

**TO:** MAYOR & COUNCIL

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: TUP #23-01 – 6891 MACPHERSON AVENUE**

**PURPOSE:** To seek Council approval for Temporary Use Permit (TUP) #23-01 to permit an automobile rental lot and associated office use.

## **REFERENCES**

Address: 6891 MacPherson Avenue  
Legal: Lot C District Lot 98 Group 1 New Westminster District Plan  
LMP46690  
Applicant: Jeff Findlater  
Enterprise Rent-A-Car Canada Company  
13160 88<sup>th</sup> Avenue, Surrey BC V3W 3K3  
On behalf of, and as agent for, the registered owner:  
6891 MacPherson Avenue Holdings Ltd. INC.NO. BC1367665  
660 Caldew Street, Delta BC V3M 5S2

## **RECOMMENDATION**

**THAT** the issuance of Temporary Use Permit #23-01 be approved.

## **CHIEF ADMINISTRATIVE OFFICER' S COMMENTS**

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

### **1.0 POLICY SECTION**

The proposed Temporary Use Permit (TUP) aligns with the following policies and plans adopted by Council: Corporate Strategic Plan (2022), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Transportation Plan (2021).

### **2.0 BACKGROUND**

The subject site is located within the Royal Oak Community Plan area, on the northwest corner of MacPherson Avenue and Dorset Street (see Attachment 1). The site is improved with an older two-storey building with surface parking and an unpaved gravel area.

Existing vehicle access to the site is via Dorset Street (one access) and MacPherson Avenue (two accesses).

The site is currently designated for Medium Density Multiple Family Residential in the Royal Oak Community Plan, and zoned M4 Special Industrial District. To the north, south and west of the subject site are M4 District properties comprised of low-rise industrial buildings and single family dwellings. To the east, across Macpherson Avenue, are two-storey automotive repair businesses within the M4 District.

The applicant, Enterprise Rent-A-Car, is proposing to operate a vehicle rental facility on the subject site, which would be a relocation of their facility at 5609 Imperial Street, located at the northeast corner of MacPherson Avenue and Imperial Street, within the C4: Service Commercial District. This existing location is approximately 95 m (312 ft.) north of the subject site.

**3.0 GENERAL INFORMATION**

**3.1 Temporary Use Description**

Under the *Burnaby Zoning Bylaw*, business and professional office uses are only permitted as an accessory use in the M4 District, where they support light industrial activities. Although uses such as automotive repair shops are permitted in the M4 District, vehicle rental facilities are not permitted. The activities typically involved with a vehicle rental facility include rental transactions and associated office use. Given the proposed scale and nature of the temporary use, the automobile rental lot and associated business and professional office would be permitted in accordance with Section 304.1(5) and 304.1(6b) of the C4 District within the *Burnaby Zoning Bylaw*.

In connection with the operation of the proposed vehicle rental facility, the applicant has expressed interest in washing and detailing rental vehicles within the principal building on the subject site. This proposed temporary use does not constitute all the permits or approvals required for on-site vehicle washing activities (e.g. the installation of an oil-water separator). Prior to undertaking any vehicle washing activities, the applicant or land owner is required to obtain all required permits and approvals under applicable City bylaws and provincial statutes, regulations and codes.

To meet the requirements of the *Burnaby Zoning Bylaw*, a total of 18 parking stalls would be provided on-site to accommodate the proposed uses (see Attachment 2). The parking area would accommodate the vehicle stalls needed for both patrons and the storage of rental vehicles. In addition, the three existing vehicle accesses into the site would be consolidated into one main access off of Dorset Street. On-site landscaping would replace the two driveway accesses to be closed to create a more continuous landscaped property frontage. New continuous fencing would replace the existing gate for the access to be closed along Dorset Street. These improvements will enhance the aesthetics of the site while also improving the safety of the surrounding vehicle and pedestrian network.

It is noted that the Royal Oak Urban Village Plan is currently under review, and future proposals for the redevelopment of the property would be expected to follow the guidance of the existing or updated Community Plan. Further, the proposed temporary use does not include the construction of new buildings or additions that could deter or delay redevelopment of the property in line with Community Plan designations.

Overall, the proposed temporary use has a design, operation, and intensity of use that is compatible with adjacent properties and land uses, with anticipated noise and traffic impacts comparable to the existing conditions on the site. As such, the proposed temporary use is considered supportable.

**3.2 Terms and Conditions of Permit**

Since the proposed temporary use includes required parking and landscaping improvements to accommodate use, the temporary use is permitted subject to the following conditions:

- a. compliance with Section 304.2 Conditions of Use of the Burnaby *Zoning Bylaw*.
- b. completion of:
  - i. the fencing, parking and landscaping improvements in accordance with the site plan shown on Attachment 2, including additional paving and restricted access to the existing gravel lot, prior to commencing operations of the automobile rental lot and associated office use.

As a condition of the issuance of the TUP, the applicant will be required to deliver to the City security in the amount of \$9,130.00 to ensure the provision of the required parking landscaping improvements. The applicant has agreed to the above-noted conditions.

**3.3 Duration of Permit**

Under the *Local Government Act*, a TUP is valid for a period of up to three (3) years from the date of issuance, and an application for one extension to the permit may be made and issued for up to three (3) additional years. A new TUP application is required after one extension. Subject to Council approval, the proposed TUP will be valid for up to three (3) years from the time of issuance of this permit.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

In accordance with the *Burnaby Development Procedures Bylaw*, public notices were mailed out to the properties within 50.0 m (164 ft.) of the subject site, and published in the *Province* prior to this Council meeting. In addition, the applicant has posted public notification signs on the site for a minimum of 30 days prior to the Council meeting. The purpose of this public notification is to inform the public about the proposed temporary use and provide an opportunity to comment on the application.

## **5.0 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

Attachment 2 – Temporary Use Permit #23-01 and Schedule “A” (Site Plan)

## **REPORT CONTRIBUTORS**

This report was prepared by Lisa De Silva, Planning Analyst, and reviewed by Jesse Dill, Senior Development and Urban Design Planner, Johannes Schumann, Director Development and Urban Design, and Lee-Ann Garnett, Deputy General Manager Planning and Development.