

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #16-38 2016 SEPTEMBER 28

#### ITEM #06

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Integra Architecture  
416 West Pender Street  
Vancouver, BC V6B 1T5  
(Attn: Duane Siegrist)
- 1.2 Subject:** Application for the rezoning of:  
Lots' 87 & 88, DL 97, Group 1, NWD Plan 62775
- From:** M1 Manufacturing District and M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 Address:** 7422 and 7470 Buller Avenue
- 1.4 Location:** The subject site is located north of Irmin Street between Buller Avenue and Prenter Street (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape measuring 12,247.17 m<sup>2</sup> (131,773.62 sq. ft.) in area, with an Irmin Street frontage of 189.52 m (621.78 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 construction of a mixture of stacked townhomes and three storey ground-oriented townhouses with underground parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is a corner lot currently occupied by a multi-tenant warehouse building at 7470 Buller Avenue and a section of the former rail spur line at 7422 Buller Avenue which is owned by Southern Railway of British Columbia Ltd. The subject site is located north of Irmin Street between Buller Avenue and Prenter Street. Directly to the north is a City-owned property improved with an older industrial/warehouse building, which, subject to future Council consideration and review, is designated for a future neighbourhood park and multiple-family

residential development. To the north-east across Prenter Street is the Expo SkyTrain guideway and BC Parkway, with a townhouse/low-rise apartment development (approved under Rezoning Reference #11-13) and older industrial/warehouse buildings beyond. To the south across Irmin Street is a mixture of single-family and two-family dwellings. To the west across Buller Avenue is a townhouse/low-rise apartment development, approved under Rezoning Reference #06-44.

### **3.0 BACKGROUND INFORMATION**

The subject site is within Sub-Area 6 of the adopted Royal Oak Community Plan (see *attached* Sketch #2) and is designated for medium-density multiple-family residential development, emphasizing townhouse forms and requiring rezoning to the Comprehensive Development District utilizing the RM3 District and Royal Oak Community Plan as guidelines.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on RM3 Multiple-Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a mixture of stacked townhomes and three-storey, ground oriented townhomes with full underground parking, to a maximum allowable density of 1.1 FAR. The consolidated subject site includes the former Southern Rail spur line at 7422 Buller Avenue that is currently vacant. This portion of the consolidated site is to be improved with an urban trail, connecting the BC Parkway to the east with the existing urban trail on the west side of Buller Avenue. The construction of this urban trail to its final standard and its public use protected by way of a statutory right-of-way will be required as part of this rezoning.
- 4.2 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:
  - the closure and removal of the Prenter Street road surface abutting the development frontage with the construction of a temporary hammerhead north-west of the required road closure; and the construction of the BC Parkway urban trail to its final standard within the Prenter Street road allowance with landscaping and pathway lighting, connecting to the existing trail at the east end of Irmin Street;
  - the construction of Irmin Street to its final standard with concrete curb and gutter and with corner curb bulges at Buller Avenue; separated sidewalks with street trees, street lighting, and boulevard grassing across the development frontage; and a cul de sac at the east end of Irmin Street;
  - the construction of Buller Avenue to its final standard with concrete curb and gutter on the east side and with mid-block curb bulges and corner curb bulges at Irmin Street; and separated sidewalks with street trees, street lighting, and boulevard grassing across the development frontage; and,

- the construction of a new urban trail on 7422 Buller Avenue to its final standard with landscaping and pathway lighting; and a new marked crosswalk/crossbike with overhead signage where the new urban trail meets the existing urban trail on the west side of Buller Avenue.

A 3.0m x 3.0m corner truncation dedication at Buller Avenue and Irmin Street will be required. Access to the site will be provided from Irmin Street.

- 4.3 Undergrounding of the existing overhead wires abutting the site along Buller Avenue is required.
- 4.4 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit is required.
- 4.5 Due to the subject site's proximity to Rumble Street and the Expo SkyTrain line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but not be limited to, a restriction on the enclosure of balconies, prohibiting gates on the project's surface driveways, and that all handicap accessible stalls remain as common property.
- 4.7 An on-site Stormwater Management Plan will be required for the new development.
- 4.8 Due to the industrial history of the site, a Site Profile and the resolution of any arising issues will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system is required.
- 4.10 Compliance with the Burnaby Solid Waste and Recycling guidelines is required for the new development, including the provision of an appropriately screened garbage handling and recycling holding area.
- 4.11 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.
- 4.12 The provision of an approved on-site residential loading facility will be required.

