



Item .....
Meeting ..... 2018 March 05

## COUNCIL REPORT

**TO:** CITY MANAGER 2018 February 28

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-10015**  
**Temporary Works Yard**  
**Central Administrative Area**

**ADDRESS:** 4049, 4127, 4175, 4195, 4241 Ledger Avenue, 4220 Norland Avenue, and a portion of 4038 Norland Avenue (see *attached* Sketch #1)

**LEGAL:** 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 and the Central Administrative Area as guidelines, and the development plan entitled "Municipal Works Yard" prepared by Vector Engineering Services Ltd.)

**APPLICANT:** City of Burnaby - Engineering Department  
4<sup>th</sup> Floor, 4949 Canada Way  
Burnaby, BC, V5G 1M2  
Attn: Geoff Tsuyuki

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2018 March 27.

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### RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 March 12 and to a Public Hearing on 2018 March 27 at 7:00 p.m.
2. **THAT** Council authorize staff to undertake and complete the necessary rezoning subdivision and servicing requirements as they relate to the subject site.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

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- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design.
- c) The completion of the required lot consolidation through the subdivision process.
- d) The dedication of any rights-of-way deemed requisite.
- e) The granting the necessary easement to permit the access to, and use of, the required parking on the adjacent lot.
- f) The approval of the Ministry of Transportation to the rezoning application.
- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) 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.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a temporary municipal works yard, and to permit the adaptive reuse of the subject site for parking in the future.

### **2.0 BACKGROUND**

2.1 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 redundant portion of 4038 Norland Avenue is also included in the proposed site in order to normalize the shape of the lot and allow for improvements to Ledger Avenue.

2.2 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

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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.

- 2.3 On 2018 January 29, Council received the report of the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The development proposal is to permit the subject site to be utilized as a temporary works yard. The works yard use would be secured by a chain-link fence and screened with a 6.0 metre landscaped setback. A suitable landscape plan has been proposed which includes bioswales and permeable surfaces internal to the site as appropriate. The works yard has been designed to accommodate large trucks, small trucks and regular vehicles. The total usable area of the temporary works yard is approximately 11,706.2 m<sup>2</sup> (126,008.6 sq.ft.). As indicated above, the existing property at 4220 Norland Avenue is proposed to accommodate the office use which is permitted under the site's prevailing zoning. The office trailers proposed have a floor area of approximately 867.81 m<sup>2</sup> (9,341.9 sq.ft.)

After the works yard has been returned to its intended permanent location, the site has the ability to be repurposed for a parking lot that would accommodate approximately 347 spaces for public parking.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to: construction of Ledger Avenue to a minimum 7.0 metre interim standard with a sidewalk from the southernmost point of the development site to the intersection at Norland Avenue. The future feasibility for accommodation of a traffic signal at Norland Avenue and Ledger is under review, in order to provide improved access to the site.
- 3.3 The completion of the required plan of consolidation through the subdivision process is required.
- 3.4 In order to permit the required road works on Ledger Avenue, a dedication of approximately 62.1 m<sup>2</sup> (668.4 sq.ft.), at the northeast corner of the site, is required.

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- 3.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.6 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.7 The required parking to serve the proposed temporary uses on site will be accommodated on the adjacent municipal parking lot located at 4276 Norland Avenue. An easement will be required to provide access to, and use of, the available parking.
- 3.8 The Ministry of Transportation's approval to the rezoning is required.
- 3.9 Where feasible, trees at the edges of the site will be retained. The remainder of the site will be excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace a number of the existing trees to be removed from the site.

#### 4.0 DEVELOPMENT PROPOSAL

4.1 Total Site Area - 1.46 hectares (3.61 acres)

4.2 Vehicle Parking

Works yard 126,008.6 sq.ft. @ 1/1001 sq.ft. - 126 spaces  
Office Trailers 9,341.1 sq.ft. @ 1/495 sq.ft. - 19 spaces

Total Parking Required - 145 spaces  
Total Parking Provided (offsite) - 145 spaces

Bicycle Parking Required and Provided (on-site) 20 spaces

  
Lou Pelletier, Director  
PLANNING AND BUILDING

DR:

