

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-19 2018 June 06

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby
4949 Canada Way
Burnaby, BC V5G 4H7
Attn: Craig Collis
- 1.2 Subject:** Application for the rezoning of:
Lots 1 and 2, District Lot 53, Group 1, New Westminster District
Plan BCP36384
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on P3 Park and
Public Use District and the Edmonds Town Centre Plan as guidelines)
- 1.3 Address:** 7789 and 7799 Eighteenth Street
- 1.4 Location:** The subject site is located at the southwest corner of 18th Street and
10th Avenue (Sketch #1 *attached*)
- 1.5 Size:** The site is roughly rectangular in shape with a depth of 206.36 m
(677.03 ft) and a width of 80.07 m (262.7 ft) and area of 1.65
hectares (4.01 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
the construction of a public ice rink facility.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site, located at the northwest corner of 18th Street and 10th Avenue, is comprised of two City-owned properties and is currently vacant. To the north and west is Byrne Creek Secondary School. To the south, across 10th Avenue, are single family dwellings in the City of New Westminster. To the east, across 18th Street is the Southgate redevelopment site (Island Neighbourhood) and a place of public worship.

3.0 BACKGROUND INFORMATION

- 3.1 Arising from a needs assessment undertaken by the Parks, Recreation and Cultural Services Department, it was determined that additional rink capacity beyond the existing three (3) City-owned facilities is required to serve the current and future needs of Burnaby residents, teams and clubs.

The South Burnaby Ice Arena project is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

- A Safe Community
 - Safety of Community Amenities
- A Healthy Community
 - Healthy Life
- A Dynamic Community
 - Community Development
 - City Facilities and Infrastructure

Following a review of City-owned land that could accommodate two ice surfaces, the properties located at 18th Street and 10th Avenue were selected. It was determined this site would be most suitable as it would not impact existing or proposed park facilities, is of a suitable size, and is accessible to the community by walking, cycling, driving and transit.

- 3.2 On 2016 April 08, the Financial Management Committee approved a report to authorize the commission of a feasibility study for a new two pad arena at the subject site. Following positive results from that feasibility study, on 2018 February 13, the Financial Management Committee approved a report to begin detailed design work. As such, the Parks, Recreation and Cultural Services Department has now submitted a rezoning application to permit the future construction of the facility.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the P3 Park and Public Use District and the Edmonds Town Centre Plan as guidelines) to permit the construction of a two-pad ice arena oriented towards 18th Street with surface parking oriented toward 10th Avenue. The facility will be City-owned and operated for public recreation purposes.
- 4.2 The subject property is identified in the Edmonds Town Centre Plan for residential development using the RM3 District as a guideline. As such, a minor amendment to the Edmonds Town Centre Plan is necessary to acknowledge the proposed institutional/public-use of the site.

- 4.3 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 18th Street and 10th Avenue to their final Town Centre Standards including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas. It is noted that a future traffic signal at 18th Street and 10th Avenue is a requirement of Rezoning Reference #14-43 (Southgate Milk Plan Improvements).
- 4.4 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation, is required.
- 4.5 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.
- 4.6 Any necessary easements, covenants and/or statutory rights-of-way for the site are to be provided, including, but not necessarily limited to: easement and right-of-way between 7777 Griffiths Drive (Byrne Creek Secondary) and the subject site for pedestrian access.
- 4.7 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, then a tree removal permit will be required.
- 4.8 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.9 An 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.
- 4.10 Applicable Development Cost Charges include: GVS & DD Sewerage Charge of \$28.74 per m² (\$2.67 per sq.ft.).
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **THAT** the amendment to the Edmonds Town Centre Plan to incorporate institutional uses, as outlined in Section 4.2 of this report, be approved to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

