

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #16-17  
2016 MAY 25

## ITEM #02

### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Norfolk Terrace Holdings Ltd.  
810 Greenwood Road  
West Vancouver, B.C. V7S 1X7  
(Attn: Abdul Ladha)
- 1.2 Subject:** Application for the rezoning of:  
Lot 7, DL 69, Group 1, NWD Plan 4369; Lot 2, DL 69, Group 1,  
NWD Plan LMP7656
- From:** CD Comprehensive Development District (based on RM3/RM4  
Multiple Family Residential Districts), C4 Service Commercial  
District and R5 Residential District
- To:** Amended CD Comprehensive Development District (based on RM3  
Multiple Family Residential District and Broadview Community Plan  
guidelines)
- 1.3 Address:** 3737 Canada Way, 3748 Norfolk Street, and abutting lane right-of-  
way and Esmond Avenue road right-of-way
- 1.4 Location:** The subject site is located on the north side of Canada Way through-  
block to Norfolk Street, east of Boundary Road (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Canada Way of  
approximately 57.64 m (189 ft.) and an area of approximately 2,925.7  
m<sup>2</sup> (31,492 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 construction of a low-rise apartment development with  
underground parking.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The site is comprised of a vacant commercial lot at 3737 Canada Way, a vacant City-owned lot at 3748 Norfolk Street, the redundant lane right-of-way north of 3737 Canada Way, and the redundant portion of Esmond Avenue road right-of-way between Canada Way and Norfolk Street. The southern half of the redundant Esmond Avenue road right-of-way currently accommodates a parking lot, while the northern portion contains an asphalt pedestrian walkway (see *attached* Sketch #1). Immediately to the west, as well as north and northeast across Norfolk Street, are low-rise apartment buildings. Abutting the proposed site to the east is a vacant City-owned lot at 3754 Norfolk Street, and a small two-storey commercial building at 3757 Canada Way. Vehicular access to the site is currently from Canada Way.

## 3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the Council-adopted Broadview Community Plan, and is designated to be rezoned to the CD Comprehensive Development District based on the RM3 Multiple Family Residential District as a guideline (see Sketch #2 *attached*).
- 3.2 A previous rezoning application for the subject site by the owner of 3737 Canada Way (Rezoning Reference #06-52) proposed a mixed-use development. The current owner of 3737 Canada Way, and applicant for the subject rezoning, has cancelled that rezoning application and submitted the subject application in order to permit a low-rise residential apartment development, in line with the the Broadview Community Plan.

## 4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM3 Multiple Family Residential District and the Broadview Community Plan as guidelines) in order to permit the construction of a low-rise apartment development with underground parking, to a maximum density of 1.1 F.A.R.
- 4.2 A 6.1m wide statutory right-of-way along the eastern edge of the proposed site, between Norfolk Street and Canada Way, will be required for underground services, and provision of a public pedestrian walkway with lighting.
- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve the site which will include, but not necessarily be limited to, any necessary upgrades to the Norfolk Street frontage, and construction of a pedestrian walkway with lighting between Norfolk Street and Canada Way.
- 4.4 A dedication from 3737 Canada Way based on a detailed road geometric will be required to replace the existing statutory right-of-way measuring 6.1m at the west end tapering to 4.17m at the east end, that currently accommodates road, sidewalk, and boulevard works.

- 4.5 The proposed development site encompasses City-owned properties including 3748 Norfolk Street, the redundant lane right-of-way, and Esmond Avenue road right-of-way, both of which are to be closed. The exact amount of land to be sold will be the subject of a detailed survey. A purchase agreement and Highway Closure Bylaw would be pursued and completed as part of this rezoning for the net area after dedications. The Legal and Lands Department will determine a recommended purchase price for the City-owned property which will be submitted to Council for its consideration and approval as part of a future report. The completion of the sale of City-owned properties and their consolidation with the remainder of the site would be a prerequisite of the rezoning application.
- 4.6 Vehicular access to the site will be from Norfolk Street.
- 4.7 Due to the site's proximity to Canada Way, an acoustical study will be required for this rezoning to ensure compliance with the Council-adopted noise criteria.
- 4.8 The developer is responsible for the undergrounding of the overhead wiring along the east side of the site, from Norfolk Street to the redundant lane right-of-way.
- 4.9 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; a damage deposit and a Section 219 Covenant may be required.
- 4.10 Ministry of Transportation approval is required for this rezoning.
- 4.11 Section 219 Covenants will be required to restrict the enclosure of balconies, and to ensure that handicap accessible parking stalls remain as common property.
- 4.12 A statutory right-of-way for public pedestrian access and underground utilities will be required.
- 4.13 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.14 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.15 A Site Profile and the resolution of any arising issues will be required.
- 4.16 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.

- 4.17 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.18 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.19 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area.
  - b) GVS & DD Sewerage Charge of \$590 per unit.
  - c) School Site Acquisition Charge of \$800 per unit.
- 4.20 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATIONS**

- 1. **THAT** the sale be approved in principle of City-owned land for inclusion within the subject development site in accordance with the terms outlined in Section 4.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.5 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
- 3. **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*  
SMN:spf

**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**

BOUNDARY RD.

