

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT
COMMITTEE

DATE: 2021 November 18

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 71000 20
Reference: OCP

SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT
7271 GILLEY AVENUE
ROYAL OAK COMMUNITY PLAN

PURPOSE: To propose an amendment to the Official Community Plan (OCP), to remove 7271 Gilley Avenue from the Industrial Policy Framework.

RECOMMENDATION:

1. **THAT** the Committee request that Council authorize the advancement of the proposed OCP bylaw amendment, as outlined in *Section 3.0* of this report, as the basis for the consultation process outlined in *Section 4.0* of this report.

REPORT

1.0 INTRODUCTION

This report proposes an amendment to the Industrial Policy Framework of the Official Community Plan (OCP), in support of a redevelopment proposal for the existing Shri Guru Ravidass Community Centre ("Centre").

The Centre is located at 7271 Gilley Avenue, at the northwest corner of Gilley Avenue and Beresford Street. The proponent has applied to rezone the site from the C2 Community Commercial District to the CD Comprehensive Development District (based on the P5 Community Institutional District and M5 Light Industrial District) (Rezoning Reference #21-27). The proposed rezoning would allow redevelopment of the community centre with a range of uses, including food production, a child care facility, a place of public worship and accessory uses. On 2021 August 25, Council authorized the Planning and Building Department to work with the applicant on a suitable plan of development for the subject site.

The subject site is designated for "General Industrial" use in the Industrial Policy Framework ("Framework") of the OCP. The OCP Framework maps are included as *Appendix A* and a detailed version is shown as *Appendix B*. General Industrial use, as defined in the OCP, includes a broad range of uses, including manufacturing, wholesale, transportation, communications, and utilities. Although one of the proposed uses, food production, is consistent with this designation, the remainder of the proposed uses are not. The proposed uses are consistent with the proposed zoning, which is to the CD Comprehensive Development District based on institutional and light industrial zone districts.

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This report brings forward the subject OCP amendment, and considers the need for consultation consistent with Part 26, Division 2 of the *Local Government Act*.

2.0 CITY POLICY FRAMEWORK

The proposed OCP amendment aligns with the following Council-adopted policies: *Corporate Strategic Plan* (2017) and *Social Sustainability Strategy* (2011).

3.0 PROPOSED AMENDMENTS

3.1 Shri Guru Ravidass Community Centre

The Centre provides a range of services to the community, including hall rentals, classes, free meals, cultural activities and annual events such as Nagar Kirtan. The Centre has been located at the subject site since 2000, following approval of PPA #99-448, which authorized a change of use from retail to public assembly. The property has been zoned for commercial use since 1969. In contrast, surrounding properties to the north, west, and east have retained M District industrial zoning since 1965.

The OCP and the Royal Oak Community Plan were adopted in 1998 and 1999 respectively, prior to the establishment of the Shri Guru Ravidass Community Centre on the site. At the time of PPA approval for the centre, it was anticipated that the property, although long occupied by commercial uses, would eventually transition to industrial use. Since then, the centre has become a community hub and an important cultural institution in the City. The proposed redevelopment, which includes a child care facility, a seniors centre, food production facilities (to provide meals for seniors), prayer halls, and accessory uses indicates a continued commitment to serving the social and cultural needs of the community.

3.2 OCP Industrial Policy Framework

The OCP Industrial Policy Framework (“Framework”) (Section 6.4) includes a map, text, and table that outline industrial land use designations in Burnaby. The Framework map designates the subject property for General Industrial use. The Framework table references the subject property and surrounding area as the Beresford industrial area.

As shown on the Framework maps, the Beresford industrial area extends from Macpherson Avenue in the west to past Hedley Avenue in the east (jogging east at the Arbroath Street cul-de-sac). It extends south from just below Kingsway to the BC Parkway. It also includes two smaller areas south of Kingsway between Royal Oak Avenue and Edmonds Street. A portion of this area, south of Beresford Street and west of Gilley Avenue, has been designated for multi-family residential use in the Royal Oak Community Plan, and subsequently developed in accordance with that plan. The remainder of the Beresford industrial area contains industrial uses, with the exception of the subject property.

