

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-26 2019 SEPTEMBER 11

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** TransLink (South Coast British Columbia Transportation Authority)
400 – 287 Nelson’s Court
New Westminster, BC V3L 0E7
Attn: Karen Ng
- 1.2 Subject:** Application for the rezoning of:
Lot A District Lot 171 Group 1
New Westminster District Plan LMP45547
- From:** CD Comprehensive Development District (based on M2 General Industrial District)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District)
- 1.3 Address:** 6700 Southridge Drive
- 1.4 Location:** The subject site is located on the south side of Southridge Drive slightly east of the Expo SkyTrain Line. (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 2.57 hectares (6.35 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 an additional building on the site for SkyTrain operations.

2.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

An Inclusive Community

- Enhance City workforce diversity - Support a diversified City workforce by identifying barriers and implementing proactive strategies.

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 located on Southridge Drive, adjacent to the Expo SkyTrain line (see *attached* Sketch #1). To the north of the site, across Southridge Drive, are operations and maintenance facilities for SkyTrain vehicles. To the west, across the SkyTrain tracks, are City-owned properties which have been previously identified for future assembly, study and development. To the east and south are single-family dwellings in the City of New Westminster. The Industrial Policy Framework of the Burnaby Official Community Plan (OCP) identifies the subject site for General Industrial use.

4.0 GENERAL INFORMATION

- 4.1 The subject site currently accommodates an industrial/office building which was constructed in 1999 under Rezoning Reference #99-01 for Bombardier Transportation for offices and the assembly of SkyTrain cars. The property has since transacted to TransLink, which currently utilizes the space for office and maintenance purposes.
- 4.2 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District as a guideline) in order to permit the construction of a light industrial/office building measuring approximately 1,700 m² (18,299 sq.ft.), to accommodate a SkyTrain Control Centre in a vacant portion of the site. Vehicular access will be provided from Southridge Drive.
- 4.3 Primary servicing for the subject site has been provided for through Subdivision Reference #99-04; however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
- reconstruction of curbs on Southridge Drive;
 - provision of a new bus shelter on Southridge Drive; and,
 - provision of street trees in the centre median of Southridge Drive.
- 4.4 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.5 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.

- 4.6 A Site Profile and resolution of any arising requirements will be required.
- 4.7 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.8 Applicable Development cost charges may include:
- GVS & DD Sewerage Development Cost Charge.
 - Regional Transportation Development Cost Charge
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

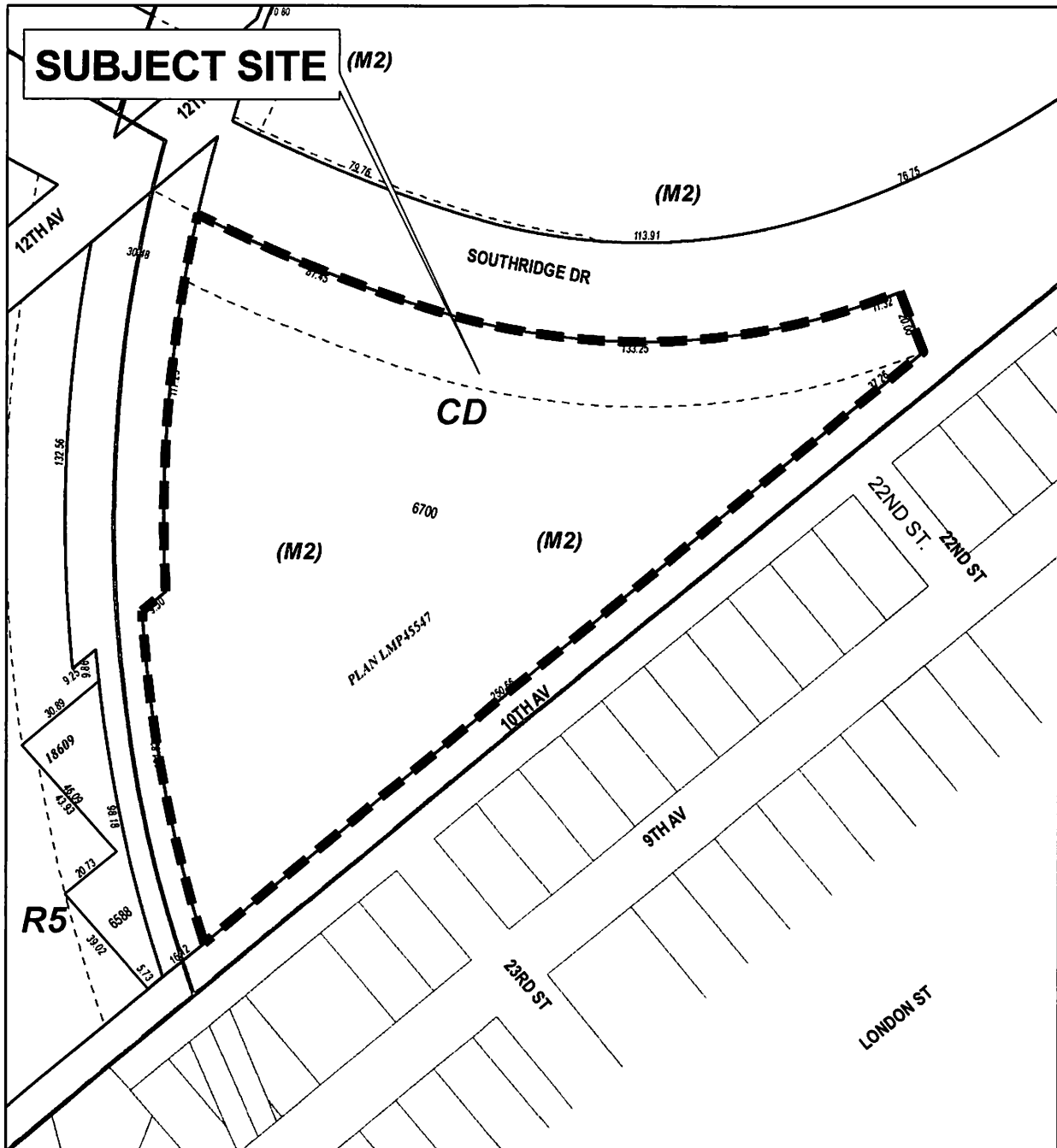
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



