

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10015 2018 JANUARY 24

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2
Attn: Meaghan Jorgensen
- 1.2 Subject:** Application for the rezoning of:
See *attached* Schedule A
- From:** P2 Administration and Assembly District and R4 Residential District
- To:** CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, and M2 General Industrial District)
- 1.3 Address:** 4049, 4127, 4175, 4195, 4241 Ledger Avenue, 4220 Norland Avenue, and a portion of 4038 Norland Avenue
- 1.4 Location:** The subject site is located in the block bounded by Norland Avenue, Leger Avenue and Canada Way (*attached* Sketch #1).
- 1.5 Size:** The site is irregular in shape with a total area of 1.835 hectares (4.53 acres).
- 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 temporary municipal works yard.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of six lots, and a portion of a seventh lot and is located within the block bounded by Norland Avenue, Ledger Avenue and Canada Way. All of the subject properties are currently under City ownership. The lot which fronts Norland Avenue is zoned P2 Administration and Assembly District is currently paved and vacant. The five vacant lots fronting Ledger Avenue are zoned R4 Residential District. A rear vacant portion of 4038 Norland Avenue, the front half of which is currently occupied with a single family dwelling, is

also included in the proposed site in order to normalize the shape of the lot and allow for future improvements to Ledger Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 In September 2017, Council authorized the construction of the first phase of the reconstruction of the City's Laurel Street Works Yard. The reconstruction requires that Engineering Operations office staff and equipment be relocated during the course of construction which is anticipated to take place over a number of years.

City staff undertook a review of suitable civic land holdings that would accommodate the requirements for the temporary uses of the Engineering Department and Council approved consideration of the subject site. The office uses would be accommodated in portable office trailers located on the lot at 4220 Norland Avenue. The remaining lots are proposed to be paved and fenced in order to accommodate the storage of Engineering Operation's vehicles and equipment. The parking necessary to serve the site will be accommodated at the City's newly constructed parking facility at 4276 Norland Avenue. The inclusion of the P8 District in the subject rezoning will allow the site to be repurposed for additional public parking to serve the area in future, once the works yard operations have been returned to the Laurel Street location.

- 3.2 The site requires rezoning in order to accommodate the proposed temporary works yard. The P2 District is required to permit the temporary office use; the M2 District is required in order to the permit the outdoor works yard use; and, the P8 District will allow for the repurposing of the site for public parking in future.
- 3.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 3.4 The submission of a tree survey to determine compliance with the Tree Bylaw is required.
- 3.5 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 3.6 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system.
- 3.7 The subject land will require consolidation to create a single lot. Council authorization for the requisite subdivision application (consolidation) is sought as part of this report.
- 3.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

4.0 RECOMMENDATIONS

1. **THAT** Council authorize staff to complete the required plan of subdivision for consolidation and any necessary dedications of the subject lands to create a single lot in support of the proposed rezoning as outlined in this report.
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.

