



Item
Meeting 2021 March 30

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2021 March 24

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 42000 20

Reference: Bylaw Amendments

SUBJECT: PROPOSED ZONING BYLAW AMENDMENTS -
"P6 BCIT DISTRICT" AND REZONING REFERENCE #21-10 (Rezoning of
the BCIT Campus from the P6 Regional Institutional District to the P6 BCIT
Regional Institutional District)

PURPOSE: To propose an amendment to the P6 Regional Institutional District by adding a specific sub-district for the British Columbia Institute of Technology (BCIT) and to seek Council authorization to forward the proposed Zoning Bylaw amendments and Rezoning Reference #21-10 to a Public Hearing on 2021 April 27.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize the preparation of a bylaw amending the *Burnaby Zoning Bylaw, 1965*, to establish the "P6 BCIT District", as outlined in Section 3.0 of this report, for advancement to a Public Hearing on 2021 April 27 at 5:00 pm.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 April 12 and to a Public Hearing on 2021 April 27 at 5:00pm.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The approval of the Ministry of Transportation to the rezoning application.
 - b) The consolidation of the two properties within the BCIT campus into one legal parcel.

REPORT

1.0 BACKGROUND INFORMATION

BCIT Burnaby Campus is currently zoned P6 Regional Institutional District and CD Comprehensive Development District (based on the P6 District). The P6 District, unlike the P11/P11e SFU Neighbourhood District, does not permit services and uses that accommodate the day-to-day needs of students and residents on, or adjacent to campus, other than child care facilities and liquor licence establishments. It should be noted that only liquor licence establishments that legally existed on 2003 January 13 may be permitted as an outright permitted use in the P6 District.

BCIT recently adopted a Campus Plan that seeks to create a more complete community, and are requesting that the City establish a specific zoning district for BCIT similar to Simon Fraser University (SFU). The proposed sub-district would permit services and uses that satisfy the day-to-day needs of residents of the campus, faculty and staff, as well as the residents of adjacent residential neighbourhoods. Staff are generally supportive of the Campus Plan's overall objectives from a planning and climate action perspective. As such, this report brings forward amendments to the Burnaby Zoning Bylaw to establish the proposed P6 BCIT District (see *attached* Appendix). This report also requests the rezoning of the BCIT campus from the existing P6 District and CD District (based on the P6 District) to the proposed P6 BCIT District and CD District (based on the P6 District).

2.0 CITY POLICY FRAMEWORK

The proposed amendments to the *Zoning Bylaw* aligns with the following City policies:

Corporate Strategic Plan:

- enhance social connections throughout Burnaby.
- work collaboratively with businesses, educational institutions, other communities and governments to foster an environment that attracts new and supports existing jobs, businesses and industries.
- encourage residents and businesses to give back to and invest in the community.
- create more opportunities for the community to celebrate diversity and provide opportunities that encourage and welcome all community members and create a sense of belonging.
- encourage opportunities for healthy living and well-being.

Official Community Plan:

- provide a varied range and choice of living opportunities within the City.
- maintain and improve neighbourhood livability and stability.
- foster a close relationship between post-secondary facilities and the community in terms of maximizing educational and business opportunities and partnerships.

Social Sustainability Strategy:

- meet basic needs with a focus on affordable and suitable housing.
- provide opportunities for learning for life.

Economic Development Strategy:

- build a strong, livable, and healthy community.
- make the efficient use of land.

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3.0 ZONING BYLAW TEXT AMENDMENTS

Issue

For BCIT to implement its new Campus Plan, a new P6 BCIT District needs to be established in line with the purpose of the P6 District, for the specific use of BCIT as a regional educational institution.

Discussion

On 2018 May 29, BCIT's Board of Governors approved in principal the Campus Plan as a vision for the future of the Burnaby Campus by aiming to:

- plan for facilities needs for the next 50 years;
- guide BCIT's evolution as a premier polytechnic institution;
- create a more vibrant campus;
- connect with industry; and,
- demonstrate sustainability best practices.

