



Item
Meeting 2017 January 23

COUNCIL REPORT

TO: CITY MANAGER 2017 January 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-47
Beta Avenue Pump Station
Brentwood Town Centre

ADDRESS: Portion of 2316 Beta Avenue (see *attached* Sketches #1 and #2)

LEGAL: 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, and the development plan entitled "Beta Pump Station Replacement" prepared by Feenstra Architecture)

APPLICANT: City of Burnaby
Engineering Department
4th Floor - 4949 Canada Way
Burnaby, BC, V5G 1M2
(Attn: Libby Vidic)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 February 28 at 7:00 pm.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 February 06 and to a Public Hearing on 2017 February 28 at 7:00 pm.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The submission of a Site Profile and resolution of any arising requirements.

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- c) The granting of any necessary easements, covenants and statutory rights-of-way including, but not limited to:
 - a Section 219 Covenant identifying a suitable Streamside Protection and Enhancement Plan for Stickleback Creek.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

2.0 BACKGROUND

- 2.1 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 warehouse facilities (see *attached* Sketches #1 and #2). 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 are recent high-rise and low-rise multi-family developments, approved 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.
- 2.2 In the future, 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 component. The subject site is designated as a legal easement (EPP56450) within the Woodlands site for the purposes of constructing a new pump station and sanitary sewer infrastructure, which will provide the additional capacity required to facilitate planned development within the Brentwood area.
- 2.3 On 2016 November 21, Council received the initial report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is for a single storey, 102.24 m² (1,100 sq.ft.) sanitary pump station, with public washrooms, surface parking, loading area, underground wet well and sanitary sewer infrastructure, set with a 600 m² (6,458 sq.ft.) site fronting Beta Avenue. Overall, the subject proposal includes a design that provides a strong contextual relationship to the future park and other planned infrastructure and development in the area.
- 3.2 To complement the built form, a progressive landscape treatment is proposed, which appropriately speaks to the development's siting within the future park and ongoing efforts to revitalize the area's streams and creeks. The landscape plan proposes a prominently featured Rainwater Management Amenity, which collects rainwater runoff from the leaf inspired pump station roof, as well as a small, partially covered plaza fronting Beta Avenue, which provides both an area of refuge and a welcoming feature for the park.
- 3.3 Publically accessible washrooms are to be provided, which is considered appropriate in view of the site's broad exposure to pedestrian and cyclist connections, and siting within the future park.
- 3.4 The development site projects approximately 15 m into the Streamside Protection and Enhancement Area (SPEA) of Stickleback Creek Tributary 1, which is intended to be a mix of low impact trails and pathways within a naturally vegetated area. The siting of the pump station within the SPEA is considered acceptable in order to facilitate an entrance plaza to the north of the pump station, which will contribute appropriate access and sense of arrival into the park from Beta Avenue. The Environmental Review Committee (ERC) supports the siting of the pump station in principle and will determine suitable ecological compensation to offset the environmental impacts of the building's encroachment into the SPEA at an upcoming ERC meeting.
- 3.5 A vehicular parking stall and loading bay are provided on-site as required by the Zoning By-law, with vehicular access to the pump station provided from Beta Avenue. A bicycle rack is also proposed for the convenience of cyclists using the on-site washroom facilities.
- 3.6 To facilitate the construction of the pump station, it is necessary to demolish one industrial building located in the southwest corner of 2316 Beta Avenue. All necessary demolition work and site remediation to facilitate the pump station will be undertaken by the developer of the Woodlands site (Concord Pacific).
- 3.7 The pump station is required to be built to post disaster requirements in view of the development's strategic importance to the City's infrastructure system.

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- 3.8 The pump station will be operational prior to occupancy of Woodlands phase 1A. The proposed 10.13 acre park component of the Woodlands Masterplan, in which the pump station will sit, is expected to be completed prior to occupancy of Woodlands phase 3A.
- 3.9 All necessary services to serve the Woodlands site have been identified through Rezoning Reference #13-20 (Subdivision Reference #15-36). Servicing of Beta Avenue is to be provided through Rezoning Reference #15-31 and #13-20.
- 3.10 A site profile application is required for the subject development site, given its past industrial use.
- 3.11 Any necessary easements, covenants and statutory rights-of-way are to be provided including, but not limited to:
- a Section 219 Covenant identifying a suitable Streamside Protection and Enhancement Plan for Stickleback Creek.

