



Item
Meeting 2015 October 26

COUNCIL REPORT

TO: CITY MANAGER 2015 October 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13-40
BC Ambulance Facility
Royal Oak Community Plan

ADDRESS: 6980/6992 Buller Avenue and 6977/6991 Waltham Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lots 58 – 61, DL 97, Group 1, NWD Plan 34562

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on P2 Administration and Assembly District, M5 Light Industrial District and the Royal Oak Community Plan as guidelines and in accordance with the development plan entitled “BCEHS Burnaby Buller Ambulance Centre” prepared by NSDA Architects)

APPLICANT: NSDA Architects
Suite #201 - 134 Abbott Street
Vancouver, BC V6B 2K4
(Attention: Jerry Doll)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 November 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 November 09 and to a Public Hearing on 2015 November 24 at 7:00 p.m.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.3 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

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

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The dedication of any rights-of-way deemed requisite.
- e. The completion of the sale of City property.
- f. The consolidation of the net project site into one legal parcel.
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h. The review of a detailed Sediment Control System by the Director Engineering.
- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- j. The submission of a Site Profile and resolution of any arising requirements.
- k. The provision of an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- l. The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- m. The undergrounding of existing overhead wiring abutting the site.
- n. The submission of a detailed comprehensive sign plan.
- o. The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new BC Ambulance Centre development within the Royal Oak Community Plan area.

2.0 BACKGROUND

- 2.1 The subject properties are located south of Kingsway between Buller Avenue and Waltham Avenue within the Council adopted Royal Oak Community Plan. The site is currently vacant. To the north are 2-3 storey industrial buildings, with low-scale commercial uses and a drive-thru restaurant beyond fronting Kingsway. To the south, across the unopened lane right-of-way, is Hemlock Press, with existing low-scale industrial buildings beyond to the south, west and east.
- 2.2 The purpose of the application, on behalf of the BC Ambulance Service, is to purchase City lands, for the purpose of rezoning and developing a new BC Ambulance facility based in the south Burnaby area. The proposed facility would relocate and consolidate two former ambulance stations in Vancouver and New Westminster, as well as a Special Operations/Emergency Management Operations facility in North Delta, which serves large special events throughout the Lower Mainland, as well as for emergency preparedness for potential catastrophic events. It is noted that the north Burnaby area will continue to be served by the BC Ambulance Centre facility located at 925 Douglas Road. The proposed ambulance facility is considered generally consistent with the intent of the light industrial designation of the subject properties under the Royal Oak Community Plan in terms of its nature, scale and use.

A report was adopted by Council at its meeting of 2013 May 28 seeking Community Development Committee and Council authorization to advance the subject City lands for sale, as part of a rezoning process for the development of a BC Ambulance facility in the Royal Oak Community Plan area. Council also authorized that the Legal and Lands Department enter into negotiations with the BC Ambulance Service for the sale of the City properties, subject to completion of the necessary rezoning, subdivision and servicing approvals.

- 2.3 On 2014 January 27, Council received the report of the Planning and Building Department regarding the rezoning of the subject property and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on P2 Administration and Assembly District, M5 Light Industrial District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a new BC Ambulance Centre consisting of underground vehicle storage, ground floor storage and vehicle restocking facilities, upper floor offices and ambulance crew quarters. The facility will accommodate approximately 25-30 staff, and up to 21 emergency response and special event ambulances. The facility will function as an ambulance dispatch station,

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with accessory office and ambulance storage, for the south Burnaby area. Specifically, the facility will function as a headquarters for BC Ambulance Services' emergency response operations in this part of Burnaby, as well as a regional headquarters for catastrophic event and community special event operations. The development of an ambulance dispatch facility in this location, in close proximity to Kingsway, would contribute to improved emergency response times in this part of the City.

The supported density for the site is 1.0 FAR, which is based on the allowable height and site coverage permitted within the M5 Light Industrial District and P2 Administration and Assembly District.

