



## ADVISORY PLANNING COMMISSION

### NOTICE OF OPEN MEETING

**DATE:** THURSDAY, 2016 JUNE 16  
**TIME:** 6:00 PM  
**PLACE:** Clerk's Committee Room, Burnaby City Hall

### **A G E N D A**

- |  | <u><b>PAGE</b></u> |
|--|--------------------|
| 1. <u><b>CALL TO ORDER</b></u>   |                    |
| 2. <u><b>MINUTES</b></u>   |                    |
| Minutes of the Advisory Planning Commission Meeting held on 2016 May 19  | 1                  |
| 3. <u><b>ZONING BYLAW AMENDMENTS</b></u>   |                    |
| 1) <u><b>BURNABY ZONING BYLAW 1965,<br/>AMENDMENT BYLAW NO. 22, 2016 – BYLAW NO. 13614</b></u>   | 10                 |
| Rez. #16-15  |                    |
| 450 Clare Avenue   |                    |
| From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District   |                    |
| To: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District, P2 Administration and Assembly District, and in accordance with the development plan entitled "New Site Build" prepared by Roehampton Communications Ltd.) |                    |
| The purpose of the proposed zoning bylaw amendment is to permit the installation of rooftop antennas and ancillary equipment.  |                    |

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 23, 2016 – BYLAW NO. 13615**

17

Rez. #15-40

2360/2390 Douglas Road and 5343 Goring Street

From: M2 General Industrial District

To: CD Comprehensive Development (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “5345 Goring Street and 2360 / 2390 Douglas Road” prepared by CDA Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of 32 and 26-storey residential apartment buildings with ground oriented work/live townhouses with underground and above grade structured parking.

4. **NEW BUSINESS**

5. **INQUIRIES**

6. **ADJOURNMENT**



## **ADVISORY PLANNING COMMISSION**

### **MINUTES**

An Open meeting of the Advisory Planning Commission was held in the Clerk's Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Thursday, 2016 May 19 at 6:00 PM.

#### **1. CALL TO ORDER**

PRESENT: Mr. Craig Henschel, Chair  
 Mr. Valentin Ivancic, Vice Chair  
 Commissioner Wayne Peppard, Parks, Recreation & Culture Commission  
 Mr. Arsenio Chua  
 Mr. Harman Dhatt  
 Mr. Larry Myers  
 Ms. Stella Tsiknis

ABSENT: Ms. Sarah Campbell  
 Ms. Jasmine Sodhi

STAFF: Mr. Ed Kozak, Assistant Director Current Planning  
 Ms. Eva Prior, Administrative Officer

The Chair called the meeting to order at 6:00 p.m.

#### **2. MINUTES**

##### **1) Minutes of the Advisory Planning Commission Meeting held on 2016 April 14**

MOVED BY MR. IVANCIC  
SECONDED BY MS. TSIKNIS

THAT the minutes of the Advisory Planning Commission meeting held on 2016 April 14 be adopted.

CARRIED UNANIMOUSLY

**3. CORRESPONDENCE**

MOVED BY MR. IVANCIC  
SECONDED BY MS. TSIKNIS

THAT the correspondence be received.

CARRIED UNANIMOUSLY

**1) Correspondence from Stella Tsiknis,**  
**Advisory Planning Commission Member**  
**Re: Resignation from Commission**

Correspondence was received from Ms. Stela Tsiknis resigning from the Commission. Ms. Tsiknis recently purchased a home outside of Burnaby and no longer meets the residency requirement.

The Commission requested that a letter be sent to Ms. Tsiknis, thanking her for her time on the Commission.

MOVED BY MR. MYERS  
SECONDED BY MR. DHATT

THAT the Administrative Officer send a letter to Ms. Tsiknis.

CARRIED UNANIMOUSLY

**4. ZONING BYLAW AMENDMENTS**

MOVED BY MS. TSIKNIS  
SECONDED BY MR. DHATT

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

**1) BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 14, 2016 – BYLAW NO. 13596**

Rez. #14-44

6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

From: P1 Neighbourhood Institutional District and RM5 Multiple-Family  
Residential District



To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Residential/Church Development" prepared by Chris Dikeakos Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment towers (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue.

