



Office of the City Clerk

Commission Agenda Date 2018 Jan 17 Correspondence (b)
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D. Back, City Clerk
K. O'Connell, Deputy City Clerk

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
PARKS, RECREATION AND CULTURE
COMMISSION

DATE: 2017 DECEMBER 12

FROM: CITY CLERK

FILE: 49500-01

SUBJECT: REZONING SERIES, ITEM #12, REZ. REF. #17-10010
Portion of 3883 Imperial Street (5989 Patterson Avenue)
(ITEM NO. 5(10), MANAGER'S REPORTS, COUNCIL 2017 DECEMBER 11)

Burnaby City Council, at the Open Council meeting held on 2017 December 11, received the above noted report and adopted the following recommendations contained therein:

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.

Please find attached a copy of the report for your information.

A handwritten signature in cursive script, appearing to read "Dennis Back".

Dennis Back
City Clerk

DB:rj

NOTE

This is for the information of the Commission



Item
Meeting 2017 December 11

COUNCIL REPORT

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.

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 #17-10002 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)

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

ADDRESS	LEGAL DESCRIPTION	PID
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

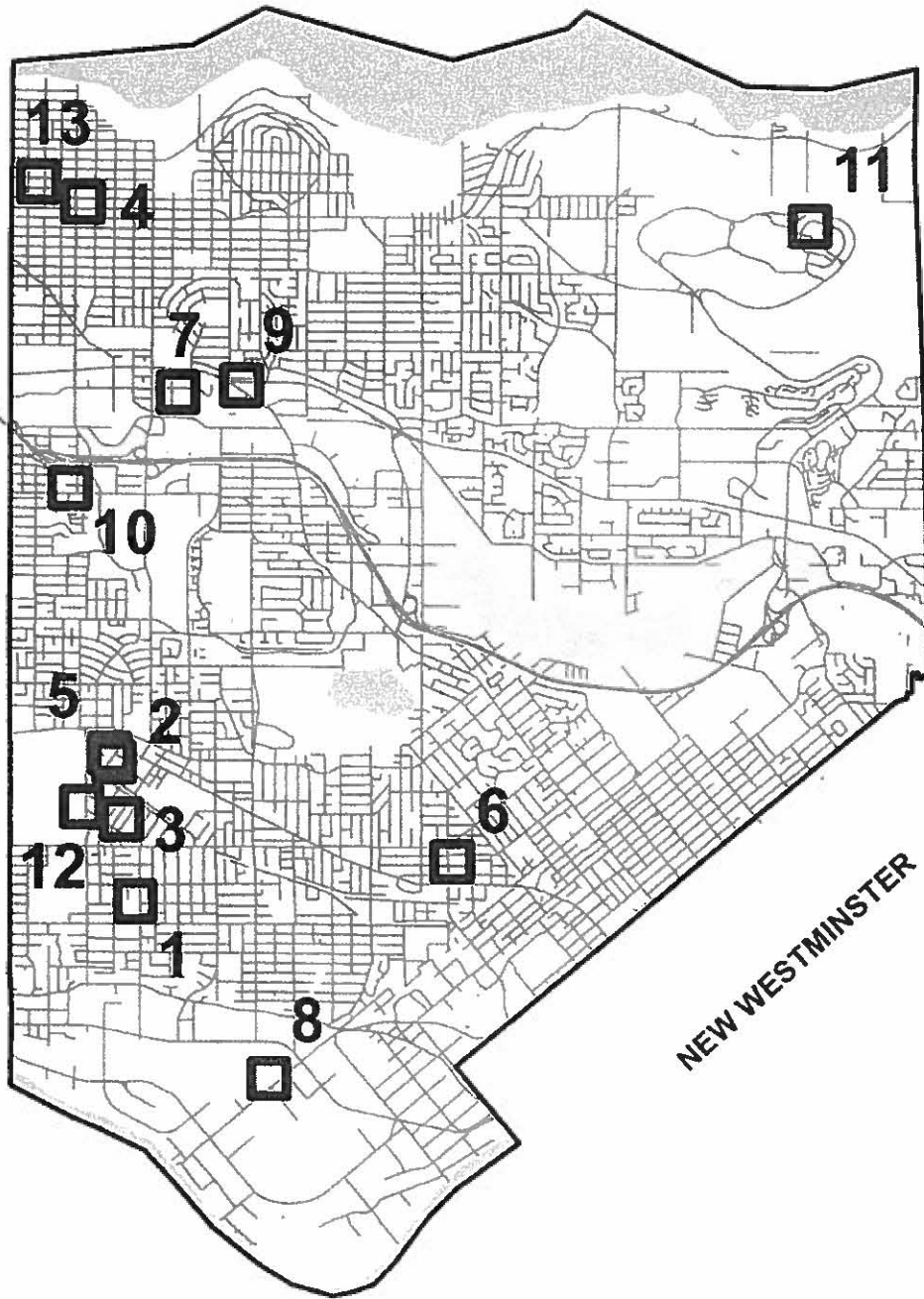
ADDRESS	LEGAL DESCRIPTION	PID
6438 McKay Ave.	Parcel "E" (H94881E) Lot 14 DL 151 and 153 Group 1 NWD Plan 2884	002-976-641
6456 McKay Ave	Westerly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on McKay Avenue by a uniform depth of 104 feet	010-745-190
6468 McKay Ave.	Lot 12 Except 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

