

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #21-26
2021 August 25

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 Applicant:** SNC-Lavalin Inc.
1100 – 745 Thurlow Street
Vancouver, BC V6E 0C5
Attn: Branislav Cvijetinovic
- 1.2 Subject:** Application for the rezoning of:
Lot 2 District Lot 53 Group 1 New Westminster District Plan LMP1234
- From:** CD Comprehensive Development District (based on P6 Regional Institutional District and M2 General Industrial District)
- To:** Amended CD Comprehensive Development District (based on P6 Regional Institutional District and M2 General Industrial District)
- 1.3 Address:** 6900 Southpoint Drive (Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is generally rectangular in shape with a total area of approximately 30,130.00 m² (324,316.62 sq.ft.).
- 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 construction of a truck storage building.

2.0 CITY POLICIES

The subject rezoning proposal aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016) and Edmonds Town Centre Plan (1994).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1** The subject development site is located on the south side of Southpoint Drive within the Edmonds Town Centre Plan (see *attached* Sketches #1 and #2) and is designated for both commercial and industrial development. The proposed building will be situated on the southern portion of the site, which is designated for industrial development.

- 3.2 The site currently accommodates a three-storey office building and two-storey industrial building that were constructed in 1992. Vehicular access to the site is provided from Fourteenth Avenue and Twentieth Street.
- 3.3 To the west of the subject site, across Twentieth Street, is the Expo SkyTrain line. To the east of the subject site, across Griffiths Drive is the Stride Avenue Community School. To the north, across Southpoint Drive, is a 17-storey office building that is owned and occupied by BC Hydro. To the south, across Fourteenth Avenue is a two-storey industrial building.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning application is to facilitate the development of a truck storage building. The proposal is consistent with the site's designation in the Edmonds Town Centre Plan. Although a suitable plan of development has yet to be determined, the applicant has indicated that the building is proposed to be approximately 1,350 m² (14,531 ft. sq.) in area.
- 4.2 The proposed prerequisite conditions of the rezoning will be included in a future report.

5.0 RECOMMENDATION

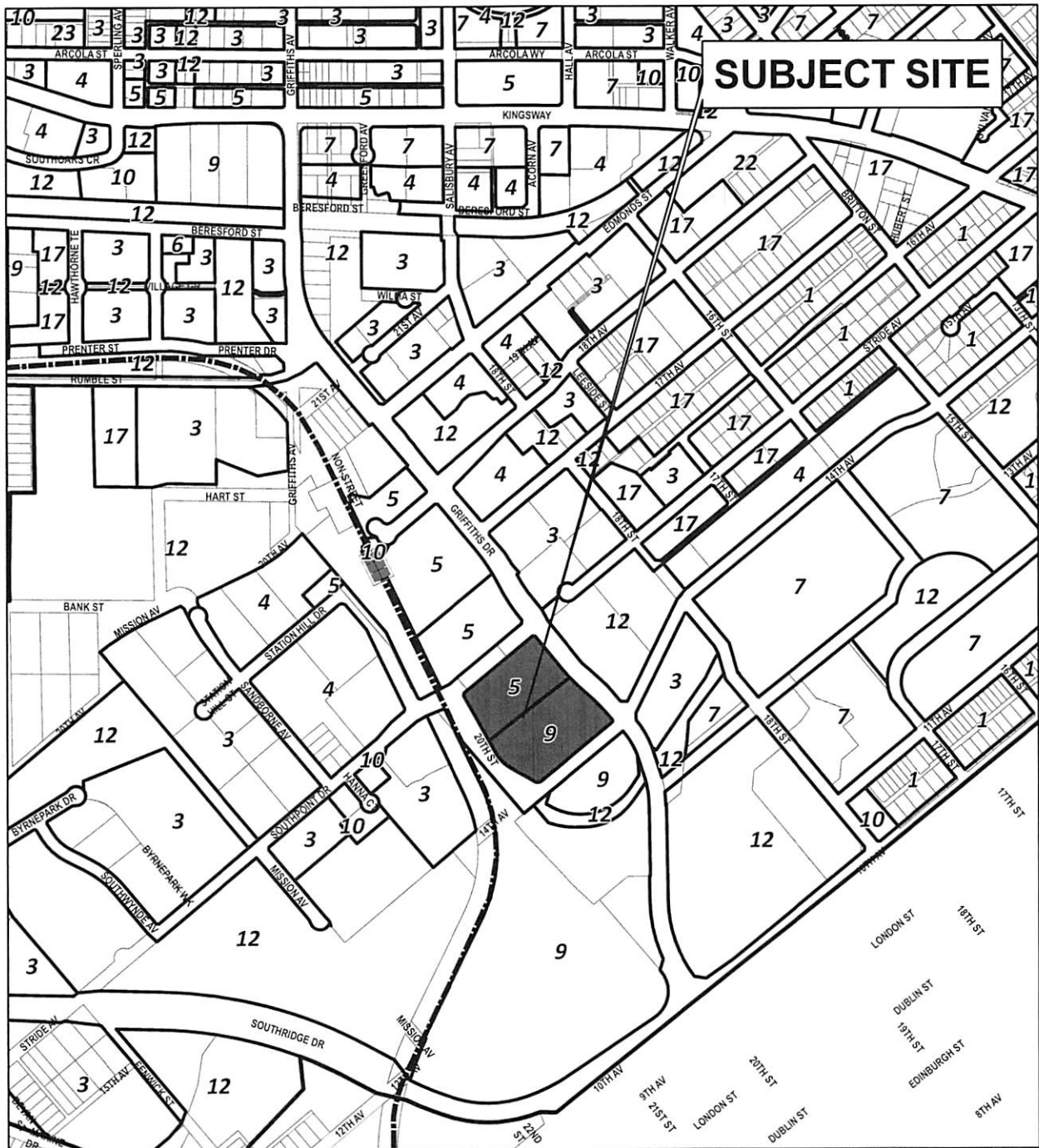
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JT:spf

