CITY OF BURNABY

ZONING BYLAW AMENDMENTS

PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 2015 SEPTEMBER 29 AT 7:00 PM

in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby BC V5G 1M2 to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965".

A G E N D A

CALL TO ORDER **PAGE**

ZONING BYLAW AMENDMENTS

1) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 27, 2015 – BYLAW NO. 13503 1

Rez. #14-32

5415 Lougheed Highway

From: CD Comprehensive Development District (based on C5 Tourist Commercial District)

To: Amended CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Lougheed" prepared by Integra Architecture Inc. and Jonathan Losee Ltd. Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a low-rise multiple family residential development with town houses fronting Broadway and Lougheed Highway.

2) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 28, 2015 – BYLAW NO. 13504 14

Rez. #14-33

5108 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled "Multi-Tenant Industrial Development" by Interface Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw. Written submissions may be presented at the Public Hearing or for those not attending the Public Hearing must be submitted to the Office of the City Clerk prior to 4:45 p.m. the day of the Public Hearing. Please note all submissions must contain name and address which will become a part of the public record.

The Director Planning and Building's reports and related information respecting the zoning bylaw amendments are available for public examination at the offices of the Planning Department, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the Office of the City Clerk at 4949 Canada Way, Burnaby, B.C., V5G 1M2 from 8:00 a.m. to 4:45 p.m. weekdays from 2015 September 16 to 2015 September 29.

NO PRESENTATIONS WILL BE RECEIVED BY COUNCIL AFTER THE CONCLUSION OF THE PUBLIC HEARING

D. Back
CITY CLERK

FILE NO.: 2410-20

CITY OF BURNABY
ADVISORY PLANNING COMMISSION

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: PROPOSED ZONING BYLAW AMENDMENTS

The Advisory Planning Commission met on Thursday, 2015 September 17 to review the proposed Zoning Bylaw Amendments which appear on the agenda for the Public Hearing (Zoning) scheduled for 2015 September 29 at 7:00 p.m.

The Advisory Planning Commission wishes to advise that it SUPPORTS the following Zoning Bylaw Amendments, namely:

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2015"
Bylaw No. 13503 - Rez. #14-32.

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2015"
Bylaw No. 13504 - Rez. #14-33.

Respectfully submitted,

Valentin Ivancic
Chair

City of Burnaby

PROPOSED DEVELOPMENT SUMMARY
FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-32
ADDRESS: 5415 Lougheed Highway

Meeting Date: 2015 September 17

DEVELOPMENT PROPOSAL:

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-rise multiple family residential development with town houses fronting Broadway and Lougheed Highway.

1.	***Site Area:***	Net Site Area 5,400.2 m2 (58,129 sq.ft.), Road Dedication 103.6 m2 (1,115 sq.ft.), Gross Site Area 5,503.8 m2 (59,244 sq.ft.)
2.	***Existing Use:***	Motel/restaurant
	Adjacent Use:	Multi-family residential, Skytrain, Lougheed Highway, single- and two-family dwellings
	Proposed Use:	Multi-family residential

		Permitted/Required	**Proposed/Provided**
3.	***Gross Floor Area:***	8,086.6 m2 (87,047 sq.ft.)	8,086.6 m2 (87,047 sq.ft.)
4.	***Site Coverage:***	41%	41%
5.	***Building Height:***	4 Storeys	4 Storeys
6.	***Vehicular Access from:***	Broadway	Broadway
7.	***Parking Spaces:***	121	121
8.	***Loading Spaces:***	N/A	N/A
9.	***Communal Facilities:***	Fitness Room and Lounge	Fitness Room and Lounge

10. ***Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)*** ☒ YES ☐ NO

Note: *N/A where not applicable*

P:\REZONING\FORMS\APC STAT SHEET

City of Burnaby

Item .....
Meeting ..... 2015 August 24

COUNCIL REPORT

TO: CITY MANAGER 2015 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-32**
Low-Rise Multiple Family Residential Development
Brentwood Town Centre

ADDRESS: 5415 Lougheed Highway (see ***attached*** Sketches #1 and #2)

LEGAL: Lot 19 Except: Firstly: Parcel A (Explanatory Plan 12407) and Secondly: Part Highway Shown On SRW Plan 21112, Thirdly: Part Highway Shown on SRW Plan 4800, D.L. 125, Group 1, NWD Plan 3520

FROM: CD Comprehensive Development District (based on C5 Tourist Commercial District)

TO: Amended CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Lougheed" prepared by Integra Architecture Inc. and Jonathan Losee Ltd. Landscape Architecture)

APPLICANT: Ledingham McAllister Communities Ltd.
3rd Floor, 1285 West Pender Street
Vancouver, BC V6E 4B1
(Attn: Cameron Thorn)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 September 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 September 14 and to a Public Hearing on 2015 September 29 at 7:00 p.m.