A dedication of 10.0m (33 ft.) is required from the site in order to accommodate a new road to the south of the site connecting Curragh Avenue and Buller Avenue with a separated sidewalk on the north side of the road, in line with the adopted Royal Oak Community Plan (see *attached* Sketch #2). Two 3.0m x 3.0m corner truncations, located at the southwest and southeast corners of the site, will also be required. Access to the site will be from Buller Avenue, Waltham Avenue, and the new road. The proposed development plan includes vehicular access for staff underground parking to be provided from Buller Avenue. The ambulatory vehicle entrance to the facility is provided from the new road, with ambulatory vehicle exit from the facility provided at Waltham Avenue.

3.2 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 construction of Buller Avenue to its final standard with separated sidewalks, street trees, boulevard grass and street lighting on the east side across the development frontage;
- the construction of Waltham Avenue to its final standard with concrete curb and gutter on both sides, and separated sidewalks, street trees, boulevard grass and street lighting on the west side across the development frontage;
- the construction of the new road to the south with concrete curb and gutter on both sides, 9.0 m (29.53 ft.) pavement, and a separated sidewalk, street trees, boulevard grass and street lighting on the north side of the road across the development frontage;
- the provision of a full signal at Waltham Avenue and Kingsway with emergency activation capabilities; and,
- the provision of a delta island at Waltham Avenue, north of Kingsway, restricting vehicular movements to right-in, right-out only.

3.3 Council, on 2014 January 27, approved in principle, the sale of City-owned land at 6980, 6992 Buller Avenue, 6977, and 6991 Waltham Avenue for inclusion in the subject site. The Legal and Lands Department has determined a recommended sale price for the City land of \$81.83 per sq. ft. of land. The amount of land to be sold is approximately 2,206.1 m² (28,008.7 sq. ft.) (subject to detailed survey). This recommended land value would be

valid for nine months from the date of Second Reading of the rezoning amendment bylaw. At that time, and every six months thereafter until the sale is completed, the land value would be updated by the Legal and Lands Department. If there is a decrease in land value, further Council approval would be required for a reduction in the sale price. If there is an increase in value, the developer would be informed and the sale price for the City land would be based on that increased value.

- 3.4 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants for the site are to be provided.
- 3.5 As the size of the development site is under one acre, stormwater management best practices will apply.
- 3.6 A Site Profile and resolution of any arising requirements will be required.
- 3.7 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.8 The developer is responsible for the undergrounding of overhead wiring on Buller Avenue at the southeast corner of the site.
- 3.9 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 3.10 The provision of an adequately sized and sited garbage handling and recycling material holding space is required, to the approval of the Director Engineering.
- 3.11 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq. ft.) of gross floor area will apply to this rezoning.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Gross Site	-	3,442.4 m ² (37,053 sq.ft.)
Dedications	-	845.1 m ² (9,097 sq.ft.)
Net Site	-	2,597.2 m ² (27,956 sq.ft.) (Subject to detailed survey)