4.13 Applicable Development Cost Charges include:

- a) Parkland Acquisition Charge.
- b) GVS & DD Sewerage Charge.
- c) School Site Acquisition Charge.

4.14 Any necessary dedications or statutory rights-of way will be determined by a detailed geometric and noted in a future report to Council.

4.15 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

**5.0 RECOMMENDATION**

1. **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

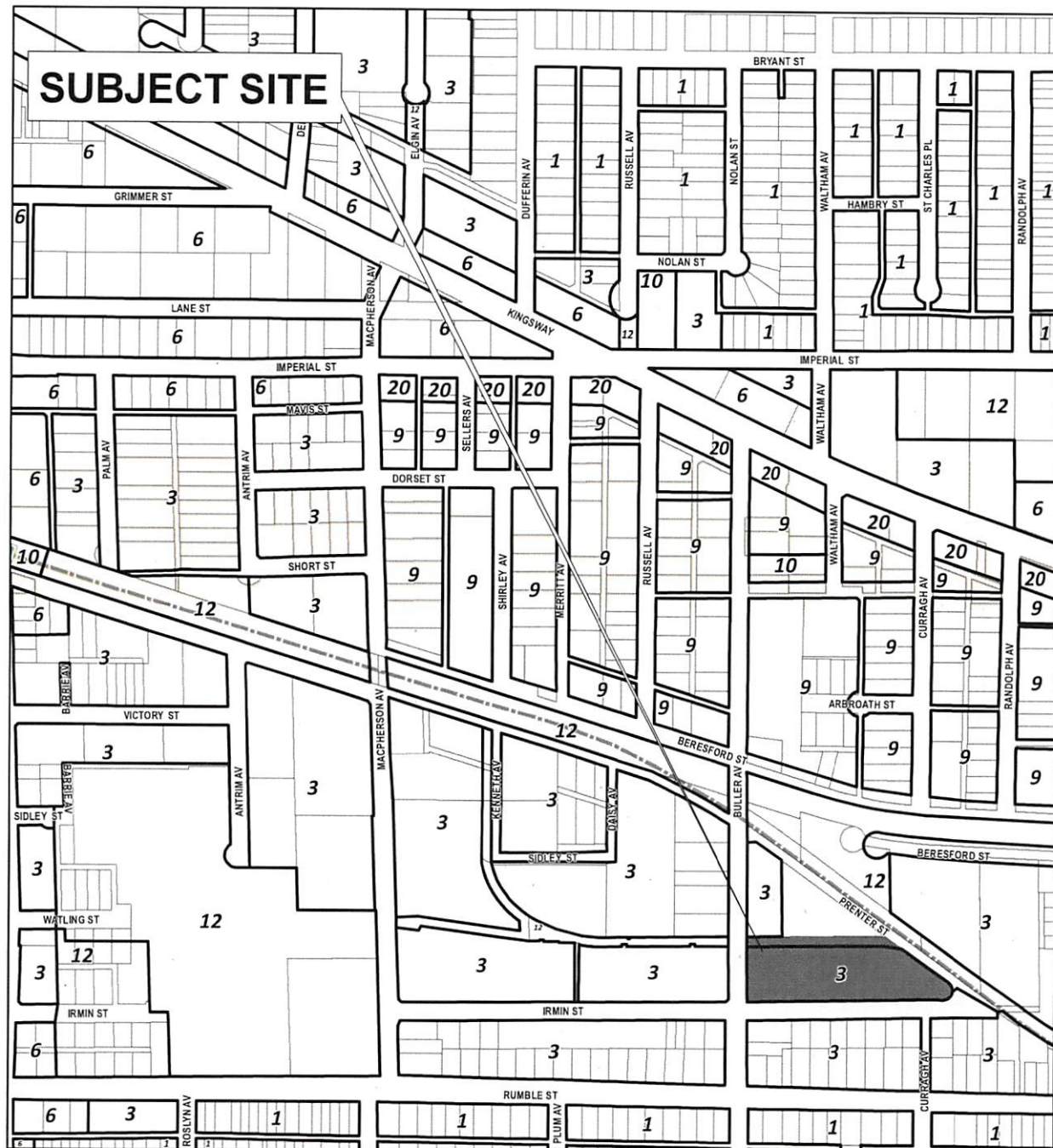
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***Attachments***

