

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #21-27
2021 AUGUST 25

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Rajesh Kumar
206, 545 Clyde Avenue
West Vancouver, BC V7T 1C5
- 1.2 Subject:** Application for the rezoning of:
Lot 51 District Lot 97 Group 1 New Westminster District Plan 34615
- From:** C2 Community Commercial District
- To:** CD Comprehensive Development District (based on P5 Community Institutional District and M5 Light Industrial District)
- 1.3 Address:** 7271 Gilley Avenue (Sketches #1 and #2 *attached*)
- 1.4 Size:** The site is irregular in shape with a site area of approximately 6,276 m² (67,554 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 a place of public worship, food production, a child care facility, and accessory uses on the subject site.

2.0 CITY POLICIES

The subject rezoning proposal aligns with the City's Corporate Strategic Plan (2017), and Social Sustainability Strategy (2011).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the northwest corner of Gilley Avenue and Beresford Street, and is designated in the Royal Oak Community Plan for industrial uses (see *attached* Sketches #1 and #2). The Official Community Plan designates the site for General Industrial use, and Metro Vancouver's Regional Growth Strategy designates the site as a Mixed Employment area.

Immediately to the north fronting Gilley Avenue and across Randolph Avenue to the west are single family dwellings, beyond which are industrial buildings. Across a lane to the north fronting Randolph Avenue and across Gilley Avenue to the east are industrial buildings. Across Beresford Street to the south is the Highland Park Line, beyond which are multiple family dwellings and industrial buildings.

The subject site, which is zoned C2 Community Commercial District, is improved with a one-storey commercial building and surface parking lot. Following the approval of Preliminary Plan Approval

#99-448 for a change of use of the commercial building from a retail use to a public assembly/community centre use, the site has been used by the Shri Guru Ravidass Community Centre. Vehicular access is from Gilley Avenue and Beresford Street.

4.0 GENERAL INFORMATION

4.1 The purpose of this rezoning is to permit the redevelopment of the Shri Guru Ravidass Community Centre for a place of public worship, food production, a child care facility, and accessory uses. In addition to two proposed prayer halls, additional uses proposed as part of the redevelopment include: kitchen area which will be used for food production including the preparation of vegetarian meals for consumption by seniors off-site, a child care facility, a congregation hall, a library, a seniors' community centre, common dining areas, conference rooms, and spaces for language and music classes. Given the site's current use as a public assembly/community centre use, and the organization's long-established presence at this location, rezoning the site to the CD Comprehensive Development District, utilizing the P5 Community Institutional District and M5 Light Industrial District as guidelines, is considered appropriate. An amendment to the Royal Oak Plan, Official Community Plan, and Regional Growth Strategy would be required and would be processed concurrent with the rezoning.

