



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2016 November 02

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE # 13-40  
BYLAW 13530, AMENDMENT BYLAW NO. 34/15,  
BC Ambulance Facility  
Third Reading**

**ADDRESS:** 6980/6992 Buller Avenue and 6977/6991 Waltham Avenue

**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)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 November 09;
- b) Public Hearing held on 2015 November 24; and,
- c) Second Reading given on 2015 December 07.

The prerequisite conditions have been partially satisfied as follows:

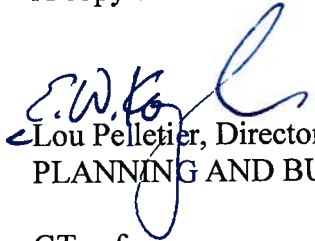
- a. The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of 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.
  - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2016 June 03 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

- 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.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 03.*
- d. The dedication of any rights-of-way deemed requisite.
  - *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The completion of the sale of City property.
  - *Council has approved the sale and purchase price of City property to be acquired by the applicant. The sale will be completed prior to Final Adoption.*
- f. The consolidation of the net project site into one legal parcel.
  - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The requisite statutory right-of-way plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The review of a detailed Sediment Control System by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 03. A detailed Sediment Control System plan has been submitted to the Engineering Department - Environmental Services for approval prior to Final Adoption.*
- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 03.*
- j. The submission of a Site Profile and resolution of any arising requirements.
  - *It has been determined that a Site Profile is not required for this site.*
- 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.

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 June 03 committing to implement the recycling provisions.*
- l. The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 June 03 agreeing to meet this prerequisite.*
- m. The undergrounding of existing overhead wiring abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2016 June 03 and will deposit the necessary funds prior to Final Adoption.*
- n. The submission of a detailed comprehensive sign plan.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 June 03 agreeing to meet this prerequisite.*
- o. The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed in a letter dated 2016 June 03 to make the necessary deposits prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2016 November 07, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is **attached** for information.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

GT:spf  
**Attachment**

cc: City Manager

**BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 34, 2015 – BYLAW NO. 13530**

Rez. #13-40

6980/6992 Buller Avenue and 6977/6991 Waltham Avenue

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)

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

The Deputy City Clerk read the following into the public record:

*"It has come to our attention that an administrative error was made in the public hearing report for Rezoning Reference #13-40 regarding the height of the building. The height of the building was noted as being two storeys with a dimensional height of 3.6 m (11.7 ft). The correct height is two storeys, with a dimensional height of 11.7 m (36 ft)."*

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed bylaw amendment.

The following speakers appeared before Council in support or opposition to the proposed bylaw amendment.

Gabriele Cocco, 5251 Barber Street, Burnaby, appeared before council in opposition to the rezoning application. Mr. Cocco shared concerns regarding the increase in height of the new building and lack of parking.

Diane Gillies, 6675 St. Charles Place, President of the Kingsway Imperial Neighbourhood Association (KINA), spoke in favor of the proposed rezoning application as it will have a positive impact on the neighbourhood and will potentially decrease crime.

MOVED BY COUNCILLOR S. DHALIWAL  
SECONDED BY COUNCILLOR N. VOLKOW

THAT this Public Hearing for Rez. #13-40, Bylaw #13530 be terminated.

CARRIED UNANIMOUSLY