BOUNDARY RD.

18TH AVE

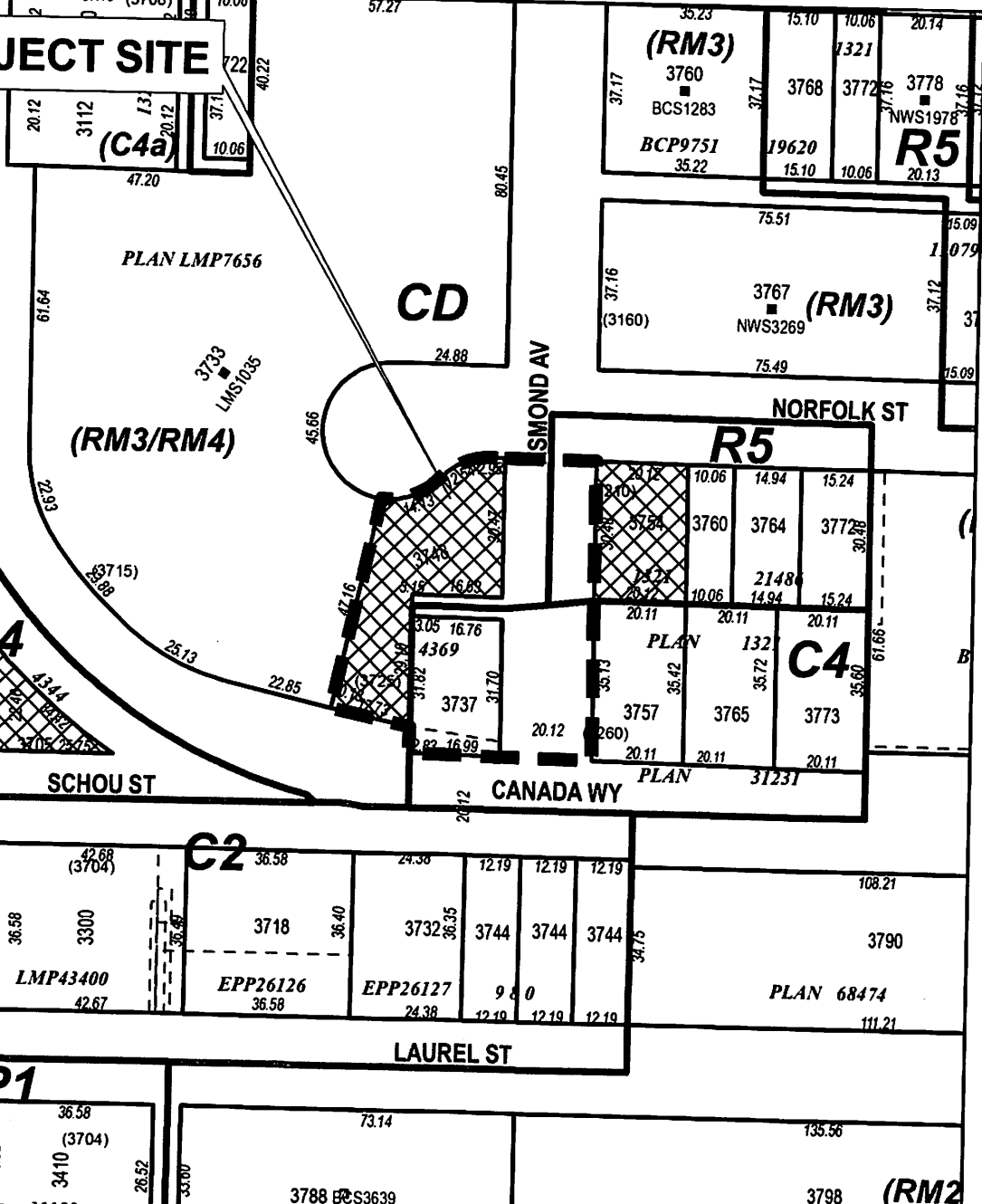
ESMOND AV

NORFOLK ST

SCHOU ST

CANADA WY

LAUREL ST



PLANNING & BUILDING DEPARTMENT



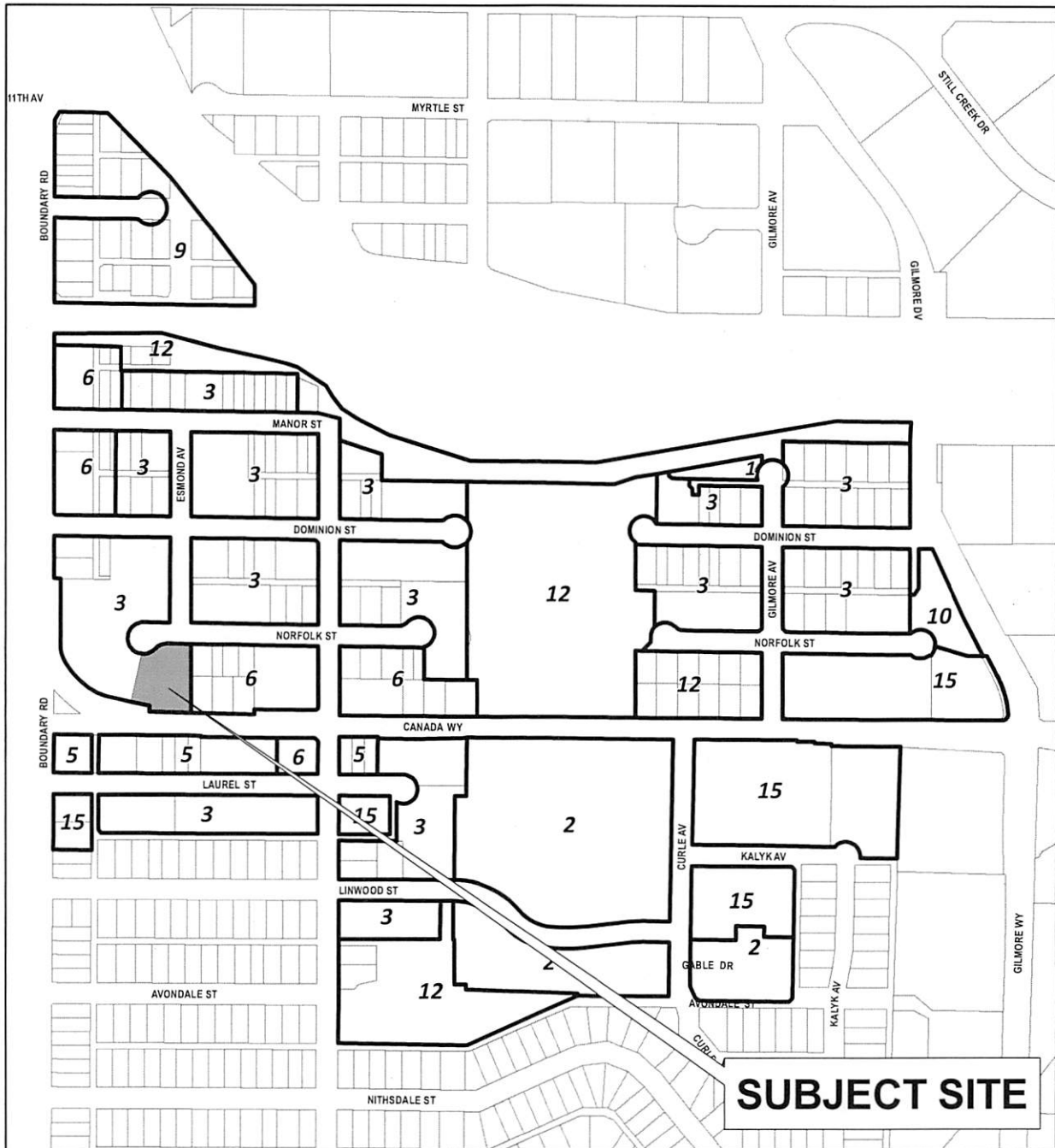
DATE: MAY 19 2016

SCALE: 1:1,500

DRAWN BY: AY

**REZONING REFERENCE #16-17**  
**3737 CANADA WAY**  
**3748 NORFOLK STREET**  
**PORTION OF ESMOND AVENUE AND LANE**

Subject Site      City-Owned Property



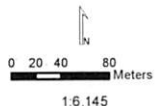
**General Land Use Designations**

- |  |                                      |
|--|--------------------------------------|
| 1 Single and Two Family Residential          | 9 Industrial                         |
| 2 Low Density Multiple Family Residential    | 10 Institutional                     |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial                                 | 15 Community Institutional           |
| 6 Medium Density Mixed Use                   |                                      |



Planning and Building Dept

**Broadview Community Plan**  
(Community Plan Eight)



**NORFOLK TERRACE HOLDINGS LTD.**

810 Greenwood Road, West Vancouver V7S 1X7

Tel: 604-805-4580

Email: [abdul@ableauctions.com](mailto:abdul@ableauctions.com)

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April 20, 2016

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

Dear Sir,

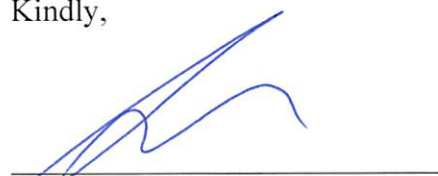
**Re: Proposed Development Site (Broadview Community Plan)**

This letter is to begin the process of rezoning 3737 Canada Way in conjunction with the City of Burnaby owned land at 3748 Norfolk Street and the Esmond Avenue road closure. There was a commercial building at 3737 Canada Way that was burnt down. Since then, the building has been demolished and the site is now vacant. The City-owned land and the Esmond Street road right-of-way is also vacant and unopened.

The site is located within the Council-adopted Broadview Community Plan and is designated for medium-density multiple family residential development, using the RM3 District as a guideline. The basis of this application is to develop the site in line with the Council-adopted Broadview Community Plan for a multiple-family development.

I look forward to working with the City.

Kindly,



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Abdul Ladha  
Norfolk Terrace Holdings Ltd.