**Attachments**

cc: Director Engineering

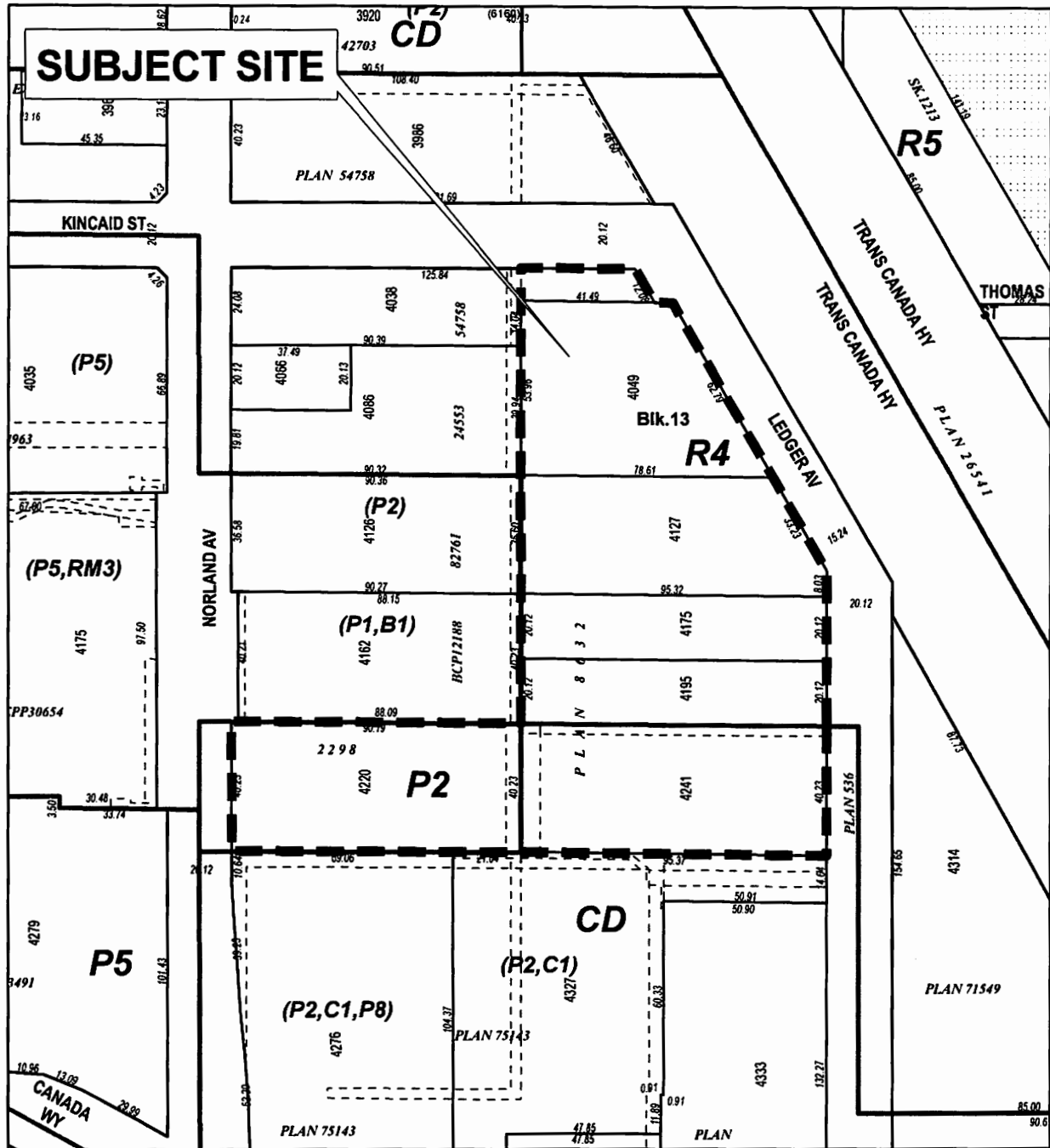
City Solicitor

City Clerk

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**SCHEDULE A**  
**REZONING 17-10015**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
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:  
FEB 27 2018

SCALE:  
1:2,000

DRAWN BY:  
AY

REZONING REFERENCE #17-10015  
4049, 4127, 4175, 4195 AND 4241 LEDGER AVENUE  
4220 AND PORTION OF 4038 NORLAND AVENUE

 Subject Site

Sketch #1