According to the Campus Plan, three land use districts have been envisioned for the campus:

- high-density mixed-use core, which includes most new BCIT facilities, new student housing, industry partner space, and new retail focal point;
- major park and recreation, at the existing recreation and track/field facilities with connections to Guichon Creek riparian area and greenway; and,
- South campus for future BCIT expansion and possible interim use for large scale industry partners requiring large sites.

BCIT Burnaby campus is currently zoned P6 District and CD District (based on the P6 District). Under the Zoning Bylaw, the P6 District permits major government and educational institutions, public services and utilities, residential accommodations, caretaker units, accessory buildings and uses, child care facilities, liquor licence establishments if lawfully used on 2003 January 13, and temporary shelters. The permitted uses in the P6 District do not support the proposed uses in the Campus Plan which are intended to make the campus a more complete community. As such, BCIT requests that a new P6 sub-district be created specifically for BCIT to enable the implementation of the Campus Plan. This initiative would establish a new P6 BCIT District, similar to the P11 District which was specifically created for SFU. It should be noted that the existing CD District (based on the P6 District) permits the installation of a number of skysigns, and the establishment of a Comprehensive Sign Plan for the campus, and is intended to remain for those purposes.

The proposed P6 BCIT District permits a wide range of uses associated with educational institutions beyond what are permitted in the P6 District. With the exception of permitted uses, all other requirements of the P6 District, including conditions of use, building height, lot area and width, lot coverage, floor area ratio, and required yards are not proposed to change, and therefore would continue to apply to any development in the proposed P6 BCIT District.

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The proposed permitted uses in the P6 BCIT District are defined based on the general purpose of the P6 District and the Campus Plan. These uses include:

- **educational institutions, including colleges and universities:** considering that the purpose of the P6 District and all its sub-districts is to locate and regulate large scale public institutional uses at a municipal, metropolitan or regional level, educational institutions should constitute the primary use of the site. As such, to ensure the education-institutional nature of the site will be maintained at all times, all other uses, principal or accessory, should be permitted in conjunction with such educational institutional use.
- **residential uses:** residential uses will be limited to dormitories and caretaker units, provided that they are located on the same site as the institution they serve. Dormitories will contain sleeping units and dwelling units for the exclusive use of persons affiliated with the institution. The provision of rental units for persons that are not affiliated with the institution may be permitted through a future rezoning application based on the RMr District, and subject to Council approval.
- **commercial uses:** commercial uses will be limited to those that are necessary to satisfy the daily and occasional shopping needs of the BCIT students, faculty and staff, as well as residents of the adjacent neighbourhoods. Examples of the permitted commercial uses include child care facilities, banks, cafés and restaurants, health clinics, fitness and health facilities, public assembly and entertainment, and retail.
- **specialized uses:** specialized uses in conjunction with educational institution include business and professional offices, broadcasting, telecommunication, and production facilities, as well as, laboratories, scientific and technological research.
- **public uses:** public uses will be limited to public services and utilities that are housed completely within an enclosed building, and public parks.
- **accessory uses:** accessory uses are limited to those that are ancillary to a principal building or use of a principal building, including but not limited to light manufacturing associated with on-campus industry partners and BCIT programs, farmers markets, and home occupations.

Should Council adopt the proposed Zoning Bylaw amendments to establish the P6 BCIT District specifically for BCIT, the rezoning of the BCIT campus from the existing P6 District to the proposed P6 BCIT District is required. As such, BCIT has submitted a Rezoning Application to rezone the campus to the proposed P6 BCIT District (Rezoning Reference #21-10). Review of Rezoning Reference #21-10 in conjunction with the proposed Zoning Bylaw amendments to establish the P6 BCIT District is included in section 4.0 of this report. The rezoning amendment bylaw is brought forward concurrently with the proposed text amendments for full context of both proposals.

