

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #20-20  
2020 September 30

## ITEM #03

### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Pacific Land Group  
212-12992 76 Avenue  
Surrey, BC V3W 2V6  
Attn: Oleg Verbenkov
- 1.2 Subject:** Application for the rezoning of:  
Lot 74, DL 75, Group 1, NWD Plan 54137
- From:** M6 Truck Terminal District
- To:** M2 General Industrial District
- 1.3 Address:** 2864 Norland Avenue (Sketch #1 *attached*).
- 1.4 Size:** The site is rectangular in shape with a site area of approximately 6,329.92 m<sup>2</sup> (68,135 ft<sup>2</sup>).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the use of the property for storage and maintenance of construction equipment.

### 2.0 POLICY FRAMEWORK

The proposed application aligns with the 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**

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

#### **A Healthy Community**

- Community involvement - Encourage residents and businesses to give back to and invest in the community.

### 3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on and takes access from the north side of Norland Avenue. To the north is the Still Creek Conservation Area including Still Creek and the Central Valley Greenway (see *attached* Sketch #1). Surrounding properties to the southeast, south and west are zoned either M2 General Industrial District or M6 Truck Terminal District and contain a variety of manufacturing, contractor and truck-related uses.

The property is currently zoned M6 Truck Terminal District. The subject site and the adjoining parcel (2848 Norland Avenue) to the west, zoned M2 General Industrial District, have operated as an integrated truck terminal for the past 40 years. The subject property is improved with a warehouse constructed in 1977, while the adjoining parcel at 2848 Norland Avenue is predominantly paved and used for outdoor storage, maneuvering, and parking.

### 4.0 GENERAL INFORMATION

4.1 The purpose of this rezoning application is to facilitate a change in use of the property from truck terminal use to general industrial use to permit the storage and maintenance of construction equipment. As new owners of both the subject property and the adjoining parcel at 2848 Norland Avenue, the applicant is proposing to conduct the operation using both parcels. Rezoning the property will align the permitted uses of the adjoining properties which will both be used for the operations of the construction company. The existing building and site layout are not proposed to change.

4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

### 5.0 RECOMMENDATION

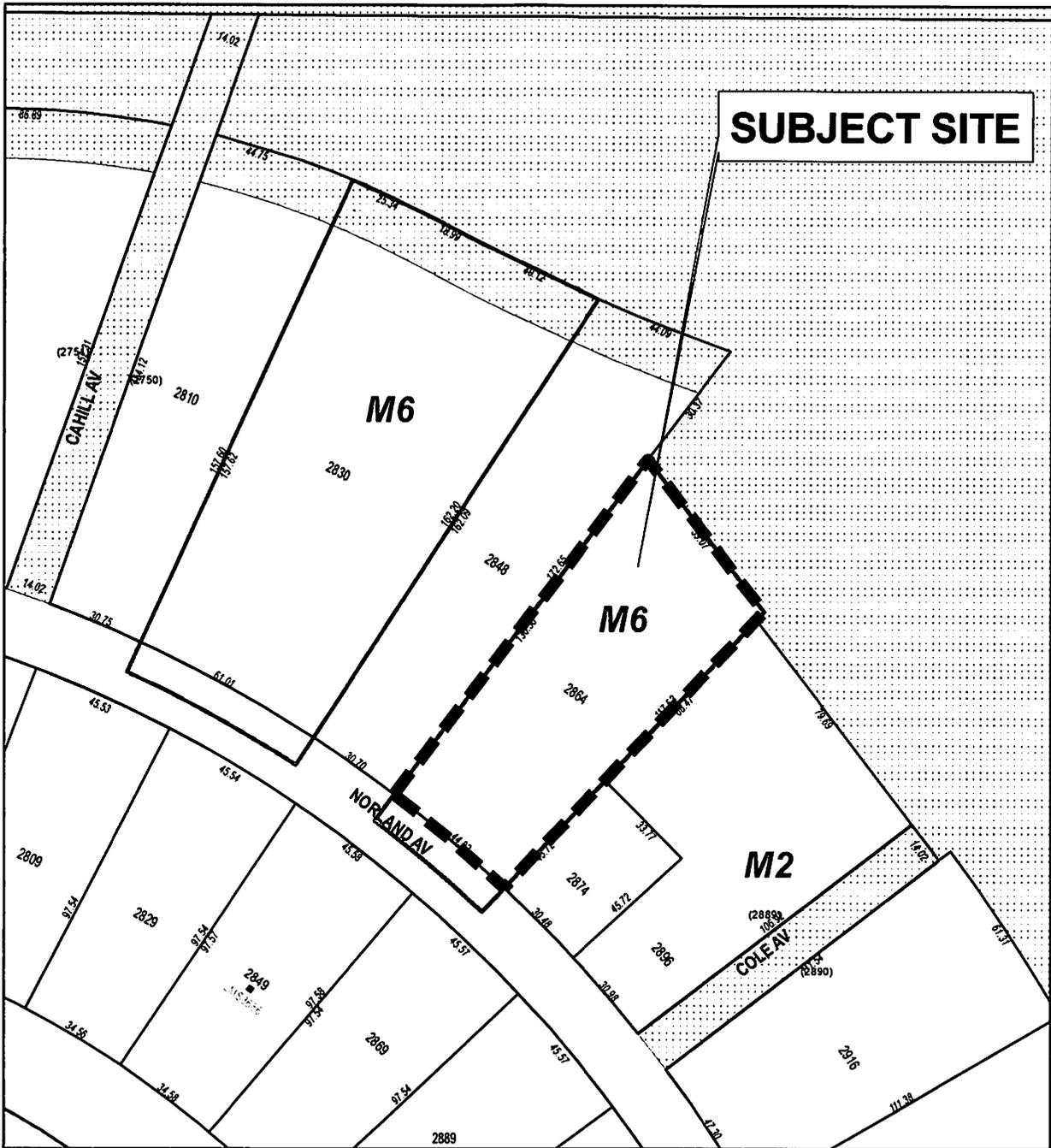
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