Attachments

cc: City Solicitor
City Clerk



- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

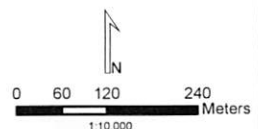
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

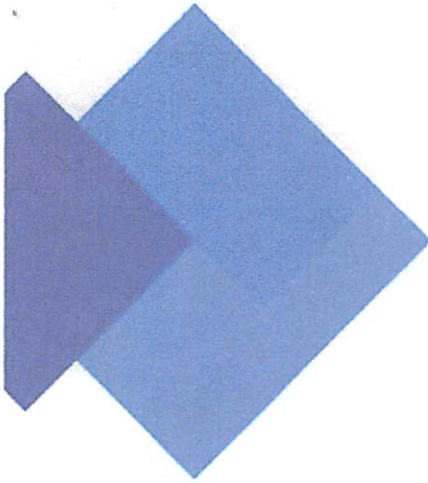
Edmonds Town Centre Plan



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





SNC • LAVALIN

SNC-Lavalin Inc.

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Date: June 14, 2021
Address: Burnaby City Hall
4949 Canada Way
Burnaby, BC, V5G 1M2

Attention: Mr. Ed Kozak, Director Planning and Building

Re: BC Hydro – Edmonds Operations Centre New Truck Storage Building – Rezoning
Letter of Intent

SNC-Lavalin, on behalf of BC Hydro, is pleased to submit an application for rezoning of the existing property at 6900 Southpoint Drive from existing zoning Comprehensive Development (CD), Regional Institutional District (P6), General Industrial District (M2), to amended CD, P6,M2. BC Hydro is retaining this property and intends to improve it by constructing a new 1,350m² covered and enclosed structure for heated and secure storage of their existing line trucks and operations vehicles. Additionally, 303.5m² of the existing fuel and vehicle wash building will be demolished to accommodate site storage and employee parking though the actual fuel and vehicle wash areas will remain.

The new Truck Storage building will be of steel construction, built in the existing storage and parking yard area. The building will help reduce vehicle startup noise in the area as all high bay doors will face towards the yard and existing operations building. High efficiency heating and ventilation equipment will be utilized to maintain truck temperature and limit morning warmup time and greenhouse gas emissions. Light pollution from the yard will be reduced as the long profile of the building will act as a light barrier. Finally, the design is intended to maintain adequate parking on the property and will investigate existing parking quantities to ensure new parking is accommodated on site if required.



The following documents are included in support of this application:

- Rezoning Application Form
- Agent Authorization Form
- Title Search
- ParcelMap BC Print Report
- BurnabyMap Printout
- Land Survey Plan LMP 1234
- Airspace Survey Plan LMP 4848
- Building Site Plan with Building Code Notes

Thank you for your consideration of this application. Please feel free to contact me should you have any further questions.

Sincerely,



Branislav Cvijetinovic, P. Eng.
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