

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #23-21 - 4244 NORLAND AVENUE - PERMIT FULL RANGE OF USES UNDER THE P2 DISTRICT**
PURPOSE: To seek Council authorization to forward this application to a future First and Second Reading.

REFERENCES

Address: 4244 Norland Avenue
Legal: PID: 030-543-070
Title: Lot A District Lot 79 Group 1 New Westminster District Plan EPP78613
Applicant: City of Burnaby
#210 - 4946 Canada Way, Burnaby, BC V5G 4H7
Attn: Mitra Rafatjah
Current Zoning: CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District and M2 General Industrial District)
Proposed Zoning: P2 Administration and Assembly District

RECOMMENDATION

THAT a Rezoning Bylaw for REZ #23-21 be prepared and advanced to First and Second Reading at a future date of Council;

THAT a Public Hearing not be held for the Rezoning Bylaw for REZ #23-21, as it is consistent with the Burnaby Official Community Plan; and,

THAT the approval of the rezoning application from the Ministry of Transportation and Infrastructure be established as a prerequisite to the completion of the rezoning.

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);
- Central Administrative Community Plan (1974)
- 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 at 4244 Norland Avenue (see Attachment 1 – Sketches #1 and #2) is currently used as a temporary City works yard. The subject site is designated for Business Centre District development under the Central Administrative District Community Plan. Further, the site is designated Business Centre under the City’s Official Community Plan, and as Mixed Employment under Metro Vancouver’s Regional Growth Strategy. On January 29, 2024, Council endorsed the delivery of the new RCMP detachment on the subject site.
- 2.2 Land uses adjacent to the subject site include single family residential dwellings, a childcare facility, office buildings, and surface parking for the offices. Other nearby neighbourhood uses include the Norland Place Supportive Housing development to the north across Kincaid Street, and the Dania seniors housing development to the west across Norland Avenue.
- 2.3 On July 18, 2018, Council gave Final Adoption to a rezoning bylaw for seven properties that have since been consolidated into one property located at 4244 Norland Way (REZ #17-10015). The purpose of the rezoning to the CD Comprehensive Development District (based on the P2 Administration and Assembly, P8 Parking, and M2 General Industrial Districts) was to enable the development of a temporary City works yard while the Laurel Street Works Yard was being constructed.

3.0 GENERAL INFORMATION

- 3.1 The purpose of this rezoning is to permit the full range of use and development opportunities under the P2 District at 4244 Norland Avenue, recognizing the temporary works yard will cease operation in Spring 2024 with the completion of the Laurel Street Works Yard. There is no development proposed as part of this rezoning application. Future development proposals on the subject site would require planning approval of either a Preliminary Plan Approval or a Development Permit and Building approval of a required Building Permit. The P2 District would support the proposed development of the new RCMP detachment in the future.
- 3.2 Due to the proximity of the site to the Trans-Canada Highway, this rezoning requires the approval of the Ministry of Transportation and Infrastructure.
- 3.3 The subject property’s site area (1.83 ha), lot width (40.21 m), and lot depth (160.73 m) remains unchanged by the proposed rezoning application.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

On December 11, 2023, Council directed staff to include a recommendation to not hold a Public Hearing for rezoning applications that have less than 50% residential uses and that are consistent with the Burnaby Official Community Plan (OCP). This is authorized by section 464 of the *Local Government Act*, which already prohibits public hearings for rezoning applications that are greater than 50% residential. As this application is consistent with the OCP, it is recommended that a Public Hearing not to be held.

First and Second Reading will be held at a future date. In advance of that, the City will send a notice, at least 10 days before the Council meeting, to those properties that are within a 30 m (100 ft.) radius of the property. A notice will also be published on the City's website, distributed as part of the City's online newsletter, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations specifically related to this rezoning proposal.

Respectfully submitted,

E.W. Kozak, General Manager Planning and Development

ATTACHMENT

Attachment 1 – Sketches #1 and #2

REPORT CONTRIBUTORS

This report was prepared by Charlene Liew, Senior Strategic Initiatives Planner, and reviewed by Karin Hung, Director Strategic Initiatives and Jesse Dill, Director Development.