

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-09 2019 JUNE 05

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
Attn: Carl Funk
- 1.2 Subject:** Application for the rezoning of:
Parcel "One" (Reference Plan 21794)
Lot "E" District Lot 70 Group 1 NWP 14996
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and C1 Neighbourhood Commercial District)
- 1.3 Address:** 3133 Sumner Avenue
- 1.4 Location:** The subject site is located on the west side of Sumner Avenue, midblock between Manor Street and Canada Way (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 73.8 m (242.1 ft), a depth of 109.7 m (359.9 ft.), and a total area of 8,093.7 m² (87,120 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 4-5 storey mixed use industrial/office building with surface and underground parking.

2.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the corporate strategic plan:

A Connected Community

- Social connection – Enhance social connections throughout Burnaby.

A Dynamic Community

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is occupied by a two-storey industrial development with underground and surface parking. To the north and west are industrial developments; to the south is an office development; and, to the east, across Sumner Avenue, is the Grand Villa Casino/Delta Burnaby Hotel complex. Vehicular access to the site is from Sumner Avenue.

The subject property is not located within a Community Plan Area but is designated in the City's Official Community Plan (OCP) for Business Centre Development. The proposed office/industrial development with a small commercial component is considered in keeping with the adopted Business Centre designation within the OCP.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, and C1 Neighbourhood Commercial) in order to permit the construction of an industrial/office building with a mixture of surface and underground parking with a small commercial component that would be restricted to restaurant or light industrial uses only.
- 4.2 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 Sumner Avenue to its final standard with separated sidewalks, street trees, street and pedestrian lighting and grassed boulevards, fronting the development site.
- 4.3 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.4 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.
- 4.5 A Site Profile and resolution of any arising requirements will be required.

- 4.6 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.7 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.8 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

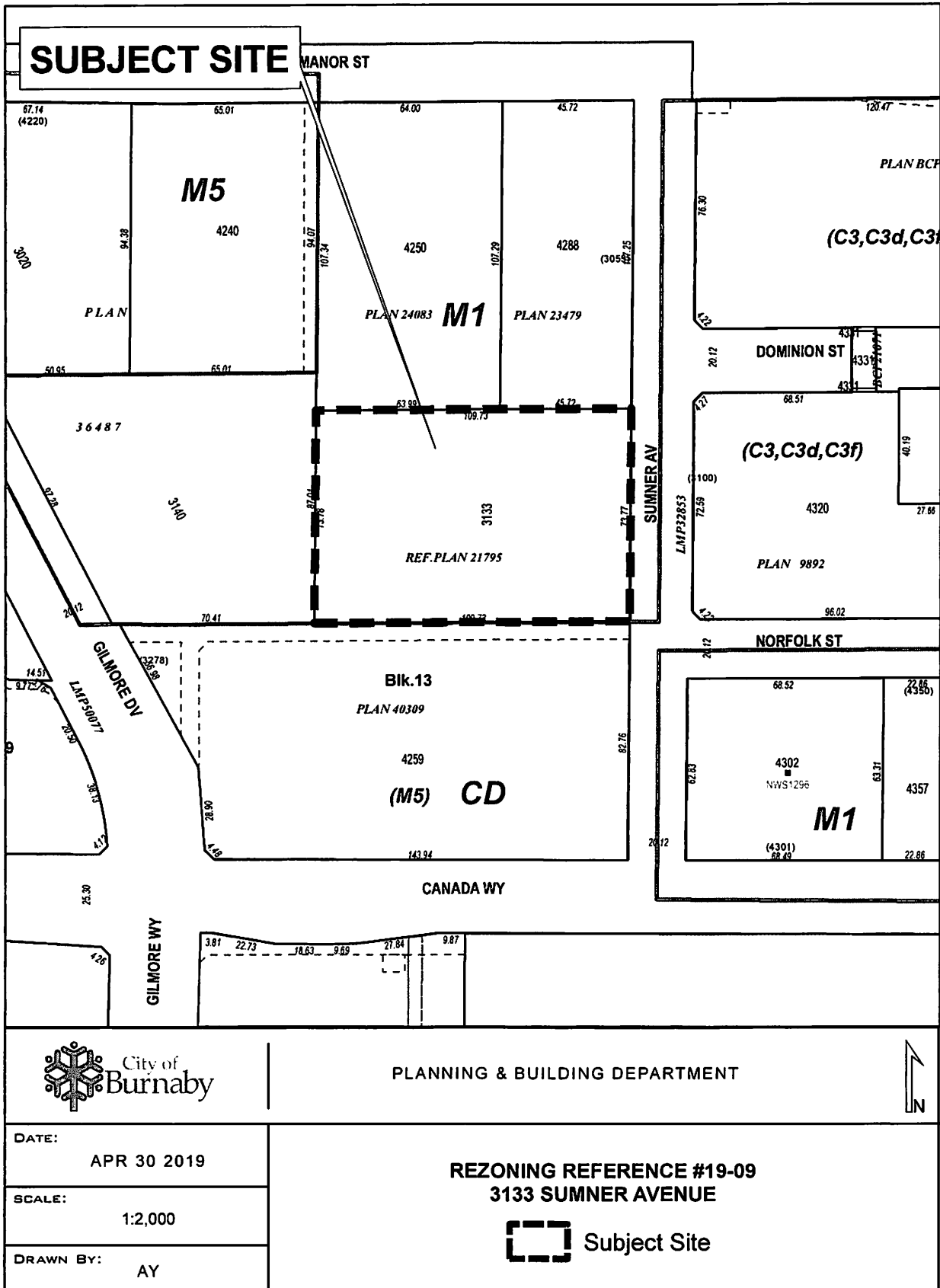
5.0 RECOMMENDATION

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.

A handwritten signature in black ink, appearing to be 'DR: H', is written over the word 'Attachment'.

Attachment

cc: City Solicitor
City Clerk





March 12, 2019

Ed Kozak, Deputy Director Planning and Building
Planning and Building Department
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Letter of Intent - Rezoning Application for 3133 Sumner – (Parcel “One” (Reference Plan 21794) Lot “E” District Lot 70 Group 1 New Westminster Plan 14996

Dear Mr. Kozak,

Enclosed please find our application to rezone 3133 Sumner Avenue from M1 to Comprehensive District based on M2, M5 and C1. The purpose of this rezoning application is to allow the construction of a 4-5 storey mixed use industrial/office building with a small restaurant component, and surface and underground parking. The site is approximately 8,094 s.m in area, which we intend to develop to approximately 1.6 FAR.

The design incorporates end of trip facilities for cyclists, bike parking and café space with outdoor seating. The design will achieve a contemporary industrial aesthetic with high quality durable materials. This high level of design intends to both encourage new business growth in the City of Burnaby and help retain existing businesses in need of new quality commercial space.

Thank you for your consideration of this rezoning application. We look forward to working with the City on achieving a suitable plan of development in the coming months.

Sincerely,

A handwritten signature in black ink, appearing to read "CF".

Carl Funk
Development Manager