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**TO:** CITY MANAGER **DATE:** 2017 December 06

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01  
*Reference: Rez Series*

**SUBJECT: REZONING APPLICATIONS**

**PURPOSE:** To submit the current series of new rezoning applications for the information of Council.

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The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

**Item #01** Application for the Rezoning of:  
**Rez #17-09** Lot A, DL 149, Group 1, NWD Plan 85664

**From:** P5 Community Institutional District

**To:** CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District)

**Address:** 7401 Sussex Avenue

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the development of a new multi-age care facility and non-market rental housing facility.

#### 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.

**Item #02** Application for the Rezoning of:  
**Rez #17-24** Schedule A (*attached*)

**From:** RM2 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and the Metrotown Town Centre plan as guidelines)

**Address:** 6004, 6006 and 6018 Wilson Avenue

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with townhouses fronting Wilson Avenue.

## **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.

**Item #03**      Application for the rezoning of:  
**Rez #17-25**      Schedule A (*attached*)

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines) and P3 Public Park and Public Use District.

**Address:** 6438-6468 McKay Avenue and 6443-6467 Silver Avenue

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with full underground parking, as well as expand the southern boundary of Maywood Park to Maywood Street in line with the adopted Metrotown Downtown Plan.

## **RECOMMENDATIONS**

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.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Cultural Commission for information purposes.

**Item #04**      Application for the Rezoning of:  
**Rez #17-31**      Lot 5 to 11, DL 121, Group 1, NWD Plan NW P1054

**From:** C8 Urban Village Commercial District and R5 Residential District

**To:** CD Comprehensive Development District (based on C8 Urban Village Commercial District, RM3 Multiple Family Residential District, C2h Community Commercial District, and the Heights Urban Village plan as guidelines)

**Address:** 4125 Hastings Street

**Purpose:** The purpose of the proposed rezoning is to permit construction of a five storey mixed-use development fronting Hastings Street and a three storey ground oriented development fronting Albert Street.

## **RECOMMENDATIONS**

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 3.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
2. **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.

**Item #05**      Application for the rezoning of:  
**Rez #17-32**    Lot 58, District Lots 151 and 153, Group 1, NWD Plan 25603

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on the RM5s Multiple Family District and Metrotown Downtown Plan as guidelines)

**Address:** 5977 Wilson Avenue

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a high-density multiple-family residential apartment with townhouses fronting Wilson Avenue and full underground parking.

## **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.

**Item #06**      Application for the Rezoning of:  
**Rez #17-41**      Lots 17-22, Block A, DL 95, Group 1, NWD Plan 1264

**From:**        R5 Residential District

**To:**            CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines)

**Address:**    6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street

**Purpose:**      The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey residential townhouse development with underground parking.

## **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.

**Item #07**      Application for the rezoning of:  
**Rez**            Lot 16 District Lot 124 Group 1 New Westminster District Plan 3343 and Lot 137  
**#17-10002**      District Lot 124 Group 1 New Westminster District Plan 52645

**From:**        M2 Manufacturing District

**To:**            CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C9 Urban Village Commercial District, and Brentwood Town Centre Development Plan as guidelines)

**Address:**    4612 and 4650 Dawson Street

**Purpose:**      The purpose of the proposed rezoning bylaw amendment is to permit the construction of a mixed-use multi-family residential building with street fronting townhouses, and above and below grade structured parking.

## **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.

**Item #08**      Application for the rezoning of:  
**Rez**            See Schedule 'A'  
**#17-10003**

**From:**        M2 Manufacturing District

**To:**            CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Byrne Road and Marine Way Commercial Precinct Development Plan as guidelines)

**Address:**    5317, 5371 Byrne Road and Portion of 9001 Bill Fox Way

**Purpose:**      The purpose of the proposed rezoning bylaw amendment is to permit construction of a multi-tenant office and light-industrial building.

## **RECOMMENDATIONS**

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.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning and subdivision/consolidation proposal to completion.

**Item #09**      Application for the rezoning of:  
**Rez**            Lot 1, DL 125, Group 1, NWD Plan 3674 and Parcel A (Reference Plan 6258 Lot 2  
**#17-10005**      DL 125 Group 1 NWD Plan 3674

**From:**        M2 Manufacturing District

**To:**            CD Comprehensive Development District (based on RM5s Multiple Family Residential District, and Brentwood Town Centre Development Plan guidelines)

**Address:**    2152 and 2172 Douglas Road

**Purpose:**      The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-family residential building with street-fronting townhouses and/or work/live units and underground parking.

## **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.

**Item #10**      Application for the rezoning of:  
**Rez**            Lot 1 Block 47 District Lot 69 Group 1 New Westminster District Plan 1321  
**#17-10006**

**From:**        P3 Park and Public Use District

**To:**            CD Comprehensive Development District (based on P3 Park and Public Use District, P2 Administration and Assembly District and the Broadview Community Plan as guidelines)

**Address:**    4041 Canada Way

**Purpose:**      The purpose of the proposed rezoning bylaw amendment is to permit the heritage revitalization and designation of the "Schou Street School", and construction of a new adjoining building for the offices of the Burnaby School District.

## **RECOMMENDATIONS**

1. **THAT** a copy of this report be forwarded to the Burnaby Heritage Commission for information.
2. **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.

**Item #11**      Application for the rezoning of:  
**Rez**            Lot 20, DL 211, Group 1, NWD Plan BCP45523  
**#17-10007**

**From:**        CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

**To:**            Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

**Address:**    8725 University Crescent

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of two high-rise apartment buildings atop a three storey townhouse podium and underground parkade.

## **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.

**Item #12**      Application for the rezoning of:  
**Rez**            A portion of Lot 1, District Lot 151, Group 1, New Westminster District Plan LMP  
**#17-10010**      7878

**From:**        P3 Park and Public Use District

**To:**            CD Comprehensive Development District (based on the P2 Administration and Assembly District and Metrotown Downtown Plan as guidelines)

**Address:**    Portion of 3883 Imperial Street (5989 Patterson Avenue)

**Purpose:**      The purpose of the proposed rezoning bylaw amendment is to permit the installation of one-storey electrical building related to the Metro Vancouver Central Park Pump Station.

## **RECOMMENDATIONS**

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.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

**Item #13**      Application for the rezoning of:  
**Rez**            Lot 17, Block 7, DL 186, NWD Plan 1124 and Lot 1, DL 186, Group 1, NWD Plan  
**#17-10011**      LMP30660

**From:**        R5 Residential District and CD Comprehensive Development District (based on P5 Community Institutional District)


**To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District)

**Address:** 3839 and 3871 Pandora Street

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new parish rectory and office.

## **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.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

:eb

*Attachments*

**Cc:** Burnaby School District #41, Attn: Secretary Treasurer

# **Schedule A**

## **Rezoning Reference #17-24**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
6004 Wilson Avenue	Lot 11 District Lot 153 Group 1 New Westminster District Plan 2389	002-722-861
6006 Wilson Avenue	Lot 12 District Lot 153 Group 1 New Westminster District Plan 2389	002-459-965
6018 Wilson Avenue	Lot 5 District Lots 151 And 153 Group 1 New Westminster District Plan 1214	004-032-136

# SCHEDULE A

## REZONING 17-00025

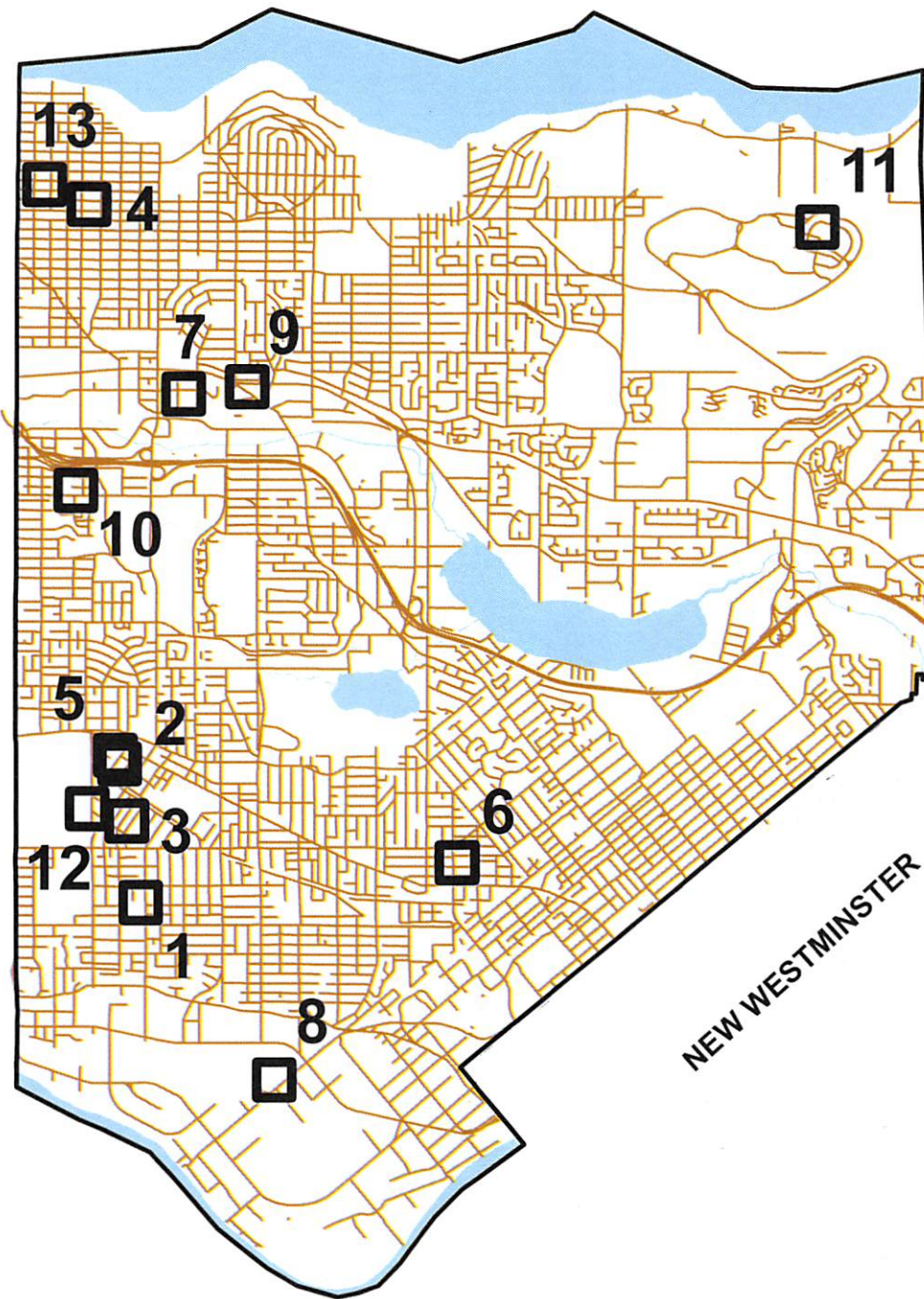
ADDRESS	LEGAL DESCRIPTION	PID
6438 McKay Ave.	Parcel "E" (H94881E) Lot 14 DL 151 and 153 Group 1 NWD Plan 2884	002-976-641
6456 McKay Ave	Westerly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on McKay Avenue by a uniform depth of 104 feet	010-745-190
6468 McKay Ave.	Lot 12 Except Parcel "A" DL 153 Group 1 NWD Plan 2884	002-797-976
6443 Silver Ave	Easterly half Lot 14 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet	010-745-254
6455 Silver Ave	Easterly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet	010-745-246
6467 Silver Ave	Parcel A (Explanatory Plan 13719) of Lot 12 DL 151 and 153 Group 1 NWD Plan 2884	002-594-382
4305 Maywood St	Lot "D" DL 153 Group 1 NWD Plan 23107	002-849-640
4325 Maywood St	Lot 3 DL 153 Group 1 NWD Plan 2884	003-089-215
4325 Maywood St	Lot 4 DL 153 Group 1 NWD Plan 2884	003-089-258

**Schedule A**

**Rezoning Reference #17-10003**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
5317 Byrne Road	Lot 5 District Lot 162 Group 1 New Westminster District Plan 7195	001-683-900
5371 Byrne Road	Lot 6 District Lot 162 Group 1 New Westminster District Plan 7195	001-679-635
Ptn. Of 9001 Bill Fox Way	Lot 1 District Lots 162, 163, 164 And 165 Group 1 New Westminster District Plan Epp30041	029-107-997

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:  
DEC 06 2017

SCALE:  
1:75,000

DRAWN BY:  
AY

REZONING SERIES - 2017 NOVEMBER

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #17-09  
2017 December 06

### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** TL Housing Solutions Ltd.  
c/o 120 – 1375 Commerce Parkway  
Richmond, BC 6V 2L1  
(Attn: Craig Lochhead)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, DL 149, Group 1, NWD Plan 85664
- From:** P5 Community Institutional District
- To:** CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District)
- 1.3 Address:** 7401 Sussex Avenue
- 1.4 Location:** The subject site is located on Sussex Avenue between Rumble Street and Victory Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 45.11 m (148 ft.) and an area of approximately 3,213 m<sup>2</sup> (34,584 sq. ft.).
- 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 to permit the development of a new multi-age care facility and non-market rental housing facility.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is the L'Arche Greater Vancouver residential care facility located on Sussex Avenue between Rumble Street and Victory Street, which was constructed in 1967 (see *attached* Sketch #1). To the west is David Gray Park, while to the immediate north is a single and two-family neighbourhood. To the east, across Sussex Avenue, is a single family neighbourhood and South Slope Elementary School. To the immediate south is the St. Michael's Care Centre, with the Fair Haven United Church Homes site beyond.

### **3.0 BACKGROUND INFORMATION**

The subject site is zoned P5 Community Institutional District, and is occupied by a multi-age residential care facility for individuals aged thirteen years and older with developmental disabilities, and their on-site live-in assistants. L'Arche Greater Vancouver is seeking to redevelop the existing residential care facility at 7401 Sussex Avenue to permit construction of a new multi-age residential care facility, with a non-market rental housing component. The non-profit organization is requesting the use of the P5 and RM3 Districts as guidelines to allow for sufficient density to permit both the residential care facility and non-market housing components of the development. Similar approaches to aggregate density have been permitted for non-market projects including Carleton Gardens, Dania Home, and New Vista Care Home. The proposed rental housing would provide additional affordable housing in the City, help financially support the operation of the residential care facility, and assist the organization in achieving future community initiatives.

Based on a review of the proposed development in relation to adjacent developments, the redevelopment of the subject property as proposed is considered supportable from a building form and massing perspective. The resulting development would consist of a three-storey building with underground parking.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is proposing a new multi-age residential care facility with a non-market rental housing component at 7401 Sussex Avenue. The proposed form is for a three-storey building with full underground parking. The care facility is intended to accommodate individuals aged thirteen years and older with developmental disabilities who require assistance from on-site live-in caregivers, as well as individuals who are able to live semi-independently. The proposal includes 22 bedrooms to accommodate individuals that require personal assistance, and 10 housing units for those able to live semi-independently. Supportive services for the residents are proposed, including cooking/dining facilities, living areas and other amenities on the ground level, as well as on the rooftop within enclosed and open-air areas. The applicant also proposes 29 non-market rental housing units, which would contribute to the availability of affordable housing in the City. The building would be constructed and operated on a non-profit basis by L'Arche Greater Vancouver. The resulting total gross floor area on the site would be approximately 4,227.7 m<sup>2</sup> (47,507 sq.ft.), with a total density for the site of approximately 1.4 F.A.R. Vehicular access to the site would continue to be from Sussex Street.
- 4.2 The applicant is requesting rezoning to the CD Comprehensive Development District (based on the P5 Community Institutional District and RM3 Multiple Family Residential District as guidelines). The density for the site would be calculated on an aggregate basis, utilizing portions of both the 0.8 F.A.R. maximum permitted for P5 residential care uses, and the 1.1 F.A.R. maximum permitted for RM3 residential uses. The proposed total density for the site is approximately 1.4 F.A.R.

- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to, any necessary road improvements across the development site's frontage, and cash-in-lieu for storm sewer, sanitary sewer and water main upgrades, as required.
- 4.4 A tree survey of the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- 4.5 The applicant may be eligible for consideration of an allocation of Housing Funds to support servicing costs and permit fees. If a request is advanced by the applicant, a future report will be forwarded to the Planning and Development Committee and Council for consideration.
- 4.6 Provision of any necessary statutory rights-of-way, easements and covenants will be required.
- 4.7 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.8 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered Sediment Control System is required.
- 4.9 A Section 219 Covenant and Housing Agreement to ensure that the use of the site is limited to a multi-age residential care facility and non-market rental housing under the operation of a non-profit organization will be required.
- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed building will be required to meet BC Building Code adaptable housing standards.
- 4.12 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.13 The Parkland Acquisition Charge is applicable to the development.
- 4.14 The applicant will be requested to provide written confirmation from Metro Vancouver, that due to the non-profit nature of the development, the GVS & DD Sewerage is not applicable to this rezoning application.

4.15 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.

*LP.*

SMN:eb  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk

P:\49500 Rezoning\20 Applications\2017\17-09 7401 Sussex Ave\Rezoning Reference 17-09 Initial Report  
2017.12.11.doc





c/o 120 – 13575 Commerce Parkway  
Richmond, BC, Canada V6V 2L1  
[www.tlhousingolutions.ca](http://www.tlhousingolutions.ca)

Main 604 270 1875  
Fax 604 270 0854

November 17, 2017

LOU PELLETIER, DIRECTOR  
CITY OF BURNABY PLANNING DEPARTMENT  
4949 CANADA WAY,  
BURNABY BC V5G 1M2

**RE: REZONING LETTER OF INTENT | L'ARCHE GREATER VANCOUVER REDEVELOPMENT  
7401 SUSSEX AVE., LOT A, DL 149, GP. 1, N.W.D. PLAN 85664**

TL Housing Solutions Ltd., on behalf of L'Arche Foundation of Greater Vancouver, have submitted this application to rezone 4701 Sussex Avenue from the current P5 Institutional District to CD Comprehensive Development (utilizing the P5 Institutional District and RM3 Multiple Family Residential District as guidelines). We see rezoning to replace the existing L'Arche care facility and community hub by developing a multi-age residential care facility, community hub and non-market rental housing. The proposed building is 3 storeys with enclosed and open-air rooftop amenities. The density for the site would be calculated utilizing portions of both the 0.8 F.A.R. maximum permitted for P5 institutional uses, and the 1.1 F.A.R. maximum permitted for RM3 residential uses.

**CLIENT & HISTORY**

L'Arche is an intentional community where people with developmental disabilities, along with those who assist them, share life together in family-like settings and work environments. At the heart of L'Arche is the understanding that every person is valued and has unique gifts to contribute to society through their active participation within the community.

L'Arche provides affordable, stable and secure homes where individuals with different abilities live in family-like settings fostering a compassionate community which celebrates the gifts of all people and cares for some of society's most vulnerable citizens. Today, there are 147 L'Arche communities in 45 countries engaging with diverse cultures and faiths.

Established in the City of Burnaby in 1974, L'Arche Greater Vancouver is one of 29 Canadian L'Arche communities which now supports 35 adults with developmental disabilities and operates 6 homes and two community inclusion programs, Neighbours Helping Neighbours, and the Emmaus Centre. Neighbours Helping Neighbours is a crew of people who provide light yard work, maintenance, carpentry work and outside cleanup for approximately 60 seniors, people with physical disabilities and other local community organizations. The Emmaus Centre is a social recreational and outreach program where people learn important life skills such as welcoming guests, preparing meals and volunteering in the larger community.

With a 43-year history in the City of Burnaby of building a community of neighbours, friends and volunteers, L'Arche Greater Vancouver has nurtured an assistant alumni of more than 500 young people who learned through their experience at L'Arche, the importance of sharing their gifts, embracing their responsibility, and creating a better world.