MOVED BY MR. IVANCIC  
SECONDED BY MR. DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #14-44, Bylaw No. 13596.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 15, 2016 – BYLAW NO. 13597**

Rez. #15-10

7911/15/23 Edmonds Street and 7908 Wedgewood Street

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines and the development plan entitled "Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use commercial/residential development.

MOVED BY COMMISSIONER PEPPARD  
SECONDED BY MS. TSIKNIS

THAT the Advisory Planning Commission SUPPORT Rez. #15-10, Bylaw No. 13597.

CARRIED UNANIMOUSLY

**3) BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 16, 2016 – BYLAW NO. 13598**

Rez. #14-21

4161, 4171 Dawson Street, 4120, 4160, 4170 and 4180 Lougheed Highway

From: M1 Manufacturing District and CD Comprehensive Development District (M1 and M1r Manufacturing District, M5 and M5I Light Industrial District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines), and in accordance with the development plan entitled "Gilmore Station Area Master Plan" prepared by IBI Group

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan and Design Guidelines for the Gilmore Station Area to guide further site specific rezoning applications for the construction of a multi-phased high-rise apartment, commercial retail and office and development over four main phases.

The Commission expressed concern regarding the capacity of schools in the area to accommodate the influx of families. An inquiry was also raised in relation potential amendments to the building code advising of necessitated GHG reductions of 70% by 2040.

Staff advised that the Master Plan sets a context. The City's Environmental Sustainability Strategy and the Community Energy Emission's Plan outline the broader policies and implementation plans. If changes are implemented, the site specific rezoning applications would address those.

MOVED BY MR. IVANCIC  
SECONDED BY MR. CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #14-21, Bylaw No. 13598.

CARRIED

OPPOSED MR. HENSCHEL

4) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 17, 2016 – BYLAW NO. 13599**

Rez. #15-15

2085 and 2088 Skyline Court

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District as guidelines)

To: Amended Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "SOLO Phase 3 and 4 Amendment" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit changes to the approved CD Zoning for the final two phases of the SOLO District Development at 2085 and 2088 Skyline Court.

Mr. Craig Henschel, Chair, advised that the shopping plaza is quite windy, and queried if a wind study had been conducted.

Staff advised that this concern would be mitigated through the placement of the remaining towers and the completion of landscaping.

MOVED BY COMMISSIONER PEPPARD  
SECONDED BY MS. TSIKNIS

THAT the Advisory Planning Commission SUPPORT Rez. #15-15, Bylaw No. 13599.

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 18, 2016 – BYLAW NO. 13600**

Rez. #15-30

2242 Alpha Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “2242 Alpha Avenue” prepared by CDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground and above grade structured parking.

MOVED BY MS. TSIKNIS  
SECONDED BY MR. MYERS

THAT the Advisory Planning Commission SUPPORT Rez. #15-30, Bylaw No. 13600.

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 19, 2016 – BYLAW NO. 13601**

Rez. #14-12

3700 Hastings Street

From: C8a Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8a Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, “3700 Hastings” prepared by Jordan Kutev Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development, with commercial/retail at grade, and residential uses above.

MOVED BY MR. CHUA  
SECONDED BY COMMISSIONER PEPPARD

THAT the Advisory Planning Commission SUPPORT Rez. #14-12, Bylaw No. 13601.

CARRIED UNANIMOUSLY

7) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 20, 2016 – BYLAW NO. 13602**

Rez. #15-33

3700 Willingdon Avenue

From: CD Comprehensive Development District (based on P6 Regional Institutional District) and P6 Regional Institutional District

To: Amended CD Comprehensive Development District (based on P6 Regional Institutional District and in accordance with the development plan entitled “British Columbia Institute of Technology Burnaby Campus Exterior Sign Plan & Sign Program, Comprehensive Sign Plan (CSP)” prepared by EDG Experience Design Group Inc.), P6 Regional Institutional District

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a Comprehensive Sign Plan (CSP) in order to enable future signage opportunities for the BCIT main campus.