2. **THAT** the following be established as prerequisites to the completion of the rezoning:

   a) The submission of a suitable plan of development.

b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.

d) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

e) The utilization of an amenity density bonus through the provision of a $3,022,760.00 cash in-lieu contribution in accordance with Section 3.5 of this report.

f) The undergrounding of existing overhead wiring abutting the site.

g) The dedication of any rights-of-way deemed requisite.

h) The granting of any necessary statutory rights-of-way, easements and/or covenants.

i) The granting of Section 219 Covenants:

- restricting enclosure of balconies;
- indicating that project surface driveway access will not be restricted by gates;
- ensuring compliance with the approved acoustical study;
- guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating or equivalent;

- ensuring the provision and ongoing maintenance of 10 commuter bicycles and related storage/repair room, and to ensure that they remain common property; and,
- ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation.

j) The review of a detailed Sediment Control System by the Director Engineering.

k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.

m) The submission of a Site Profile and resolution of any arising requirements.

n) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.

o) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.

p) Compliance with the guidelines for surface and underground parking for residential visitors.

q) Compliance with the Council-adopted sound criteria.

r) The deposit of the applicable Parkland Acquisition Charge.

s) The deposit of the applicable GVS & DD Sewerage Charge.

t) The deposit of the applicable School Site Acquisition Charge.

u) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the

time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-rise multiple family residential development with town houses fronting Broadway and Lougheed Highway.

2.0 BACKGROUND

2.1 On 2014 November 24, Council received the report of the Planning and Building Department regarding the rezoning of the subject development site at 5415 Lougheed Highway and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

2.2 The subject site is located within the Brentwood Town Centre Plan area (Sketches #1 and #2 ***attached***). Under the adopted Plan, the block between Springer Avenue and Holdom Avenue is intended to serve as a transition from the established single- and two-family neighbourhoods north of Broadway and the high-density multiple family residential developments generally designated west of Springer Avenue and on the south side of Lougheed Highway. As such, the adopted Plan identifies sites on the north side of Lougheed Highway, between Springer Avenue and Holdom Avenue, which includes the subject site, for CD Comprehensive Development District, based on the RM3s Multiple Family Residential District as a guideline. The RM3s District guideline permits a development density of up to 1.5 FAR (of which 0.4 is bonused), if full underground parking is provided, as well as identifies a townhouse form for this transition area within the Brentwood Town Centre. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit given its strategic location in relation to the nearby Holdom SkyTrain station, subject to the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

It is noted that the sloped topography (a difference of approximately 25 ft. in elevation from Broadway to Lougheed Highway) and narrow lot width of the subject development site poses a number of physical constraints in achieving a townhouse form of development, based on the permitted RM3s District density, that is compliant with Fire Code safety. In view of the above noted constraints, a development concept providing a low-rise apartment with townhouses fronting Broadway and Lougheed Highway is

proposed. Staff support the proposed built-form as it meets the Town Centre's planning objectives to provide an appropriate transition between the single- and two-family neighbourhoods on the north side of Broadway and the high-rise apartment forms on the south side of Lougheed Highway and west of Springer Avenue; it establishes a human-scale, street-oriented frontage on both Broadway and Lougheed Highway; and, it provides high quality architecture and urban design within the Brentwood Town Centre.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The proposed plan of development is for a four-storey apartment building with three-storey townhouses fronting Broadway and Lougheed Highway. The development form has a strong street orientation on the site's public frontages, as well as an appropriate transition and strong contextual relationship to the single- and two-family neighbourhoods on the north side of Broadway and the high-rise apartment buildings on the south side of Lougheed Highway. A total of 101 units are proposed. All the required parking is proposed to be located underground, and access taken from Broadway. Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian and ground orientation and materiality; thus meeting the standards and objectives for such development in the City's town centre areas.

To complement the built form, a progressive landscape treatment is proposed which includes boulevards, rainwater management amenities (RMAs) and street trees on both street frontages. Substantial on-site planting is proposed throughout the site to enhance the development. Of particular note are the terraced landscape planters along the Lougheed Highway frontage, which softens the urban environment.

