

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: TUP #26-01 (RENEWAL) – 7000 LOUGHEED HIGHWAY
PURPOSE: To seek Council approval for Temporary Use Permit (TUP) #26-01 renewal for commercial fleet vehicle parking and rentals.

REFERENCES

Address: Portion of 7000 Lougheed Highway (see attached Sketch #1)
Legal: 011-439-378
Parcel “One” DLs 59 and 78 Group 1 New Westminster District
Reference Plan 78006
Applicant: Create Urban Development Corporation
2939 Bainbridge Ave
Burnaby BC V5A 2S9
Attn: Daniel Kong, on behalf of
1324131 BC Ltd. (registered owner)

RECOMMENDATION

THAT Temporary Use Permit #26-01, included as Attachment 2 to the report titled “TUP #26-01 (Renewal) – 7000 Lougheed Highway” dated February 24, 2026, be approved, and

THAT the City Solicitor be directed to register notice of Temporary Use Permit #26-01 with the Land Title Office.

1.0 POLICY SECTION

The proposed Temporary Use Permit (TUP) aligns with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Burnaby 2050 Official Community Plan (2025),
- Bainbridge Urban Village Community Plan (2022),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016), and
- Transportation Plan (2021).

2.0 BACKGROUND

- 2.1. The subject site is located within the Bainbridge Urban Village Community Plan area, at the southwest corner of Lougheed Highway and Bainbridge Avenue (see Attachment 1). The site is largely vacant and currently utilized for temporary surface parking, with a collection of older commercial retail units and associated parking located in the northeastern portion of the property. Access to the site is currently via Bainbridge Avenue and Greenwood Street. The site is designated with base and overlay land use designations of Neighbourhood Commercial, and Mid-Rise Apartment 1 and Mid-Rise Apartment 2, respectively, within the Official Community Plan.

- 2.2. The subject site is known as the Burnaby Lake Heights Master Plan site. In 2024, the site was rezoned (REZ #22-15) to CD Comprehensive Development District (based on RM5uv-a Multiple Family Residential District, C2 Community Commercial District, M2 General Industrial District, P5 Community Institutional District and the Bainbridge Urban Village Community Plan as guidelines), which proposes to redevelop the former Telus communications facility into a new mixed-use urban village neighbourhood. The site is currently subject to Rezoning References #22-32 and #25-02, which relate to the advancement of Phases 1A and 1B of the Burnaby Lake Heights Master Plan.

- 2.3. Immediately north of the subject site is the Millennium Line SkyTrain guideway, with a gas station, a low-scale commercial development, and townhomes located across Lougheed Highway. Lands to the east and south are predominantly comprised of single-family residential dwellings. To the west is the Burnaby Lake Village Master Plan site (REZ #22-28), which is currently subject to Rezoning References #25-10 and #25-18.

- 2.4. On January 23, 2023, Council approved TUP #22-08 to permit commercial fleet vehicle parking and rentals and an accessory office within an existing commercial unit. The Permit was issued for a three-year period, expiring on February 1, 2026. The accessory office use was later replaced by a commercial school under TUP #25-02, which was approved by Council on April 22, 2025 and expires on April 23, 2028. Accordingly, the applicant is seeking to renew only the commercial fleet vehicle parking and rentals on the property for an additional three-year period. It is noted the site is also being used in accordance with TUP #25-09, which permits the inclusion of exterior amenities to support the interim use of the existing warehouse building as a presentation centre.

3.0 GENERAL INFORMATION

3.1 Temporary Use Description

The applicant is seeking to extend the existing temporary use on the site (previously approved under TUP #22-08) to continue the commercial fleet vehicle parking and rentals for an additional three years. The temporary parking area provides 799 parking stalls and has supported the operational needs of several industries, including the motion picture and courier sectors. The commercial fleet

vehicle parking is not accessible to the general public, and vehicle rentals to the general public are not permitted.