ADDRESS	LEGAL DESCRIPTION	PID
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

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REZONING SERIES - 2017 NOVEMBER

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 m²
(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.

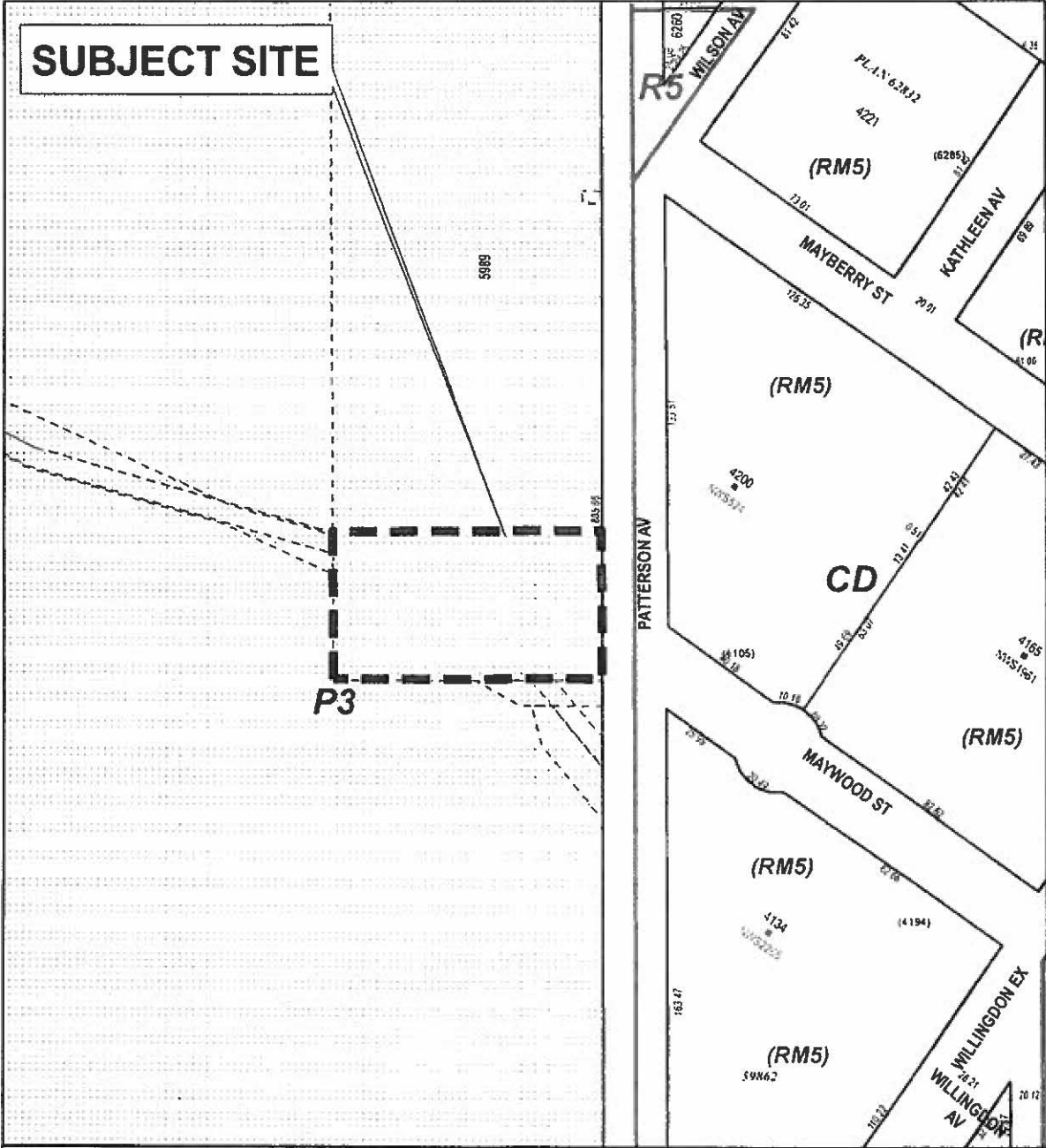
- 4.2 No road dedication, closures or additional statutory rights-of-way are required in connection with this application.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.4 Stormwater Management Best Practises in line with established 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.