3.2 All required parking is proposed to be located underground, with access taken from Broadway. The development proposal exceeds the minimum required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit, by providing 1.2 spaces (of which 0.1 spaces is for visitors). The developer has also provided other transportation alternatives. First, given the subject site's proximity to the Holdom and Brentwood SkyTrain Stations and the abundance of nearby bus service, the developer is providing a 70% transit pass subsidy (two zones) for one year to each strata unit to be made available to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking. Third, the developer is providing a commuter bicycle for each strata unit to encourage residents to cycle to and from destinations. It is noted that the development is supported by cycle infrastructure, including Lougheed Highway (designated bike route) and a number of bike connectors (Holdom Avenue and Broadway). Finally, the developer is establishing a bicycle sharing program by providing 10 commuter bicycles and related bicycle storage/repair room to be

owned, operated and maintained by the future strata corporation. A Section 219 Covenant will be required to guarantee the provision and ongoing maintenance of the bicycles and related storage room as common property to be administered by the Strata Corporation.

3.3 The developer has also agreed to pursue green building design by committing to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating or equivalent.

3.4 In accordance with the City's policy for adaptable units (20% of the total number of residential units), a total of 20 units have been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq. ft. for each adaptable unit is exempt from F.A.R., resulting in a total adaptable unit F.A.R. exemption of 400 sq. ft. As required by the Burnaby Zoning Bylaw and BC Building Code, two handicapped parking stalls are to be provided (one handicapped stall per 100 stalls). Handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.5 Given the site's Town Centre location, the applicant is proposing to utilize the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.4 FAR, which translates into 23,252 sq. ft. of additional gross floor area (GFA) included in the development proposal. The Legal and Lands Department has established the value of the density bonus to be $130 per sq. ft. buildable for a total value of $3,022,760.00 (subject to legal survey). In accordance with Council's adopted Community Benefit Bonus Policy, it is recommended that the community benefit funds be received as an undesignated cash in-lieu contribution for the future provision of a community benefit.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Brentwood Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Willingdon Heights Community Centre and Park.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the Community Benefit Housing Fund. Of the $3,022,760.00 associated with the subject amenity bonus, $2,418,208.00 (80%) would be allocated to the Brentwood Town Centre Account. The remaining $604,552.00 (20%) would be directed to the City-wide Housing Fund.

3.6 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of the north side of Lougheed Highway to the Town Centre Standard for a Primary Arterial Road, including boulevards, separated sidewalk, cycle facilities, rainwater management amenities, double row of street trees, and street and pedestrian lighting;
- construction of an interim asphalt sidewalk (north side of Lougheed Highway) from the west property line to the existing bus stop, west of Holdom Avenue;
- construction of Broadway to the Town Centre Standard for a Local Collector Road, including boulevards, separated sidewalk, rainwater management amenities, and street and pedestrian lighting; and,
- storm, sanitary sewer and water servicing upgrades, as required.

In order to facilitate the foregoing, a road dedication of 2.0 m is required along Lougheed Highway. Pedestrian access would be taken from Broadway and Lougheed Highway and vehicular access taken from Broadway.

3.7 As noted, the development is providing 20 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. A total of three handicapped parking stalls have been provided within the underground parking area (two spaces within the residential parking area; one space within the visitors' parking area). Residential handicap parking spaces will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.8 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating or equivalent;
- Section 219 Covenant ensuring the provision and ongoing maintenance of 10 commuter bicycles and related storage room, and to ensure that they remain common property; and,
- Section 219 Covenant ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation.

3.9 Due to the proximity of the subject site to the Millemium SkyTrain Line and Lougheed Highway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.

3.10 Provision of one separate car wash stall is required.

3.11 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.

3.12 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

3.13 The undergrounding of existing overhead wiring on Broadway and Lougheed Highway is required.

3.14 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.

3.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.

3.16 A site profile application is required for the subject development site, given its past commercial use (motel).

3.17 a) Parkland Acquisition Charge of $3.84 per sq. ft. of residential gross floor area.

b) School Site Acquisition Charge of $700.00 per unit.

c) GVS&DD Sewerage Charge of $590.00 per apartment unit and $826 per townhouse unit.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area *(subject to detailed survey)*

	Gross Site Area	-	5,503.8 m^2 (59,244 sq. ft.)
	Road Dedication	-	103.6 m^2 (1,115 sq. ft.)
	Net Site Area	-	5,400.2 m^2 (58,129 sq. ft.)
4.2	Site Coverage	-	41 %
4.3	Density and Gross Floor Area		
	Residential Density	-	1.50 FAR *(inclusive of 0.4 amenity bonus)*
	Gross Floor Area	-	8,086.6 m^2 (87,047 sq. ft.) *(excluding permitted exemptions)*
4.4	Residential Unit Mix		
	32 – One Bedroom and Den	-	59.6 m^2 (641 sq. ft.)
	56 – Two Bedroom	-	73.9 m^2 (795 sq. ft.) – 85.2 m^2 (918 sq. ft.)
	13 – Two Bedroom Townhouse	-	86.0 m^2 (926 sq. ft.) -89.3 m^2 (961 sq. ft.)
	TOTAL NUMBER OF UNITS:		**101 units** *(inclusive of 20 adaptable units)*
4.5	Building Height	-	4 storeys
	Broadway Elevation	-	10.4 m (34 ft.)
	Lougheed Elevation	-	13.4 m (44 ft.)
4.6	Vehicle Parking		
	101 units @ 1.2 spaces per unit required and provided	-	121 spaces *(including 10 visitor parking space)*
4.7	Bicycle Parking		
	101 units @ 2.2 spaces per unit required and provided	-	223 spaces *(including 21 visitor spaces in racks)*
	Common Bike Storage Room	-	10 spaces *(including 10 bicycles to be held in common for the benefit of the residents as part of TDMs)*

