



Item
Meeting 2017 April 03

COUNCIL REPORT

TO: CITY MANAGER 2017 March 29

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-06
Norland Avenue Parking Lot
Central Administrative District

ADDRESS: 4276 Norland Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 79, Group 1, NWD Plan 75143

FROM: CD Comprehensive Development District (based on P2 Administration and Assembly District and C1 Neighbourhood Commercial District)

TO: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, C1 Neighbourhood Commercial District and Central Administrative Area Plan guidelines, and the development plan entitled "Norland Avenue Parking Lot" prepared by Vector Engineering Services Ltd.)

APPLICANT: City of Burnaby
Engineering Department
4th Floor, 4949 Canada Way
Burnaby, BC, V5G 1M2
Attn: Geoff Tsuyuki

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25 at 7:00 pm.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 25 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #17-06
Norland Avenue Parking Lot

2017 March 29 Page 2

- b) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, to the point of connection to the existing service where sufficient facilities are available to serve the development.
- c) The granting of any necessary rights-of-way, easements and/or covenants.
- d) The review of a detailed Sediment Control System by the Director Engineering.
- e) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of a parking lot.

2.0 BACKGROUND

- 2.1 The subject site is located within the Central Administrative Area, and is currently vacant (see *attached* Sketches #1 and #2). To the immediate east of the subject site, at 4940 Canada Way and 4327, 4423 Ledger Avenue, are City owned office buildings (Deer Lake Centre) and surface parking, with the operating engineers building beyond at 4333 Ledger Avenue. To the south, across Canada Way and Deer Lake Parkway, is the City Hall complex and Burnaby Central Secondary School. To the west, across Norland Avenue, is the Dania residential care home, and, to the north, are various office buildings, single-family residences, and vacant lots, designated for future office development under the Central Administrative Area Plan.
- 2.2 On 1975 July 07, Council gave Final Adoption to a Bylaw (Rezoning Reference #73-29), rezoning the subject site and the lots at 4940 Canada Way and 4327, 4423 Ledger Avenue to CD Comprehensive Development District (based on P2 Administration and Assembly District) for the purpose of constructing four office buildings with underground parking in four phases. To date, phases one and two have been advanced, with the original developer opting to delay phases 3 and 4 for future development. In 1991 November, the properties were acquired by the City for office use and future development purposes.
- 2.3 In 2015, in response to increasing parking pressures within the City Hall and Deer Lake precinct, the City retained Bunt Engineering to undertake a parking supply and demand study, as well as to prepare a long-term cost-effective parking strategy for the precinct. Based on the report, Council has approved the phased expansion of parking in the precinct to meet public, staff and event parking needs. The additional interim parking supply provided by a surface parking lot on the subject site would assist in meeting the

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #17-06
Norland Avenue Parking Lot

2017 March 29 Page 3

parking demands at the Deer Lake Centre, as well as providing overflow relief for City Hall and for events within Deer Lake Park, pending future redevelopment of the site.

- 2.4 On 2017 January 30, Council authorized City staff to initiate the civil design process for a surface parking lot on the subject site. A proposed plan of development suitable for presentation to a Public Hearing has now been prepared.

3.0 GENERAL COMMENTS

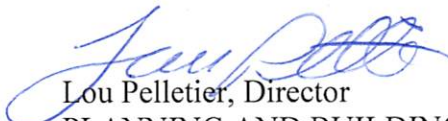
- 3.1 Rezoning the subject property to Amended Comprehensive Development District (based on P2 Administration and Assembly District, C1 Neighbourhood Commercial District, and P8 Parking District) is required in order to permit the construction of a surface parking lot with approximately 200 stalls to serve the City Hall and Deer Lake Precinct.
- 3.2 A suitable landscape plan is proposed, with rain gardens to provide for rainwater infiltration. New on-site trees along portions of the Norland Avenue and Canada Way frontage, and replacement trees in line with the Burnaby Tree Bylaw will be provided.
- 3.3 Vehicular access will be from Norland Avenue at the northern extent of the site. A vehicular connection to the adjacent parking lot at 4327 Ledger Avenue will also allow vehicular access from Ledger Avenue.
- 3.4 Designated handicap parking stalls are proposed in more accessible locations, and are complimented with proximally located ramps, providing convenient access up to Canada Way and the Deer Lake Centre.
- 3.5 A sheltered bus stop on Norland Avenue is proposed, and a designated pedestrian pathway will provide for safer pedestrian access across the parking lot. Stairs and accessible ramps are also proposed at strategic locations around the parking lot to allow for convenient access to Norland Avenue and Canada Way.
- 3.6 The parking lot will be sited to anticipate future required dedications on Canada Way and Norland Avenue.
- 3.7 A progressive lighting and electrical plan is proposed for the site, which includes dark-sky compliant LED lighting that dims when no activity is detected, as well as pre-wired electrical conduits to allow for the future provision of security cameras.
- 3.8 This rezoning application proposes to retain the site's existing P2 Administration and Assembly District and C1 Neighbourhood Commercial District zoning to enable office and associated restaurant development on the site in the future, as designated under the Central Administrative Area Plan.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #17-06
Norland Avenue Parking Lot
2017 March 29 Page 4

- 3.9 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.10 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system.
- 3.11 Any necessary easements, covenants and rights-of-way are to be provided.