## COMMUNITY NEED

Canada Mortgage and Housing Corporation (CMHC) determined in 2010 that 25.7% of people with developmental disabilities in BC live in housing that fails standards of safety, stability and affordability. CMHC also specifically recognizes the International Federation of L'Arche Communities in a 2006 report, Research Highlight | Socio-Economic Series, Housing for Adults with Intellectual Disabilities, wherein the L'Arche model group home was acknowledged and identified as a best practice. The conclusion of the report highlights the significant unmet need for suitable housing for adults with intellectual disabilities wherein too often, individuals are housed where space is available, rather than in residences suited to their specific needs.

## LOCATION RATIONALE

The site currently houses the Shiloah Building at 7401 Sussex Avenue, the heart of the L'Arche Greater Vancouver community where adults with disabilities and those that share life with them, their friends, family, neighbours and guests gather to participate in activities such as community inclusion programs, community gatherings and prayer. The building consists of offices, a community hub, 3 residential group homes, program space and community space, which serves a variety of functions. In total there are 9 people with intellectual disabilities and 7 live-in assistants between the 3 homes on site. In 2012 L'Arche engaged City Spaces to undertake an Asset Inventory and Strategy Report, a detailed assessment of the Burnaby properties with the purpose to identify opportunities to leverage assets towards meeting the community's vision and responding to the changing needs of its members.

Through careful analysis and extensive consultation with key stakeholders, including the L'Arche Board of Directors, Community Living BC, consultants and architects, the subject site was identified as the best option for complete redevelopment. The site is well situated in close proximity to transit, community amenities, three satellite group homes and backs onto David Gray Park.

The Sussex Avenue property is the ideal location and size. The existing infrastructure, however, is aging, inaccessible, and non-compliant to modern building codes. City Spaces identified a number of challenges and expenses contemplated in the retention and modification of the Shiloah Building, to name a few, these challenges include:

- ☐ general configuration and accessibility issues within some of the building;
- ☐ asbestos found in all areas of each building;
- ☐ plumbing and electrical concerns;
- ☐ non-conforming conditions of building, such as fire separation, handrails etc.;
- ☐ inadequate building ventilation;
- ☐ building envelope and water egress issues;
- ☐ no seismic considerations; and
- ☐ significant retrofitting costs, such as providing an elevator and required replacement of electrical service.

In general, the site is currently underutilized to meet the growing need and expansion of the L'Arche community and a complete redevelopment outweighs the significant retrofitting needed for any short term benefit.

## VISION & CONCEPT

In response to current and future needs, L'Arche Greater Vancouver has identified new and creative ways to welcome more people and to share their mission more broadly with the City while addressing the urgent need to provide safe, secure and adequate housing.

The planned expansion of L'Arche services through this redevelopment include:

- replacement and improvement of the 3 on-site care homes (the "L'Arche Homes"). These homes house adults with developmental disabilities and live-in assistants within a single-family home setting, creating core communities. A typical home contains 8 bedrooms with common living, dining and cooking facilities all design to ADA standards;
- replacement and expansion of the administration and assembly space ("Assembly") for community inclusion programs. The proposed redevelopment expands on the community services offered at 7401 Sussex with increasing the size and occupancy of its Assembly uses, primarily utilized by community inclusion program rooms, common kitchen, expansive community hub, meeting rooms and chapel; and
- In addition to replacement and improvement of L'Arche Homes and Assembly, approximately 10 new dwelling units are planned to accommodate and support individuals with developmental disabilities who can live more independently (the "L'Arche IL"). Similar to a senior's independent living model, these dwelling units are self contained apartments with individual cooking facilities and living areas with shared access to a common living room, meeting room and a common kitchen for more community integration amongst the L'Arche IL residents, their family and friends.

Collectively the "L'Arche Area".

Expanding the mandate to provide services and care for those with varying developmental disabilities, L'Arche Greater Vancouver is proposing to create approximately 29 affordable non-market rental dwelling units (the "Rental Units"). These Rental Units which vary from studio through to 3 bedroom units are needed to offset the capital costs and provide sustainable revenue in the future for further L'Arche initiatives. The primary goal of these Rental Units is to be offered to the public below market value. Through an extensive capital campaign planned for 2018 and application to BC Housing under the Provincial Investment of Affordable Housing (PIAH), the objective is to offer all of these units well below market rental rates.

## CLOSING

This innovative new design addresses the growing and urgent need for full accessibility and affordable housing options for those most vulnerable. An important aspect of this vision allows community members to age in place as their care needs change. Through this redevelopment, L'Arche Greater Vancouver intends to enhance their community inclusion programs and services to provide more people opportunities for meaningful employment and daytime activities. New affordable rental housing for those in need will give individuals, couples and families the opportunity to experience an intentional community.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application to make this project a reality through creative comprehensive zoning, expedited approval process, and willingness to reduce fees, thus increasing housing affordability.



CRAIG LOCHHEAD | VICE PRESIDENT

cl/JM

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #17-24  
2017 December 06

### ITEM #02

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Solterra Development Corp  
#1 - 460 Fraserview Place  
Delta, B.C V3M 6H4  
Attn: Carl Funk
- 1.2 Subject:** Application for the rezoning of:  
Schedule A (*attached*)
- From:** RM2 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and the Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 6004, 6006 and 6018 Wilson Avenue
- 1.4 Location:** The subject site is located mid-block along Wilson Avenue, south of Kemp Street and north of Central Boulevard (Sketch #1 *attached*)
- 1.5 Size:** The site is rectangular in shape with an approximate lot width of 60.4 m (198 ft.), lot depth of 70.3 m (230.7 ft.), and total area of 4,242.5 m<sup>2</sup> (45,666 sq.ft.)
- 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 to permit the construction of a single high-rise apartment building with townhouses fronting Wilson Avenue.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three properties at 6004, 6006 and 6018 Wilson Avenue that are zoned RM2 Multiple Family Residential District. The properties are occupied by three, older residential buildings, including two 11-unit apartment buildings built in 1954 and one 21-unit apartment building built in 1962.

To the north of the subject site, at the corner of Wilson Avenue and Kemp Street, is an older three storey apartment building. To the east is an older single family housing block fronting Kathleen Avenue. To the south is an older three storey apartment building. To the west are two older three-storey apartment buildings.

It is noted that an Initial Rezoning Report (Rezoning Reference #17-35) for the property at 5977 Wilson Avenue, to the west of the subject property, is also on Council's agenda. The purpose of the rezoning application is to permit the redevelopment of the site for the construction of a high-density apartment tower with townhouses at grade.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is within the Central Park East neighbourhood of the Metrotown Downtown Plan Area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationships to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain Station. Specifically, high density multiple-family residential development east of Central Park is intended to have a tranquil park-like neighbourhood character, enhanced with public accessible pocket parks as well as pedestrian and cycling linkages, which connect to Central Park, Kinnee Park, the BC Parkway and other parks within Metrotown. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums that do not exceed four storeys.
- 3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM5s Multiple Family Residential District. In line with development under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit, given its strategic location in relation to the SkyTrain Station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development form for the site would consist of a single high-rise apartment building with a low-rise or townhouse form oriented towards Wilson Avenue.

### **4.0 GENERAL INFORMATION**

- 4.1 This rezoning application is for a single high-rise apartment building with a townhouse form oriented towards Wilson Avenue. Approximately 6.1 m (20 ft.) of dedication will be required at the rear of the subject site to allow for the construction of a lane connecting north to Kemp Street. Vehicular access to the site will be from the newly constructed lane.

- 4.2 In accordance with the CD (RM5s) District, the applicant could achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide a per sq. ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding value of the bonused density.
- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:
- construction of Wilson Avenue to its final Town Centre standard (two-lane collector) including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
  - construction of a Neighbourhood Linkage along the north edge of the site as part of a future linkage between James Street to Kingsborough Street, including, landscaping, shared pedestrian and cycle path, and pedestrian lighting;
  - construction of the rear lane and any improvements needed to facilitate the opening of the lane at Kemp Street; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication in the range of 0.2 m is required along Wilson Avenue to enable public realm construction to its final standard.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site.
- 4.6 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided, including a statutory right-of-way for the Neighbourhood Linkage along the north edge of the site.
- 4.7 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.8 An acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 4.9 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.10 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.

- 4.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required for Preliminary Plan Approval.
- 4.12 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.13 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.14 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 4.15 Parkland Acquisition, Metrotown Open Space, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.16 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.

*LP*

JD:eb  
*Attachments*

cc: Director Engineering  
Director Public Safety and Community Services  
City Solicitor  
City Clerk

# **Schedule A**

## **Rezoning Reference #17-24**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
6004 Wilson Avenue	Lot 11 District Lot 153 Group 1 New Westminster District Plan 2389	002-722-861
6006 Wilson Avenue	Lot 12 District Lot 153 Group 1 New Westminster District Plan 2389	002-459-965
6018 Wilson Avenue	Lot 5 District Lots 151 And 153 Group 1 New Westminster District Plan 1214	004-032-136





460 Fraser View Place  
Delta, British Columbia  
Canada V3M 6H4

T. 604.528.6010  
F. 604.522.1604

[www.solterradev.com](http://www.solterradev.com)

July 26, 2017

Jesse Dill, Community Planner  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re: Rezoning Letter of Intent**  
6004, 6006, 6018 Wilson Avenue  
Burnaby, B.C

I, Carl Funk, on behalf of the owners of 6004, 6006 and 6018 Wilson Avenue, have submitted this application to rezone from the current RM2 Multiple Family Residential District to RM-5s Multiple Family Residential District as a guideline. The intent of this rezoning application is to permit the development of a 36 storey apartment building with townhouses on the ground plane with parking in compliance with the bylaw.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely,



---

Carl Funk, Development Manager  
Solterra Development Corp.

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-25 2017 December 06

#### ITEM #03

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Intracorp Maywood Park LP  
600-550 Burrard Street  
Vancouver, BC V6C 2B5  
(Attention Kyle Wright)
- 1.2 Subject:** Application for the rezoning of:  
Schedule A (*attached*)
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines) and P3 Public Park and Public Use District.
- 1.3 Address:** See Attached Schedule 'A'
- 1.4 Location:** The development site is located between McKay and Silver Avenues, south of Beresford Street and directly north of Maywood Park (Sketch #1 *attached*).
- 1.5 Size:** The development site is rectangular in shape with a frontage on McKay and Silver Avenues of approximately 47.55 m (156 ft.), and a site area of 3,013.6 sq. m. (32,438 sq. ft.)
- 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 to permit the construction of a single high-rise apartment building with full underground parking, as well as expand the southern boundary of Maywood Park to Maywood Street in line with the adopted Metrotown Downtown Plan.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject development site encompasses six properties at 6438, 6456 and 6468 McKay Avenue and 6443, 6455 and 6467 Silver Avenue. All of the properties are occupied by older single-family dwellings, except for the property at 6455 Silver Avenue which is vacant. The subject development site is zoned R5 Residential District.

This rezoning application also encompasses the properties at 4305 and 4325 Maywood Street (two legal lots), directly south of Maywood Park. Both sites are occupied with low-rise rental apartment buildings constructed in 1963 and 1964, respectively. The site at 4305 Maywood Street has 15 rental units and the site at 4325 Maywood Street has 16 rental units.

- 2.2 Directly to the north is a low-rise apartment building. Further north, along Beresford Street, are a number of development sites that have been constructed, are under construction or are under rezoning. To the east and west, across McKay and Silver Avenues are low-rise apartment buildings. Directly to the south is Maywood Park.

### 3.0 BACKGROUND INFORMATION

- 3.1 The subject development site is within the Maywood Neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The adopted Plan designates the subject development site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District as a guideline. Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the 's' category parking standard of 1.1 spaces per unit given its strategic location near the Metrotown SkyTrain station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development form for the site would consist of a single high-rise residential apartment building with full underground-parking. High quality building design and architecture expressed by a slender tower form and a strong relationship toward McKay and Silver Avenues, and Maywood Park, is expected.

- 3.2 The properties at 4305 and 4325 Maywood Street, as well as the abutting lane, are designated under the adopted Metrotown Downtown Plan (as well as under the previous 1977 Metrotown Development Plan) for future inclusion and expansion of Maywood Park to Maywood Street. The acquisition of lands designated for park use within Metrotown is generally pursued through the *Metrotown Open Space Program* and/or *Park Land Acquisition Program*, as they become available for purchase on a market basis, subject to Council review and approval to negotiate for their acquisition. From time to time, as such opportunities arise, the transfer of designated park lands held under private ownership to the City using a density transfer approach may also be achieved through the rezoning process. This can provide for the assembly/completion of designated park sites at no cost to the City through the allocation of the development density derived from the transferred park lands to appropriate development sites, in line with the adopted Metrotown Downtown Plan.

The expansion of the Maywood Park to Maywood Street encompasses a density transfer approach, in which the park expansion site would be transferred into City-ownership, at no cost to the City. In exchange, the residential density attributed to the park expansion site would be transferred to the subject development site directly north of Maywood Park (6438, 6456, and 6468 McKay Avenue and 6443, 6445 and 6467 Silver Avenue). The density attributed to the designated park expansion site would be based on the prevailing RM4s District designation for the area. The proposed acquisition approach for the properties at 4305 and 4325 Maywood Street would also be subject to the applicant operating the rental apartment buildings until early 2023, at which time the applicant would be responsible for improving the lands for public park use (grading and sod).

#### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting to rezone the subject development site from the R5 Residential District to the CD Comprehensive Development District, utilizing the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The purpose of this rezoning is to facilitate the development of a high-rise apartment building with full underground parking.

It is also requested that the properties at 4305 and 4325 Maywood Street be rezoned from the RM3 Multiple Family Residential District to the P3 Park and Public Use District in recognition of its intended public park use. It is acknowledged that the existing apartment buildings on the properties will be legal non-conforming with respect to siting and use.

- 4.2 In accordance with the CD (RM4s) District, the subject development site would achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus, on its own. The density transfer from the expanded Maywood Park site (4305 and 4325 Maywood Street, as well as the abutting lane) would achieve a maximum residential density for the subject development site of 7.1 FAR (of which 2.17 FAR is bonused). The Realty and Lands Division will be requested to provide an estimate of value for the bonus density on the subject development site, as well as an estimate of value for the proposed density transfer attributed to the expanded park site at 4305 and 4325 Maywood Street (bonus), as well as the abutting lane (base and bonus). A further report will be submitted to Council regarding value of the bonused density and recommendations for its application.
- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including:
- construction of McKay Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
  - construction of Silver Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;

- construction of Maywood Street to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
  - undergrounding of overhead lines on McKay Avenue; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication in the range of 0.3 m is required along Maywood Street to enable construction to its final standard. No dedication is required along McKay or Silver Avenues.
- 4.5 The preparation of a Highway Closure Bylaw for the rear lane abutting 4305 and 4325 Maywood Street is required.
- 4.6 The undergrounding of existing overhead wiring abutting the subject site.
- 4.7 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided, including, but not necessarily limited to covenants restricting enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.8 Due to the subject site's proximity to the Expo Line SkyTrain, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.9 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.10 The submission of a Green Building strategy for the subject site will be required.
- 4.11 A Tenant Assistance Plan has been prepared for the subject development site to assist and support tenants on site (including 4305 and 4325 Maywood Street), in line with the Council-adopted Tenant Assistance Policy.
- 4.12 The consolidation of the subject site into one legal parcel will be required.
- 4.13 The submission of an on-site Stormwater Management Plan will be required.
- 4.14 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.15 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.16 The provision of an approved on-site residential loading facility will be required.

4.17 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.

4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATIONS

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.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Cultural Commission for information purposes.

*LP.*

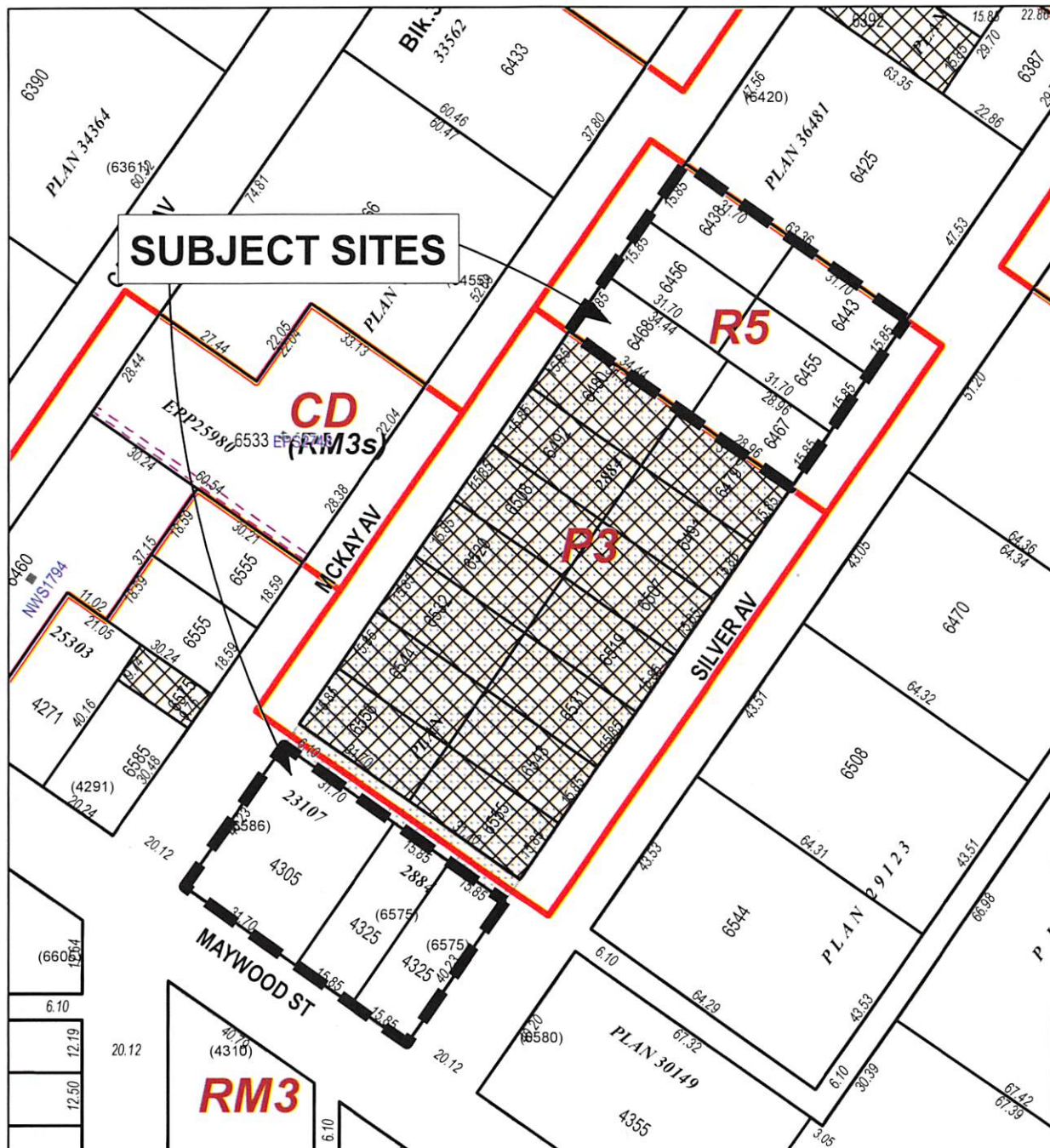
ZT:eb  
*Attachments*

cc: Director Engineering  
Director Parks, Recreation and Cultural Services  
Director Public Safety and Community Services  
City Solicitor  
City Clerk

# SCHEDULE A

## REZONING 17-00025

ADDRESS	LEGAL DESCRIPTION	PID
6438 McKay Ave.	Parcel "E" (H94881E) Lot 14 DL 151 and 153 Group 1 NWD Plan 2884	002-976-641
6456 McKay Ave	Westerly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on McKay Avenue by a uniform depth of 104 feet	010-745-190
6468 McKay Ave.	Lot 12 Except Parcel "A" DL 153 Group 1 NWD Plan 2884	002-797-976
6443 Silver Ave	Easterly half Lot 14 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet	010-745-254
6455 Silver Ave	Easterly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet	010-745-246
6467 Silver Ave	Parcel A (Explanatory Plan 13719) of Lot 12 DL 151 and 153 Group 1 NWD Plan 2884	002-594-382
4305 Maywood St	Lot "D" DL 153 Group 1 NWD Plan 23107	002-849-640
4325 Maywood St	Lot 3 DL 153 Group 1 NWD Plan 2884	003-089-215
4325 Maywood St	Lot 4 DL 153 Group 1 NWD Plan 2884	003-089-258