4.2 Site Coverage: - 52%

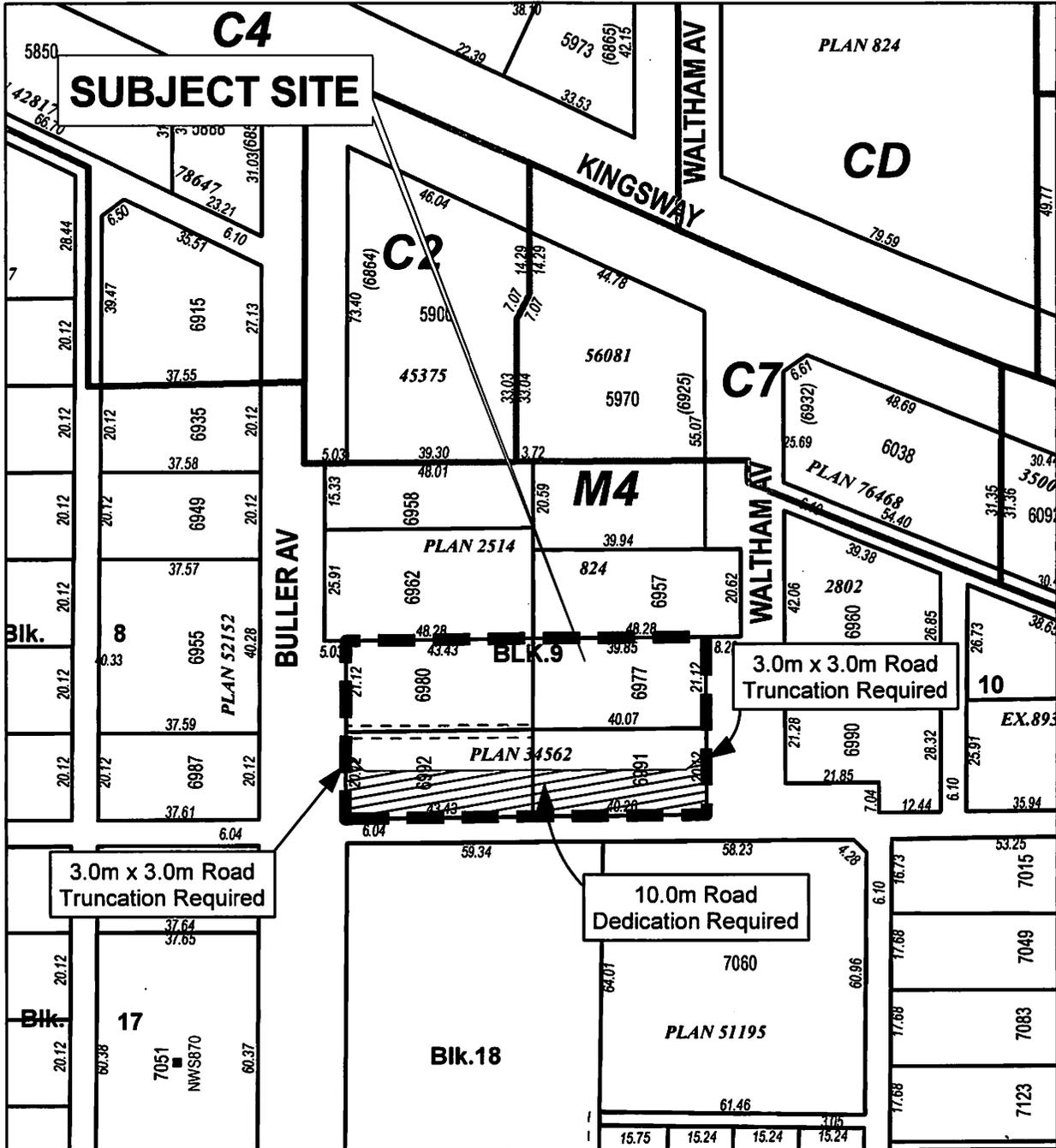
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4.3	Floor Area:	-	2,311.59 m ²	(24,882 sq.ft.)
	Office/Administration	-	367.67 m ²	(3,958 sq.ft.)
	<u>Ambulatory/Storage</u>	-	<u>1,943.92 m²</u>	<u>(20,924 sq.ft.)</u>
	Total G.F.A.	-	2,311.59 m ²	(24,882 sq.ft.)
4.4	Floor Area Ratio:	-	0.89 FAR	
4.5	Building Height:	-	2 storeys - 3.6 m (11.7 ft.)	
4.6	Off-Street Parking:			
	<u>Total Parking:</u>	-	Required 29 spaces	Provided 39 spaces
	367.67 m ² Office @ 1/46 m ²	-	8 spaces	
	1,943.92 m ² Industrial @ 1/93 m ²	-	21 spaces	
4.7	Loading Bays Required and Provided:	-	2 spaces	
4.8	Bicycle Provisions Required and Provided:	-	4 spaces (outdoor rack)	
	End of Trip Facilities	-	Showers, lockers, change rooms, water closets and laundry provided.	