The majority of the site has already been paved, and no interior or exterior building alterations, or changes to landscaping, site access, surface parking, or loading areas are proposed as part of this renewal. As required under the conditions of TUP #22-08, vision clearance requirements along Greenwood Street have been met and will continue to be maintained through implementation of the approved signage plan and vision clearance conditions.

3.2 Policies and Bylaw Considerations

Under the Burnaby Zoning Bylaw, a parking area is permitted as a principal use only within the P8 Parking District and CM2 Interim General Commercial District. As such, the applicant is requesting a TUP to enable this use in accordance with the principal parking area permitted by Section 508.1(1) of the Bylaw, without being subject to the regulations of Section 6.15(3) which speak to screening and landscaping requirements, and Schedule No. VIII of this Bylaw (Off-Street Parking).

The proposed use is considered supportable as, in accordance with the OCP and Bainbridge Urban Village Community Plan and its policies, it provides an adaptive re-use of a former industrial site to provide alternative employment uses. Additionally, having an active, monitored site while the rezoning process advances will help deter break-ins, theft, and vandalism on the site.

The proposed temporary use has a design, operation, and intensity of use that is compatible with adjacent properties and land uses. Furthermore, approval of the temporary use would not deter or delay redevelopment of the property in line with the site's designation under the OCP.

During the intervening 3 years that the temporary use has been active, one formal complaint was received regarding vehicle noise occurring outside the permitted hours. Upon review, it was determined that the activity was related to personal vehicles or shuttle buses transporting workers to the site and did not constitute a violation. Following staff intervention, no further complaints related to commercial fleet vehicle operations were received. As such, the proposed temporary use renewal is considered supportable.

3.3 Terms and Conditions of Permit

The temporary use is permitted on that portion of the site shown cross-hatched on the sketch attached as Schedule "A" to the Permit, subject to the following conditions:

- a. Continued implementation of the Signage Plan approved by General Manager Engineering;
- b. Maintenance of minimum sight lines along Greenwood Street approved by General Manager Engineering;

- c. Access to the site may only be taken from the existing driveways on Bainbridge Avenue and Greenwood Street;
- d. Site may not be used for public parking or rental of vehicles to the general public;
- e. Operation (including movement) of fleet vehicles within the Site and to and from the Site is not permitted:
 - i. before 7:00 am and after 8:00 pm from Monday to Friday; and
 - ii. before 9:00 am and after 8:00 pm from Saturday to Sunday and on statutory holidays; and
- f. Section 6.15(3) and Schedule VIII of the Burnaby Zoning Bylaw do not apply to the subject Temporary Use Permit.

Since accommodation of the proposed temporary use does not include material renovations to the existing building, affect existing parking or landscaping areas, or pose any impact to the natural environment, no financial securities are required in conjunction with the subject application.

3.4 Duration of Permit

Under the *Local Government Act*, a TUP is valid until the earlier of the specified expiry date and the date that is three (3) years from the date of issuance, and an application for one renewal may be made and issued for up to three (3) additional years. Subject to Council approval, the proposed TUP renewal will be valid for three (3) years from the time of issuance of the permit and may not be renewed again. Should the use be deemed supportable following the expiration of the three-year temporary use renewal term, a zoning amendment and/or rezoning application would be required.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In accordance with the *Local Government Act*, and the *Burnaby Development Procedures Bylaw*, public notice of the subject TUP application was delivered to adjacent property owners and occupants (within 30 m of the subject property), at least ten (10) days before Council consideration of the application. In addition, the applicant has posted public notification signs on the site’s frontages for a minimum of 10 days prior to this Council meeting. A public notice was also published on the City’s website and distributed as part of the City’s online newsletter.

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 – Permit

REPORT CONTRIBUTORS

This report was prepared by Michelle Yeung, Planning Analyst, and reviewed by Mark Norton, Manager Development, Jennifer Wong, Assistant City Solicitor, and Jesse Dill, Director Development.