

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-47 2016 NOVEMBER 16

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby
Engineering Department
4th Floor - 4949 Canada Way
Burnaby, BC, V5G 1M2
(Attn: Libby Vidic)
- 1.2 Subject:** Application for the rezoning of:
Portion of Parcel "E" (Reference Plan 5276), DL 124, Group 1
Except Parcel 1 (Explanatory Plan 13194), New Westminster District
- From:** P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on P2
Administration and Assembly District and Brentwood Town Centre
Development Plan guidelines)
- 1.3 Address:** Portion of 2316 Beta Avenue
- 1.4 Location:** The subject site is located within the southwest corner of 2316 Beta Avenue, bounded by Beta Avenue to the west and Stickleback Creek Tributary 1 to the south (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, with a frontage of approximately 20m (66 ft.) on Beta Avenue and an area of approximately 630m² (6,781 ft²).
- 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 for the purpose of developing a single level pump house building, public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Council adopted Brentwood Town Centre Development Plan, on a portion of 2316 Beta Avenue, which is currently occupied by a number of older industrial buildings and storage facilities. Across Beta Avenue to the

west is an industrial building identified for redevelopment under Rezoning Reference #15-31, consisting of three high-rise buildings with ground orientated townhouses. To the north and northeast exist high-rise and low-rise multi-family developments developed within the past ten years under Rezoning References #04-19 and #06-40. To the east of 2316 Beta Avenue is City owned parkland, and to the south are the BNSF Rail Line and Stickleback Creek Tributary 1, with Still Creek Works Yard beyond. Access to the site is via Beta Avenue.

3.0 BACKGROUND INFORMATION

The subject site will form part of the park and trail component of the planned Woodlands site (Rezoning Reference #13-20), which proposes a multi-phased high-rise, mid-rise and low-rise residential development with a commercial and parkland component. The subject site is designated as a legal easement (EPP56450) within the Woodlands site for the purposes of constructing a new pump house and sanitary sewer infrastructure, which will provide the additional capacity required to facilitate planned development within the Brentwood area.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to the CD Comprehensive Development District (based on P2 Administration and Assembly District and Brentwood Town Centre Development Plan guidelines) in order to permit the construction of a new single level pump house with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.
- 4.2 The pump house will be built prior to occupancy of Woodlands phase 1A. The proposed 10.13 acre park component of the Woodlands Masterplan, in which the pump house will sit, is expected to be completed prior to occupancy of Woodlands phase 3A.
- 4.3 Vehicular access to the pump house will be from Beta Avenue.
- 4.4 To facilitate the construction of the pump house, it is necessary to demolish one industrial building located in the southwest corner of 2316 Beta Avenue. Woodlands developer, Concord Pacific will undertake all necessary demolition work to facilitate the pump house.
- 4.5 The pump house will be partially located within the riparian transition zone, which is intended to be a mix of low impact trails and pathways within a naturally vegetated area. The pump house's siting will however, respect the proposed riparian enhancement area setback, which is intended to be an undisturbed vegetated wildlife habitat. The siting of the pump house within the riparian transition zone is considered acceptable in order to facilitate an entrance plaza to the north of the pump house, which will provide appropriate access and sense of arrival into the park from Beta Avenue.

- 4.6 The site occupies a prominent location with broad exposure to Beta Avenue, the planned Alaska Street extension, the Beta Avenue urban trail, the future Beta Avenue overpass, and the proposed pedestrian trails along the southern edge of the site. The site is highly visible and optimally located to provide additional, site specific public services. It is considered desirable that the pump house building also provide publically accessible washrooms, which will service those using the future park and trails.
- 4.7 In view of the site's high visibility and siting within the planned park, which is intended to be the preeminent recreational open space within the Brentwood Town Centre, it is considered appropriate that the pump house building reflect high quality design and materiality to successfully assimilate with its surroundings.
- 4.8 In keeping with the surrounding parkland and wildlife habitat, the pump house will incorporate sustainable design features such as rainwater management amenities (RMA's) where appropriate.
- 4.9 The Director of Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.10 Engineering Environmental Services Division will need to review a detailed plan of an engineered sediment control system prior to Final Adoption.
- 4.11 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.12 Submission of a Site Profile and resolution of any arising conditions is required.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

