

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #22-26 – PORTION OF 250 WILLINGDON AVE - MCGILL
PUBLIC LIBRARY**
PURPOSE: To seek Council authorization to forward this application to a future
Public Hearing date.

REFERENCES

Address: Portion of 250 Willingdon Avenue (Street address: 4595 Albert
Street)
Legal: Portion Of Parcel One, District Lots 122 and 188 New Westminster
District Plan NWP87902
Applicant: Gloria Kwong, City of Burnaby
4946 Canada Way, Burnaby, BC V5G 4H7
Current Zoning: CD Comprehensive Development District (based on P3 Park and
Public Use District)
Proposed Zoning: P3 Park and Public Use District

RECOMMENDATION

THAT a Rezoning Bylaw be prepared and advanced to First Reading and to a
Public Hearing at a future date of Council.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

I concur with the recommendation of the General Manager Planning and Development.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans
adopted by Council:

- Corporate Strategic Plan (2022);
- Regional Context Statement (2013);
- Official Community Plan (1998);
- Economic Development Strategy (2007)
- Social Sustainability Strategy (2011)
- Environmental Sustainability Strategy (2016);
- Climate Action Framework (2020); and
- Transportation Plan (2021).

2.0 BACKGROUND

2.1 The subject site is the portion of Confederation Park at 250 Willingdon Avenue that is currently zoned CD Comprehensive Development District and improved with the City-owned McGill Library and City Archive. The site was developed in 1999 under Rezoning Reference #99-25, which sought CD zoning in order to specifically permit development of the library and archive building and a reduced building setback from Alpha Avenue, while keeping the previous iteration of the library operational during construction of the new building.

3.0 GENERAL INFORMATION

3.1 The proposed rezoning bylaw amendment is to standardize zoning for the City-owned Confederation Park. Currently the majority of the park is zoned P3 Park and Public Use except for the subject site, which as noted above, is zoned CD Comprehensive Development District specifically for the McGill Library and City Archive.

3.2 P3 zoning for all of Confederation Park is supported as it would:

- permit the full range of uses allowable under the P3 Park and Public Use District for the City-owned McGill Library and City Archive;
- provide more flexibility for the library site for any future renovation/expansion without the need for an amended CD rezoning application; and
- simplify zoning boundaries within Confederation Park in preparation for the future Confederation Park Community Centre development.

3.3 The rezoning of the site to the P3 District would make a portion of the site occupied by the McGill Library legally non-conforming to the Zoning Bylaw with respect to the side yard setback to Alpha Avenue. An expansion of the legal non-conformity would not be permitted, except through a future Development Variance Permit (DVP) or Bylaw Amendment.

3.4 There is no accompanying development associated with this rezoning application.

4.0 DEVELOPMENT STATISTICS

<u>Site Area</u> (unchanged):	18.416 ha
<u>Site Coverage</u> (unchanged):	4%
<u>Vehicle Parking</u> (unchanged):	
Total Required (entire parcel)	451 spaces
Total Provided (entire parcel)	501 spaces

Vehicle Loading (unchanged): 3 spaces

5.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

A Public Hearing will be held at a future date. In advance of that, the City will send a notice, at least 10 days before a Public Hearing, to those properties that are within a 30m (100 ft.) radius of the property. A notice will also be published in two consecutive issues of the local newspaper, and a sign regarding the proposal will be posted on the site.

6.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E.W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – Sketch #1

REPORT CONTRIBUTORS

This report was prepared by Chun Nam Law, Strategic Initiatives Planner 2, and reviewed by Karin Hung, Director Strategic Initiatives, and Johannes Schumann, Director Development and Urban Design and Lee-Ann Garnett, Deputy General Manager Planning and Development.