PLANNING & BUILDING DEPARTMENT



DATE:  
OCT 31 2017

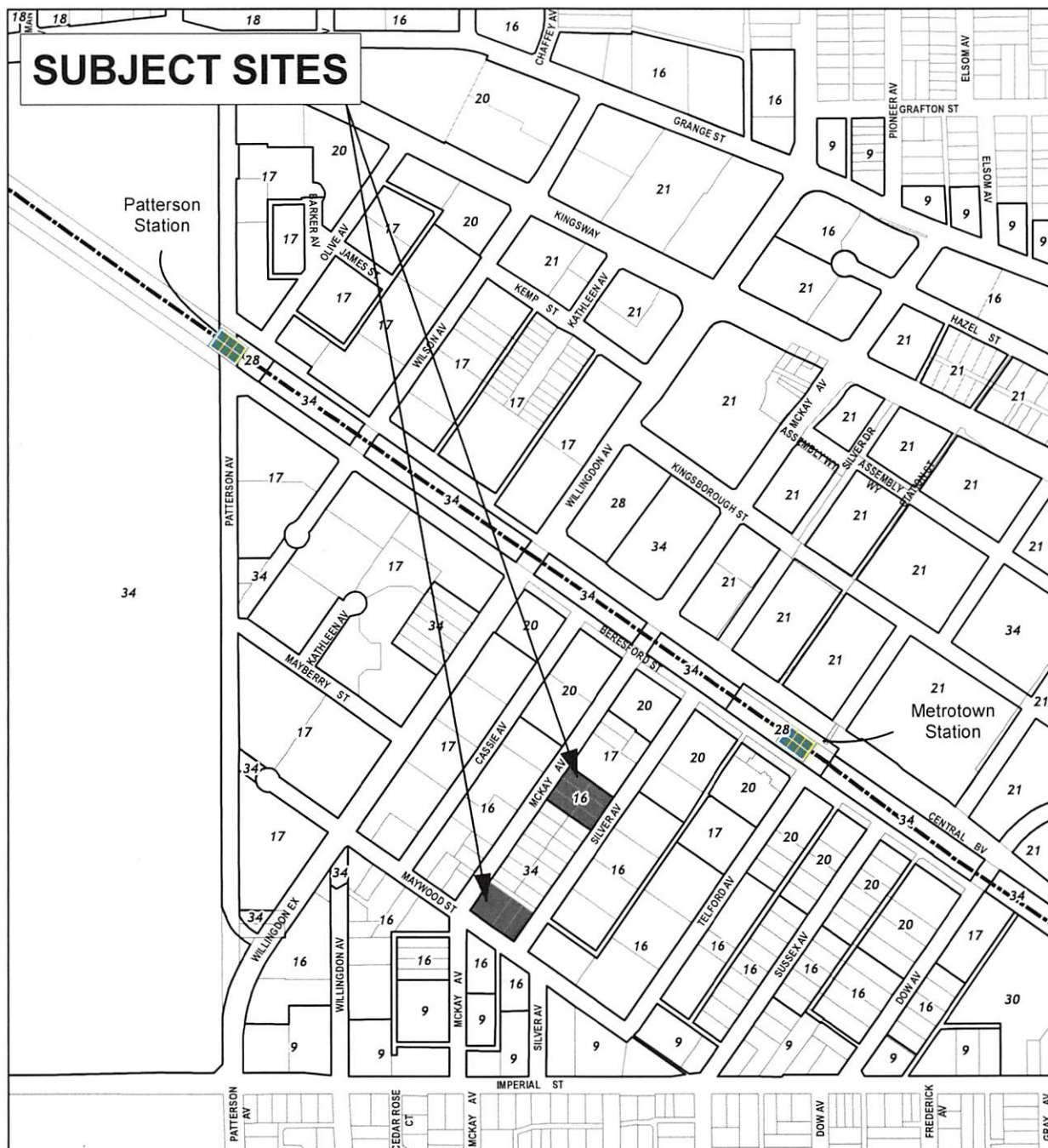
SCALE:  
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AY

REZONING REFERENCE #17-00025  
6438, 6456 AND 6467 MCKAY AVENUE  
6443, 6455 AND 6467 SILVER AVENUE  
4305 AND 4325 MAYWOOD STREET

 Subject Sites

Sketch #1



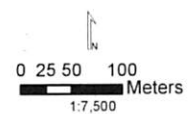
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

## Metrotown Plan





July 20, 2017

**HAND DELIVERED**

Zeralynne Te  
Community Planner  
City of Burnaby  
4949 Canada Way, Burnaby, BC

Dear Zeralynne:

**RE: Rezoning Application: "Maywood" 6438-6468 McKay Ave, 6443-6467 Silver Ave & 4305-4325 Maywood Street**

---

Please accept this letter and the attached rezoning application for the above noted addresses.

On behalf of Intracorp (IPL), I write to indicate IPL's intent to redevelop the subject lands to multi-family residential in a high-rise form, consistent with the policies set out in the recently adopted Metrotown Downtown Plan. This will be Intracorp's eighth residential property in Burnaby and the entire company is excited to build on our legacy and reputation in the Metrotown neighbourhood.

Intracorp owns 0.75 acres (32,448 square feet) of land within 6 subdivided lots at 6438-6468 McKay Avenue and 6443-6467 Silver Avenue. The lots are currently zoned R5. Four of the lots are currently improved with single detached homes, which will be demolished prior to rezoning for lot consolidation. Two of the lots are presently vacant. The proposed zoning of these lands will be CD, based on the RM4s designation as set out in Metrotown Downtown Land Use Plan. Legal descriptions and ownership of the properties are shown on the enclosed Land Title documents.

In addition, Intracorp has negotiated binding Purchase & Sale Agreements with 4305 & 4325 Maywood St, the two park designated parcels located to the south of Maywood Park. These lots have a total of 27,442 square feet of land that is designated as an expansion of Maywood Park. These lots are presently zoned RM3 and are improved by two three storey woodframe apartment buildings, constructed in the early 1960's. In total, the two buildings contain 32 rental units. These rental buildings which are past their economic life will be demolished as part of the Maywood Park expansion. A tenant relocation plan for the 32 units will be presented for Staff's consideration.

To fulfill the vision of the Metrotown Downtown Plan with the expansion and enhancement of Maywood Park for the benefit of the citizens of Burnaby, Intracorp has acquired the two Maywood Street parcels with the intention of assigning the properties to the City of Burnaby. In exchange for this assignment, this application contemplates the rezoning of the Maywood Street properties to RM4s with the intention of transferring the available density to the proposed high-rise tower located on the 6-lot assembly owned by Intracorp. Under the RM4(s) designation, 4305 and 4325 Maywood Street would have 98,791 square feet of available density for transfer (2.5 base plus 1.1 bonus).



In total, the proposed development will comprise 215,604 square feet, based on the maximum 3.6 FAR permitted under the RM4s designation, which is summarized as follows:

<u>Site Area:</u>	32,448 square feet (6438-6468 McKay Ave & 6443-6467 Silver Ave)
	+
	27,442 square feet (4305 & 4325 Maywood Street)
<u>Total Base 2.5 FAR:</u>	149,725 square feet
<u>Total Bonus 1.1 FAR:</u>	65,879 square feet

In closing, we feel strongly that the proposed application will be highly desirable for residents of the emerging Maywood neighbourhood and Burnaby citizens as a whole and look forward to working together to expeditiously move this application forward for Council's consideration. Here's a brief snapshot of the community benefits that we see resulting from this proposed development:

- Early expansion and enhancement of Maywood Park for the enjoyment of new and existing Metrotown residents
- Financial contributions to the City, estimated to be in excess of \$29 million, in the form of density payments relating to the park density transfer lands, bonus density applicable to Intracorp's 6 lot assembly, in addition to development cost charges
- A significant increase in the amount and diversity of Metrotown's housing stock
- Construction of a tower with a high level aesthetic design, in keeping with Intracorp's established reputation in Metrotown

We are working to provide you with an updated design drawing package for the end of July, which shows how design has advanced since our last discussion of this application. I'm looking forward to working with you over the coming months to create a Suitable Plan of Development for these properties.

Yours truly,  
INTRACORP MAYWOOD PARK LP

  
Kyle Wright  
Development Manager

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-31 2017 December 06

#### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Amir Sadath  
4308 Investments Ltd  
c/o Imperial Hospitality Ltd  
4125 Hastings Street  
Burnaby, BC V5C 2J3
- 1.2 Subject:** Application for the rezoning of:  
Lot 5 to 11, DL 121, Group 1, NWD Plan NW P1054
- From:** C8 Urban Village Commercial District and R5 Residential District
- To:** CD Comprehensive Development District (based on C8 Urban Village Commercial District, RM3 Multiple Family Residential District, C2h Community Commercial District, and the Heights Urban Village plan as guidelines)
- 1.3 Address:** 4125 Hastings Street
- 1.4 Location:** The subject site is located on the north side of Hastings Street, mid-block between Carleton Avenue and Gilmore Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site consists of 8 lots with a total width of 60.35 m (198.0 ft) and a depth of 80.02 m (262.53 ft.) and a total area of 4,821.15 m<sup>2</sup> (51,894.4 sq.ft.)
- 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 is to permit construction of a five storey mixed-use development fronting Hastings Street and a three storey ground oriented development fronting Albert Street.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site consists of a total of eight lots all addressed to 4125 Hastings Street. One of the lots fronts onto Hastings Street and the remaining seven front onto Albert Street, between Gilmore and Carleton Avenues. The lot which fronts onto Hastings Street is currently occupied with the Old Admiral Inn pub and licensee retail store (LRS). The remaining seven lots, located on the south side of Albert Street, serve as the parking lot (legally non-conforming) for the aforementioned commercial building. To the east of the proposed development site is a mixed-use commercial and

residential development which was developed under Rezoning Reference #52/88; to the north, across Albert Street, are older multiple family developments; to the east is a single-storey commercial development and a two-storey commercial development with a parking lot; and, to the south, across Hastings Street, are older single and two-storey commercial developments.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located within the Hastings Street Area Plan, with the lot fronting Hastings Street zoned C8 Urban Village Commercial District (Hastings) and the seven lots fronting Albert Street zoned R5 Residential District. The lot fronting Hastings Street is designated for mixed-use development under the C8 Urban Village Commercial District (Hastings) to a maximum density of 3.0 FAR, typically within a four to five storey building form. The lots fronting Albert Street are designated for multiple-family residential development under the RM3 Multiple Family Residential District to a maximum density of 1.1 FAR (see Sketch #2 *attached*). The lane that currently separates the site is proposed to be closed to include it within the development site. The proposed development concept is for a mixed-use building with grade level retail units, and four storeys of residential above on the Hastings Street frontage that terraces down to a three-storey residential form on the Albert Street frontage. The application is also proposing the inclusion of the C2h District in order to permit the retention of the existing licensee retail store (LRS).
- 3.2 The proposed development form would appear as a four-storey building from Hastings Street, with a double-height commercial space at grade with three storeys of residential uses above, as a five storey building internal to the site, and as a three-storey residential building from Albert Street. It is noted that, on 2012 December 10, Council approved a policy framework that permits a variance of the number of storeys allowed in the C8 and C8a District through CD Comprehensive Development District rezoning. The proposed development form would be contained within the established dimensional height limits and setbacks of the C8 District.
- 3.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary street, lane, boulevard, and pedestrian improvements.
- 3.4 The provision of any necessary road dedications and statutory rights-of-way will be determined by way of detailed road geometrics to be outlined in a future report to Council.
- 3.5 Vehicular access to underground parking for the site will be from the existing rear lane.
- 3.6 The completion of a Highway Closure Bylaw for the closure of the lane right-of-way is required.
- 3.7 The application involves the City-lane right-of-way measuring approximately 423.0 m<sup>2</sup> (4,553 sq. ft.) (subject to legal survey), which is to be closed and consolidated with the development site. A further report on the value of the City land and net closure area to be sold into the development will be submitted to Council at a later date for Council approval.

- 3.8 Section 219 Covenants will be required including, but not limited to: restricting the enclosure of balconies, and ensuring all disabled parking remains as common property.
- 3.9 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 3.10 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
- 3.11 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review approval.
- 3.12 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 3.13 Undergrounding of the existing overhead wires within the existing lane right-of-way is required.
- 3.14 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 3.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

#### 4.0 RECOMMENDATIONS

- 1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 3.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 2. **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.

LP

DR/GT:eb  
*Attachments*

cc: Director Engineering  
Director Public Safety and Community Services  
City Solicitor  
City Clerk



**SUBJECT  
SITE**

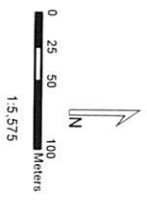


## Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

- |   |   |
|---|---|
| <input type="checkbox"/> 1 Single and Two Family Residential          | <input type="checkbox"/> 6 Medium Density Mixed Use |
| <input type="checkbox"/> 3 Medium Density Multiple Family Residential | <input type="checkbox"/> 7 High Density Mixed Use   |
| <input type="checkbox"/> 4 High Density Multiple Family Residential   | <input type="checkbox"/> 10 Institutional           |
| <input type="checkbox"/> 5 Commercial                                 |   |



Printed on August 28, 2017

**Sketch #2**

## **4308 Investments Ltd**

4125 Hastings Street

Burnaby, BC, V5C 2J3

**Burnaby August 2, 2017.**

**City of Burnaby**

**Planning department**

**Re: Letter of intent**

Dear Madam, Sir's

This application is to rezone our properties at 4125 Hastings Street and 4125 Albert Street. We are also wish to propose the inclusion of the lane between the properties in our development site.

**Legally Described as:** Lots 5 to Lots 11 Block 8 District Lot 121 Group 1 New Westminster District Plan 1054; Parcel "One" District Lot 121 Group 1 New Westminster District Reference Plan 74403

**PID:** 003-389-669; 003-389-715; 003-390-721; 003-390-756; 003-389-740; 003-389-766;

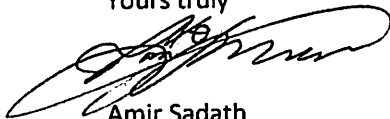
Please find attached the title searches for all the above parcels.

The purpose of the rezoning application is to develop the property in line with community designation for CD based on C8, C2h and RM3 to permit the development of a mixed use development with underground parking, commercial ground level units (including the retention of the existing liquor store) and residential above facing Hastings Street and ground-oriented residential units facing Albert Street.

We intend to create an airspace parcel for the CRU's and the rest of this development will be stratified to create residential strata lots.

Thank you.

Yours truly

A handwritten signature in black ink, appearing to read 'Amir Sadath', written over a horizontal line.

Amir Sadath

Owner / Director

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-32 2017 December 06

#### ITEM #05

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Blue Sky Properties Inc.  
Suite 1201 - 838 West Hastings Street  
Vancouver, BC V6C 0A6  
(Attention: Mark Kopinya)
- 1.2 Subject:** Application for the rezoning of:  
Lot 58, District Lots 151 and 153, Group 1, NWD Plan 25603
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM5s Multiple Family District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 5977 Wilson Avenue
- 1.4 Location:** The subject site is located on Wilson Avenue, between Kingsway and Central Boulevard (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a lot width of approximately 74.33 m (244 ft.) and an area of approximately 5,018.2 m<sup>2</sup> (54,015 sq. ft.).
- 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 to permit a high-density multiple-family residential apartment with townhouses fronting Wilson Avenue and full underground parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is located on the west side of Wilson Avenue, south of Kingsway. The site is currently improved with 62 older apartment units within two buildings, a central courtyard, and surface parking, all of which were constructed in 1963.

- 2.2 To the north is a mixed-use development oriented towards Kingsway with at-grade retail and residential apartments behind. To the south, east and west are older low-rise apartments.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The development site is within the Central Park East neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationships to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain station. Specifically, high density multiple-family residential developments east of Central Park are intended to have a tranquil park-like neighbourhood character, enhanced with publically accessible pocket parks as well as pedestrian and cycling linkages, which connect to Central Park, Kinnee Park, the BC Parkway and other parks within Metrotown. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums that do not exceed four storeys.

- 3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM5s Multiple Family Residential District. In line with development under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit, given its strategic location in relation to the nearby Metrotown SkyTrain station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development form for the site would consist of a single high-rise apartment building with a three storey townhouse form oriented towards Wilson Avenue.

### **4.0 GENERAL INFORMATION**

- 4.1 This rezoning application is for a single high-rise apartment building with a three storey townhouse form oriented towards Wilson Avenue. Vehicular access to the site is via the rear lane.
- 4.2 In accordance with the CD (RM5s) District, the applicant would achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide as per sq. ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding value of the bonused density.

- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:
- construction of Wilson Avenue to its final Town Centre standard (Two-Lane Collector) including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
  - construction of a Neighbourhood Linkage along the south edge of the site connecting James Street/lane to Wilson Avenue, including, landscaping, shared pedestrian and cycle path, and pedestrian lighting;
  - upgrading of the rear lane as necessary; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.4 A dedication in the range of 3.3 m is required along Wilson Avenue to enable public realm construction to its final standard.
- 4.5 Any necessary easements and covenants for the site are to be provided, including a statutory right-of-way for the Neighbourhood Linkage along the south edge of the site, connecting James Street/lane to Wilson Avenue.
- 4.6 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.7 Due to proximity to Kingsway, Central Boulevard, and the Patterson SkyTrain Station, an acoustical study is required to ensure compliance with Council-adopted sound criteria.
- 4.8 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and size of trees to be removed in advance of a tree cutting permit application.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the apartment units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.10 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required for Preliminary Plan Approval.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The provision of covered car wash stalls will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.