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4.0 REZONING REFERENCE #21-10

ADDRESS: 3700 Willingdon Avenue (see *attached* Sketch #1)

LEGAL: Parcel 1, DL 71 and 72, Group 1, NWD Plan BCP33657

FROM: P6 Regional Institutional District and CD Comprehensive Development District
(based on P6 District)

TO: P6 BCIT Regional Institutional District and CD Comprehensive Development
District (based on P6 District)

APPLICANT: British Columbia Institute of Technology
3700 Willingdon Avenue
Burnaby, BC V5G 3H2
(Attention: Mike Newall)

4.1 Rezoning Purpose

The purpose of the proposed rezoning bylaw amendment is to rezone the BCIT campus from the P6 District to the proposed P6 BCIT District, in order to permit the application of the proposed P6 BCIT District requirements to BCIT campus.

4.2 Background Information

- 4.2.1 The BCIT campus is comprised of two legal lots and is improved with approximately 50 buildings on an approximate 52.9 hectares (130.6 acres) site. The campus was originally developed in 1964 and has expanded numerous times.
- 4.2.2 To the west of the BCIT campus, across Willingdon Avenue, is the Discovery Place Business Centre area, Moscrop Secondary School, and the former Burnaby Youth Custody Service facility. To the north, across Canada Way, is a gasoline service station and the Willingdon/Canada Way Business Centre. To the south, across Deer Lake Parkway, is Deer Lake Park, with an established single- and two-family residential neighbourhood beyond. Immediately adjacent to the north-eastern portion of the campus are industrial buildings zoned M1 Manufacturing District, while further south across Wayburne Drive to the east is the Greentree Village multiple-family residential neighbourhood.
- 4.2.3 On 1967 June 26, Final Adoption was granted to a Zoning Bylaw amendment to establish the P6 District, and rezone the BCIT campus from the P1 District to the P6 District.
- 4.2.4 On 2017 June 26, Final Adoption was granted for Rezoning Reference REZ #15-33 to establish a Comprehensive Sign Plan to accommodate the needed campus identification improvements and create guidelines for future signage under a singular and consolidated

approach. This Rezoning was pursued following the final adoption of two previous Rezoning Applications (Rezoning References #11-11 and #14-16) to permit the installation of three individual skysigns within the campus.

- 4.2.5 On 2018 May 29, the BCIT Campus Plan was approved in principal by the BCIT Board of Governors as a plan to accommodate its needs for the next 50 years as a premier polytechnic institution. The plan would guide the evolution of the campus as a vibrant urban place that supports innovation and collaboration, provides a better environment and experience for students, faculty, and staff, enhances the profile of the institution, and improves educational outcomes. Implementation of the Campus Plan necessitates amendments to the P6 District with respect to land uses.

4.3 General Comments

- 4.3.1 BCIT is requesting rezoning to the proposed P6 BCIT District in order to conduct activities and establish uses that are permitted in the proposed P6 BCIT District. The proposed P6 BCIT District includes a wide range of permitted uses in line with the objectives of the Campus Plan and purpose of the P6 District, as a regional educational institution. With the exception of permitted uses, any future development within the campus will continue to be subject to density, building height, and other requirements of the P6 District. Any future development not meeting the P6 District requirements of the Zoning Bylaw will be subject to a CD rezoning and Council approval.
- 4.3.2 Given that the proposed rezoning amendment bylaw does not involve further development of the site and it is intended to permit BCIT to establish uses that are permitted in the proposed P6 BCIT District, it is recommended that this application proceed directly to Public Hearing. It should be noted that any future change of use, expansion of the existing buildings, or the construction of new buildings within the campus, which meet all requirements of the P6 and P6 BCIT Districts, will be subject to Preliminary Plan Approval.
- 4.3.3 Previous rezoning amendments for the BCIT campus include a CD District (based on the P6 District) to establish a campus-wide Comprehensive Sign Plan, and permit the installation of a number of skysigns. The proposed rezoning amendment to replace the P6 District with the P6 BCIT District would only impact the permitted uses within the campus. As such, to expedite the rezoning process and eliminate the need to revise the CD Plans for the Comprehensive Sign Plan and skysigns, it is recommended that the underlying zoning district for the existing CD District (the P6 District) remains unchanged.
- 4.3.4 The approval of the Ministry of Transportation to the rezoning application is required.
- 4.3.5 The consolidation of the two properties within the BCIT campus into one legal parcel is required.