MP:tn

**Attachment**

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



Date: AUG 28 2020

scale: 1:2,000

Drawn By: RW

REZONING REFERENCE #20-00020  
2864 NORLAND AVENUE

 Subject Site

July 15, 2020

PLG File: 20-2073

Planning Department  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

VANCOUVER ■ SURREY

Vancouver Office  
Suite 1500 – 701 West Georgia Street  
Vancouver, British Columbia  
Canada, V7Y1C6

Surrey Office  
Suite 212 – 12992 76 Avenue  
Surrey, British Columbia  
Canada, V3W 2V6

Tel: 604-501-1624  
Fax: 604-501-1625

[www.pacificlandgroup.ca](http://www.pacificlandgroup.ca)  
[info@pacificlandgroup.ca](mailto:info@pacificlandgroup.ca)

**RE: Letter of Intent – Rezoning to from M6 to M2 at 2864 Norland Avenue, Burnaby**

Pacific Land Resource Group Inc. ("PLG") has prepared the following planning rationale to support a rezoning application at 2864 Norland Avenue, Burnaby ("Subject Property"). The purpose of this application is to rezone the Subject Property from the *Truck Terminal District M6* Zone to a *General Industrial District M2* Zone to support more general industrial uses for a Burnaby-based construction company.

**Land Use Context**

The Subject Property consists of one legal parcel approximately 1.56 acres (6,313 m<sup>2</sup>) in size. The Subject Property is located in an established industrial area along Norland Avenue, north of Highway No.1 with the Burnaby Lake Sports Complex located to the north/east. The Subject Property is designated "Industrial" in the Metro Vancouver Regional Growth Strategy. The City of Burnaby's Official Community Plan ("OCP") designates the site as "Industrial" but is not located in a Community Plan area. The closest Community Plan area is the Burnaby Lake Sports Complex located north of the Subject Property. The Subject Property is zoned Truck Terminal District ("M6"), which reflects the current trucking uses on the site. The Subject Property is used in conjunction with the neighbouring site to the west, 2848 Norland Avenue (zoned M2).

The Subject Property has been purchased by a construction company based in the City of Burnaby to allow for storage and maintenance of equipment. The current trucking uses on the Subject Property has operated in conjunction with the 2848 Norland Avenue (to the west), which is a separate parcel. The construction company will also be using the Subject Property and the adjoining parcel together for their operations.

Development Proposal

The purpose of this application is to:

- Rezone the Subject Property from "Truck Terminal District" (M6) to the "General Industrial District" (M2) to allow use of the Subject Property for storage and workshops associated with a construction company.

### City of Burnaby OCP

The Subject Property is currently designated as "Industrial" in the OCP and it is further identified as being within a "General Industrial" designation in Section 6 of the OCP. General Industrial areas in the City of Burnaby are diverse in the industrial activities and can range from light to heavy forms of industrial uses. The proposed rezoning to the M2 zone is consistent with the Industrial designation in the OCP.

### Proposed Zoning

The Subject Property is proposed to be rezoned from M6 to M2 to accommodate storage and maintenance of construction equipment. The existing building and paved areas will be maintained for equipment storage and maintenance. Changes to the building and site layout are not proposed.

### Parking

The Subject Property will be used in conjunction with the adjacent property to the west, 2848 Norland Avenue. The construction company anticipates 15 to 20 employees stationed at the Subject Property.

Based on aerial imagery, there are currently 38 marked parking stalls fronting Norland Avenue across both lots. The building on the Subject Property contains approximately 8,160 ft<sup>2</sup> of office space and 16,350 ft<sup>2</sup> of warehouse space. Based on the Off-Street Parking and Loading requirements in the Zoning Bylaw, the parking rate for office space is at a rate of 1 stall per 495.16 ft<sup>2</sup>, resulting in 16.5 stalls required for the office area. The parking rate for the warehouse/storage component is either 1 for each 3 employees or 1 for each 2,002.15 ft<sup>2</sup>, whichever is greater. 8.1 stalls would be required for the warehouse/storage floor area. In total, 24.6 or 25 stalls would be required. The existing parking availability is adequate for the proposed rezoning.

### Summary

In summary, the proposed rezoning demonstrates consistency with the Industrial designation in the OCP. The proposed rezoning will maintain the industrial function of the Subject Property and the surrounding area and provide employment uses.

We trust this letter clarifies the intent of the development proposal. Should you have questions or require further clarification, please do not hesitate to contact the undersigned at 604-501-1624.

Sincere Regards,  
**Pacific Land Resource Group Inc.**



Oleg Verbenkov, MCIP, RPP  
Principal