- 4.13 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 4.14 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

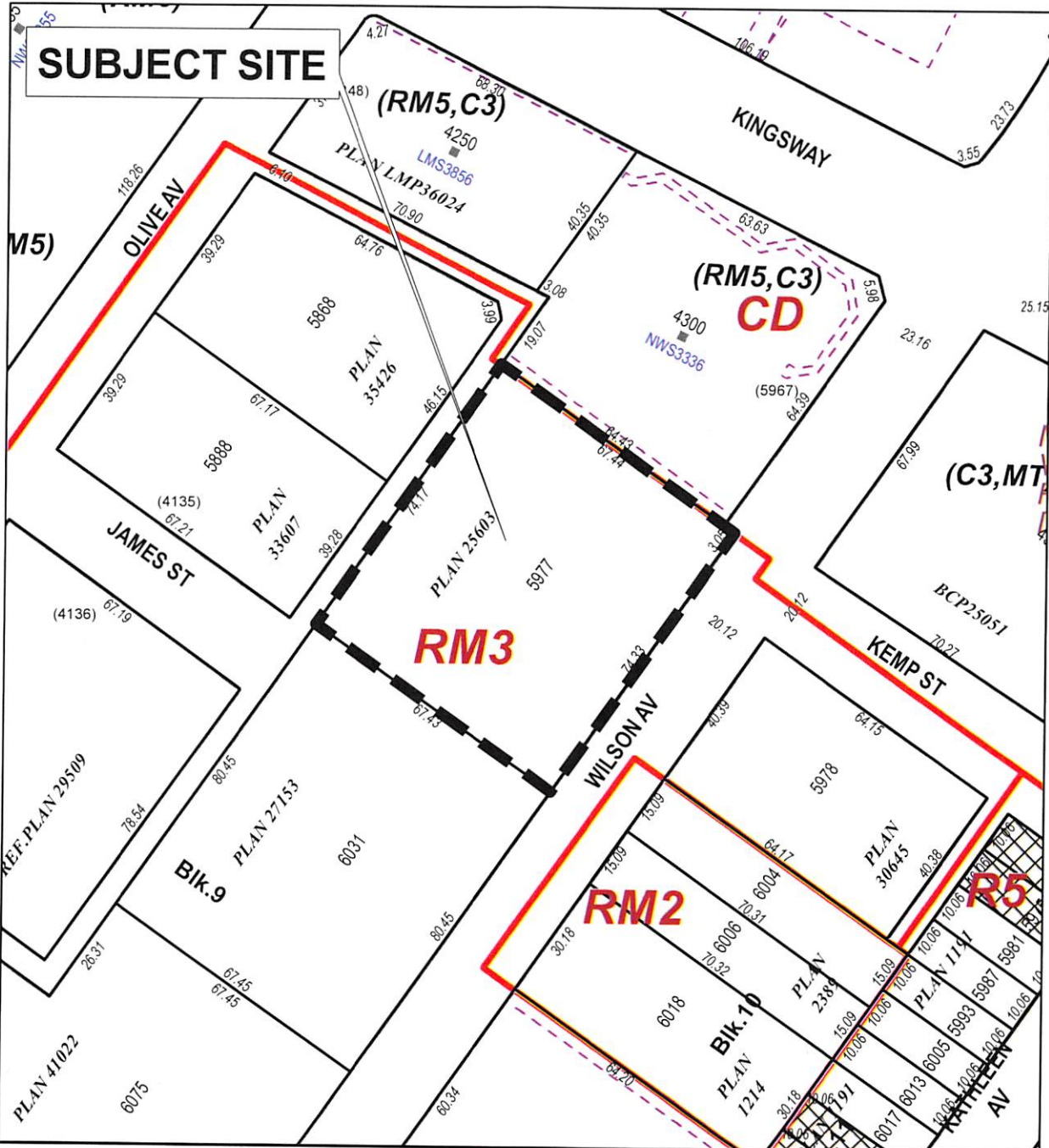
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

ZT:eb  
*Attachments*

cc: Director Engineering  
Director Public Safety and Community Services  
City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:  
NOV 06 2017

SCALE:  
1:1,500

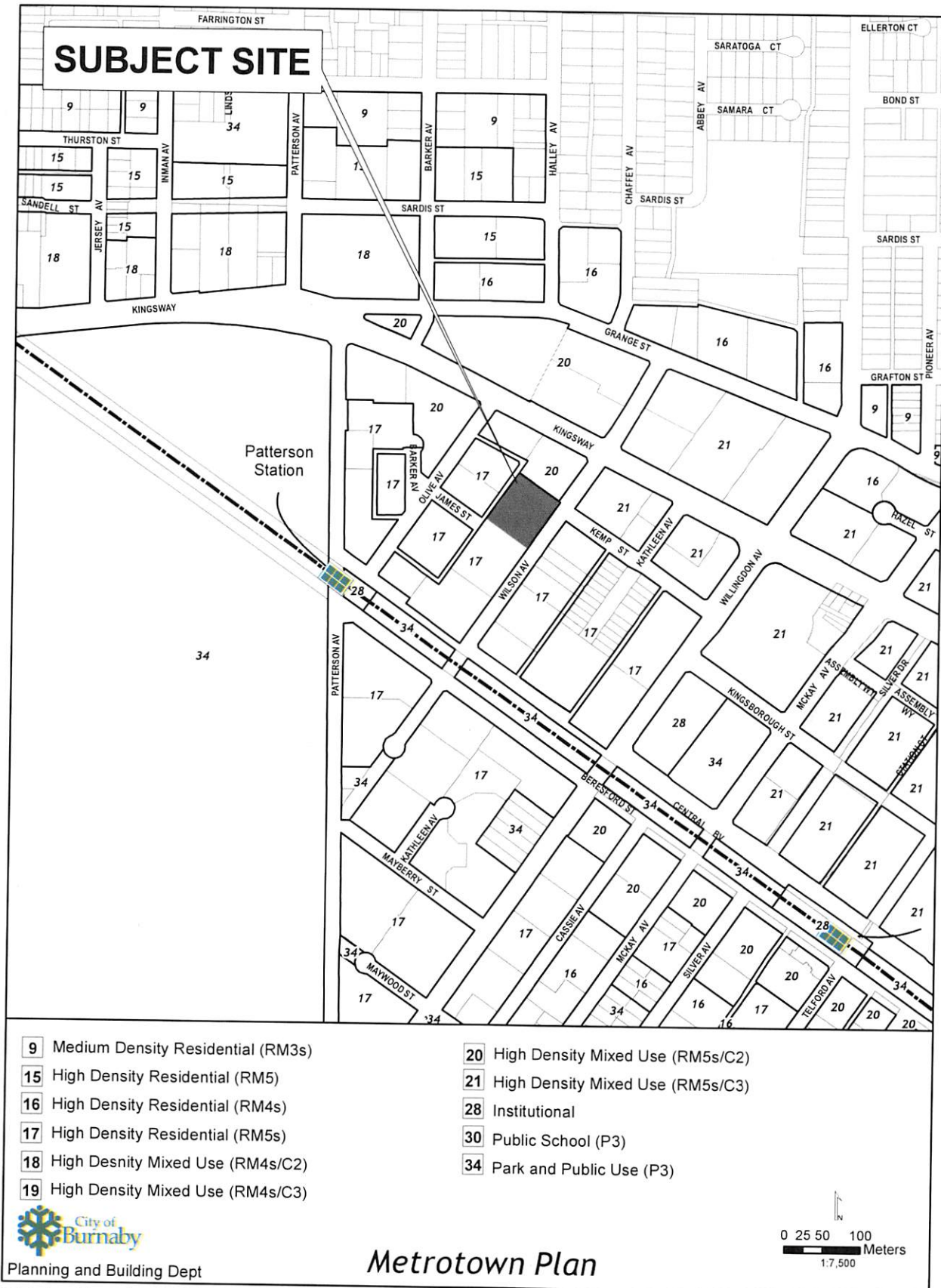
DRAWN BY:  
AY

REZONING REFERENCE #17-00032  
5977 WILSON AVENUE



Subject Site

Sketch #1



August 3<sup>rd</sup>, 2017

Mark Kopinya  
Director Development  
Blue Sky Properties  
838 W. Hastings  
Vancouver, B.C., V6C 0A6

**Lou Pelletier, Director  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2**

**Re: Rezoning Letter of Intent**  
5977 Wilson Avenue, Burnaby, B.C.

Dear Mr. Pelletier,

Please accept this application on behalf of BlueSky Properties to rezone the site at 5977 Wilson Avenue from the current RM3 Residential Multiple Family District to the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District and the Metrotown Downtown Plan as guidelines). The subject property is located within the Central Park East neighbourhood of the Metrotown Downtown Plan. The intent of this rezoning application is to develop a high-rise multi-family residential apartment building (approximately 42 storeys) to a maximum density of 5.0 FSR (+/- 268,978 s.f.) inclusive of the available 1.6 FAR Amenity Density Bonus. Parking for the project will be located on several levels of below grade, accessed from the rear lane.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application.

Sincerely,



---

**Mark Kopinya**  
Director, Development  
Blue Sky Properties

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #17-41  
2017 December 06

### ITEM # 06

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Golden Glory Developments Ltd.  
6580 Williams Road  
Richmond, BC V7E 1K5  
(Attn: Qiuying Yu)
- 1.2 Subject:** Application for the rezoning of:  
Lots 17-22, Block A, DL 95, Group 1, NWD Plan 1264
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** 6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street
- 1.4 Location:** The subject site is located on the northeast corner of Balmoral Street and Griffiths Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 60.36 m (198 ft.), a depth of 36.58 m (120 ft.) and a total area of approximately 2,208 m<sup>2</sup> (23,767 sq.ft.).
- 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 to permit the construction of a three-storey residential townhouse development with underground parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject development site is comprised of six properties and is located on the northeast corner of Balmoral Street and Griffiths Avenue. The properties are all currently zoned R5 Residential District and each is improved with a single-family dwelling in fair to poor condition. To the west across Griffiths Avenue are single-family dwellings, while to the north across a rear lane, are single-family dwellings and an older low-rise apartment building. To the south across Balmoral Street is a fifteen-unit townhouse development constructed in 1995 under Rezoning Reference #38/92, and an older low-rise apartment building. Immediately to the east are single-family dwellings with an older low-rise apartment building beyond.

### 3.0 BACKGROUND INFORMATION

The subject site is located within Sub-Area 1 of the Council-adopted Edmonds Town Centre Plan, and is intended to be rezoned to the CD Comprehensive Development District based on the RM3s Multiple Family Residential District as a guideline (see Sketch #2 *attached*).

### 4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM3s Multiple-Family Residential District and the Edmonds Town Centre Plan as guidelines) to permit the construction of a three-storey townhouse project to a maximum potential Floor Area Ratio (F.A.R.) of 1.5 (inclusive of a 0.4 F.A.R. density bonus) with underground parking. Vehicular access to the site will be from the lane.
- 4.2 A previous rezoning application for the subject site originally encompassed the four properties addressed 6909, 6915, 6921, and 6931 Balmoral Street (Rezoning Reference #15-59) and proposed rezoning to the CD Comprehensive Development District utilizing the RM2 Multiple-Family Residential District. That application has been cancelled, and the subject application submitted, in order to permit an expanded site for low-rise townhouse development, utilizing the RM3s Multiple-Family Residential District, in line with the Edmonds Community Plan.
- 4.3 With respect to the redevelopment potential of the remaining single-family properties to the east at 6957, 6965, 6975, 6983 and 6993 Balmoral Street, these five properties could together be consolidated in the future for RM3s District development, in line with the the Edmonds Community Plan.
- 4.4 Given the site's Town Centre location, the site is eligible for the amenity bonus provisions of the Zoning Bylaw under the RM3s District. In doing so, the applicant could achieve an additional 0.4 F.A.R. which would translate into approximately 883.2 m<sup>2</sup> (9,507 sq.ft.) of additional residential floor area (subject to survey), bringing the total maximum F.A.R. of the site to 1.5.
- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include but not necessarily be limited to:
- the construction of Balmoral Street and Griffiths Avenue abutting the development site to its final Town Centre standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas; and,
  - the construction of the rear lane to its full standard.
- Any required dedications along the Balmoral Street and Griffiths Avenue frontages will be determined by a detailed geometric and noted in a future report to Council.
- 4.6 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.

- 4.7 Given that the development site area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.8 The consolidation of the net project site into one legal parcel will be required.
- 4.9 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, a tree removal permit will be required.
- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.12 The developer is responsible for the undergrounding of overhead wiring abutting the site on Griffiths Avenue and the rear lane.
- 4.13 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area;
  - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit; and,
  - c) School Site Acquisition Charge of \$800 per unit.
- 4.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

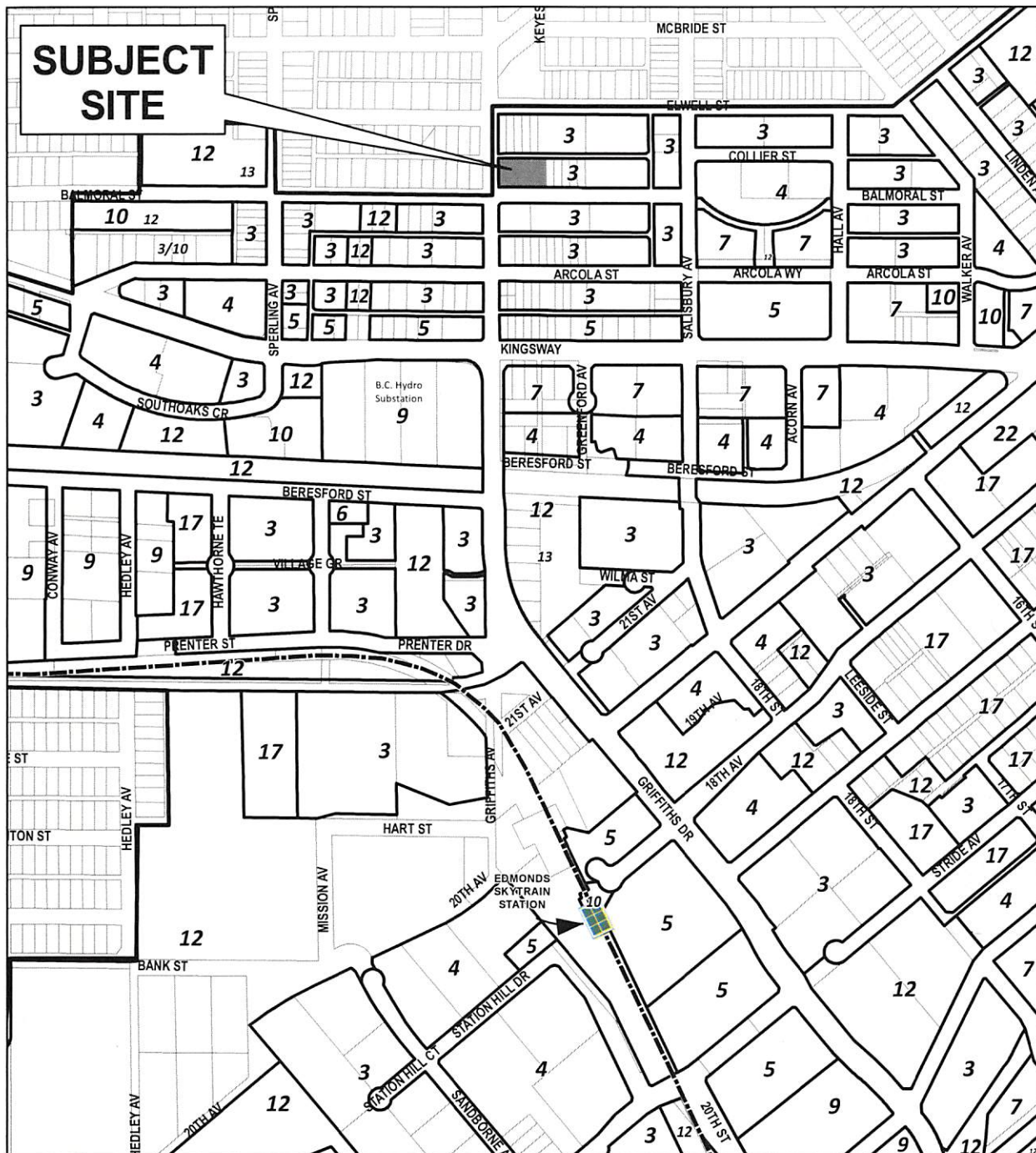
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*h.p.*

SMN:eb  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk





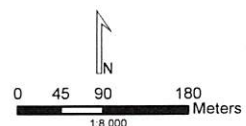
- |  |  |
|--|--|
| 1 Single and Two Family Residential          | 9 Industrial   |
| 3 Medium Density Multiple Family Residential | 10 Institutional   |
| 4 High Density Multiple Family Residential   | 12 Park and Public Use/Public School                                   |
| 5 Commercial                                 | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use                   | 22 Low/Medium Density Mixed Use  |
| 7 High Density Mixed Use                     |  |

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on November 9, 2017

Sketch #2

The Director,  
Planning Department,  
City of Burnaby,

September 15, 2017

Re. 6909-6949 Balmoral St.

Dear Sir,

We are the new owners of the four lots 6909-6931 Balmoral St. which has been the subject of a current rezoning Application #15-59. We have also been able to consolidate two additional lots, 6939 & 6949 and now have 6 lots with an overall consolidated lot size of 23,759.3 sqft.

Based on our review of the designated zoning, the area plan and our discussion with City staff, we would like to proceed with an application to rezone the subject six properties from the existing R5 to CD (RM3S), to allow us to construct a three storey, ground oriented townhouse development, with one level of underground parking.

The subject properties are located close to the Middlegate Mall within the Edmonds Town Centre Area. The consolidated size of the subject property will be approx. 198'x 120' with an area of 23,759.3 sqft. We are proposing to develop 23 ground oriented townhouse units with one level of underground parking for 48-50 cars. The proposed FAR will be in the range of 1.2 – 1.5.

City staff have confirmed that under the S category, additional density beyond the permitted 1.1 is available to purchase.

We look forward to working with City staff on this development project and hope to build a high quality building on the subject property.

Thanks,

Yours truly,

Kevin Lin / Qiuying(Yvonne) Yu

A handwritten signature in blue ink, appearing to read 'Yvonne', is written over the printed name.

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10002 2017 December 06

#### ITEM #07

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.  
212 – 3989 Henning Drive  
Burnaby, BC V5C 6N4  
Attn: Chris Dikeakos, Architect AIBC
- 1.2 Subject:** Application for the rezoning of:  
Lot 16 District Lot 124 Group 1 New Westminster District Plan 3343  
and Lot 137 District Lot 124 Group 1 New Westminster District Plan 52645
- From:** M2 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C9 Urban Village Commercial District, and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 4612 and 4650 Dawson Street.
- 1.4 Location:** The subject site is located on the southeast corner of Dawson Street and Alpha Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular L shape with a 95.1 m (312 ft.) frontage on Dawson Street, a 65.07 m (213 ft.) frontage on Alpha Avenue and a total area of 7,045.62 m<sup>2</sup> (75,838 sq. ft.).
- 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 to permit the construction of a mixed-use multi-family residential building with street fronting townhouses, and above and below grade structured parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two lots, which are currently occupied by older industrial buildings. To the west, across Alpha Avenue, is a proposed high-density mixed-use site

undergoing a Master Plan and detailed Phase I development under Rezoning Reference #17-36, with Willingdon Avenue beyond. To the south is a recently rezoned site for a 23 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #15-30, with high-rise residential buildings with street fronting townhouses at grade under construction under Rezoning References #14-11 and #15-31 beyond. To the east are older industrial buildings with Beta Avenue beyond. To the north, across Dawson Street, is an automotive dealership, with Loughheed Highway beyond.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan area and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District, C9 Urban Village Commercial District and Brentwood Town Centre Development Plan as guidelines) (see Sketch #2 *attached*). The general form and character envisioned for this site is for a single high-rise residential tower atop a podium consisting of ground oriented townhouses fronting Alpha Avenue and street fronting commercial facing Dawson Street to punctuate the eastern end of the Dawson High Street.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on RM4s Multiple Family Residential District, C9 Urban Village Commercial District, and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with ground oriented townhouses and street fronting commercial.

Parking is expected to be provided both above grade within structure (faced with residential units on Alpha Street) and underground. The maximum permitted commercial density would be 2.2 FAR for C9 and the maximum residential density would be 3.6 FAR for RM4(s), inclusive of a 1.1 FAR amenity density bonus.

- 4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:
- the construction of Dawson Street frontage to its final Town Centre (Collector Road) standard with concrete curb and gutter, broad sidewalks, street trees, street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage;
  - the construction of Alpha Avenue frontage to its final Town Centre (Local Road-Residential) standards with concrete curb and gutter, separated

- sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage; and,
- contribution toward pedestrian and cycling overpasses of the BNSF and CN Rail Lines.

Any necessary dedications along the Dawson Street frontage will be determined by a detailed geometric and noted in a future report to Council.

- 4.3 Given the steep slope across the lot, it is anticipated that the site would need to be fully excavated to accommodate underground parking. On this basis, the retention of trees on site is not considered achievable. An arborist's report concerning the removal or retention of any trees will, however, be required. The removal of any trees over 20 cm (8 in.) caliper will require a tree removal permit.
- 4.4 Vehicular access to the site will be from Alpha Avenue.
- 4.5 Due to the subject site's proximity to Lougheed Highway and the BNSF rail line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, to ensure that the development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.
- 4.7 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.8 Execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development will be required.
- 4.9 As the development site is over one acre, a Storm Water Management Plan is required.
- 4.10 In line with the City's adopted guidelines for adaptable housing, 20% of the single-level (apartment) units within the proposed development will meet BC Building Code adaptable housing standards.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.