ZT:eb
Attachments

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



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 02 2017

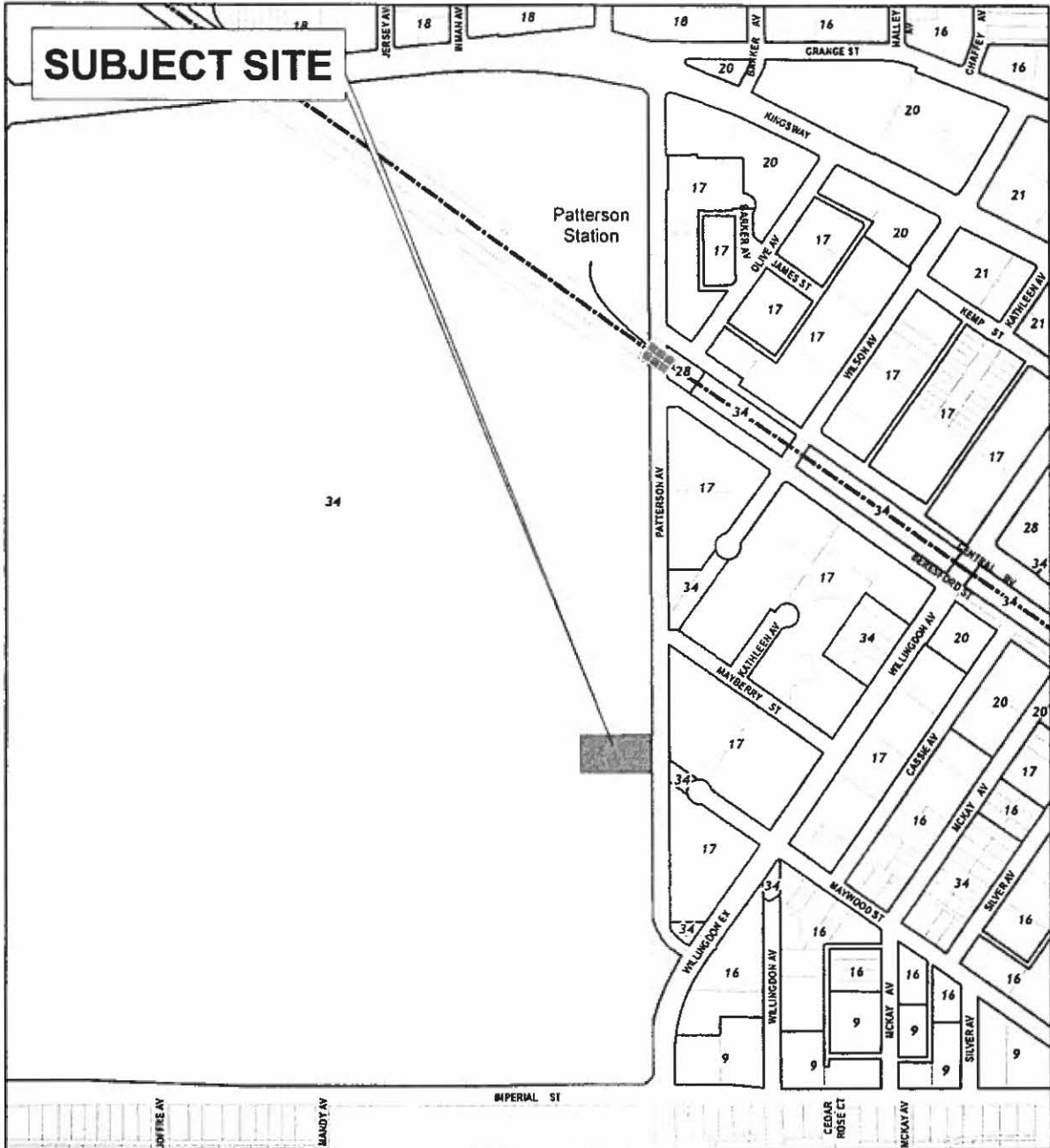
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REZONING REFERENCE #17-10010
PORTION OF 3883 IMPERIAL STREET

 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.

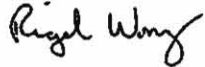
Metro Vancouver intends to begin construction at the Central Park Pump Station site starting in early 2019, and finish construction in 2020. The construction start date is contingent on receiving approvals for rezoning and permitting and the ability to work through potential architectural requirements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

**METRO VANCOUVER
CENTRAL PARK PUMP STATION LETTER OF INTENT**

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**