4.0 DEVELOPMENT PROPOSAL

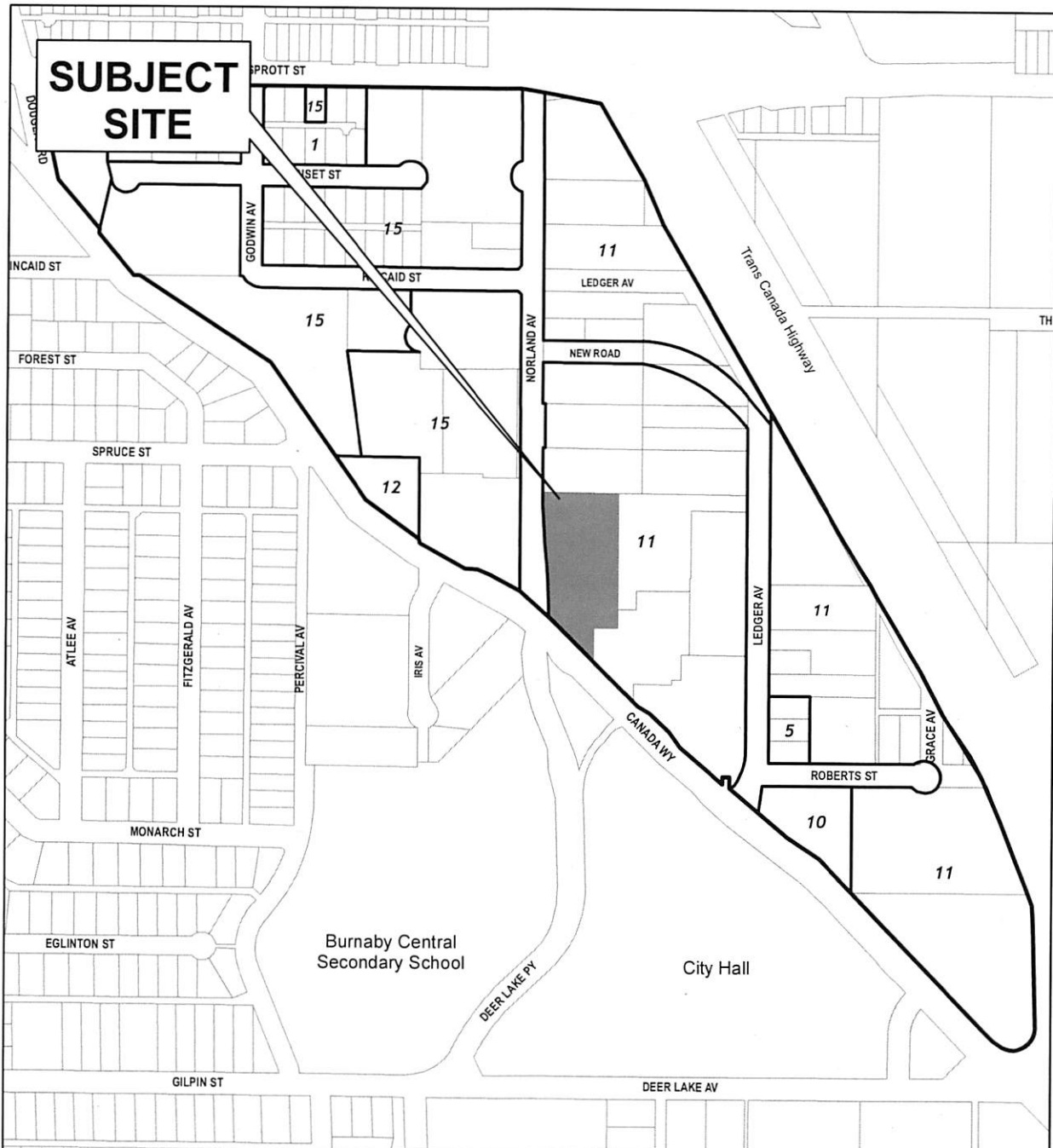
- 4.1 Site Area (*subject to detailed survey*) - 8,370.00 m² (90,094 sq.ft.)
- 4.2 Vehicle Parking Provided: - approximately 200 spaces (surface)



Lou Pelletier, Director
PLANNING AND BUILDING

MN/DR:spf
Attachments

- cc: Director Engineering
- Director Finance
- City Solicitor
- City Clerk



*Central Administrative Area
Community Plan*



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 5 Commercial
- 10 Administration and Public Assembly
- 11 Business Centre Districts
- 12 Park and Public Use
- 15 Community Institutional