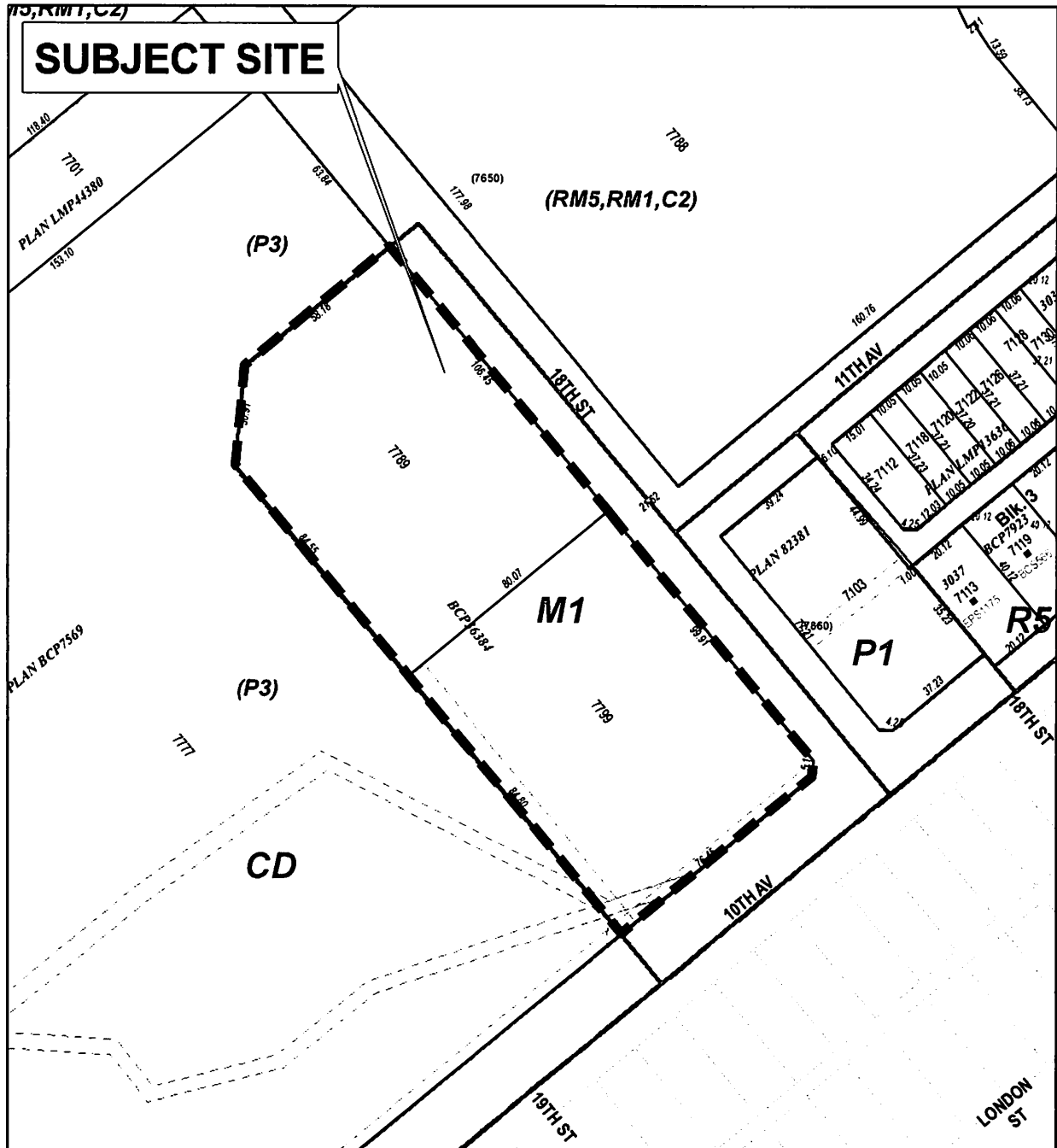
2. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LR

DR:tn
Attachments

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2018\18-19 7789 and 7799 18th Avenue\Council Reports\Rezoning Reference 18-19 Initial Report
2018.06.11.doc



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 25 2018

SCALE:

1:2,000

DRAWN BY:

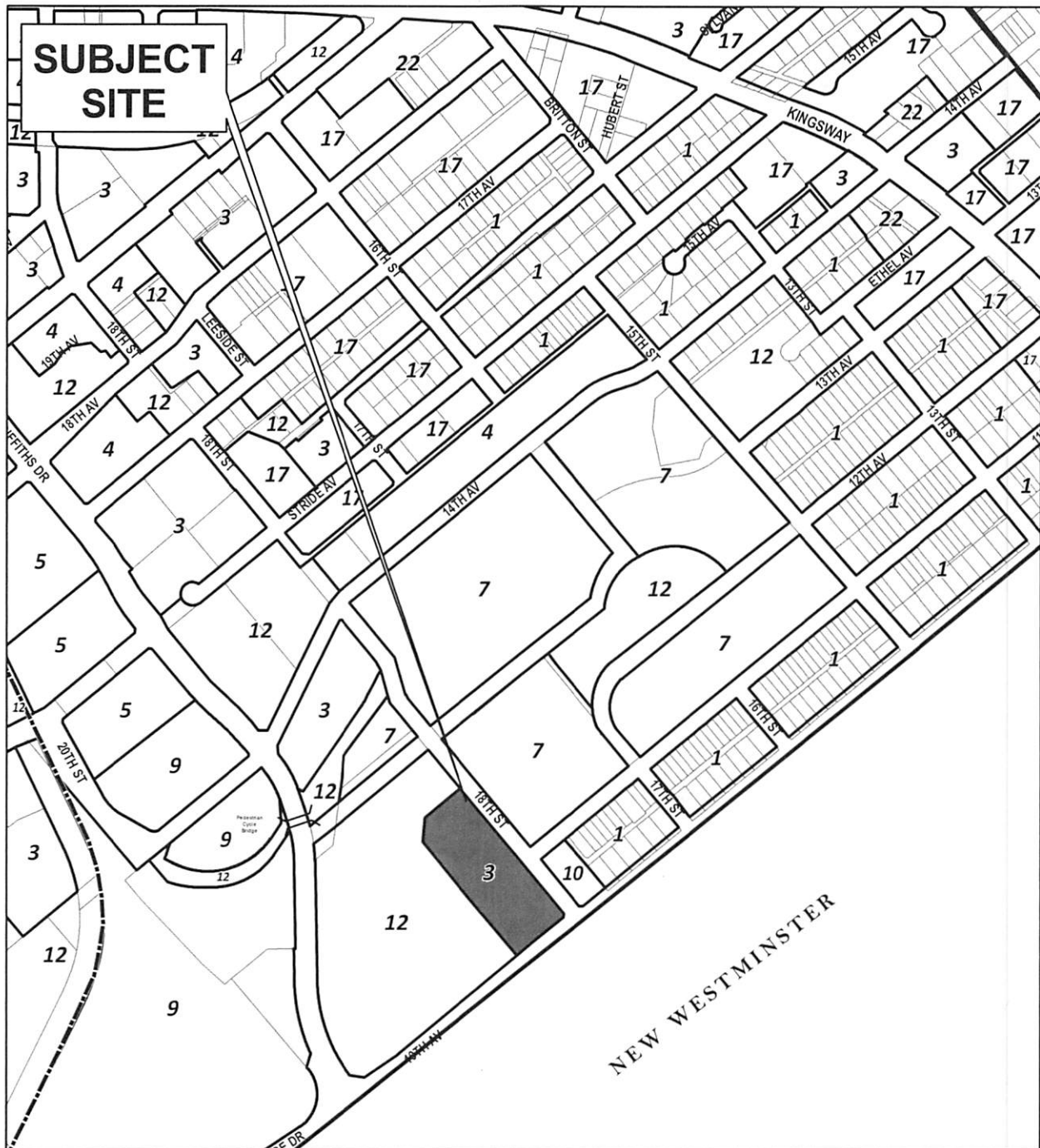
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REZONING REFERENCE #18-19
7789 AND 7799 18TH STREET



Subject Site

Sketch #1



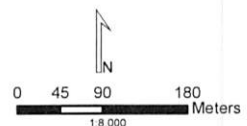
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| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density 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





City of
Burnaby

Parks, Recreation & Cultural Services
Administration Office

2018 April 25

Mr. Lou Pelletier
Planning and Building Department
City of Burnaby
4949 Canada Way
Burnaby B.C. V5G 1M2

**SUBJECT: 7789 & 7799 18TH STREET, BURNABY
REZONING APPLICATION LETTER OF INTENT**

A rezoning of the subject properties is proposed to permit the construction of a two pad arena facility.

Sincerely,

Craig Collis
Assistant Director - Recreation
Phone: 604-294-7156
Email: Craig.Collis@burnaby.ca

CMC:lw

Copied to: Director Parks, Recreation & Cultural Services
Deputy Chief Building Inspector--Project Management