



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 March 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-07**
AMENDMENT BYLAW NO. 31/16 ; BYLAW #13632
Minor Addition to Existing Commercial Development
Lougheed Town Centre
Third Reading

ADDRESS: 3433 North Road

LEGAL: Air Space Parcel 2, DL 4, Group 1, NWD Air Space Plan BCP40820

FROM: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

TO: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Northgate Movator Enclosure" prepared by HDR|CEI Architecture Associates, Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 July 25;
- b) Public Hearing held on 2016 August 30; and,
- c) Second Reading given on 2016 September 12.

The prerequisite conditions have been partially satisfied as follows:

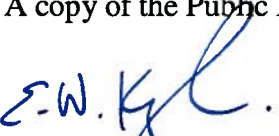
- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. Any remaining details will be resolved prior to Final Adoption.*
- b) The submission of an updated comprehensive sign plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 March 8.*

c) The deposit of the applicable GVS & DD Sewerage Charge.

- *The applicant has agreed in a letter dated 2017 March 8 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 2017 March 20, 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

JD/spf
Attachment

cc: City Manager

BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 31, 2016 – BYLAW NO. 13632

Rez. #16-07

3433 North Road

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled “Northgate Movator Enclosure” prepared by HDR|CEI Architecture Associates, Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed rezoning application:

Tina Brusilo, Cosmetic Manager, Shoppers Drug Mart, 104-3433 North Road, Burnaby.

The following speakers appeared before Council and spoke to the proposed zoning bylaw amendment:

Hajera Baqi, Shoppers Drug Mart, 104-3433 North Road, Burnaby, appeared before Council and shared concerns regarding the proposed rezoning application. Ms. Baqi stated that the December 2016 construction start date will negatively impact the existing businesses during the holiday season. Ms. Baqi posed questions about the ventilation of the space and a potential loss of parking from construction activities.

Peter Hirny, 590 Whiting Way, Coquitlam, appeared before Council and stated that the on-site rezoning signage was not appropriately located on the subject property. Mr. Hirny showed Council a photo on his camera of the onsite signage attached to a street light standard facing the road. The location of the sign made access to the information contained therein difficult as the light standard directly abutted the roadway.

Christa Wilcock, 1600-650 West Georgia Street, Vancouver, appeared before Council representing the property owners. Ms. Wilcock stated that construction would be after December 2016, that parking will be maintained for customers and that the ventilation of the enclosure would be provided by exhaust fans and open air circulation.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. # 16-07, Bylaw #13632 be terminated.

CARRIED UNANIMOUSLY