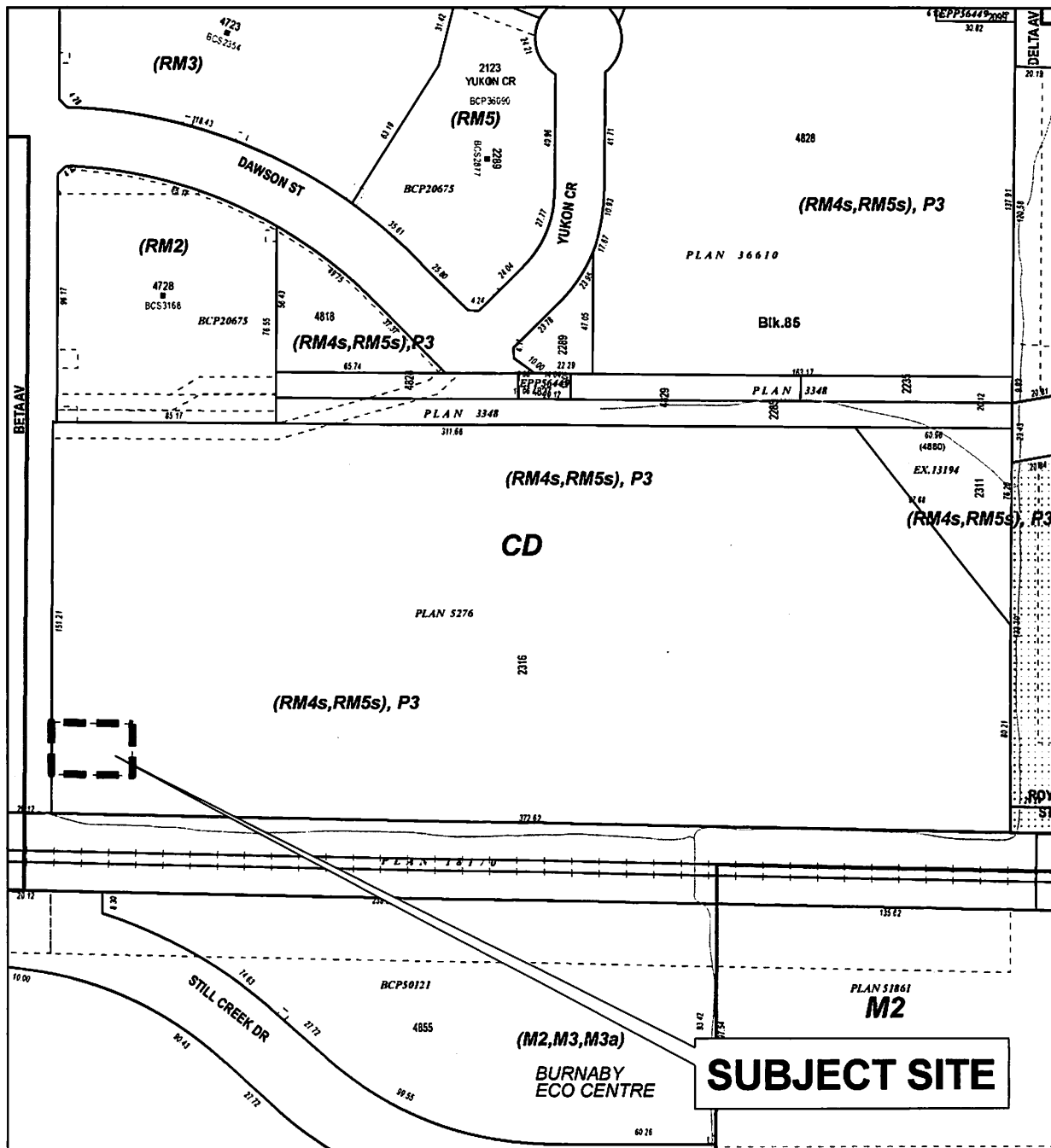
5.0 RECOMMENDATION

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.

LR

MN:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

NOV 02 2016

SCALE:

1:2,500

DRAWN BY:

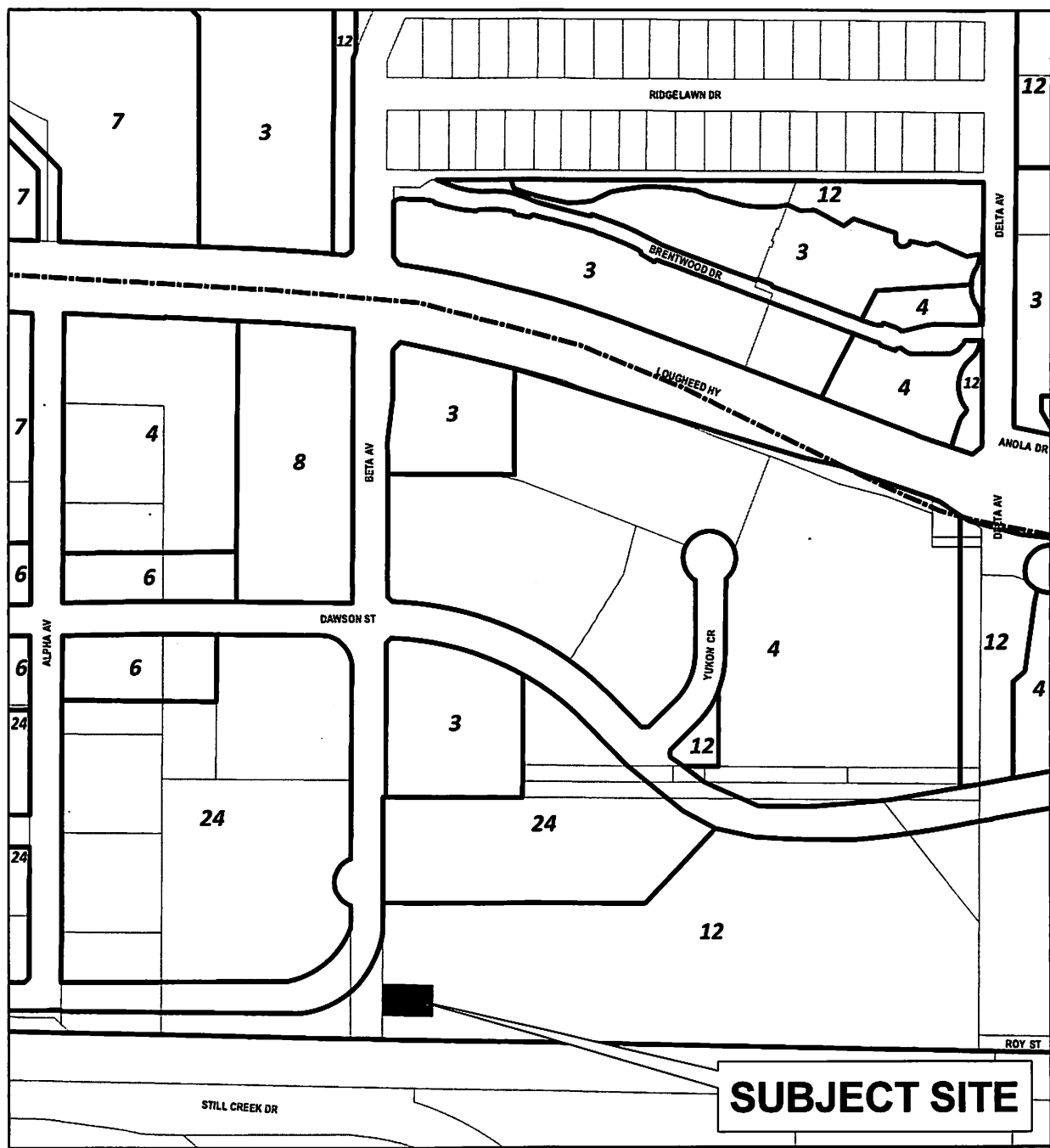
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REZONING REFERENCE #16-47
PORTION OF 2316 BETA AVENUE



Subject Site

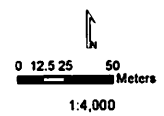
Sketch #1



- | | |
|---|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential -
Brentwood Succession (RM4s) |


City of Burnaby
 Planning and Building Dept

Brentwood Plan





Engineering Department

2016 October 26

Planning Department
City of Burnaby
4949 Canada Way, BC V5B 1M2
(c/o Libby Vidic, EIT)

Dear Mr. Pelletier:

**SUBJECT: BETA PUMP STATION REZONING – LETTER OF INTENT
PTN. 2316 BETA AVENUE
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

Please find attached with this letter our application to rezone a Portion of 2316 Beta Avenue for the Beta Avenue Pump Station. The requested rezoning is from the prevailing P3 Park and Public Use District and CD (Comprehensive Development District utilizing the RM4s and RM5s District as guidelines) to the CD (Comprehensive Development District utilizing the P2 Administration and Assembly District as a guideline). The intended form of development would include a single level pump house building, surface parking and loading area, and underground wet well and sanitary sewer infrastructure. Should you have any questions regarding this capital project, please contact Project Engineer - Libby Vidic EIT.

Regards,

For Leon A. Gous, P. Eng., MBA
Director Engineering

LV:

Copied to: Matthew Meehan, Senior VP Concord Pacific
Director Parks, Recreation & Cultural Services
Director Finance
City Manager