4.8 Communal Facilities
(Excluded from FAR Calculations)

Primary communal facilities for residential tenants include the fitness room at the basement level and the lounge at the ground floor level of the Broadway entry. The amenity area amounts to 1,413 sq. ft., which is a permitted exemption from Gross Floor Area.

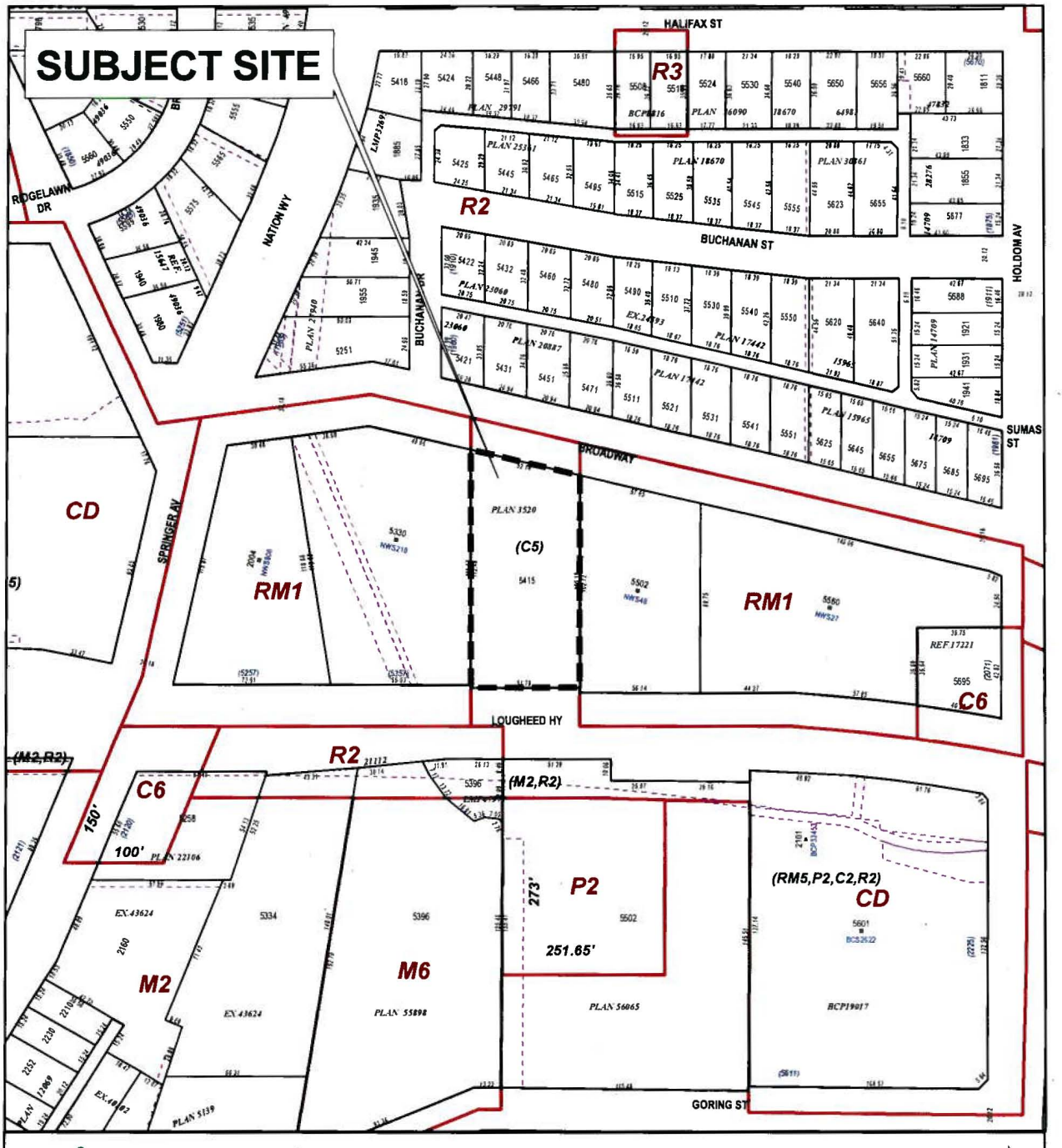
The development also provides a central outdoor garden/greenspace, including a court yard with seating; tot lot; and, amenity walking paths in a park-like setting.