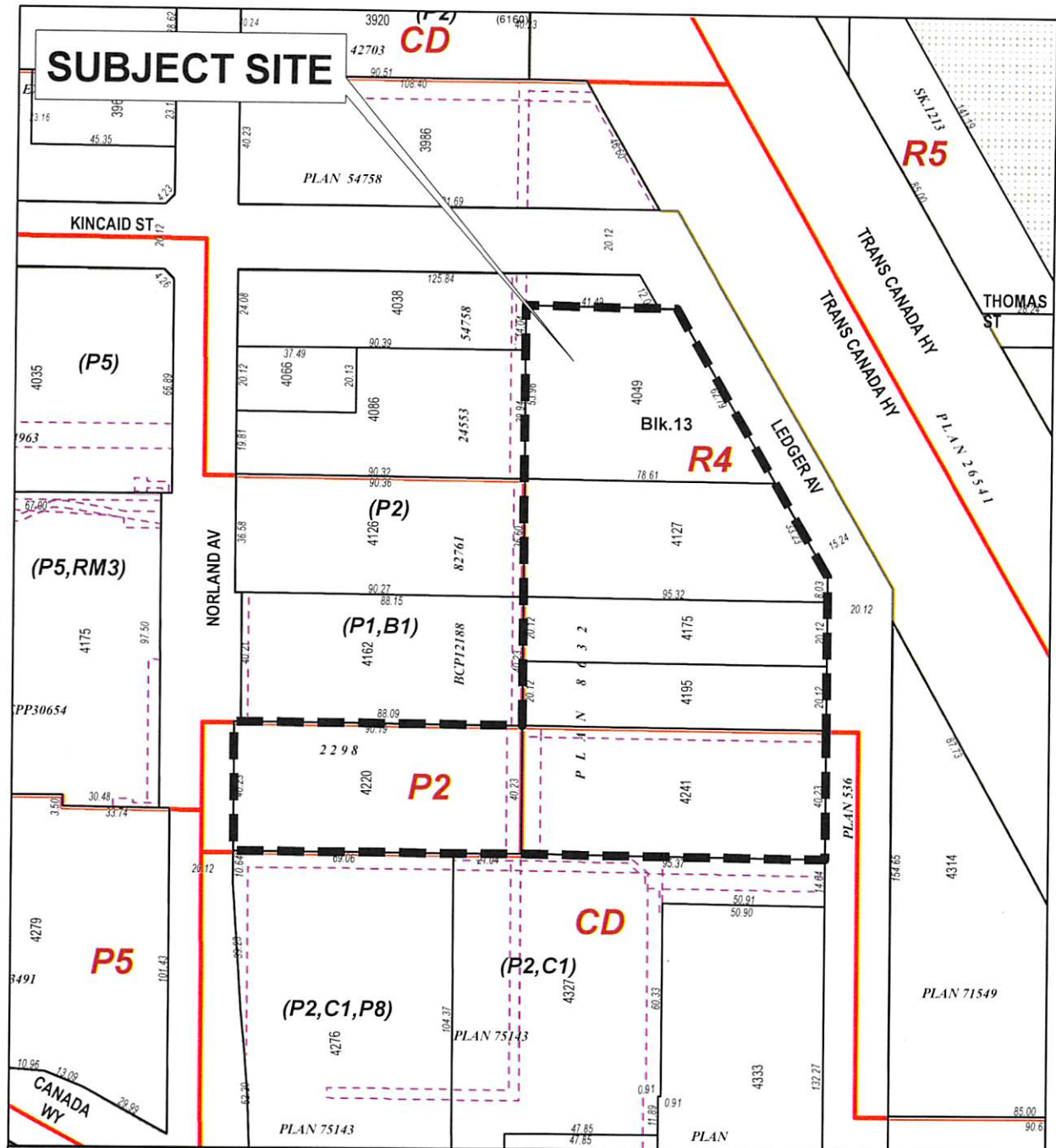
LP.

DR:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SCHEDULE A
REZONING 17-10015

ADDRESS	LEGAL DESCRIPTION	PID
4049 Ledger Avenue	Lot 4 Except: Part On Plan 26541; Block 13 District Lot 79 Group 1 New Westminster District Plan 8632	002-512-700
4127 Ledger Avenue	Lot 5, Except: Part On Srw Plan 26541 District Lot 79 Group 1 New Westminster District Plan 8632	002-595-770
4175 Ledger Avenue	North Half Lot 6 District Lot 79 Group 1 New Westminster District Plan 8632	011-375-795
4195 Ledger Avenue	South Half Lot 6 District Lot 79 Group 1 New Westminster District Plan 8632	002-811-898
4241 Ledger Avenue	Lot 7 District Lot 79 Group 1 New Westminster District Plan 8632	002-460-505
4220 Norland Avenue	Lot 15 District Lot 79 Group 1 New Westminster District Plan 2298	012-626-139
4038 Norland Avenue	Lot 54 District Lot 79 Group 1 New Westminster District Plan 54758	002-704-005



PLANNING & BUILDING DEPARTMENT




DATE:
JAN 04 2017

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #17-10015
4049, 4127, 4175, 4195 AND 4241 LEDGER AVENUE
4220 NORLAND AVENUE

 Subject Site

Sketch #1