- 4.13 The provision of covered car wash stalls will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.14 A Site Profile and the resolution of any arising issues will be required.
- 4.15 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.16 Approval of the rezoning by the Ministry of Transportation will be required due to the site's proximity within 800 metres of the TransCanada Highway.
- 4.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

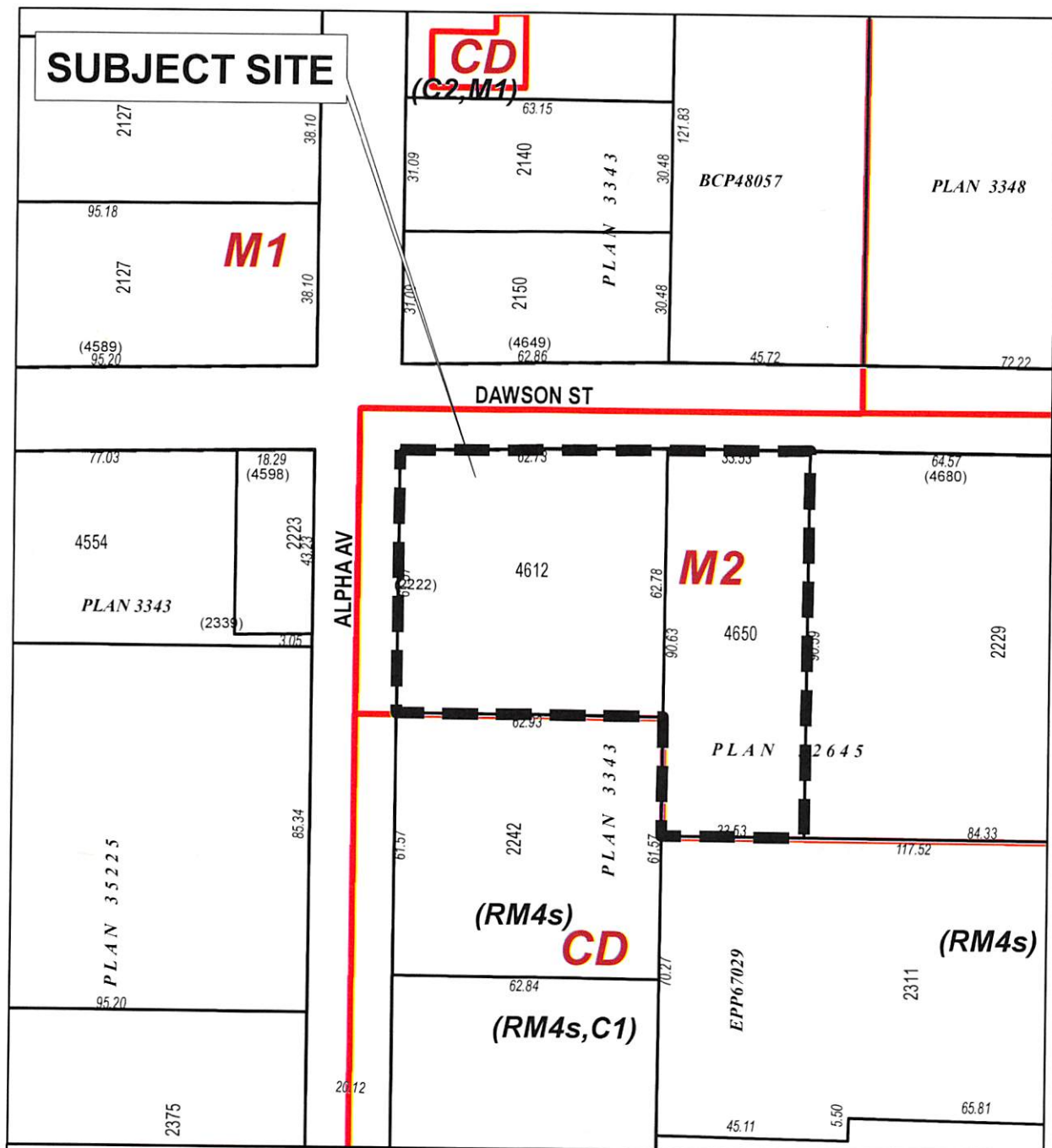
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*LP.*

IW:eb  
*Attachments*

cc: Director Engineering  
Director Public Safety and Community Services  
City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:  
OCT 17 2017

SCALE:  
1:1,500

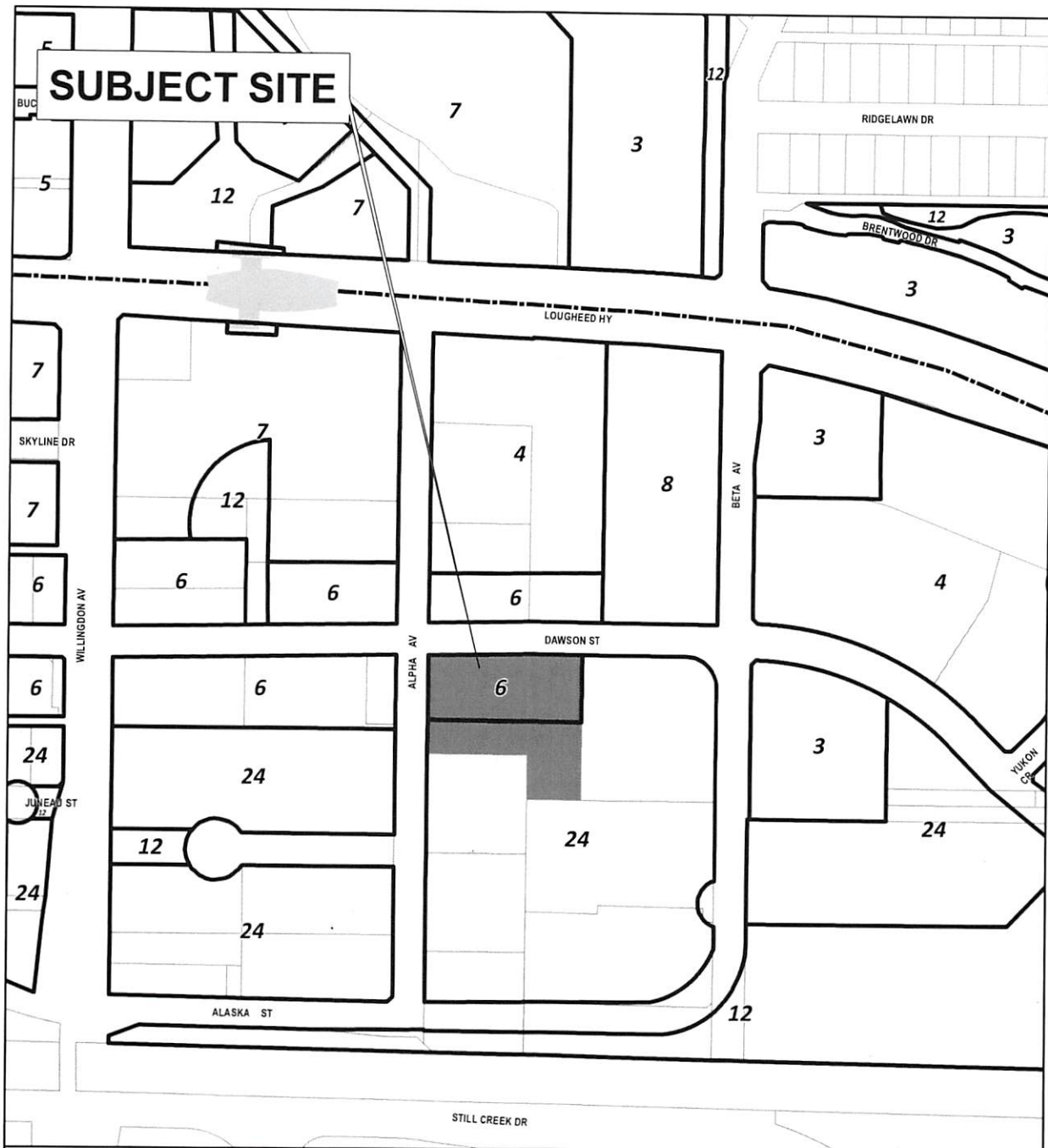
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AY

REZONING REFERENCE #17-10002  
4612 AND 4650 DAWSON STREET



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 -

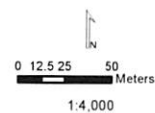
Brentwood Succession (RM4s)



Planning and Building Dept

Printed October 17, 2017

## Brentwood Plan



Sketch #2



CHRIS DIKEAKOS ARCHITECTS INC.

October 10, 2017

Mr. Lou Pelletier, Director  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re: Rezoning Letter of Intent for 4612 – 4650 Dawson Street, Burnaby, B.C.**

Dear Mr. Pelletier,

As authorized agents on behalf of 1096615 B.C. Ltd. we submit this application to rezone 4612 -4650 Dawson Street, Burnaby B.C. from the current M2 zoning to CD Comprehensive Development District (utilizing the RM4s Multi-Family Residential District and C9 Urban Village Commercial District). The intent of this rezoning application is to construct a mixed-use high-rise market residential condominium consistent with the Brentwood Town Center Plan including retail and Amenity uses. All parking for the project will be located below grade.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application. Please call me direct at 604-291-2660 should you have any questions regarding this application.

Yours truly,

---

**Chris Dikeakos, Architect AIBC, AIA**  
Managing Principal  
Chris Dikeakos Architects Inc.

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10003 2017 December 06

#### ITEM #08

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** BSBP Developments Ltd.  
#202 – 3823 Henning Drive  
Burnaby, BC V5C 6P3  
(Attn: Peter Hall)
- 1.2 Subject:** Application for the rezoning of:  
See Schedule 'A'
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Byrne Road and Marine Way Commercial Precinct Development Plan as guidelines)
- 1.3 Address:** 5317, 5371 Byrne Road and Portion of 9001 Bill Fox Way
- 1.4 Location:** The subject site is located at the northwest side of Byrne Road between Marine Way and Bill Fox Way (Sketch #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a total area of approximately 1.19 hectares (2.94 acres) (subject to legal survey).
- 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 to permit construction of a multi-tenant office and light-industrial building.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Byrne Road and Marine Way Commercial Precinct component of the Big Bend Development Plan area, on the northwest side of Byrne Road between Marine Way and Bill Fox Way. The subject site comprises the properties at 5317, 5371 Byrne Road and a portion of the City-owned property at 9001 Bill Fox Way. To the northeast, adjacent to the site is an existing light-industrial and office development. Adjacent the site, to the northwest is Byrne Creek and the Riverway Golf Course beyond. To the southwest is an existing light-industrial development, with existing industrial developments beyond Bill Fox Way and the

CPR rail line. To the southeast, across Byrne Road are vacant lands, a pump station and a warehousing development, with the Mayberry Cranberry Farm beyond.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is currently vacant and is situated within the Byrne Road and Marine Way Commercial Precinct and is designated for business centre and light-industrial uses in accordance with the adopted Big Bend Development Plan (see *attached* Sketch #2).
- 3.2 The subject site includes a portion of the City-owned property at 9001 Bill Fox Way, on the southeast side of Byrne Creek. The portion of the City-owned property that forms part of the subject site is currently zoned M2 General Industrial District. This portion of the property was the subject of Rezoning Reference #17/91, which rezoned the portion to the M2 District in order to bring it into conformance with the adopted industrial land use designation of the Big Bend Development Plan. The remainder of the City-owned property is zoned P3f Park and Public Use District and is improved with the Riverway Golf Course, northwest of Byrne Creek. As noted, the subject site is separated from the golf course by Byrne Creek.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District and Byrne Road and Marine Way Commercial Precinct Plan as guidelines) in order to permit the construction of a multi-tenant light-industrial and office development. Vehicular access will be provided from Byrne Road.
- 4.2 The application involves the sale of a portion of the City-owned property at 9001 Bill Fox Way. The portion of the property to be sold has a gross area of approximately 4,841.59 m<sup>2</sup> (52,114 sq. ft.) (subject to legal survey). A further report related to the purchase of the City land will be submitted to Council at a later date to seek Council approval of the purchase price.
- 4.3 The Director of Engineering will provide an estimate for all services necessary to serve this site including but not necessarily limited to the construction of a separated sidewalk with boulevard grassing and street trees on Byrne Road fronting the development site.
- 4.4 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 4.5 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.

- 4.6 The completion of the necessary subdivision and consolidation of the net project site into one legal parcel and resolution of any arising requirements will be required.
- 4.7 A Site Profile and resolution of any arising requirements will be required.
- 4.8 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.9 A tree survey of the site will be required to determine the suitability of preserving any of the existing trees.
- 4.10 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.11 The site will need to achieve flood proofing elevation and the registration of a Section 219 Covenant will be required.
- 4.12 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATIONS

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.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, and subject to the applicant pursuing the rezoning and subdivision/consolidation proposal to completion.

*h.p.*

GT:eb  
*Attachments*

cc: Director Engineering  
Director Parks, Recreation and Cultural Services  
Director Public Safety and Community Services  
City Solicitor  
City Clerk

**Schedule A**  
**Rezoning Reference #17-10003**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
5317 Byrne Road	Lot 5 District Lot 162 Group 1 New Westminster District Plan 7195	001-683-900
5371 Byrne Road	Lot 6 District Lot 162 Group 1 New Westminster District Plan 7195	001-679-635
Ptn. Of 9001 Bill Fox Way	Lot 1 District Lots 162, 163, 164 And 165 Group 1 New Westminster District Plan Epp30041	029-107-997

# SUBJECT SITE

RIVERWAY GOLF COURSE

P3f

9001 Bill Fox Way

(M5)

(M5)

(M5,M5r)

(M5,P2)

PLAN 7195

M2

CD

(M5,P2)

CD

(M5)

BILL FOX WY EPP29090

BYRNE RD

WIGGINS ST

Rem.Blk.1

PLAN 1248

A1



PLANNING & BUILDING DEPARTMENT



DATE:

NOV 20 2017

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #17-10003

5317 AND 5371 BYRNE ROAD

PORTION OF 9001 BILL FOX WAY

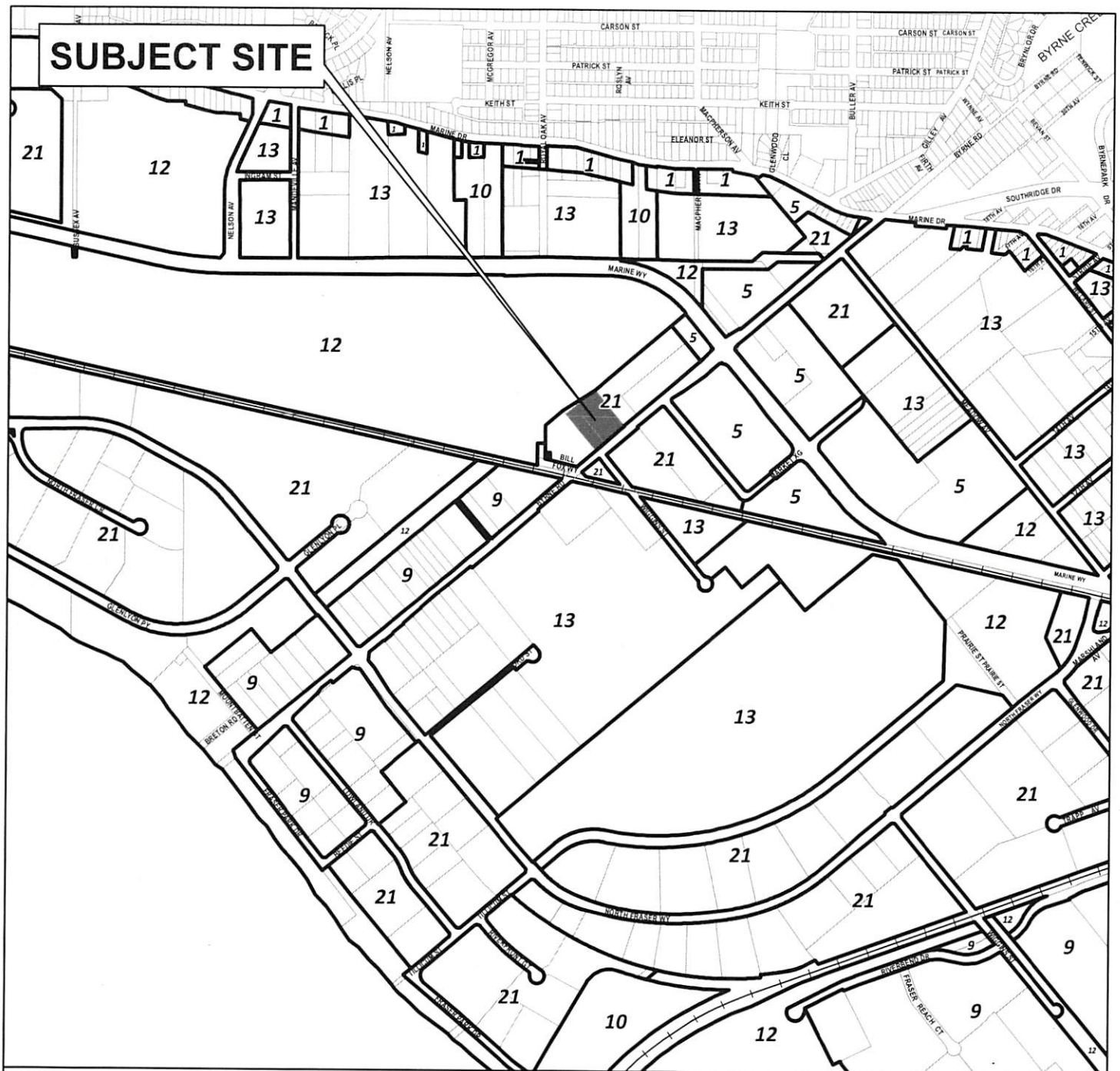


Subject Site

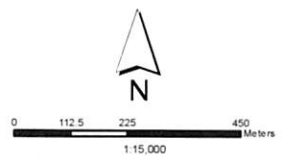


City-owned Property

Sketch #1



- |   |                             |
|---|-----------------------------|
| 1 Single and Two Family Residential       | 10 Institutional            |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use      |
| 5 Commercial                              | 13 Agricultural             |
| 9 Industrial                              | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan

**BSBP Developments Ltd.**

#202 - 3823 Henning Drive, Burnaby, BC V5C

#207 - 4288 Lozells Avenue, Burnaby, BC V5A 0C7

October 17, 2017

City of Burnaby  
4949 Canada Way  
Burnaby, BC  
V5C 1M2

Dear Sirs,

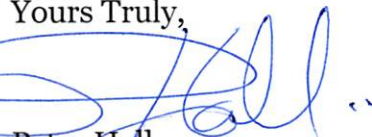
**Re: 5317 & 5371 Byrne Road - 1.76 acres and  
Portion of 9001 Bill Fox Way - 1.24 acres (approx.)  
For clarification - see attached plan**

With respect to the above-mentioned properties currently zoned M2 and improved with a single family home and an accessory building, we intend to rezone the property to CD- M2/ M5 for the purpose of developing a multi tenant, office/light industrial development.

The existing structures would be demolished and the site grades would be raised to current floodplain elevation. The proposed development would be consistent with a Business Centre Development and inline with the Big Bend Development Plan of business/office/ light industrial.

We look forward to working with the City in this regard.

Yours Truly,



Peter Hall  
BSBP Developments Ltd.

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10005 2017 December 06

#### ITEM #09

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Foad Rafii, M. Arch FRAIC Architect AAA, AIBC, NSAA  
Principal  
Rafii Architects Inc.  
Suite One 1600 Howe Street  
Vancouver, BC V6Z 2L9
- 1.2 Subject:** Application for the rezoning of:  
Lot 1, DL 125, Group 1, NWD Plan 3674 and Parcel A (Reference  
Plan 6258) Lot 2 DL 125 Group 1 NWD Plan 3674
- From:** M2 Manufacturing District
- To:** CD Comprehensive Development District (based on RM5s Multiple  
Family Residential District and Brentwood Town Centre  
Development Plan guidelines)
- 1.3 Address:** 2152 and 2172 Douglas Road
- 1.4 Location:** The subject site is located on the southeast corner of Douglas Road  
and Lougheed Highway (Sketch #1 *attached*).
- 1.5 Size:** The site is triangular in shape with a 138.46 m. (454ft.) frontage on  
Douglas Road and a 163.76 m. (537ft.) frontage on Lougheed  
Highway and a total area of 6,046.78 m<sup>2</sup> (65,087sq. ft.).
- 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 to permit  
the construction of a multi-family residential building with street-  
fronting townhouses and/or work/live units and underground parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is comprised of two lots, which are currently occupied by older industrial  
buildings.