Lou Pelletier, Director
PLANNING AND BUILDING

ZT:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2014\14-32 5415 Lougheed Highway\Rezoning Reference 14-32 PH Report 20150824.docx



City of Burnaby

PLANNING & BUILDING DEPARTMENT

DATE: AUG 13 2015

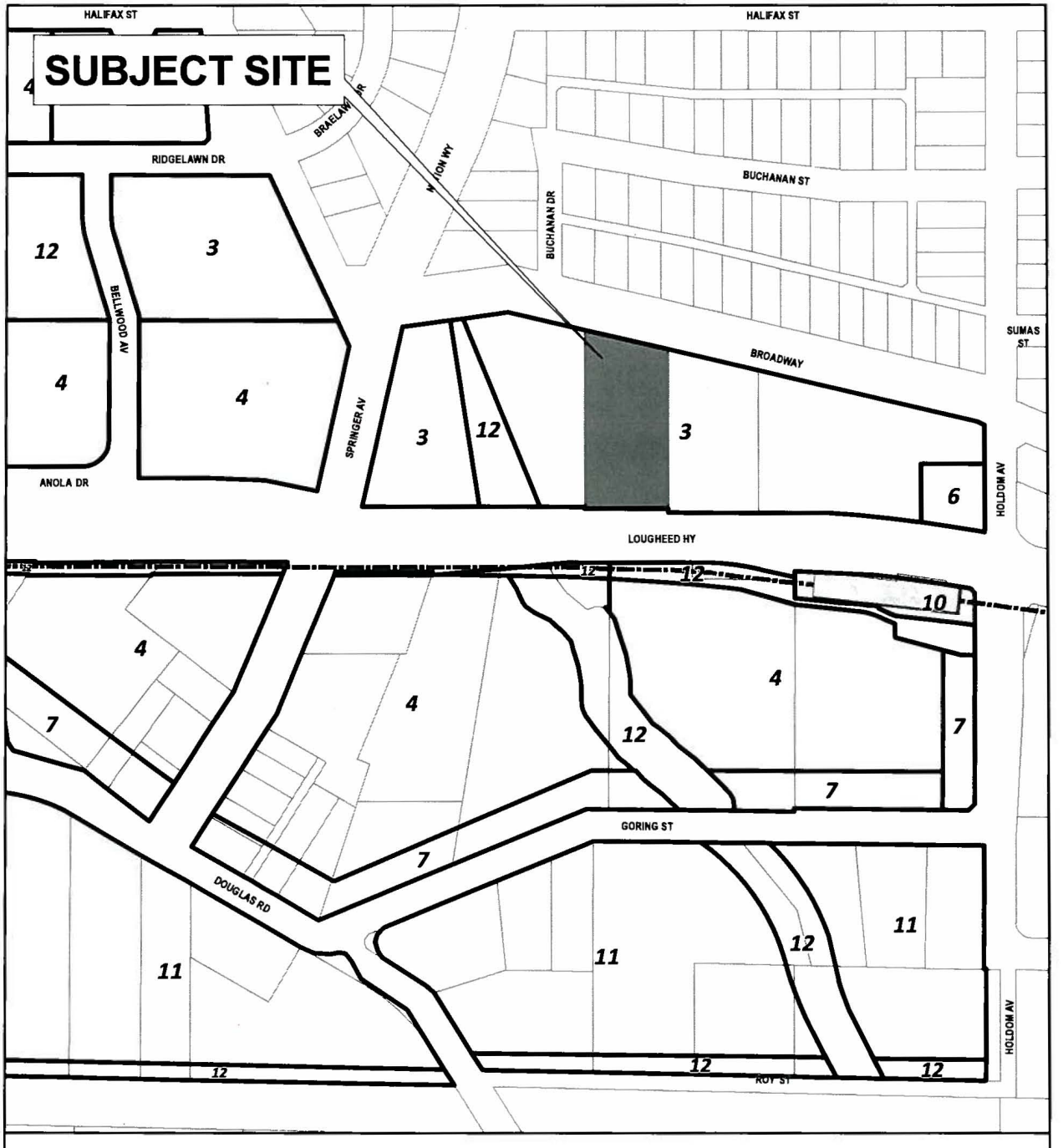
SCALE: 1:3,000

DRAWN BY: AY

REZONING REFERENCE #14-32
5415 LOUGHEED HIGHWAY

Subject Site

Sketch #1



3 Medium Density Multiple Family Residential
4 High Density Multiple Family Residential
5 Commercial
6 Medium Density Mixed Use
7 High Density Mixed Use
8 Medium or High Density Multi Family Residential
10 Institutional
11 Business Centre
12 Park and Public Use/Public School
14 Cemetery
24 High Density Multiple Family Residential - Brentwood Succession (RM4s)