4.2 The proposed prerequisite conditions of this 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.

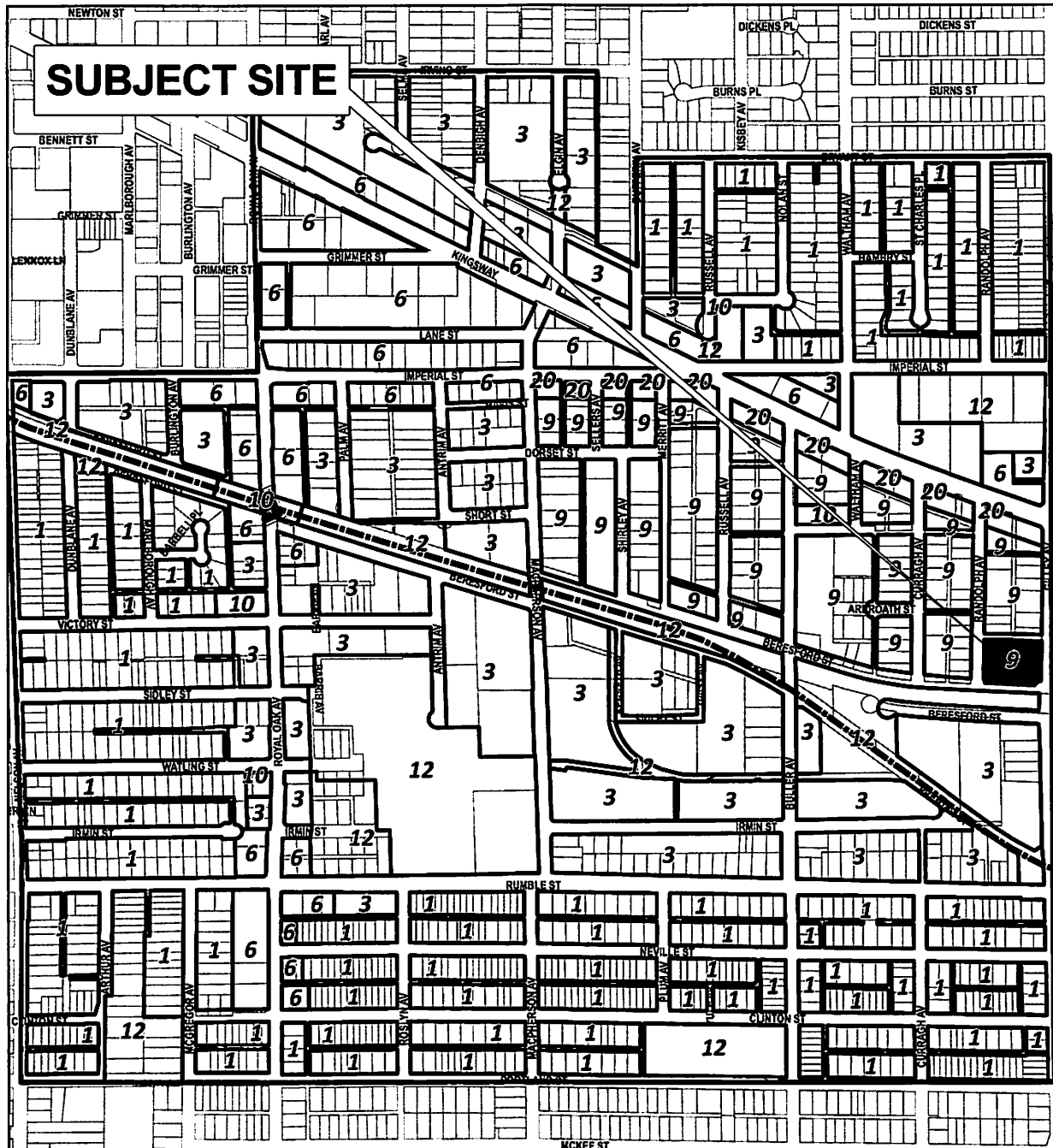


LS:spf

Attachments

cc: City Solicitor
City Clerk





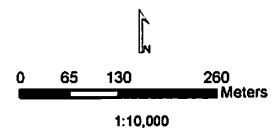
Royal Oak Community Plan



City of
Burnaby

PLANNING & BUILDING DEPARTMENT

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use





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Dated: Wednesday, July 28th 2021

P.N.:BC0718

To

Ed Kozak, Director

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

Re: Rezoning - Letter of Intent

7271 Gilley Avenue, Burnaby, British Columbia V5J 4W9
Royal Oak community plan

I, Rajesh kumar Architect AIBC, have submitted this application to rezone 7271 Gilley Avenue, Burnaby, British Columbia V5J 4W9 from the Community Commercial District (C2) to the CD Comprehensive Development District based on the P5-Institutional and M5-Light industrial District. The intent of this rezoning application is to develop a new place of public worship including childcare facility, food production, and accessory uses. The new development consists of demolishing of the existing building of 1,790 sq.mts and building a new 6,220 sq.mts of community centre at the site.

The new Centre will be three-stories with one level of underground parking. The new building contains two prayer halls, one small congregation hall, senior's community centre, library, cultural activities like language classes, music classes, residence for the care takers, conference rooms and common dining areas. It also contains a childcare facility with a separate entrance and exit and a separate outdoor play area. The Kitchen area will be used for food production, including for the preparation of Vegetarian meals for seniors to consume off-site. Both the main vehicular and pedestrian entrance is from the Gilley Avenue.

The new design will follow the incorporate the Royal Oak community plan, along with new Urban design principals of the city of Burnaby.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely,

RAJESH KUMAR
Principal
Architect AAA, AIBC, MAA, MRAIC, LEED AP BD+C
Kumar Architecture Ltd.