4.0 DEVELOPMENT PROPOSAL

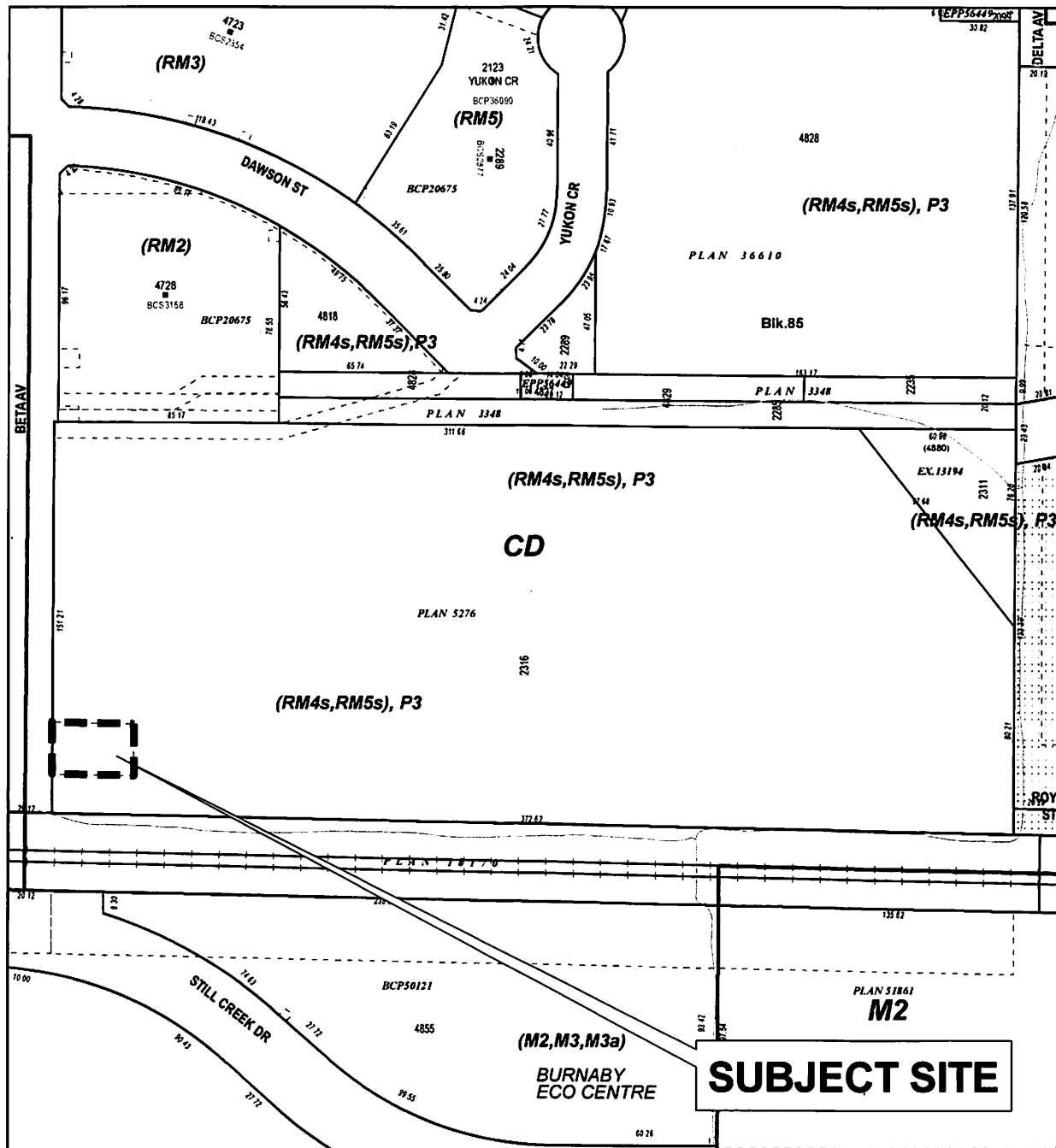
- 4.1 Site Area (subject to detailed survey) - 600 m² (6,458 sq.ft.)
- 4.2 Site Coverage - 17 %
- 4.3 Density and Gross Floor Area - 0.17 FAR 102.24 m² (1,100 sq.ft.)
- 4.4 Building Height - 1 Storey
- 5.5 m (18 ft.)
- 4.5 Vehicle Parking - 1 space
- 4.6 Loading - 1 space
- 4.7 Public Facilities - 2 accessible public washrooms