0 12.5 25 50 Meters
1:4,000

City of Burnaby
Planning and Building Dept

Brentwood Plan

Printed August 13, 2015

Sketch #2

City of Burnaby

PROPOSED DEVELOPMENT SUMMARY
FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-33 **Meeting Date:** 2015 September 17
ADDRESS: 5108 North Fraser Way

DEVELOPMENT PROPOSAL:
The purpose of the proposed rezoning bylaw amendment is to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

1.	***Site Area:***	1.31 hectares (3.24 acres)
2.	***Existing Use:***	Vacant
	Adjacent Use:	Office/warehouse/light industrial
	Proposed Use:	Office/ warehouse/ light industrial

		Permitted/Required	**Proposed/Provided**
3.	***Gross Floor Area:***	5,841.0 m2 (62,872 sq. ft.)	5,841.0 m2 (62, 872 sq. ft.)
4.	***Site Coverage:***	28%	28%
5.	***Building Height:***	2 Storeys	2 Storeys
6.	***Vehicular Access from:***	North Fraser Way	North Fraser Way
7.	***Parking Spaces:***	133	136
8.	***Loading Spaces:***	3	5
9.	***Communal Facilities:***	N/A	N/A

10. ***Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)*** ☒ YES ☐ NO

Note: *N/A where not applicable*

P:\REZONING\FORMS\ APC STAT SHEET

City of Burnaby

Item .....
Meeting .....2015 August 24

COUNCIL REPORT

TO: CITY MANAGER 2015 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-33**
Multi-Tenant Light Industrial Development
Big Bend Development Plan

ADDRESS: 5108 North Fraser Way (see ***attached*** Sketches #1 and #2)

LEGAL: Lot 3, D.L. 165, Group 1, NWD Plan BCP47738

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled "Multi-Tenant Industrial Development" by Interface Architecture)

APPLICANT: Rockwell Pacific Properties Inc.
207 – 4288 Lozells Avenue
Burnaby, BC V5A 0C7
(Attn: Harley Smith)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 September 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 September 14 and to a Public Hearing on 2015 September 29 at 7:00 p.m.

2. **THAT** the following be established as prerequisites to the completion of the rezoning:

   a) The submission of a suitable plan of development.

   b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be

designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

d) The review of a detailed Sediment Control System by the Director Engineering.

e) The granting of a Section 219 Covenant respecting flood proofing requirements.

f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.

g) The granting of any necessary statutory rights-of-way, easements and/or covenants.

h) The deposit of the applicable GVS & DD Sewerage Charge.

i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.

j) The submission of a detailed comprehensive sign plan.

k) The submission of a Site Profile and resolution of any arising requirements.

l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

2.0 BACKGROUND

2.1 The subject site is located within the Glenlyon Business Park on the south side of North Fraser Way within the Big Bend Development Plan Area (see ***attached*** Sketches #1 and #2). The subject site is currently vacant and is irregular in shape with an area of approximately 1.31 hectares (3.24 acres). To the south and west are a number of high-quality office developments and light-industrial developments, all of which were developed in line with the Glenlyon Concept Plan. Directly to the east and north, across North Fraser Way, are undeveloped sites which are designated for future office and light industrial development in the Glenlyon Concept Plan.

2.2 On 2014 September 29, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The development proposal is for a multi-tenant light industrial building with an office component. Vehicular access is provided from North Fraser Way. The proposal meets the development guidelines established under the Glenlyon Concept Plan.

3.2 Primary servicing for the subject site has been provided for through Subdivision Reference #02-10. North Fraser Way has already been constructed to a 14 metre standard fronting the development site. The Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to: the provision of a bus shelter on North Fraser Way and a mid-block pedestrian crossing complete with overhead signage and lighting.

3.3 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of $8.73 per m^2 ($0.811 per sq.ft.) of gross floor area will apply to this rezoning.

3.4 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Director Engineering for Subdivision Reference #39/97. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance are in accordance with the accepted stormwater management plan.

3.5 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97). As significant time has lapsed since the original environmental assessment, the submission of a Site Profile and resolution of any arising requirements is required.

3.6 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.

3.7 Given the area's context within the Glenlyon Concept Plan and the small bay, multi-tenant nature of the proposed development, a Section 219 Covenant restricting uses to office, light manufacturing, warehousing, and film production will be required.