 Lou Pelletier, Director
 PLANNING AND BUILDING

GT:spf/tn
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



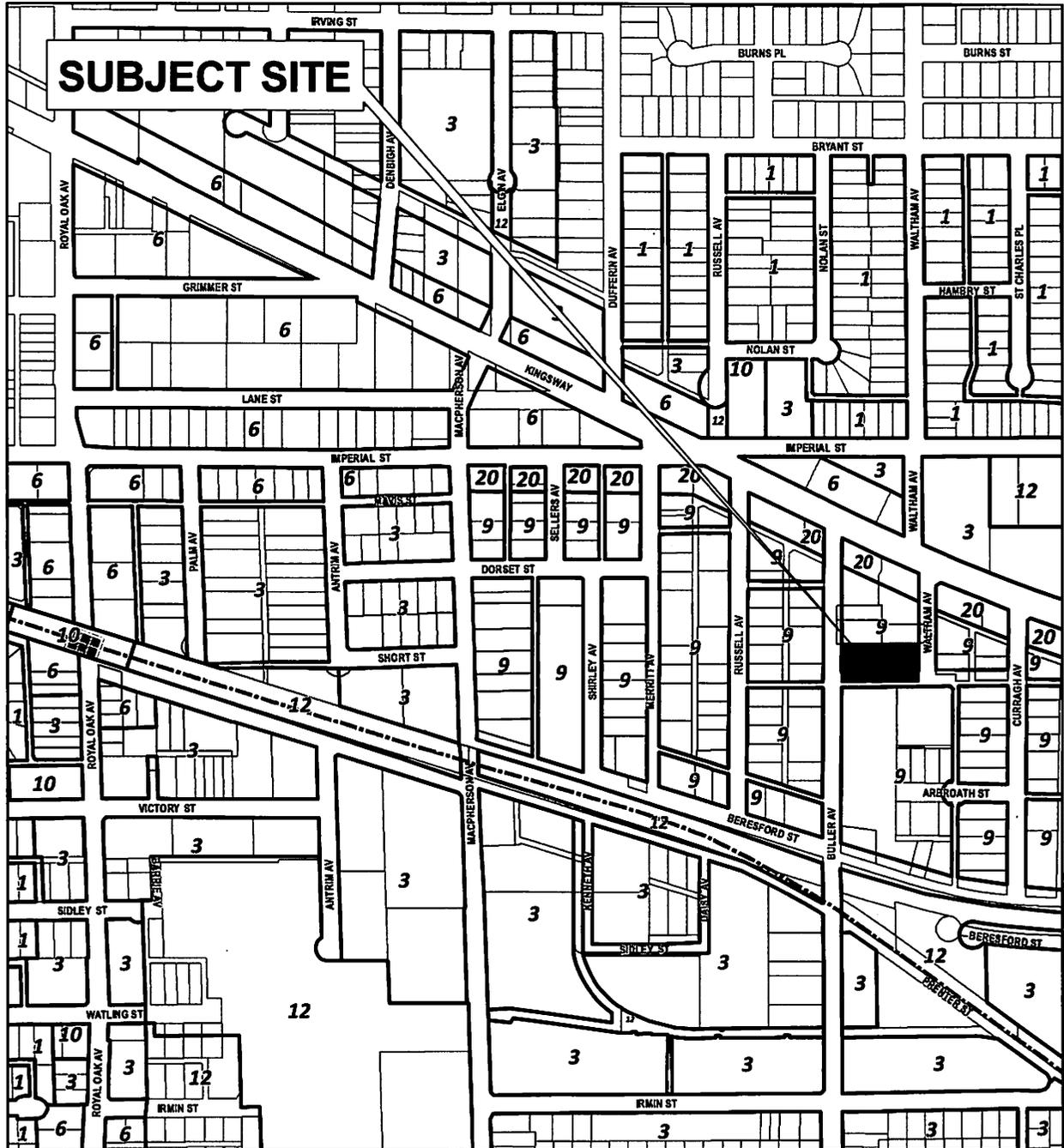
DATE: OCT 06 2015

SCALE: 1:1,500

DRAWN BY: AY

REZONING REFERENCE #13-40
6980 AND 6992 BULLER AVENUE
6977 AND 6991 WALTHAM AVENUE

 Subject Site



**Royal Oak Community Plan
Land Use**



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use

