

## CITY OF BURNABY

**PLANNING AND BUILDING  
REZONING REFERENCE #16-07  
2016 MARCH 30**

### ITEM #09

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** HDR|CEI Inc.  
500 – 1500 West Georgia Street  
Vancouver, BC V6G 2Z6  
(Attn: Ryan Pendleton)
- 1.2 Subject:** Application for the rezoning of:  
Air Space Parcel 2, DL 4, Group 1, NWD Air Space Plan BCP40820
- From:** CD Comprehensive Development District (based on C3, C3a General Commercial Districts)
- To:** Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines)
- 1.3 Address:** 3433 North Road
- 1.4 Location:** The subject site is located at the southwest corner of North Road and Cameron Street (Sketch #1 *attached*).
- 1.5 Size:** The site has a frontage on North Road of approximately 157 m (515 ft.), a frontage on Cameron Street of approximately 113 m (371 ft.), and an area of approximately 17,100 m<sup>2</sup> (184,063 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 a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is an air space parcel that was created in connection with Rezoning Reference #03-68, which permitted development of the Northgate Village mixed-use project that is located at the southwest corner of North Road and Cameron Street. The air space parcel

encompasses the commercial component of the project – a two storey retail-commercial building with underground parking. The building has a gross floor area of 12,554.7 m<sup>2</sup> (135,138 sq.ft.) and includes a major food store, drug store, fitness centre, government liquor store, bank, restaurant, and health services. A prominent entrance located mid-site provides pedestrian access from North Road to the underground parkade and to the second storey uses via a movator and escalator respectively, both of which are covered but unenclosed.

To the west are two apartment towers that form the residential component of the Northgate Village development. To the north across Cameron Street is a commercial strip mall that is proposed to be redeveloped into a high-density mixed-use development (Rezoning Reference #16-06). To the east across North Road in the City of Coquitlam are low-rise multiple family developments. Directly to the west and south is the Lougheed Town Centre Shopping Mall.

### **3.0 BACKGROUND INFORMATION**

The subject property is located within the Council-adopted Lougheed Town Centre Plan and is designated for high-density mixed-use development. As noted, the property was rezoned in connection with Rezoning Reference #03-68 to permit development of the Northgate Village mixed-use project, in accordance with the adopted community plan. An amendment rezoning took place in 2007 to permit a 715.4 m<sup>2</sup> (7,700 sq.ft.) expansion of commercial floor space and some related minor façade adjustments (Rezoning Reference #07-15).

### **4.0 GENERAL INFORMATION**

- 4.1 The purpose of this rezoning is to permit an additional 223 m<sup>2</sup> (2,400 sq.ft.) of commercial floor area that is generated by enclosing the exterior movator and escalator entrance area off North Road. There are currently safety concerns during wet weather events when water is tracked from the street and sidewalk onto the movator and escalator surfaces. The applicant is proposing to enclose this entrance area and create a heated vestibule space to help reduce the amount of moisture on the movator and elevator surfaces. The addition will be in the form of a glass curtain wall that is architecturally integrated with the existing building, thereby maintaining a high-quality aesthetic.
- 4.2 Site servicing has been provided through Rezoning Reference #03-68 and Subdivision Reference #04-66. As this is a minor improvement, no major servicing will be required in connection with the subject rezoning application.
- 4.3 The GVS & DD Sewerage Charge will be required for the additional commercial floor area.
- 4.4 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