MOVED BY MR. MYERS  
SECONDED BY COMMISSIONER PEPPARD

THAT the Advisory Planning Commission SUPPORT Rez. #15-33, Bylaw No. 13602.

CARRIED UNANIMOUSLY

8) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 21, 2016 – BYLAW NO. 13603**

Rez. #15-22

9388 North Fraser Crescent

From: CD Comprehensive Development District (based on the M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, Glenlyon Concept Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "PNP Pharmaceuticals Proposed Addition" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing pharmaceutical facility's production and warehouse area in accordance with the Glenlyon Concept Plan and the Council-adopted Big Bend Development Plan.

MOVED BY MR. DHATT  
SECONDED BY MR. IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #15-22, Bylaw No. 13603.

CARRIED UNANIMOUSLY

## 5. NEW BUSINESS

The Chair, on behalf of the Commission, thanked Ms. Tsiknis for her time on the Commission and wished her well.

## 6. INQUIRIES

There were no inquiries brought before the Commission at this time.

## 7. ADJOURNMENT

MOVED BY MS. TSIKNIS  
SECONDED BY MR. MYERS

THAT this Open Commission meeting do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 7:35 p.m.

\_\_\_\_\_  
Eva Prior  
ADMINISTRATIVE OFFICER

\_\_\_\_\_  
Commissioner Craig Henschel  
CHAIR

DRAFT



## PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

**REZONING REFERENCE #** 16-00015

**Meeting Date:** 2016 June 16

**ADDRESS:** 450 Clare Avenue

**DEVELOPMENT PROPOSAL:**

Permit the installation of rooftop antennas and ancillary equipment.

- |                         |   |
|-------------------------|---|
| 1. <b>Site Area:</b>    | 3,330 m2 (35,843.82 sq.ft.)   |
| 2. <b>Existing Use:</b> | Multi-family residential  |
| <b>Adjacent Use:</b>    | Industrial and commercial uses, row housing, single and two family dwellings and elementary school  |
| <b>Proposed Use:</b>    | Installation of shrouded antennas on the rooftop to service the mobile communications and information technology needs of the surrounding area. |

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	3,330 m2 (35,843.82 sq.ft.) (unchanged)	3,330 m2 (35,843.82 sq.ft.) (unchanged)
4. <b>Site Coverage:</b>	35%	35%
5. <b>Building Height:</b>	4 storeys	4 storeys
6. <b>Vehicular Access from:</b>	Clare Avenue	Clare Avenue
7. <b>Parking Spaces:</b>	44	45
8. <b>Loading Spaces:</b>	n/a	n/a
9. <b>Communal Facilities:</b>	n/a	n/a
10. <b>Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

*Note: N/A where not applicable*





Item .....
Meeting ..... 2016 May 30

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 May 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-15**  
**Installation of rooftop antenna facility**

**ADDRESS:** 450 Clare Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Lot A, DL 206, Group 1, NWD Plan LMP25608

**FROM:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

**TO:** Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District, P2 Administration and Assembly District, and in accordance with the development plan entitled "New Site Build" prepared by Roehampton Communications Ltd.)

**APPLICANT:** SitePath Consulting Ltd.  
 1903 – 838 West Hastings Street  
 Vancouver, BC V6C 0A6  
 (Attn: Brian Gregg)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 June 28.

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**RECOMMENDATIONS**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 June 13 and to a Public Hearing on 2016 June 28 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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-15  
 Installation of rooftop antenna facility  
 2016 May 25..... Page 2

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the installation of rooftop antennas and ancillary equipment.