cc: Director Engineering  
City Solicitor  
City Clerk







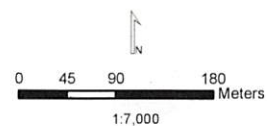
## Royal Oak Community Plan Land Use



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



**INTEGRA**

Architecture Inc.

Dale Staples Architect AIBC AAA MRAIC Principal  
Duane Siegrist Architect AIBC AAA MRAIC Principal**416 WEST PENDER STREET VANCOUVER BC V6B 1T5 T. 604.688.4220 F. 604.688.4270** [integra-arch.com](http://integra-arch.com)

Project: **7470 Buller Avenue**  
Civic Address: 7470 / 7422 Buller Avenue, Burnaby, BC, V5J 4S5  
Legal Description: Lot 88, District Lot 97 Group 1, New Westminster District Plan 62775

Date: August 10, 2016

Project Number: 16391 Pages : 2

Authority City of Burnaby  
Planning and Building Department  
4949 Canada Way  
Burnaby, BC, V5G 1M2

*Mr. Grant Taylor*  
*Community Planner*

CC:

Client Beedie Living  
3030 Gilmore Diversion  
Burnaby, BC, V5G 3B4

*Curtis Neeser*

604.637.3321  
778-899-4402

[Curtis.neeser@beediegroupp.ca](mailto:Curtis.neeser@beediegroupp.ca)

RE: Rezoning Letter of Intent - 7470 & 7422 Buller Avenue, Burnaby

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Integra Architecture, on behalf of Beedie Living, is submitting an application to rezone 7470 and 7422 Buller Avenue, from the current M1 Manufacturing District and M2 General Industrial District to the Comprehensive Development District based on the RM3 Medium Density Multi-Family Residential District and Royal Oak Community Plan guidelines.

The intent of this application is to consolidate the two lots in order to construct a mixture of stacked townhomes and 3-storey ground-oriented townhouses using 1.1 FAR based on RM3 zoning and Royal Oak Community Plan guidelines. The proposed development includes approximately 162,174 square feet with underground parking and fire department access from Irmin Avenue. The underground parking will fully comply with the City of Burnaby's parking and storage bylaws.

The proposed development envisions a range of 1 to 3 bedroom units with roof decks, providing an array of family-oriented housing. Within the development, there is great opportunity for landscaped courtyards, community garden space, a playground, a carwash, and usable open space for residents to enjoy. The development also plans for the extension of the East West Greenway that connects to Burnaby South and McPherson Park to the west and to the BC Parkways Urban Trail along the skytrain Expo Line to the east. The proposed development will create a transition between existing single-family homes to the south, contribute to road infrastructure improvements, and participate substantially in the creation of public green spaces and green pedestrian and cycle paths.



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Sub-Area 6 of the OCP anticipates a new public park (Buller Beresford Park) for 7320 Buller Avenue, directly north of the subject site. The proposed development takes advantage of this future greenspace with townhouses fronting a new 10-meter greenway as a ROW that will enable the linkage of public green spaces. Along with the future park, the intended closure of Prenter Street and a 10.5-meter east side setback will provide significant buffering for residential units, helping the development meet the required sound criteria due to proximity to the skytrain.

The proposed development is anticipated to be built in phases. The existing commercial building on-site will be demolished, should this application gain the appropriate development approvals.

Thank you for your consideration of this rezoning application. We look forward to working with the Planning Department and City of Burnaby on the rezoning application.

Sincerely, \

Duane Siegrist Architect AIBC AAA MRAIC Principal  
**Integra Architecture Inc.**

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