Lou Pelletier, Director
PLANNING AND BUILDING

MN:tn

Attachments

cc: Director Engineering City Solicitor City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 16 2017

SCALE:
1:2,500

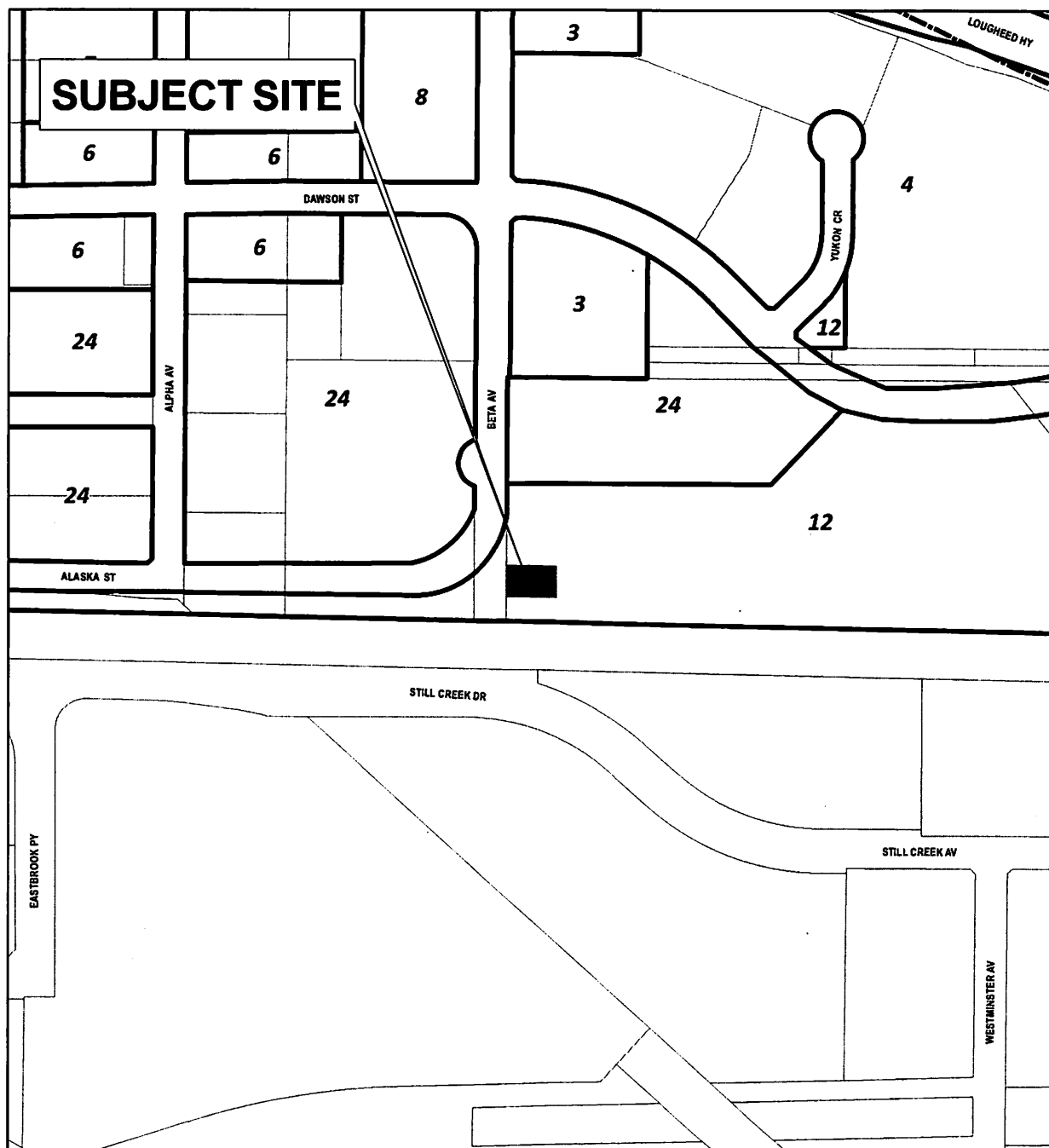
DRAWN BY:
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REZONING REFERENCE #16-47
PORTION OF 2316 BETA AVENUE



Subject Site

Sketch #1



- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential -

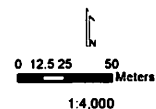
Brentwood Succession (RM4s)



Planning and Building Dept

Printed January 16, 2017

Brentwood Plan



Sketch #2