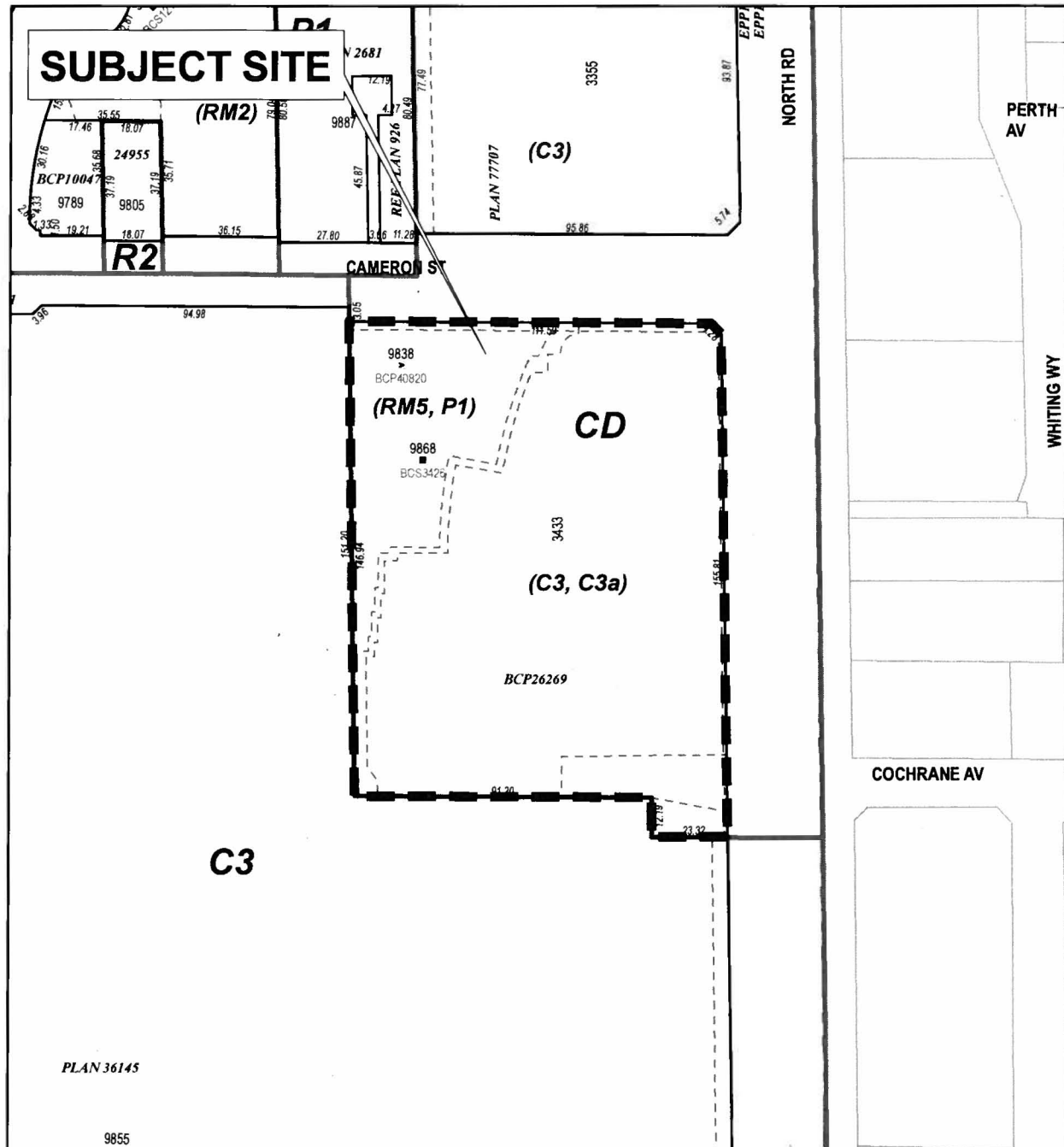
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*LP.*

JD/KH:spf  
***Attachments***

cc: Director Engineering  
City Solicitor  
City Clerk

P:\REZONING\Applications\2016\16-07 3433 North Road\Rezoning Reference 16-07 Initial Report 20160404.doc



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 01 2016

SCALE:

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DRAWN BY:

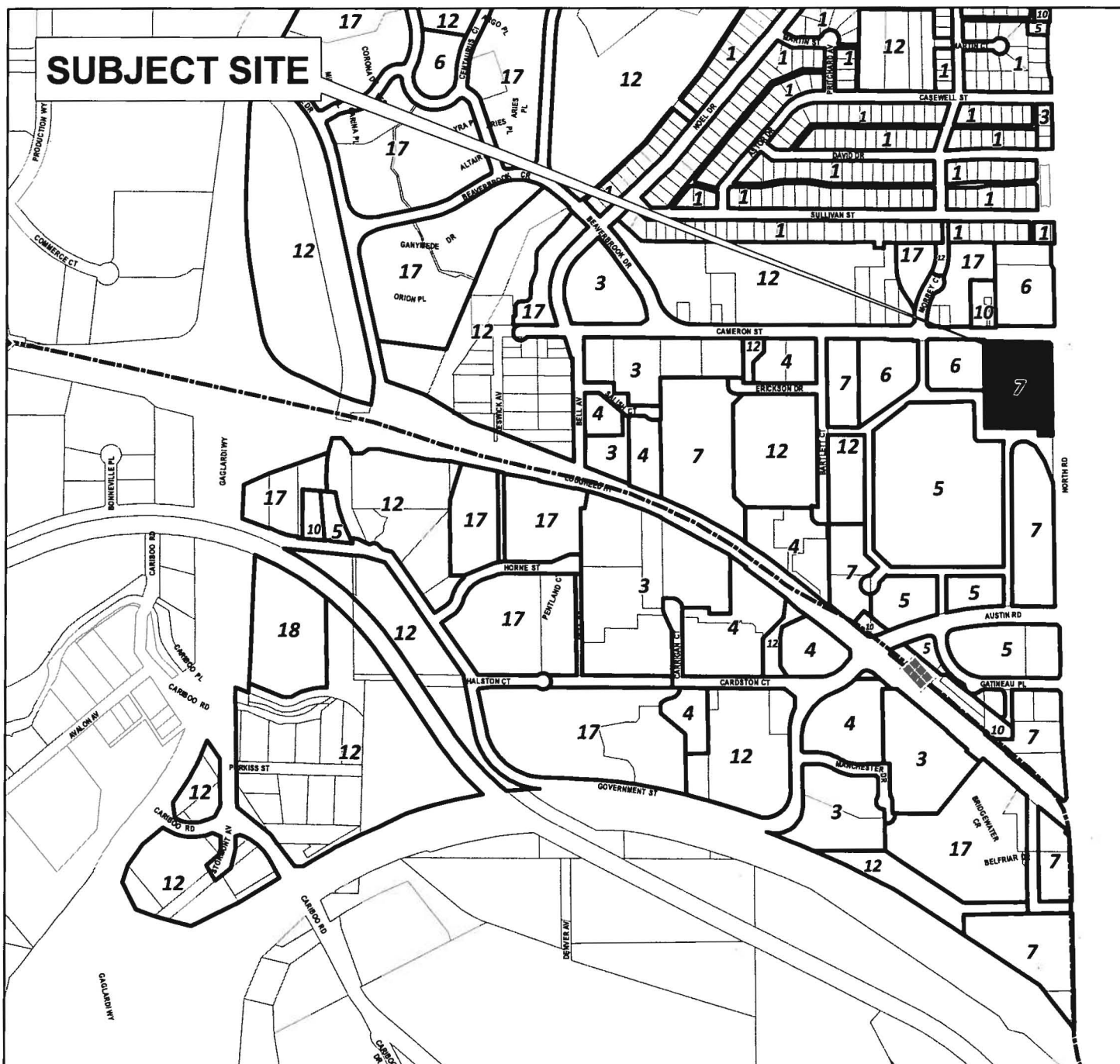
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REZONING REFERENCE #16-07  
3433 NORTH ROAD

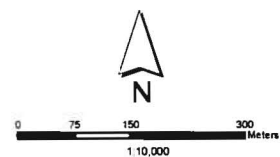


Subject Site

Sketch #1



- |  |  |
|--|--|
| 1 Single and Two Family Residential          | 9 Industrial   |
| 3 Medium Density Multiple Family Residential | 10 Institutional                                     |
| 4 High Density Multiple Family Residential   | 12 Park and Public Use/Public School                 |
| 5 Commercial                                 | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use                   | 18 Recreational Vehicle Park                         |
| 7 High Density Mixed Use                     |  |



PLANNING & BUILDING DEPARTMENT

## Lougheed Town Centre Plan

February 25, 2016

Jesse Dill  
Planning Department  
City of Burnaby  
4949 Canada Way  
Burnaby, BC, Canada  
V5G 1M2

Dear Jesse,

**RE: 3433 NORTH RD. BURNABY, BC – REZONING APPLICATION**

We are the representatives of the Owner (0813212 B.C. Ltd.) for the building located at 3433 North Road in Burnaby, BC. Please accept this Letter of Intent as part of the rezoning application for a development at the above address. The current zoning at this property is CD. This will remain unchanged upon completion of the proposed development.

The present development consists of a glass and steel canopy covering an exterior courtyard. The courtyard is the entry point for the public to the tenant spaces as well as the landing area for movators and escalator which connects the underground parking to the courtyard.

In the past there have been a number of serious falls due to weather/wetting of the courtyard surface and the movator treads. The owner has introduced measures in an attempt to eliminate movator-related injuries; however these measures have not been as successful as the owner believes is necessary to address the problem.

After carful site analysis by the consultant team we are proposing to enclose the North Road façade of the existing canopy to protect the courtyard and movator from weather/wetting. The new enclosure will require a minor extension to the existing glass and steel canopy and will include a new glazing wall and entry system matching the existing canopy design. Mechanical and electrical strategies will also be used to control the amount of water being tracked into the space by pedestrians. The proposed enclosure will not encroach on the property line. The existing glass canopy covers approximately 2,200 sq.ft. The proposed development will add approximately 200 sq.ft to the existing condition. The use of the area as a covered courtyard / vestibule and entry to tenant spaces will remain unchanged.

The present unprotected courtyard condition at the entry presents an unacceptable risk to the public and considerable liability risk to the owners and operator. We see the proposed solution as a means of mitigating the risk, while respecting the architectural character of the existing development, the existing zoning and the urban connection at North Road.

Yours truly,

HDR|CEI Inc.



Ryan Pendleton BEDS, M.Arch  
Architectural Graduate