### 2.0 BACKGROUND

- 2.1 The subject site is located within the Lochdale Community Plan Area on the south side of Hastings Street, between Clare Avenue and Duncan Avenue, and is currently improved with a multiple family development. To the west across Clare Avenue are row-houses and a one-storey commercial development fronting Hastings Street. To the north across Hastings Street are one-storey industrial developments, while to the east across Duncan Avenue, are one-storey industrial developments and Westridge Elementary School. To the south are single and two family dwellings.
- 2.2 Rezoning Reference #51/94, which received Final Adoption on 1995 October 16, permitted the subject site to be developed with a 40 unit family social housing project composed of five two-storey townhouses, and a four-storey apartment building with 35 units and an office/programming space.
- 2.3 The applicant has submitted a complete application, including detailed architectural plans. As such, the applicant has submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The applicant is seeking to rezone the site in order to permit the installation of a rooftop antenna facility with ancillary equipment. The proposed rooftop antenna installation is located on the northwest portion of the site on the four-storey apartment building. As the proposed antennas exceed the maximum 1.0 m (3.3 ft.) height extension permitted above a building face, as specified by Section 6.21 of the Zoning Bylaw, rezoning to include the P2 Administration and Assembly District as part of the CD zoning of the site is required.
- 3.2 The proposed antenna installation is intended to provide wireless service to the surrounding area. The installation includes three antennas that are mounted in proximity to an existing round chimney. The antennas are set back from the building edge and are proposed to be fully shrouded and painted to match the existing chimney. Each of the proposed antennas measures approximately 1.61 m (5.28 ft.) in height by 0.38 m (1.25 ft.) in width, while the round shrouds would range from 1.95 m (6.4 ft.) to 1.99 m (6.53 ft.) in height and would be 0.6 m (1.97 ft.) in diameter. The shrouded antennas are somewhat taller and wider than the existing chimney, which measures 1.39 m (4.56 ft.) in height and 0.38 m (1.25 ft.) in diameter. Similar to the existing chimney, the shrouded

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-15  
 Installation of rooftop antenna facility  
 2016 May 25..... Page 3

antennas are proposed to project approximately 1.0 m (3.28 ft.) above the top of the roof and approximately 5.0 m (16.4 ft.) above the top of the building face.

The proposed antenna facility includes an equipment compound located in the northwest corner of the underground parking garage. The compound contains two equipment cabinets and is enclosed by a chain link fence. The placement of the equipment compound would result in the loss of one parking space, however, the site has additional off-street parking and parking requirements as outlined in the Burnaby Zoning Bylaw would still be met.

- 3.3 Antenna developments and related infrastructure are recognized as a necessary utility that serves the mobile communications and information technology needs of Burnaby's businesses and residents. As such, this Department works with the telecommunications sector and its proponents to facilitate the development of antenna infrastructure as appropriate.
- 3.4 Given its design, the installation of the antennas is expected to have minimal impact on the subject site and on nearby properties. While the proposed installation may be visible from some residential and other surrounding properties, the antennas, as noted, are set back from the building edge, fully screened, and are architecturally integrated with the building. In addition, it is noted that the antennas will be minimally visible from the north given the presence of mature trees along the north edge of the subject site.

Regarding potential safety concerns, the proposed antenna installation must comply with the Safety Code 6 Guidelines administered by Health Canada. It is noted that co-location of antennas on the subject site is not proposed by the applicant, and co-location on existing antenna towers in the vicinity was explored, but was determined by the applicant to be an unviable option. Overall, the proposed antenna facility is considered to be supportable.

- 3.5 All required servicing for the subject site was provided for under Rezoning Reference #51/94 and Subdivision Reference #79/94. As such, no additional servicing of the site is required in conjunction with the subject application.