The proposed OCP amendment would modify the Industrial Policy Framework map, removing the “General Industrial” symbol from the subject parcel.

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3.3 Regional Context Statement (RCS)

The subject property is designated “Mixed Employment” in the Regional Context Statement (RCS), which is an appendix to the OCP. The RCS is a statement of consistency between the OCP and the regional growth strategy, *Metro 2040*, which also designates the property as Mixed Employment. Mixed Employment areas are intended for industrial, commercial and other employment related uses.

The proposed rezoning of the subject property utilizes the P5 Community Institutional District as a principle underlying zone, in order to capture the full range of uses planned for the new centre. Under *Metro 2040*, as well as the forthcoming *Metro 2050*, institutional uses are to be located in General Urban designated areas.

Due to the relatively small size of the site (less than 1 ha), the proposed OCP amendment can be enacted without an RCS amendment. The RCS designation of the property may be changed to General Urban when the RCS is next updated, which must be done within two years of the adoption of *Metro 2050*, anticipated to occur in mid-2022.

3.4 Royal Oak Community Plan

The subject property is located in the easternmost portion of the Royal Oak Community Plan. The plan designates the site and surrounding area to the north and west as “Business Park/Service Industrial.” This area extends from Macpherson Avenue in the west to Gilley Avenue in the east, and from south of Kingsway to Beresford Street.

An amendment to the community plan map, to redesignate the property as “School/ Institutional /Assembly/ Community” use, will be advanced with the Public Hearing report for the rezoning application for the site (Rezoning Reference #21-27).

4.0 CONSULTATION ON PROPOSED AMENDMENT

Part 26, Division 2 of the *Local Government Act* sets out consultation requirements for OCP amendments. Section 879 requires that a local government consider consultation with:

- Regional districts that include the local government
- Adjacent municipalities or regional districts
- First Nations
- School District boards, greater boards, and improvement district boards
- Provincial and Federal governments

Section 881 states that the local government must consult with any school district located within the area of the subject OCP, and provides specific topic areas upon which input is to be sought.

Section 882 requires the local government to hold a Public Hearing on any OCP amendment. It also requires, after First Reading, the local government to consider the proposed amendment in conjunction with its financial plan and any applicable waste management plan.

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4.1 Recommended Consultation Approach

The proposed amendment applies to a single property and would support redevelopment of a longstanding use with similar uses. Given the small scope of the proposed OCP amendment, it is recommended that consultation be undertaken with local First Nations, on whose traditional territory the amendment would take place, and the Burnaby School District #41. It is also recommended that consultation take place with the owners of adjacent properties within a 100 m radius. It is recommended that consultation consist of notification and an invitation to provide comments within 60 days.

This consultation would consider the proposed OCP amendment only. As discussed in *Section 3.4* above, input on the required Royal Oak Community Plan amendment and the proposed development plans would be received at the Public Hearing for the subject rezoning application.

Upon conclusion of the consultation process, a report will be advanced to Council, attaching the proposed OCP amendment bylaw, and requesting it be given First Reading and forwarded to Public Hearing. The required Public Hearing will provide the broader community an opportunity to comment on the proposed OCP amendment. It is anticipated that this Public Hearing will coincide with the Public Hearing for the associated rezoning application (Rezoning Reference #21-27).

5.0 CONCLUSION

This report proposes an amendment to the Industrial Policy Framework of the OCP, in support of the proposed redevelopment of the Shri Guru Ravidass Community Centre. This report details the amendment and recommends a limited consultation process given the small scope and impacts of the proposed amendment. It is recommended that this report be forwarded to Council with a recommendation that the proposed amendments be approved as the basis of the consultation program outlined in *Section 4.0* above.