- 2.2 Directly to the west, across Douglas Road, is a high-rise multiple-family building with street fronting townhouses fronting on Dawson Street developed under Rezoning Reference #06-60, with Phase 1b of the Woodlands Site Master Plan, comprised of two high-rise multiple family (Rezoning Reference #16-25) beyond. To the southeast are two high-rise multi-family residential buildings with street fronting townhouses approved under Rezoning Reference #05-47, with a proposed high-rise multiple-family building with street fronting townhouses on Springer Avenue (Rezoning Reference #16-35) beyond. Across Lougheed Highway, to the north of the subject site, are older high-rise multiple-family residential buildings.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for multiple-family redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline and the Holdom Station Area Guide Plan indicates a townhouse frontage.
- 3.2 The general form and character envisioned for this site is for a single high-rise residential tower atop a podium comprising of street oriented townhouses and/or work/live fronting Douglas Road.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with street fronting townhouses and/or work/live and full underground parking. The maximum permitted residential density would be 5.0 FAR, inclusive of a 1.6 FAR amenity density bonus. Use of the C2 District would be introduced to accommodate commercial density of work/live units.
- 4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:
- the construction of Lougheed Highway frontage and reconstruction of half the interim works in front of 2200 Douglas Road (with the remaining half reconstructed under Rezoning Reference #16-35) to its final Town Centre (Arterial Road) standard with concrete curb and gutter, broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs), street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage;
  - the construction of Douglas Road frontage to its final Town Centre (Local Collector) standards with concrete curb and gutter, separated sidewalks, street

- trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
- contribution toward reconstruction of the Douglas Road/Delta Avenue and Lougheed Highway intersection to its final Town Centre (Major Arterial to Collector) standard with concrete curb and gutter, separated pedestrian / cyclist facilities, rainwater management amenity areas, street lighting and pedestrian lighting on the southeast corner across the development's frontage, as necessary; and,
- contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

Any necessary dedications along Lougheed Highway and Douglas Road street frontages will be determined by a detailed geometric and noted in a future report to Council.

- 4.3 It is anticipated that the south end of the site, adjacent to Douglas Road, would need to be fully excavated to accommodate underground parking. On this basis, the retention trees on site may not be achievable. An arborist's report concerning the removal or retention of any trees will, however, be required. The removal of any trees over 20 cm (8 in.) caliper will require a tree removal permit.
- 4.4 Vehicular access to the site will be from Douglas Road.
- 4.5 Due to the subject site's proximity to Lougheed Highway and the Millennium SkyTrain Line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, to ensure that the development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.
- 4.7 An on-site stormwater management plan is required.
- 4.8 In line with the City's adopted guidelines for adaptable housing, 20% of the single-level (apartment) units within the proposed development will meet BC Building Code adaptable housing standards.
- 4.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.10 Approval by the Engineering Department Traffic Division of on-site residential and commercial loading facilities will be required.
- 4.11 The provision of covered car wash stalls will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.

- 4.12 A Site Profile and the resolution of any arising issues will be required.
- 4.13 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

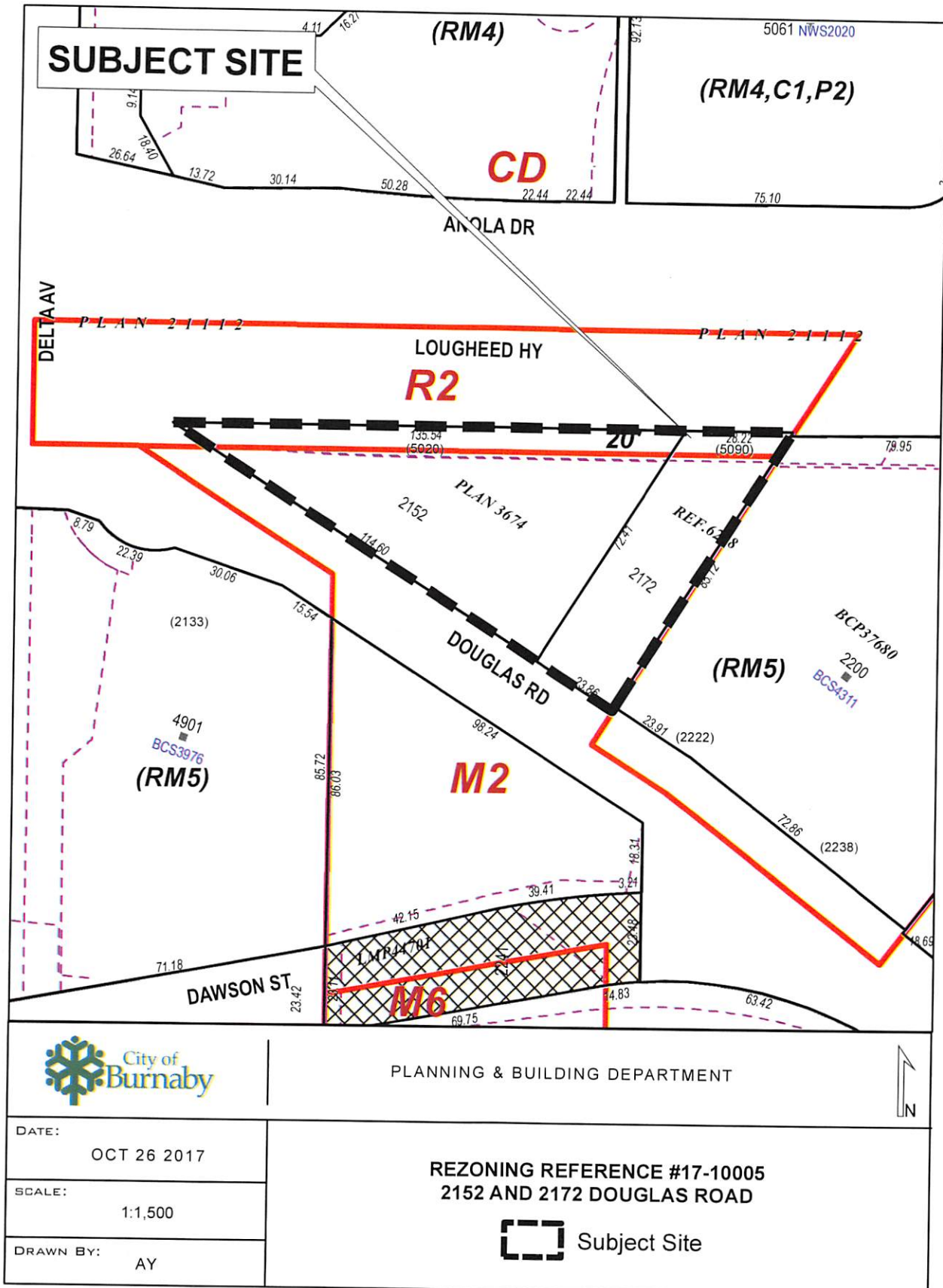
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*LP*

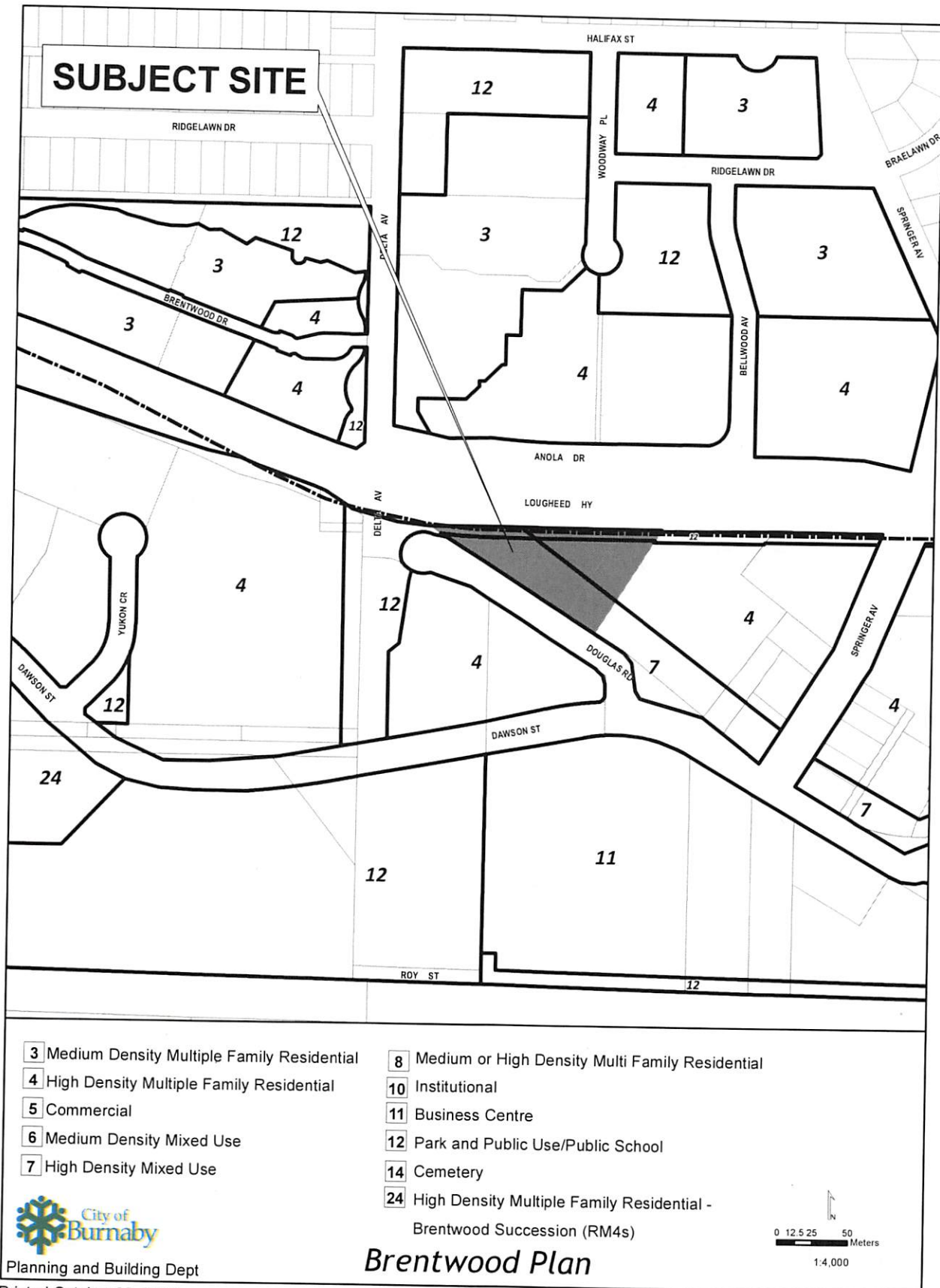
IW:eb

### *Attachments*

cc: Director Engineering  
Director Public Safety and Community Services  
City Solicitor  
City Clerk



Sketch #1



October 23, 2017

CITY OF BURNABY  
Planning and Building Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Attention: Mr. Ian Wasson

**RE: REZONING LETTER OF INTENT, 2152 & 2172 Douglas Road, Burnaby BC**


Dear Mr. Wasson,

On behalf of IMANI DEVELOPMENT, please accept our application to rezone 2152 and 2172 Douglas Road, from the current M2 General Industrial District, to a CD (RM5s) Multiple Family Residential District. The intent of this rezoning application is to develop a high-rise residential building and townhomes on Douglas Road.

The proposed development has a residential FAR of 5.0 and a building height of 147m. The density sought for this project would coincide with the provision of green open space, pedestrian access from North and South and vehicular access from the south side of the site.

Thank you for your consideration, and we look forward to moving onto the next steps in the rezoning process.

Truly,



Foad Rafii, M. Arch FRAIC  
Architect AAA, AIBC, NSAA.  
Principal  
RAFII ARCHITECTS INC.



SUITE ONE  
1600 HOWE ST  
VANCOUVER BC  
V6Z 2L9 CANADA

TEL  
604.688.3655

FAX  
604.688.3522

EMAIL  
rai@rafiichitects.com

WWW  
rafiichitects.com

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #17-10006  
2017 DECEMBER 06

### ITEM #10

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Colliers International  
19<sup>th</sup> Floor - 200 Granville Street  
Vancouver, BC  
(Attn: Gordon Easton)
- 1.2 Subject:** Application for the rezoning of:  
Lots 1-7 Block 47 District Lot 69 Group 1 New Westminster District  
Plan 1321
- From:** P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on P3 Park and  
Public Use District, P2 Administration and Assembly District and the  
Broadview Community Plan as guidelines)
- 1.3 Address:** 4041 Canada Way
- 1.4 Location:** The subject site is located on the north side of Canada Way between  
Gilmore Avenue and Smith Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, with a width of approximately  
120.72 m (396 ft.), a depth of approximately 63.15 m (207 ft.), and  
an area of approximately 7,660.46 m<sup>2</sup> (82,456 sq.ft.).
- 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 to permit  
the heritage revitalization and designation of the "Schou Street  
School", and construction of a new adjoining building for the offices  
of the Burnaby School District.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** To the north of the subject site, across Norfolk Street is a ground oriented townhouse  
development. To the east across Gilmore Avenue is the Carleton Gardens Seniors

housing development. To the south across Canada Way is the Burnaby Ismaili Centre. Directly to the west is Broadview Park.

- 2.2 The subject development site is comprised of twelve lots. The property is currently occupied by the Schou School constructed in 1914, which is on the Burnaby Heritage Register, the adjoining annex was constructed in 1979, along with surface parking and an open field adjacent Broadview Park.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The development site is within Broadview Community Plan (Community Plan 8) and is designated for P3 Park and Public Use District uses, identified specifically for the Schou Education Centre. (see Sketch #2 *attached*). Given its location adjacent to Broadview Park and the long-standing history of school sites being zoned P3 Park and Public Use District, the site was zoned P3 at the time the 1965 Zoning Bylaw was adopted by Council. As an operating school site, the retention of the P3 District would be appropriate. However, as an administration office for the Burnaby School District 41, the zoning requires the addition of the P2 Administration and Assembly District as a guideline to accommodate the proposed administration offices. As such, the applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the P3 Park and Public Use District, P2 Administration and Assembly District and the Broadview Community Plan as guidelines).
- 3.2 The protection of the “Schou Street School” as an integral component of the development proposal will be accommodated through the application of a Heritage Revitalization Agreement to provide for its adaptive reuse and long term protection as a designation Heritage Site.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning to CD Comprehensive Development District (based on the P3 Park and Public Use District, P2 Administration and Assembly Institutional District and the Broadview Community Plan as guidelines). The development will include a heritage revitalization and a heritage designation of the existing “Schou Street School” and permit the construction of a new adjoining building with surface and underground parking, for the replacement of the existing School District 41 offices currently located at 5325, 5385 Kincaid Street.
- 4.2 The 1914 “Schou Street School” is listed on the Burnaby Heritage Inventory and is intended to be retained and restored. The required Heritage Revitalization Agreement provisions will include detailed heritage assessment, conservation plan, restoration and preparation of a maintenance plan prepared by a qualified heritage consultant. A landscape plan pursuing plant and hardscape materials compatible with the heritage building design will be required, including retention of the existing Horse Chestnut trees.

A pre-requisite condition of the approval of the Heritage Revitalization Agreement will include the listing of the Schou Street School on the Burnaby Heritage Register and the preparation of a Heritage Designation bylaw, which will be reviewed by the Community Heritage Commission for recommendation to Council in a separate report.

Under the proposed Heritage Revitalization Agreement it is proposed that the exterior of the school building will be restored, preserved and protected by a Heritage Designation Bylaw. The interior of the building is to be adaptively rehabilitated to house the proposed new School Board meeting room and other office spaces. The design of the new interior spaces should respect the original heritage style of the building and will be subject to review and consideration under the Heritage Revitalization Agreement. The interior of the building will not be protected by bylaw, however any future renovations will be the subject of review to maintain compatibility with the heritage structure.

- 4.3 With respect to the proposed density, the development of the site will be governed by the P2 Administration and Assembly District, which permits a maximum coverage of 50% and a maximum height of 12m (39.37 ft.). Notwithstanding, height, coverage and setbacks could be varied, as necessary, through the CD Comprehensive Development District and the Heritage Revitalization Agreement.
- 4.4 The consolidation of the 12 lots that comprise 4041 Canada Way will be a requirement of the subject rezoning.
- 4.5 Servicing requirements will include, but not necessarily be limited to:
- upgrade of existing curb and gutter, separated sidewalk, with street trees and street lighting along Canada Way, as needed;
  - upgrade of existing curb and gutter, and construction of separated sidewalk, with street trees and street lighting along Norfolk Street as needed; and,
  - upgrade of Gilmore Avenue to its final Local Road standard with curb and gutter, street trees and street lighting along the development frontage.
- 4.6 Road dedications along Canada Way will be required to facilitate the construction of Canada Way to its final Collector Primary Standard. Dedications are to be determined by detailed road geometric and will be outlined in a future report to Council.
- 4.7 The existing trees along the Canada Way frontage are intended to be retained. A tree survey and arbourist's report will be a requirement of this rezoning application.
- 4.8 The undergrounding of existing overhead wiring on Norfolk Street abutting the site will be required.
- 4.9 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided including, but not necessarily limited to:

- Section 219 Covenant restricting fencing adjacent Broadview Park;
- Section 219 Covenant for the provision and ongoing maintenance of the Schou School heritage building; and,
- Section 219 Covenant for the provision and ongoing maintenance of stormwater management facilities.

- 4.10 A solid waste and recycling access plan and commitment to implement the recycling provisions will be required.
- 4.11 GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.12 An on-site stormwater management plan will be required.
- 4.13 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

## 5.0 RECOMMENDATIONS

1. **THAT** a copy of this report be forwarded to the Burnaby Heritage Commission for information.
2. **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.

LP.

