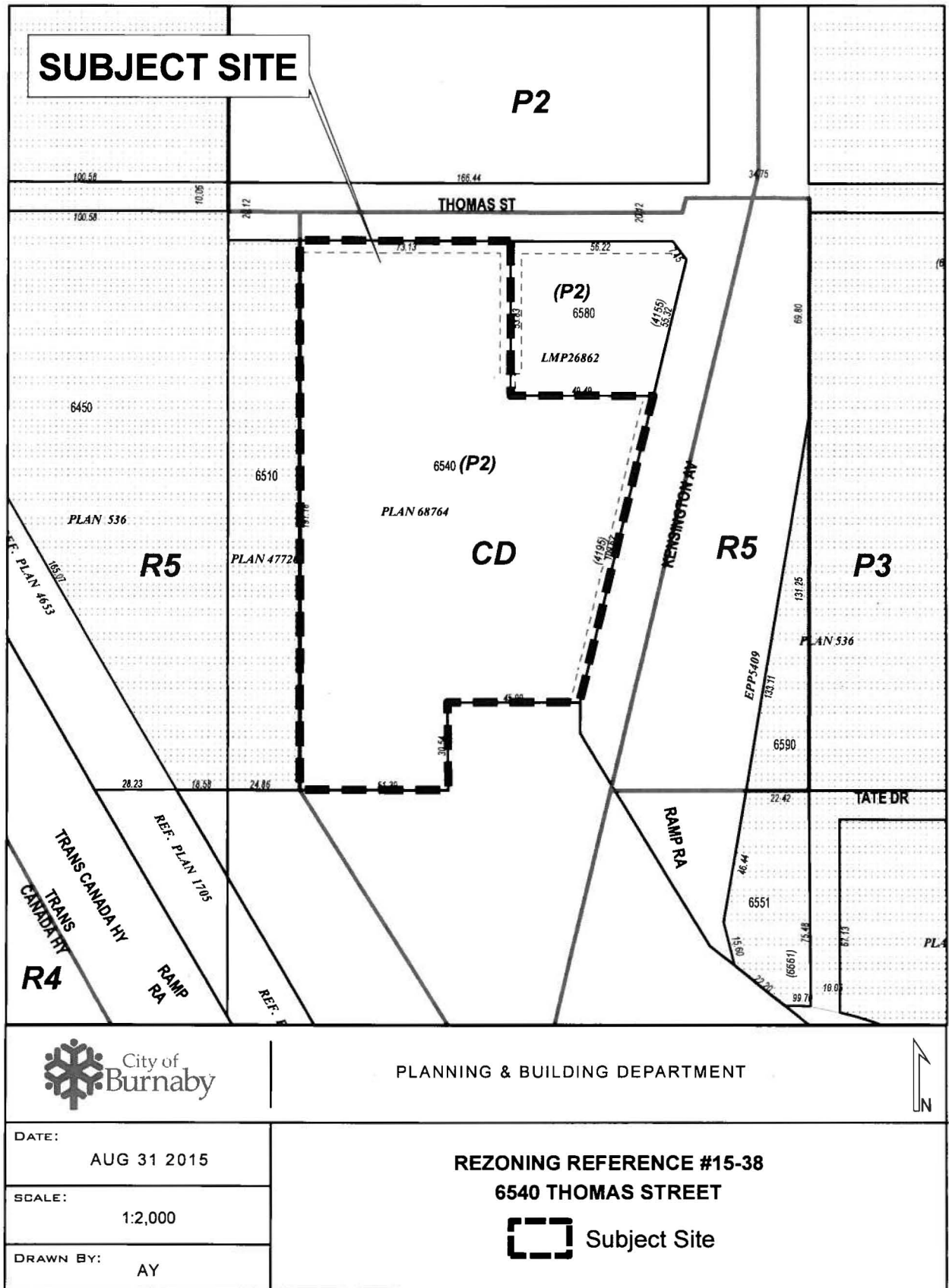
### 5.0 RECOMMENDATION

**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.  
DR:spf

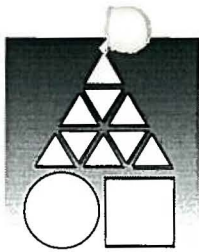
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk





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**Letter of Intent for Re- Zoning Application for Scandinavian Community Centre Elevator - Vestibule Addition Project**

The Scandinavian Community Centre Society is a Non-Profit organization promoting Scandinavian culture in the Lower Mainland. We are proposing a new addition to the existing community centre for a Limited Use Application Elevator Project. The Society has obtained a grant from the Enabling Accessibility Fund of Employment and Social Development Canada and the Province of British Columbia to support the construction of this lift.

The current zoning is CD-P1 Comprehensive Development – Neighbourhood Institutional District. The new building addition will provide a barrier free entrance for the general public, the existing community members and new members to the community.

The new addition will not involve any demolition of the existing building.

Respectfully yours,

Douglas L. Massie

Architect AIBC, Architect AAA, MRAIC