DR:rh

Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 28 2019

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #19-26
6700 SOUTHRIDGE DRIVE



Subject Site

Sketch #1

**TransLink**

400 - 287 Nelson's Court
New Westminster, BC V5H 4N2
Canada
Tel 778.375.7500
translink.ca

South Coast British Columbia
Transportation Authority

May 2, 2019

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

Re: Rezoning Letter of Intent
SkyTrain Operations Control Centre (OCC)

Introduction

TransLink is pleased to submit the application herein to rezone the property located at 6700 Southridge Drive from existing CD zoning to amended CD Zone. This rezoning would permit TransLink to accommodate increased space needs for operational control activities of the Skytrain system on behalf of the British Columbia Rapid Transit Company Ltd. (BCRTC).

About the Property Owner

TransLink is an important public infrastructure service provider with a service area spanning more than 1,800 square kilometers that includes bus, SkyTrain Rapid Transit, SeaBus, West Coast Express, and HandyDART. The OCC project represents a critical piece of operations space that needs to expand to accommodate the growing fleet of SkyTrain cars and geographical expansion of the network.

About the Property

The property is 25,720 sm and is currently occupied by SkyTrain's Operations and Maintenance Centre 2 (OMC 2). OMC 2 was built in 1988, originally used for the assembly of new SkyTrain vehicles, is 8,357 sm in area, currently houses operations and maintenance facilities as well as staff facilities, offices, and staff parking. The existing OMC 2 building will remain.

Legal Descriptions and Zoning designations:

OMC 2 6700 Southridge Drive:
Zoning: CD, M2
Lot: A Block: District Lot: 171 Plan: LMP45547

Rezoning Intent

In order to improve service and keep up with operational demands, TransLink intends to construct a new Operations Control Centre (OCC) which will facilitate operations of the expanded SkyTrain network. A building of approximately 1,700 sm will be added for a new Operations Control Centre.

OMC2 Site = 25,720 sm

Previous Area & FAR = 8,357 sm or .32 FAR

New Area & FAR = 8,357sm + 1,700sm = 10,057 sm or .39 FAR

The intent is to provide seamless transition and aesthetic choice in cladding material to fit into the overall 'site-scape'.

Rezoning Application

We are submitting a rezoning to add approximately 1,700 sm area to the current CD zone (based on M2 General Industrial District). The intent is to maintain the CD Zoning as there will not be a change of use.

A telephone meeting indicated that a Letter of Intent to get the rezoning process started, was appropriate, with a follow-up planning meeting with City of Burnaby Planning Department, to run through additional details of rezoning.

Please find the required forms and documentation enclosed with this letter. We look forward to working with the City of Burnaby Planning Department on this rezoning application.

If you have any questions or concerns, please do not hesitate to call me.

Regards,



KAREN NG

Senior Project Manager

Engineering Project Delivery (Systems)

T: 778.375.6978 | C: 604.218.3822 | karen.ng@translink.ca

Attachments: Rezoning Application

Title Search for OMC 2

Rezoning Application Fee of \$18,095 + \$1,000 Public Hearing Fee