JBS:eb

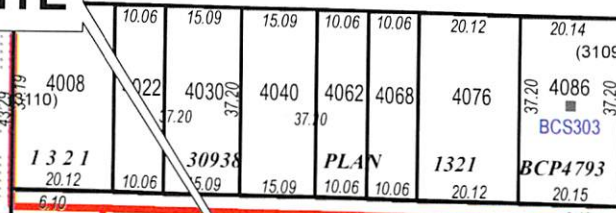
**Attachments**

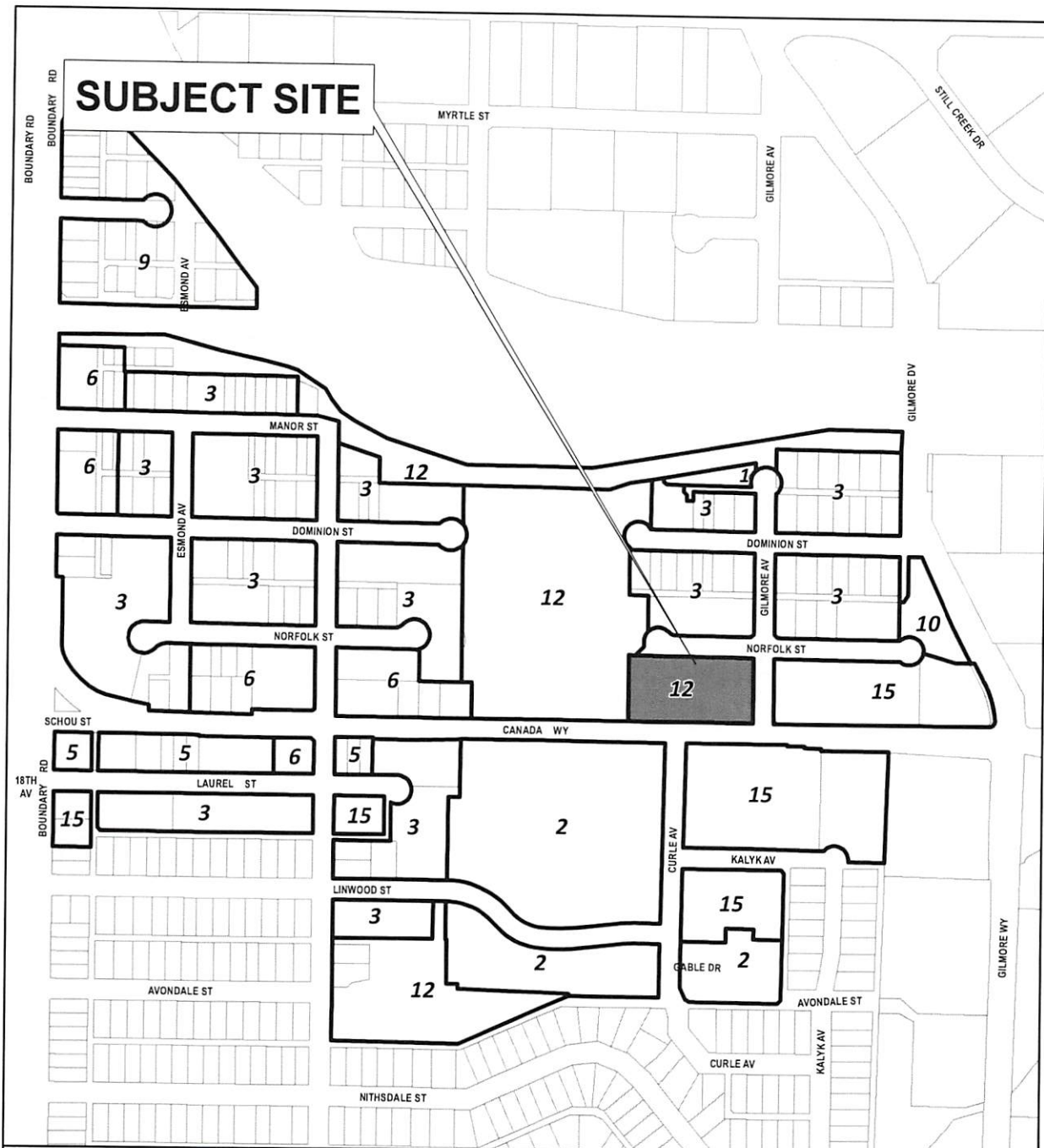
cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**

DOMINION ST

**R5**





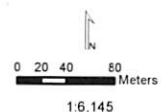
#### General Land Use Designations

- |  |                                      |
|--|--------------------------------------|
| 1 Single and Two Family Residential          | 9 Industrial                         |
| 2 Low Density Multiple Family Residential    | 10 Institutional                     |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial                                 | 15 Community Institutional           |
| 6 Medium Density Mixed Use                   |                                      |



Planning and Building Dept

## Broadview Community Plan (Community Plan Eight)



Printed on October 26, 2017

Sketch #2



Colliers International  
200 Granville Street, 19th Floor  
Vancouver, BC

October 24, 2017

City of Burnaby  
4949 Canada Way  
Burnaby, BC  
V5G 1M2

Attention: Mr. Lou Pelletier, Director of Planning & Building

RE: Schou Education Centre (4041 Canada Way) – Rezoning Application

Further to our recent meetings and discussions, we are pleased to submit a rezoning application for the above noted site. The purpose of the application is to allow for a new Board of Education Administrative building to be developed on the site inclusive of a heritage revitalization of the former Schou School. It is our intention to rezone the site to a new CD District with an underlying P2 Zoning Schedule and P3 Park and Public Use District.

The current Administrative offices located at 5325 Kincaid Street are outdated and past the useful building life, and as such, the Burnaby Board of Education is proposing to sell the existing site and use the proceeds to reinvest in a new Schou Education Centre. This new facility would encompass all their administrative functions and would also allow for a community interface with the Board.

We look forward to working with Planning Staff and Council on this exciting initiative. Please do not hesitate to contact me directly at 604-662-2642 should you have any questions.

Sincerely,

COLLIERS INTERNATIONAL CONSULTING

A handwritten signature in black ink, appearing to read "Gordon Easton", with a stylized flourish at the end.

Gordon Easton  
Managing Director  
+1 604 662 2642  
[Gordon.Easton@colliers.com](mailto:Gordon.Easton@colliers.com)

Cc Russell Horswill, Secretary Treasurer, Burnaby School District

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10007 2017 December 06

#### ITEM #11

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Liberty Homes (Parcel 20) Ltd.  
606-3292 Production Way  
Burnaby, BC, V5A 4R4  
(Attn: Kiara Smyth)
- 1.2 Subject:** Application for the rezoning of:  
Lot 20, DL 211, Group 1, NWD Plan BCP45523
- From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District)
- To:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- 1.3 Address:** 8725 University Crescent
- 1.4 Location:** The subject site is located on the east side of University Crescent, north of Highland Court (Sketch #1 *attached*).
- 1.5 Size:** The site has an area of 7,560 m<sup>2</sup> (81,375 sq.ft.) and a frontage of approximately 157.64 m (517 ft.) along University Crescent.
- 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 to permit construction of two high-rise apartment buildings atop a three storey townhouse podium and underground parkade.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the east side of University Crescent, north of Highland Court (Sketch #1 *attached*). The northern portion of the site is treed, while the southern portion is cleared and undeveloped, with the exception of a small, paved parking area. Abutting the site to the south is the “Highland House” residential development and the UniverCity Child Care Centre. To the east is Richard Bolton Park and the Water Tower Building. To the north and

northwest are two sites currently under construction for multi-family residential development. To the west and southwest are two additional sites that are currently undeveloped and designated for future multi-family residential development.

### **3.0 BACKGROUND INFORMATION**

The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 20 within Phase 3 of the UniverCity community, which was created by Rezoning Reference #06-65 and Subdivision Reference #07-51. The site slopes from the southeast to the northwest. An existing 20 m<sup>2</sup> (215 sq.ft.) tree retention area at the south property line is in the process of being discharged from title, as the single protected specimen was lost to wind fall in 2015.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is proposing to construct a terraced apartment tower up to 14 storeys at the north end of the site, a terraced tower up to 20 storeys on the southwest portion of the site, 3 storey townhouse units along University Crescent, and a 3 storey underground parkade. An amendment rezoning is sought as the proposed towers have slightly smaller footprints and slightly different terraced expressions compared to that established for Lot 20 under Rezoning Reference #06-65. In addition, tower entrance lobbies fronting onto University Crescent instead of an entry plaza at the rear of the property are proposed, as well, street-fronting townhouses along the entire University Crescent frontage, instead of just two-thirds of the site frontage. These variants from the adopted CD guidelines are considered supportable. Conceptual drawings indicate a high quality architectural form and expression, as well as a stronger relationship between the proposed buildings and the street. Furthermore, the development parameters and statistics established for the site remain adhered to: a maximum development density of 2.6 FAR (providing a maximum gross floor area of 211,572 sq.ft.) and up to 221 residential units. The development will be required to meet UniverCity's building, energy, stormwater, and habitat protection requirements. Overall, the proposal is expected to embody exceptional environmental and socially sustainable design.
- 4.2 Basic servicing of the site has been provided through Subdivision Reference #07-51. The Director Engineering will be requested to provide an estimate for any additional services necessary to serve this site, including but not necessarily limited to: new curb and gutter, parking pavers, boulevard trees and grass, street lighting, separated sidewalk, and urban trail connections.
- 4.3 Section 219 Covenants will be required to restrict the enclosure of balconies; ensure that handicap accessible parking stalls remain as common property; and ensure a connection to the permanent alternative energy facility that will be constructed to support the energy needs of UniverCity, should the development be granted occupancy on or after 2021 January 01. Additionally, the required Community Association Covenant, which includes

the Community Amenities Agreement, is to be submitted and reviewed by the City Solicitor.

- 4.4 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.5 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
- 4.6 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.7 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.8 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.9 The GVS&DD Sewerage Development Charge applies.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

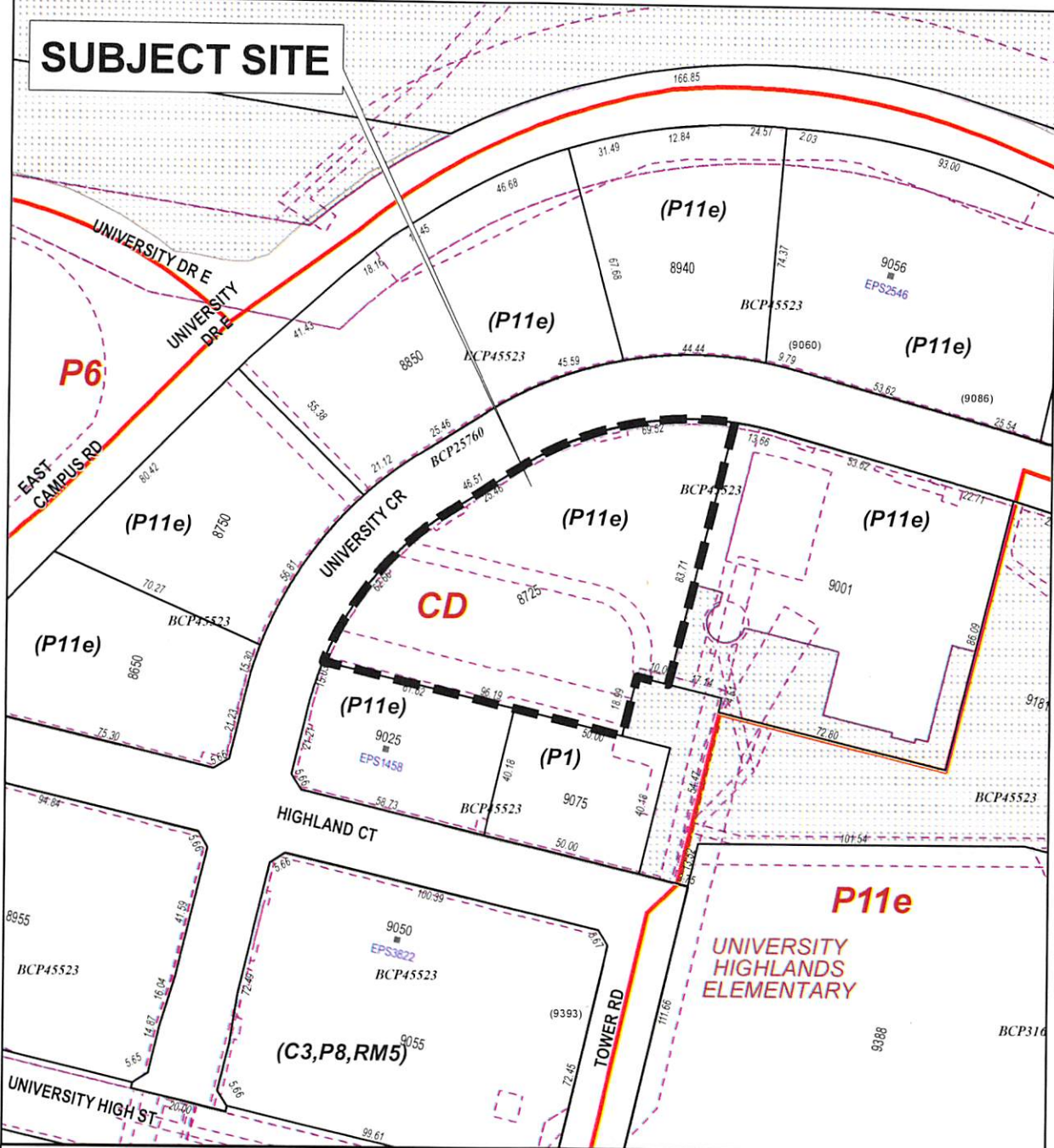
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

KH:eb  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk

# SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:  
OCT 26 2017

SCALE:  
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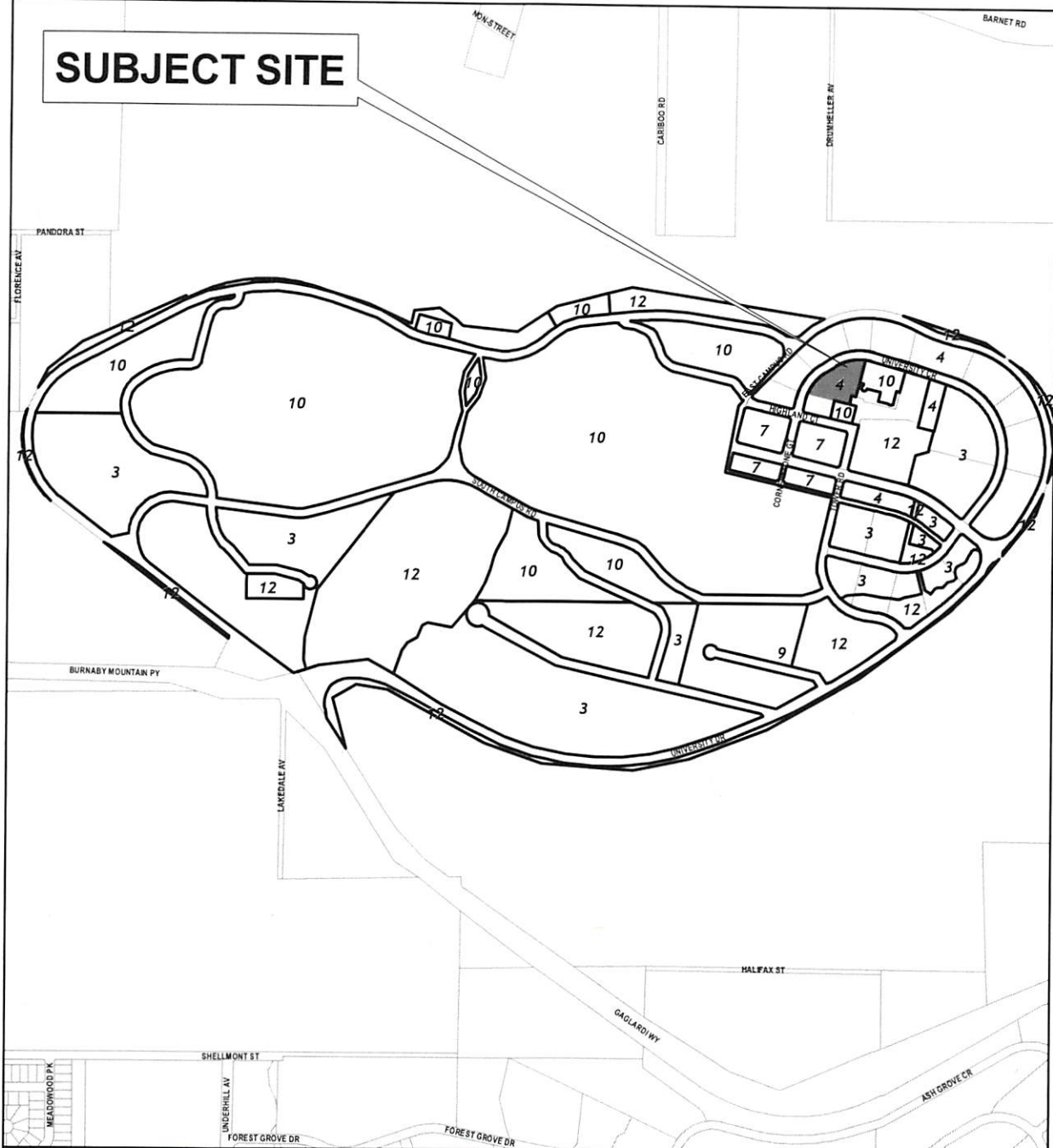
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REZONING REFERENCE #17-10007  
8725 UNIVERSITY CRESCENT

 Subject Site

Sketch #1

# SUBJECT SITE

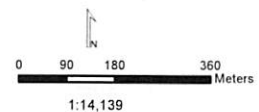


## Simon Fraser University Community Plan



PLANNING & BUILDING DEPARTMENT

- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 7 High Density Mixed Use
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use





**Liberty Homes**

*Building every home, like our own*

606-3292 Production Way  
Burnaby, BC V5A 4R4  
T: (604) 235-1810  
F: (604) 235-1811

October 25, 2017

City of Burnaby  
c/o Karin Hung  
4949 Canada Way  
Burnaby, BC V5G 1M2

Dear Karin Hung,

**RE: 8725 University Crescent Rezoning Application Letter of Intent**

Liberty Homes (Parcel 20) Ltd. requests consideration for rezoning of 8725 University Crescent (Parcel 20) in SFU's UniverCity community on Burnaby Mountain to permit the development of a multi-family residential project. Please find below a basic overview of Liberty's proposal.

Parcel 20 is a vacant site currently zoned CD Comprehensive Development. Liberty proposes to rezone to Amended CD Comprehensive Development. The amended zoning is anticipated to be based on P11e SFU Neighbourhood District, the Simon Fraser University Community Plan and the development parameters and statistics established for the site under rezoning reference #06-65.

The proposed development will be comprised of one terraced tower up to 14 storeys, one terraced tower up to 20 storeys, 3-storey townhouse units along University Crescent and a 3-storey underground parkade. The proposed form of development will include building heights, floor area and unit count within the development parameters established for the site under rezoning reference #06-65. Parking will be provided to meet or exceed applicable municipal bylaws. The amended rezoning is intended to allow for variance from the pre-approved conceptual development plan to achieve the specific architectural form and expression envisioned by Liberty.

We recognize the importance of Parcel 20 in the overall growth and success of UniverCity and look forward to working with the City of Burnaby to make our proposed development a long term asset for the community.

Sincerely,

Liberty Homes Ltd.

Per: Kiara Smyth  
Project Planner

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10010 2017 December 06

#### ITEM #12

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** CWA Engineering Inc.  
Suite 380 – 2925 Virtual Way,  
Vancouver, BC V5M 4X5  
(Attention: Rigel Wong)
- 1.2 Subject:** Application for the rezoning of:  
A portion of Lot 1, District Lot 151, Group 1, New Westminster  
District Plan LMP 7878
- From:** P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on the P2  
Administration and Assembly District and Metrotown Downtown  
Plan as guidelines)
- 1.3 Address:** Portion of 3883 Imperial Street (5989 Patterson Avenue)
- 1.4 Location:** The subject site is located within Central Park, proximate to the  
eastern park entry via Patterson Avenue, south of the tennis courts  
(Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, measuring approximately 44.7 m  
(147 ft.) x 84.3 m (277 ft.) and an area of approximately 3,768.2 m<sup>2</sup>  
(40,560 sq. ft.)
- 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 to permit  
the installation of a one-storey electrical building related to the Metro  
Vancouver Central Park Pump Station.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 The subject site is located within Central Park, proximate to the eastern park entry via Patterson Avenue. On the surface, the site is improved with parking, washroom facilities, and the eastern trail entry into Central Park, as well as ventilation equipment and small kiosks related to Metro Vancouver's subsurface Central Park Water Pump Station.
- 2.2 To the north are tennis courts, beyond which are the Central Park forest conservation area, Expo Line SkyTrain and baseball diamond/lawn bowling area. To the east, across Patterson Avenue, are high-rise apartment buildings. To the south, is the Central Park Pitch and Putt, beyond which is Imperial Street. To the west is the Central Park forest conservation area, beyond which is Boundary Road.

## **3.0 BACKGROUND INFORMATION**

- 3.1 In 1971, Council received a report summarizing a three year study by the Greater Vancouver Water District (GVWD) determining Central Park as the optimal location for future major water installations (water main, reservoir, and pump station) necessary to serve Burnaby. The report also concluded that recreational amenities, such as tennis courts and other allied uses, could be supported atop the subsurface infrastructure. In 1976, the water infrastructure and recreational uses were constructed and have been operating since that time.
- 3.2 Metro Vancouver has advised that the electrical equipment for the Central Park Pump Station is nearing the end of its useful life and requires replacement. Since 2015, Metro Vancouver and their consultants have been reviewing options for the replacement of the electrical equipment, including location and enclosure type. Based on the results of the review, Metro Vancouver has determined that the preferred option for the replacement electrical equipment is to locate the infrastructure within the existing Metro Vancouver statutory right-of-way at Central Park, above ground, with vehicular access for servicing and post-disaster reasons.

## **4.0 GENERAL INFORMATION**

- 4.1 This rezoning application is for the construction of a one-storey building, which will be used to house the electrical equipment related to the operations of the Metro Vancouver Central Park Pump Station. It is noted that the subject site, which sits atop the Metro Vancouver statutory-right-of-way, is occupied with other Metro Vancouver infrastructure, including a climate station, as permitted by the existing statutory right-of-way in favour of Metro Vancouver. As part of a suitable plan of development, the applicant in working with Planning and Parks staff will determine the preferred location for the proposed electrical building within this defined area, as well as to ensure that the building is designed in a manner that is integrated with the overall park and compatible with the adjacent Central Park East neighbourhood. The building will also be designed

with the necessary sound attenuations to mitigate any noise emanating from the electrical equipment, compliant with the Burnaby Sound Abatement Bylaw. It is anticipated that Metro Vancouver staff will access the finished electrical building on a monthly basis for maintenance and monitoring. Vehicular access to the site is via Patterson Avenue, using the existing Central Park eastern parking area.