3.8 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	1.31 hectares (3.24 acres)	
4.2	Site Coverage:	-	28%	
4.3	<u>Floor Area:</u>			
	Office Space	-	3,252.0 m^2	(35,004 sq.ft.)
	Warehousing	-	2,589.0 m^2	(27,868 sq.ft.)
	Total G.F.A.	-	5,841.0 m^2	(62,872 sq.ft.)
4.4	Floor Area Ratio:	-	0.45 FAR	
4.5	Building Height:	-	2 storeys	
4.6	Parking Required and Provided:			
	35,004 sq.ft. office @ 3/1000 sq.ft.	-	105 spaces	
	27,868 sq.ft warehousing @ 1/1000 sq. ft.	-	28 spaces	
	Total Parking Required:	-	133 spaces	
	Total Parking Provided:	-	136 spaces	

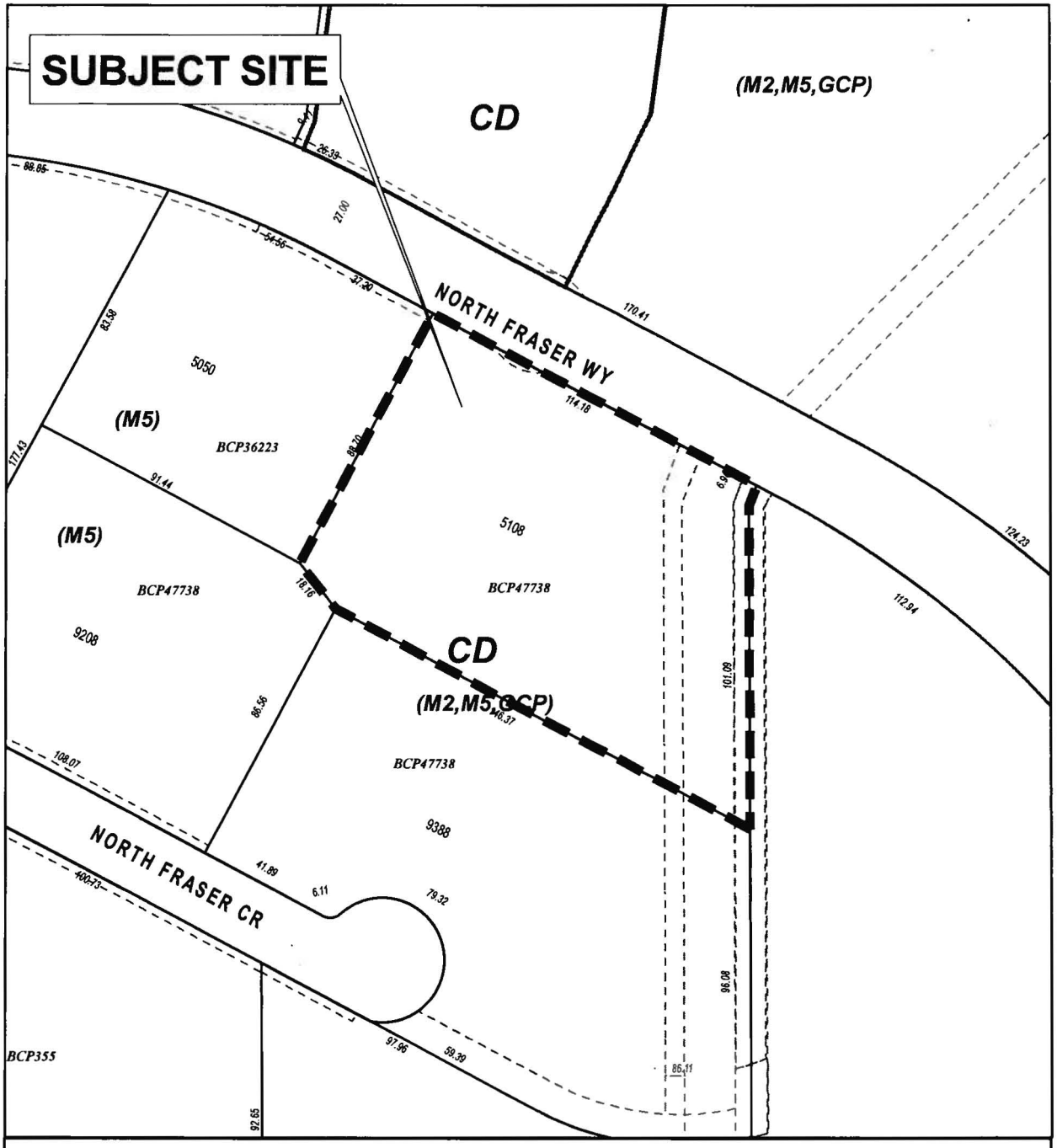
4.7	Loading Bays Required	-	3 spaces
	Loading Bays Provided:	-	5 spaces
4.8	Bicycle Provisions Required and Provided:	-	15 spaces (bike rack and lockers)