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5.0 CONCLUSION

The proposed Zoning Bylaw amendments are intended to permit a wide-range of related land uses that are in line with the objectives of the P6 District and the BCIT Campus Plan, within the BCIT campus. In addition, the rezoning of the BCIT campus in conjunction with the Zoning Bylaw amendments to establish the proposed P6 BCIT District is required to permit the application of the P6 BCIT District. It is recommended that Council approve the above proposed Zoning Bylaw amendments, and the rezoning amendment bylaw (Rezoning Reference #21-10), as outlined in Sections 3.0 and 4.0, and direct that the Zoning Bylaw amendments, and the associated rezoning amendment bylaw, be advanced to a Public Hearing on 2021 April 27.



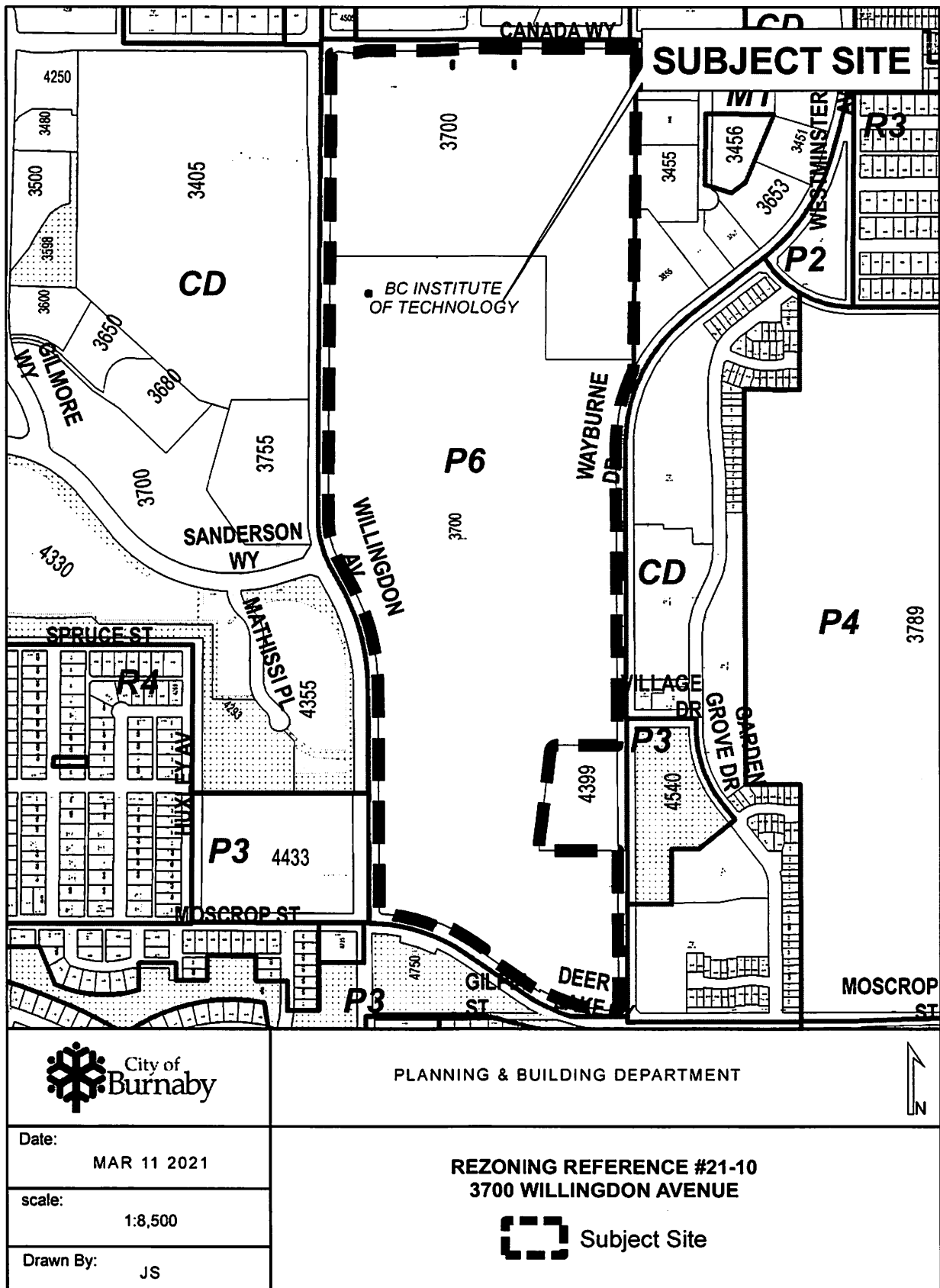
E.W. Kozak, Director
PLANNING AND BUILDING