- 4.2 No road dedication, closures or additional statutory rights-of-way are required in connection with this application.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.4 Stormwater Management Best Practises in line with established guidelines will be required.
- 4.5 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system.
- 4.6 A tree survey is required to determine if any trees are to be retained. Existing trees to be retained are to be protected by 4.0 ft. high chain link fencing, on steel posts. Temporary chain link fencing around the site area is also to be provided during construction adjacent to public park areas.
- 4.7 The proposed perquisite conditions to the rezoning will be included in a future report.

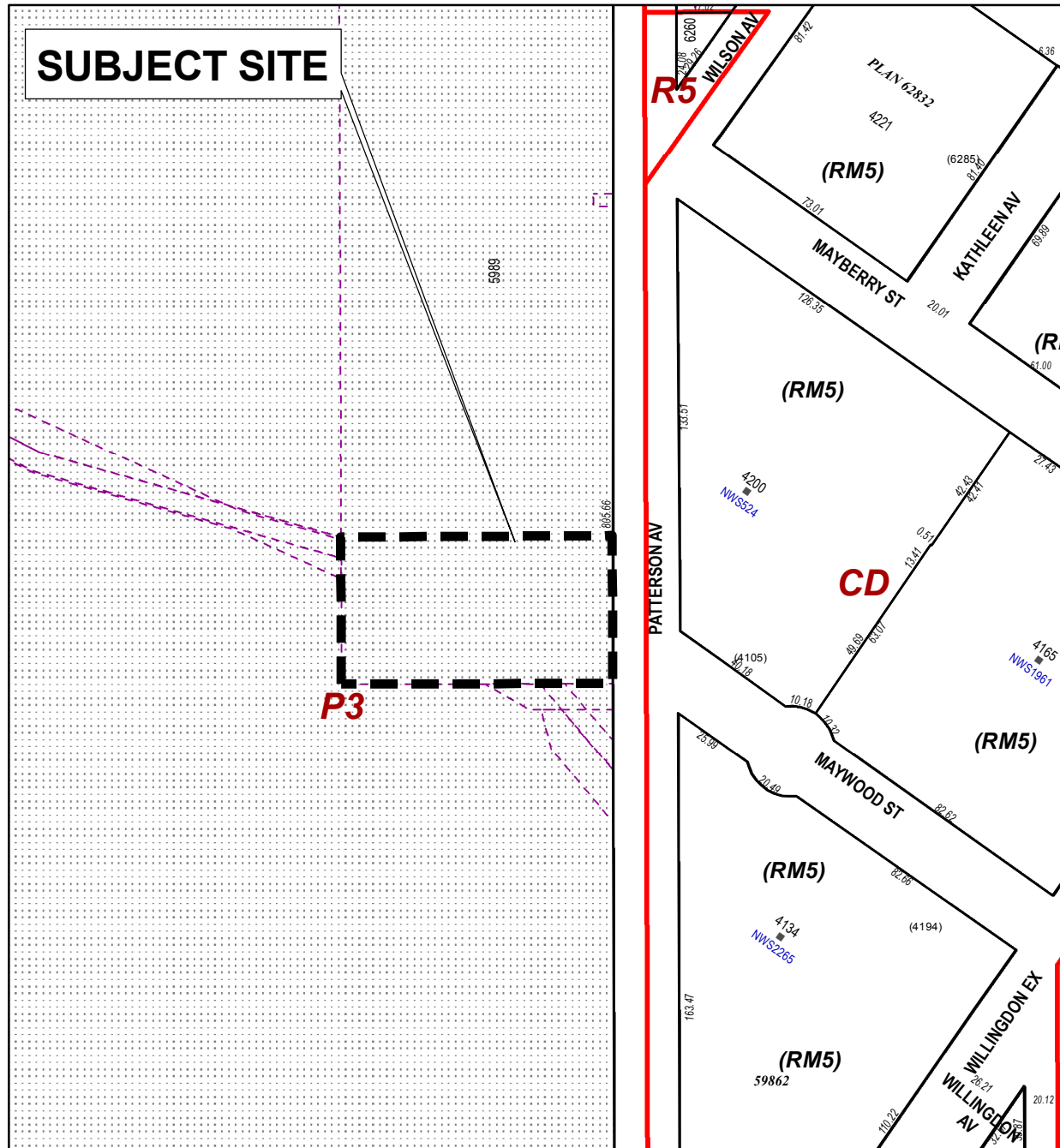
## 5.0 RECOMMENDATIONS

- 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.
- 2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

*LP*

ZT:eb  
**Attachments**

cc: Director Engineering  
Director Parks, Recreation and Cultural Services  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:  
NOV 02 2017

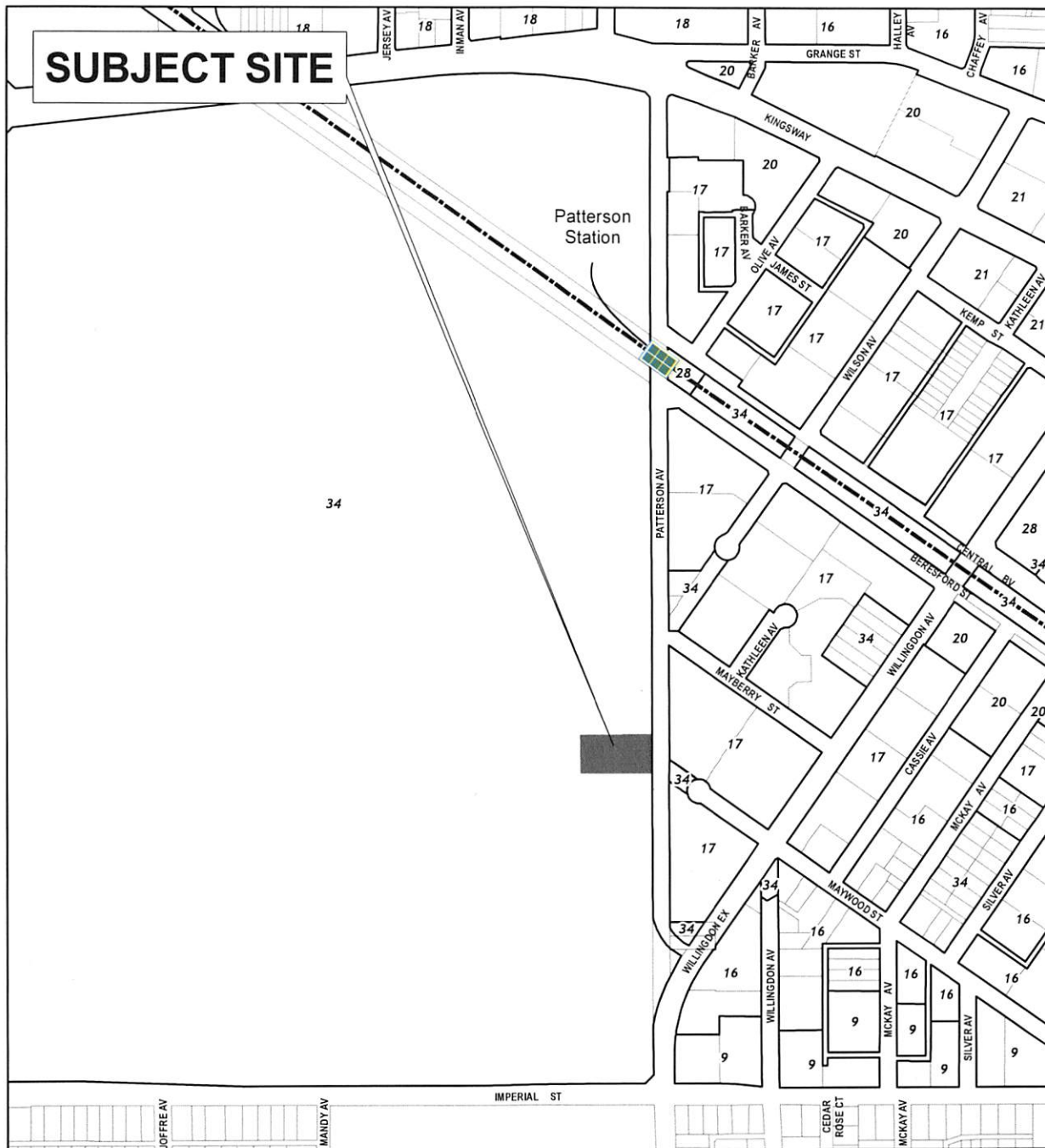
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REZONING REFERENCE #17-10010  
PORTION OF 3883 IMPERIAL STREET

 Subject Site

Sketch #1



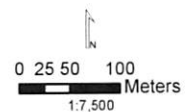
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

## Metrotown Plan





**October 27, 2017**

**City of Burnaby**  
4949 Canada Way,  
Burnaby, BC, V5G 1M2

**Project: 15047-02**

**Attention: Planning and Building Department**

**Reference: Application for Rezoning: Letter of Intent**

Dear Sir / Madam,

The area for planned development is within Lot 1 of District Lot 151, Group 1, New Westminster District, Plan LMP7878. The Central Park Pump Station is currently zoned P3 and the proposed zoning will be CD(P2). Only the southeast portion of this area is intended to be developed.

In this area, Metro Vancouver proposes to install an aboveground, pre-fabricated electrical building on the rooftop of the existing underground Central Park Pump Station. The electrical building will then be fenced off for approximately one-half of its perimeter. The reasons to install this pre-fabricated electrical building aboveground are the following:

- The electrical feed to the pump station is going to be upgraded from 2400V to 4160V
- The current electrical equipment at Central Park Pump Station is nearing the end of life
- There is insufficient space to install all the new electrical equipment inside Central Park Pump Station
- For operational safety and maintenance, having the new electrical equipment aboveground is preferred
- Pre-fabrication of the electrical building will reduce the overall site construction footprint and minimize disruption to the public.

Functional operations of the pump station will remain the same after the project is completed. Ongoing maintenance of the new aboveground equipment will be done at an annual frequency. Accessibility to the equipment by Metro Vancouver personnel will be by vehicles, utilizing the parking lot at the pump station.

There is a climate station located within the project site. This climate station may be relocated depending on the final footprint configuration of the electrical building. The nominal footprint dimensions of the proposed electrical building is approximately 12m x 6m x 4m high.

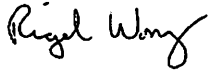
Metro Vancouver is currently working with CWA Engineers Inc. (CWA) on the engineering detailed design for this project. For overall sequencing and scheduling, CWA and Metro Vancouver intends to work closely with the City of Burnaby with the rezoning and permitting process concurrently with engineering detailed design. Since August 2015, Metro Vancouver and CWA Engineers worked rigorously to identify several possible locations for the electrical building before finalizing the aboveground location. Metro Vancouver/CWA has also had preliminary discussions with the Burnaby Parks Board and with BC Hydro.

Metro Vancouver intends to begin construction at the Central Park Pump Station site starting in early 2019, and finish construction in 2020. The construction start date is contingent on receiving approvals for rezoning and permitting and the ability to work through potential architectural requirements for the electrical building and

transformer enclosure with stakeholders. These potential requirements need to be communicated with vendors and suppliers prior to signing purchase agreements.

We trust that the above letter of intent satisfies the initial requirements from City of Burnaby and supports a favourable consideration of the rezoning application by Council. Please do not hesitate to contact the undersigned should you have additional questions.

Yours truly,  
**CWA Engineers Inc.**



Rigel Wong, P.Eng, PMP  
Mechanical Engineer

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10011 2017 December 06

#### ITEM #13

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Dimas Craveiro  
#211 – 211 Columbia Street  
Vancouver, BC, V6A 2RS
- 1.2 Subject:** Application for the rezoning of:  
Lot 17, Block 7, DL 186, NWD Plan 1124 and Lot 1, DL 186, Group 1, NWD Plan LMP30660
- From:** R5 Residential District and CD Comprehensive Development District (based on P5 Community Institutional District as guidelines)
- To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District as guidelines)
- 1.3 Address:** 3839 and 3871 Pandora Street
- 1.4 Location:** The subject site is located on the north side of Pandora Street between Esmond Avenue and Ingleton Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Pandora Street of approximately 106.75 m (350.23 ft.) and an area of approximately 8,996.71 m<sup>2</sup> (96,839.78 sq. ft.).
- 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 to permit the construction of a new parish rectory and office.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two properties. 3839 Pandora Street is zoned R5 Residential District and is improved with a one-storey single-family dwelling constructed in 1934. 3871 Pandora Street, located directly east and across the lane to the north of 3839 Pandora Street, is zoned CD Comprehensive Development District (based on P5 Community Institutional District as guidelines) and is improved with St. Helen's Elementary School and Parish ("the St. Helen's school/church site"). Across Triumph Street to the north are single-family dwellings and a church listed on the City's Heritage Inventory (3883 Triumph Street). To the south, east, and west of the site are primarily single-family dwellings, including a residence listed on the City's

Heritage Inventory (3827 Pandora Street). In addition, a small church, also on the City's Heritage Inventory (140 Esmond Avenue), is located on the northeast corner of Pandora Street and Esmond Avenue.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located within the Burnaby Heights neighbourhood, outside of a Community Plan area. It is designated within Burnaby's Official Community Plan (OCP) for Single and Two Family Urban use.
- 3.2 On 2011 May 09, Council adopted a rezoning bylaw (Rezoning Reference #04-47) for 3871 Pandora Street to permit the phased construction of two new school classroom wings on the St. Helen's school/church site; increase student enrolment; and bring the zoning of the site into compliance with its existing and intended uses. Phase I, which involved the construction of one classroom wing and the demolition of a rectory, is complete. Phase II, which will occur in the future, will include construction of the second classroom wing, demolition of the existing library/band building and school building at the northeast and southeast corners of the site, restoration of the school building area as a soft-surface play area, final configuration of all parking spaces, and final installation of all site landscaping. A condition of Rezoning Reference #04-47 was the registration of a Section 219 Covenant limiting student enrolment to 292 students until the completion of Phase II construction, at which time school enrolment is permitted to be up to 350 students.

### **4.0 GENERAL INFORMATION**

- 4.1 The existing single-family dwelling at 3839 Pandora Street is currently pending demolition (Building Permit BLD17-01229 and Tree Permit TRE17-00532). The applicant is proposing to construct a new parish rectory and office in its place, and to consolidate 3839 Pandora Street with the main St. Helen's school/church site at 3871 Pandora Street. As such, rezoning of both properties to the Amended CD District (based on P5 District as guidelines) is necessary. The new parish rectory and office will be required to be designed to reflect the single-family form and residential character of the surrounding neighbourhood. Vehicular access to the building will be from the lane.
- 4.2 The provision of any necessary covenants, easements, and/or statutory rights-of-way will be required. Consolidation of the two subject properties does not affect permitted student enrolment capacity at St. Helen's school, and the existing Section 219 Covenant specifying permitted enrolment will remain unchanged.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to service the site.
- 4.4 Stormwater management best practices in line with established guidelines will be required for the new development area at 3839 Pandora Street.

- 4.5 The GVS & DD Sewerage Charge (Vancouver Area) and Parkland Acquisition Charge will apply to this rezoning.
- 4.6 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report, to be submitted at a future date prior to advancing to Public Hearing.

## 5.0 RECOMMENDATION

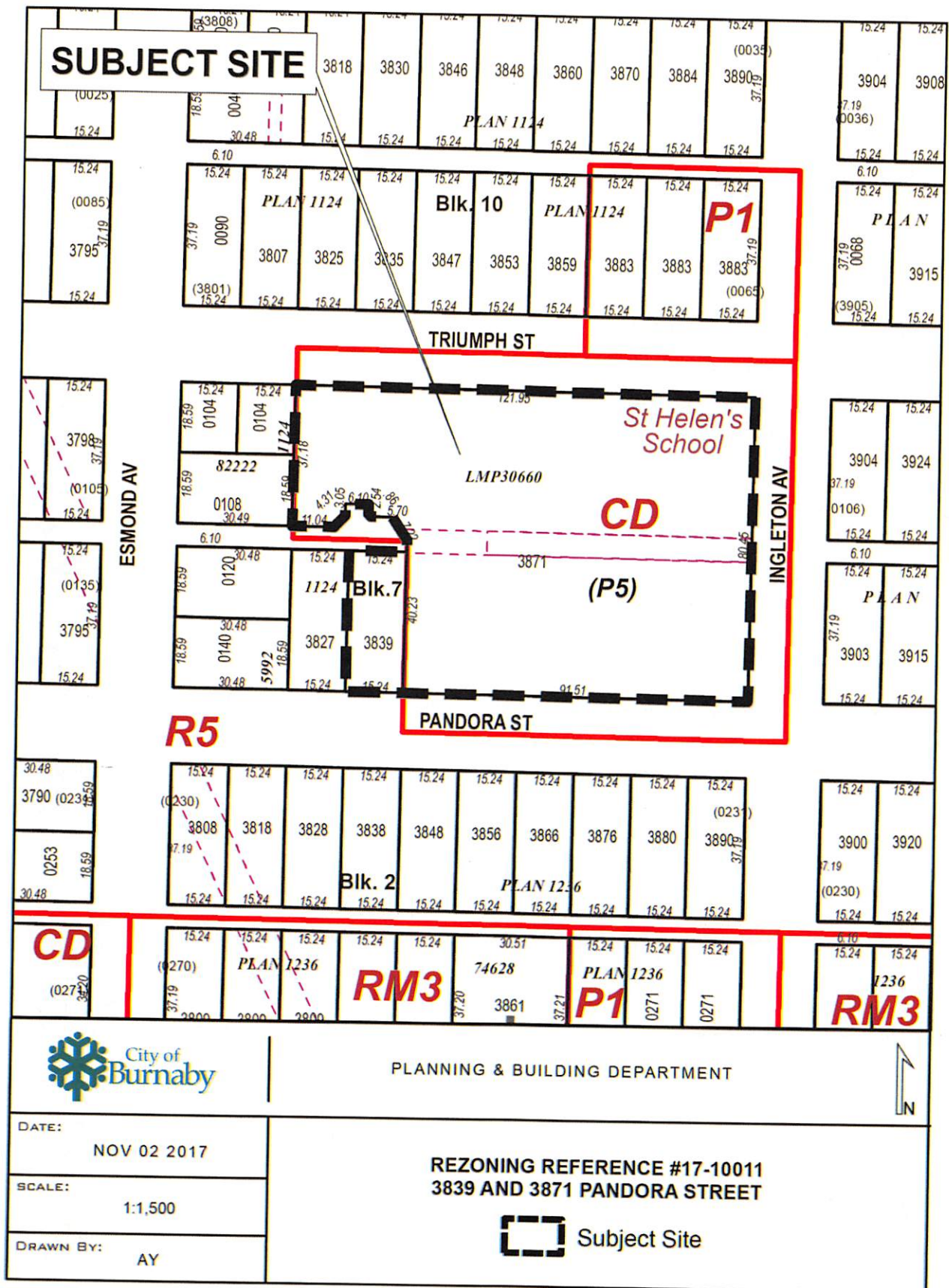
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

LS:eb

***Attachment***

cc: Director Engineering  
City Solicitor  
City Clerk



Sketch #1



October 30, 2017

To: The City of Burnaby

To Whom It May Concern

**Re: Rezoning Application – 3839 Pandora St. – Lot 17 Block 7 DL 186 Plan 1124**

St. Helen's Parish is pleased to submit a formal rezoning application to the City of Burnaby for the property located on 3839 Pandora St.

The submission seeks to rezone the site from the existing R5 to CD(P5) and consolidate it with the church/school property next door, 3871 Pandora St., Burnaby, BC.

As the part of the overall rezone of the site St. Helen's Parish will provide better service to the community, since the project for the site is to build new parish office and residence for the priests. We look forward to beginning process of rezoning with City of Burnaby.

If any further information is needed in this matter, please do not hesitate to contact the office.

Thank you for your consideration

Sincerely yours

Fr. Leonardo Rocha. C.S.