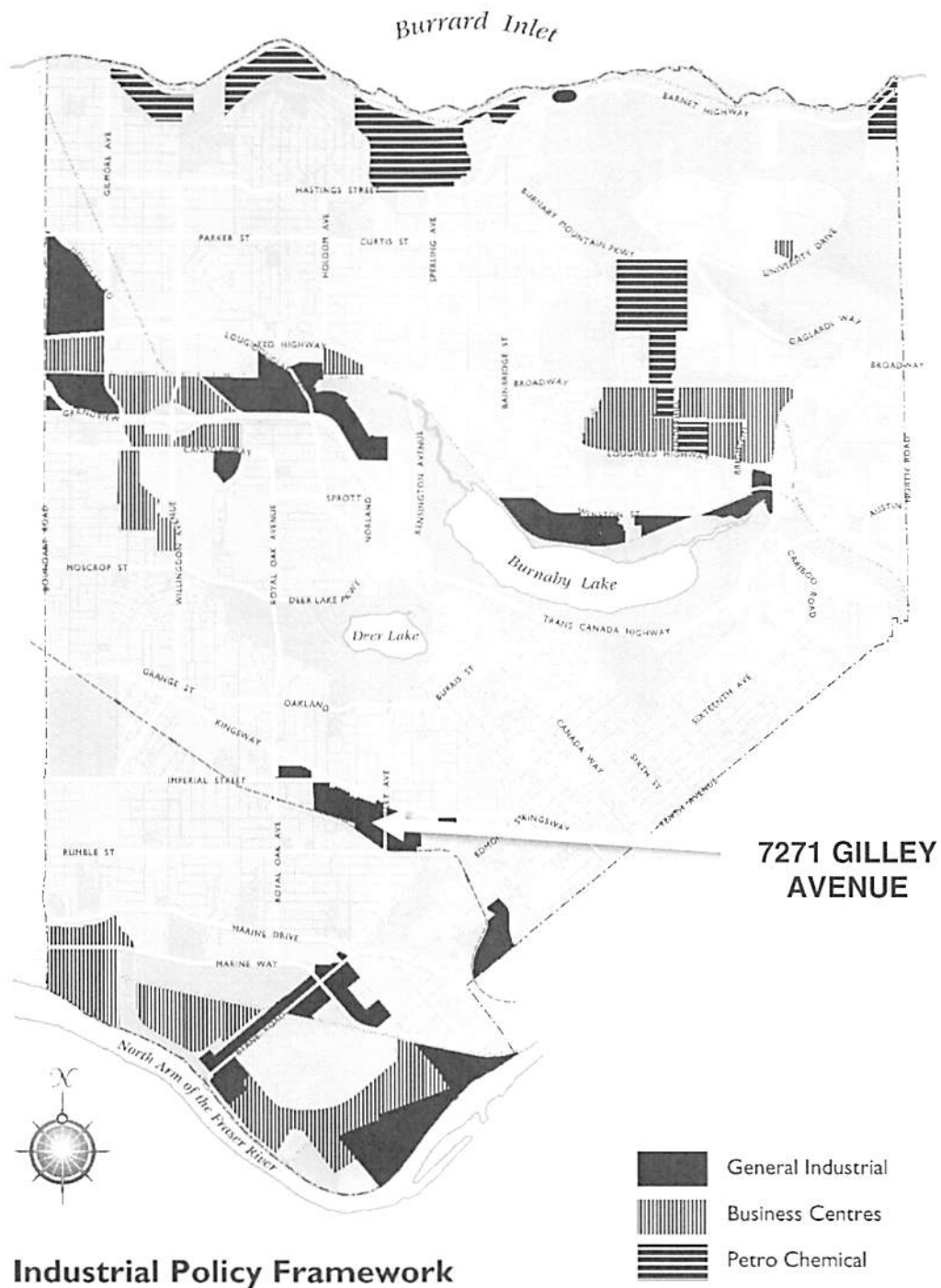


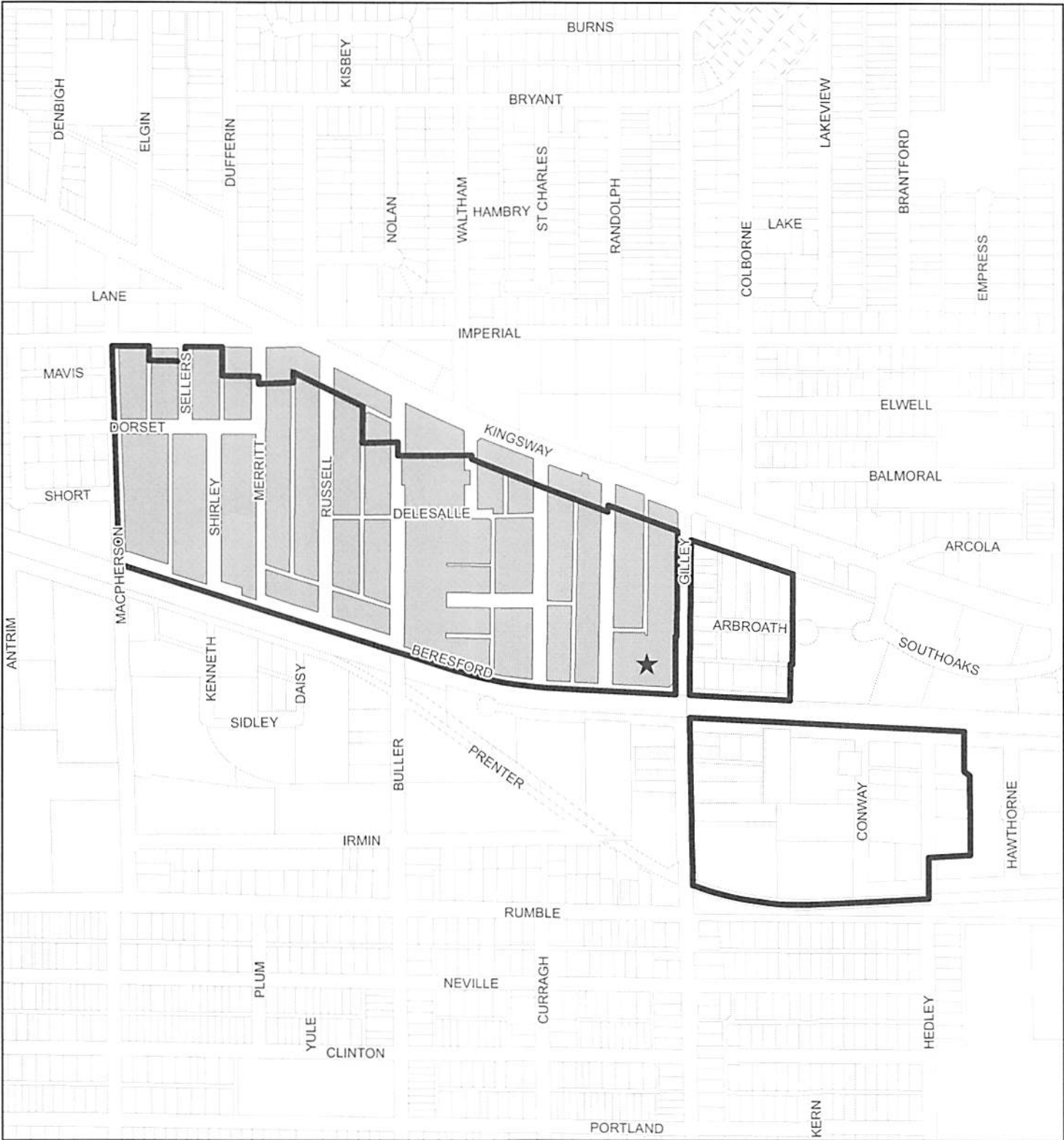
for E.W. Kozak, Director
PLANNING AND BUILDING

Attachments

LF:sa

Copied to: Chief Administrative Officer
City Clerk
City Solicitor
Director Corporate Services
Director Engineering





OFFICIAL COMMUNITY PLAN (OCP) AND
METRO 2040 REGIONAL GROWTH STRATEGY (RGS)
LAND USE DESIGNATIONS
BERESFORD INDUSTRIAL AREA

- ★ Subject Site (7271 Gilley Avenue)
- General Industrial (OCP)
- Mixed Employment (RGS)