PS:tn

Attachment

cc:	Acting City Manager	Director Corporate Services
	Director of Engineering	Chief Building Inspector
	Director Public Safety and Community Services	City Clerk
	City Solicitor	

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Recommended Bylaw Amendments Related to the Proposed P6 BCIT District

Below is the recommended wording for the proposed Zoning Bylaw amendment regarding the P6 BCIT District:

THAT a new section 506.1C be added to the Zoning Bylaw with wording the same or similar to the following:

506.1C Uses Permitted in the P6 BCIT Zoning District:

- (1) Colleges and universities.
- (2) The following uses in conjunction with college and university:
 - (a) Dormitories, provided that they are located on the same site as the college and university which they serve.
 - (b) A dwelling or dwelling unit for a caretaker or watchman, provided that such dwelling or dwelling unit is located on the same lot as the college and university which it serves.
 - (c) Child care facilities.
 - (d) Banks.
 - (e) Cafes and restaurants.
 - (f) Business and professional offices.
 - (g) Personal service establishments including: barbershops, beauty parlours, dry cleaning establishments, electrical appliance repair shops, florist shops, laundromats, optical or watch repair shops, outdoor produce shops, outdoor garden shops (for not more than six months in any year), photographic studios, shoe repair shops, tailor shops, dressmaking shops, and similar establishments.
 - (h) Retail stores catering to the day-to-day shopping needs, and the retail sale of used books and clothing.
 - (i) Liquor licence establishments in premises that were being lawfully used for that purpose on 2021 May 31.
 - (j) Health centres and clinics.
 - (k) Animal beauty parlours.
 - (l) Fitness and health facilities.
 - (m) Public assembly and entertainment uses.
 - (n) Cyber entertainment uses.
 - (o) Animal training and daycare facilities.
 - (p) Laboratories, scientific and technological research.
 - (q) Printing, publishing, photocopying, or other similar reproduction services.
 - (r) Broadcasting, telecommunication, and production facilities for radio, television, cable networks, program distribution, motion picture and sound recording, digital information, and other like activities.
 - (s) Public services and utilities, provided that they are housed completely within an enclosed building.
 - (t) Public parks.
 - (u) Accessory buildings and uses.
 - (v) Mobile retail carts not exceeding three in number as a use accessory to a principal use.
 - (w) Home occupations.
 - (x) Temporary shelters.



**BRITISH COLUMBIA
INSTITUTE OF TECHNOLOGY**

3700 Willingdon Avenue
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bcit.ca

March 4, 2121

**Mr. Johannes Schumann
Assistant Director Current Planning
Planning and Building Department
City of Burnaby
4949 Canada Way
Burnaby BC
V5G 1M2**

Dear Johannes:

Re: Proposed P6-BCIT Zoning Sub-District for BCIT Burnaby Campus

Further to our recent discussions, BCIT has adopted a Campus Plan for its Burnaby campus to guide future land use, place-making, circulation networks, location of facilities, form and character of buildings, open space, sustainability, transportation, on-campus housing, and other elements of campus-building. The fundamental aim of the Campus Plan is to guide the evolution of the campus to support BCIT's role as a premier polytechnic educational institution. Please accept this correspondence as our formal "Letter of Intent" to pursue the rezoning of our Burnaby Campus from P6 to P6 BCIT, in order to further the implementation of our Campus Plan.

Yours truly,

Mike Newall
Senior Development Planner
British Columbia Institute of Technology

MN

cc **Craig Sidjak, Director, BCIT Campus Planning**
 Mark Dale, Senior director, Facilities and Campus Development