Lou Pelletier, Director
PLANNING AND BUILDING

DR:tn:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2014\14-33 5108 N Fraser Way\Rezoning #14-33 5108 N Fraser Way PH Report 20150824.doc



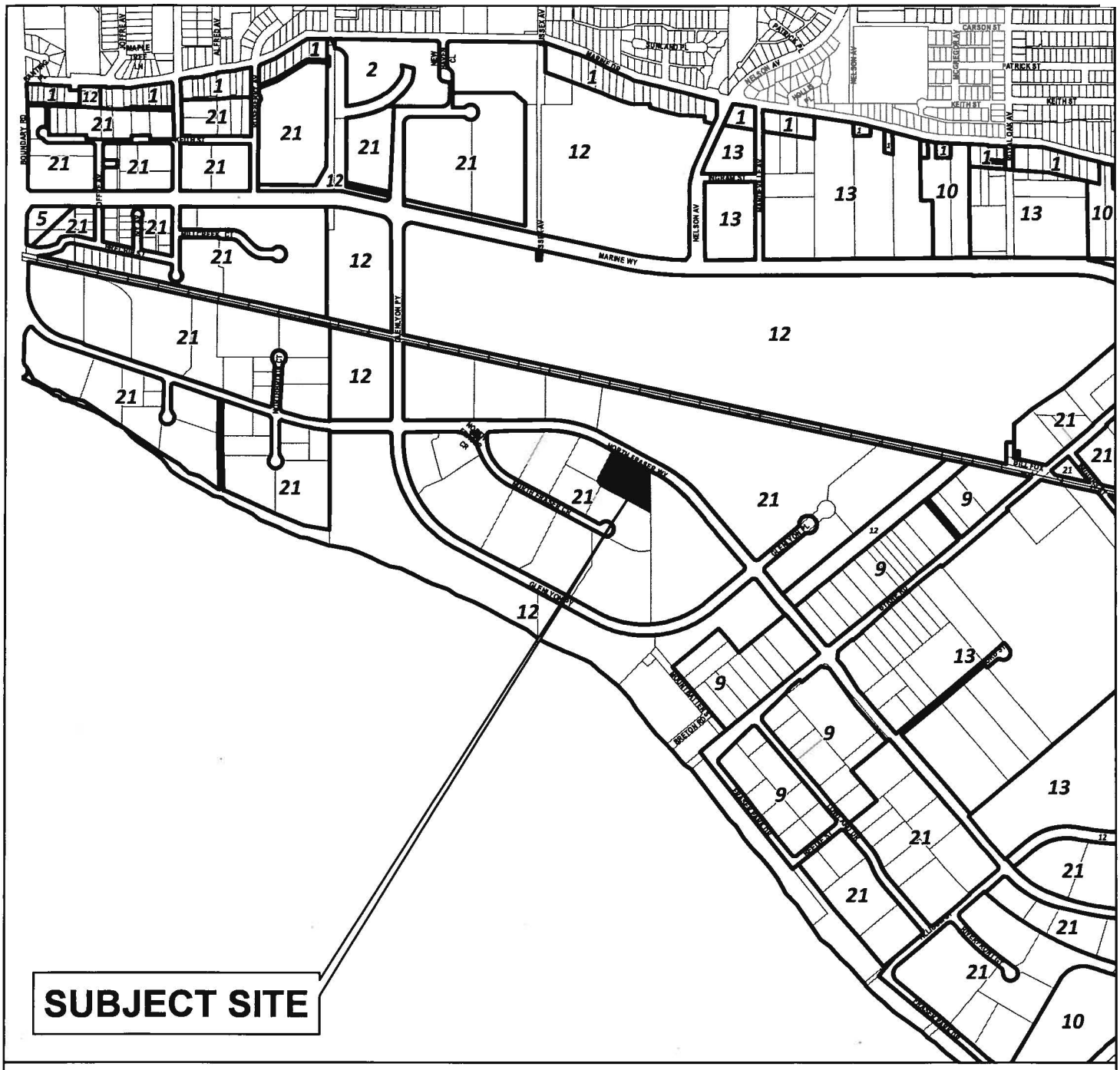
City of Burnaby

PLANNING & BUILDING DEPARTMENT

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DATE: AUG 11 2015	**REZONING REFERENCE #14-33** **5108 NORTH FRASER WAY**
SCALE: 1:2,000	Subject Site
DRAWN BY: AY	

Sketch #1



City of Burnaby

PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

Printed August 11, 2015

Sketch #2