



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 July 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-21
AMENDMENT BYLAW NO. 16/16; BYLAW #13598
Conceptual Master Plan – Gilmore Station Area
Third Reading

ADDRESS: 4161, 4171 Dawson Street, 4120, 4160, 4170 and 4180 Lougheed Highway

LEGAL: See Schedule A (*attached*)

FROM: M1 Manufacturing District and CD Comprehensive Development District (M1 and M1r Manufacturing District, M5 and M5l Light Industrial District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District)

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Gilmore Station Area Master Plan" prepared by IBI Group)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 May 09;
- b) Public Hearing held on 2016 May 31; and,
- c) Second Reading given on 2016 June 13.

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 submission of a Master Servicing Plan
 - *The applicant has agreed to this prerequisite in a letter dated 2017 July 18 and has submitted the required Master Servicing and Phasing Plan for approval by the Director Engineering.*
- c. The submission of a Master Conceptual Stormwater Management Plan.

- *The applicant has agreed to this prerequisite in a letter dated 2017 July 18 and has submitted the required Master Servicing and Phasing Plan for approval by the Director Engineering.*
- d. The submission of a Master Subdivision Plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 July 18 and has submitted the required Master Subdivision Plan for approval.*
- e. The submission of a Green Building Strategy.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 July 18 and has submitted the required Green Building Strategy for approval.*
- f. The submission of a Comprehensive Sign Plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 July 18 and has submitted the required Comprehensive Sign Plan for approval.*
- g. 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.*
- h. The granting of any necessary covenants, including, but not necessarily limited to, Section 219 Covenants:
 - allocating development densities on the overall site;
 - guaranteeing the provision of a Master Site Stormwater Management Plan; and,
 - ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 July 18, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- i. The granting of any necessary statutory rights-of-way and easements, including, but not necessarily limited to those:
 - guaranteeing vehicular, pedestrian and cycling access through the site, connecting Lougheed Highway and Dawson Street; and,
 - guaranteeing public passage between subdivided parcels comprising the overall site.

- *The applicant has agreed to this prerequisite in a letter dated 2017 July 18, and the requisite statutory rights-of-way and easements will be deposited in the Land Title Office prior to Final Adoption.*
- j. The approval of the Ministry of Transportation to the rezoning application.
- *It has been determined by the Ministry of Transportation that approval of this rezoning application is no longer required.*
- k. The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- l. The submission of a Construction Management and Access Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2017 July 18 and has submitted the required Construction Management and Access Plan for approval.*

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 July 24, 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

JBS/eb
Attachment

cc: City Manager

**Rezoning Reference #14-21
Schedule "A"**

Address	PID #	Legal Description
4161 Dawson Street	001-942-344	Lot B, D.L. 119, Group 1, NWD Plan 69931
4171 Dawson Street	001-942-310	Lot A, D.L. 119, Group 1, NWD Plan 69931
4120 Lougheed Highway	003-206-840	Block 8 Except: Firstly: Parcel "A" (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right of Way Plan 4957; D.L. 119, Group 1, NWD Plan 206
4160 Lougheed Highway	001-942-361	Lot D, D.L. 119, Group 1, NWD Plan 69931
4170 Lougheed Highway	001-942-352	Lot C, D.L. 119, Group 1, NWD Plan 69931
4180 Lougheed Highway	002-125-072	Lot 80, D.L. 119, Group 1, NWD Plan 66959

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 16, 2016 – BYLAW NO. 13598**

Rez. #14-21

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From: M1 Manufacturing District and CD Comprehensive Development District (M1 and M1r Manufacturing District, M5 and M5l Light Industrial District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Gilmore Station Area Master Plan" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan and Design Guidelines for the Gilmore Station Area to guide further site specific rezoning applications for the construction of a multi-phased high-rise apartment, commercial retail and office and development over four main phases.

The Advisory Planning Commission advised it supports the rezoning application.

Three letters were received in opposition to the proposed zoning bylaw amendment:

Nakta Mohsenian, 1601-4250 Dawson Street, Burnaby
Reshaad Ali, 1404-4118 Dawson Street, Burnaby
Martin Kendall, 1406-4182 Dawson Street, Burnaby

One letter was received in support of the proposed zoning bylaw amendment:

Anita Rachman, 704-4182 Dawson Street, Burnaby

The following speakers appeared before Council and spoke in opposition to the proposed zoning bylaw amendment.

Arvin Bahrabadi, 2001-4250 Dawson Street, Burnaby, spoke in opposition to the proposed zoning bylaw amendment. Mr. Bahrabadi stated concerns regarding: the number of buildings proposed for the site, capacity issues with current park-and-ride parking spots, loss of privacy, conflict with other development in the area, traffic congestion, sky train noise and disrespectful renters.

*Councillor Kang left the Public Hearing at 10:25 p.m.
Councillor Kang returned to the Public Hearing at 10:27 p.m.*

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN**

THAT this Public Hearing for Rez. #14-21, Bylaw #13598 be terminated.

CARRIED UNANIMOUSLY