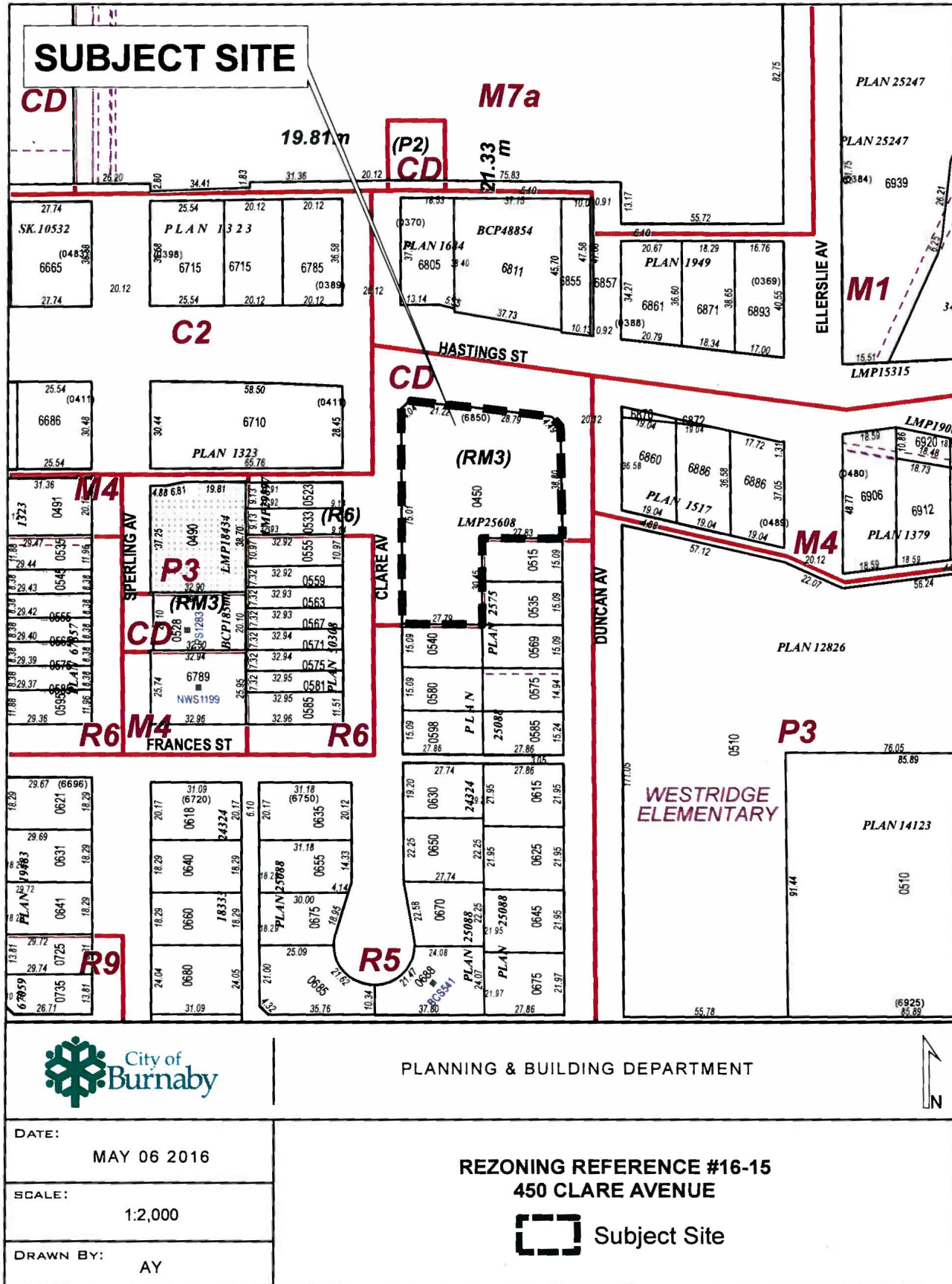
#### 4.0 DEVELOPMENT PROPOSAL

- |     |                         |   |
|-----|-------------------------|---|
| 4.1 | Site Area               | - 3,330 m <sup>2</sup> (35,843.82 ft <sup>2</sup> ) (unchanged) |
| 4.2 | Site Coverage           | - 35% (unchanged)   |
| 4.3 | Maximum Building Height | - four stories (unchanged)                                      |

-   
Lou Pelletier, Director  
PLANNING AND BUILDING

cc: Director Engineering  
City Solicitor  
City Clerk

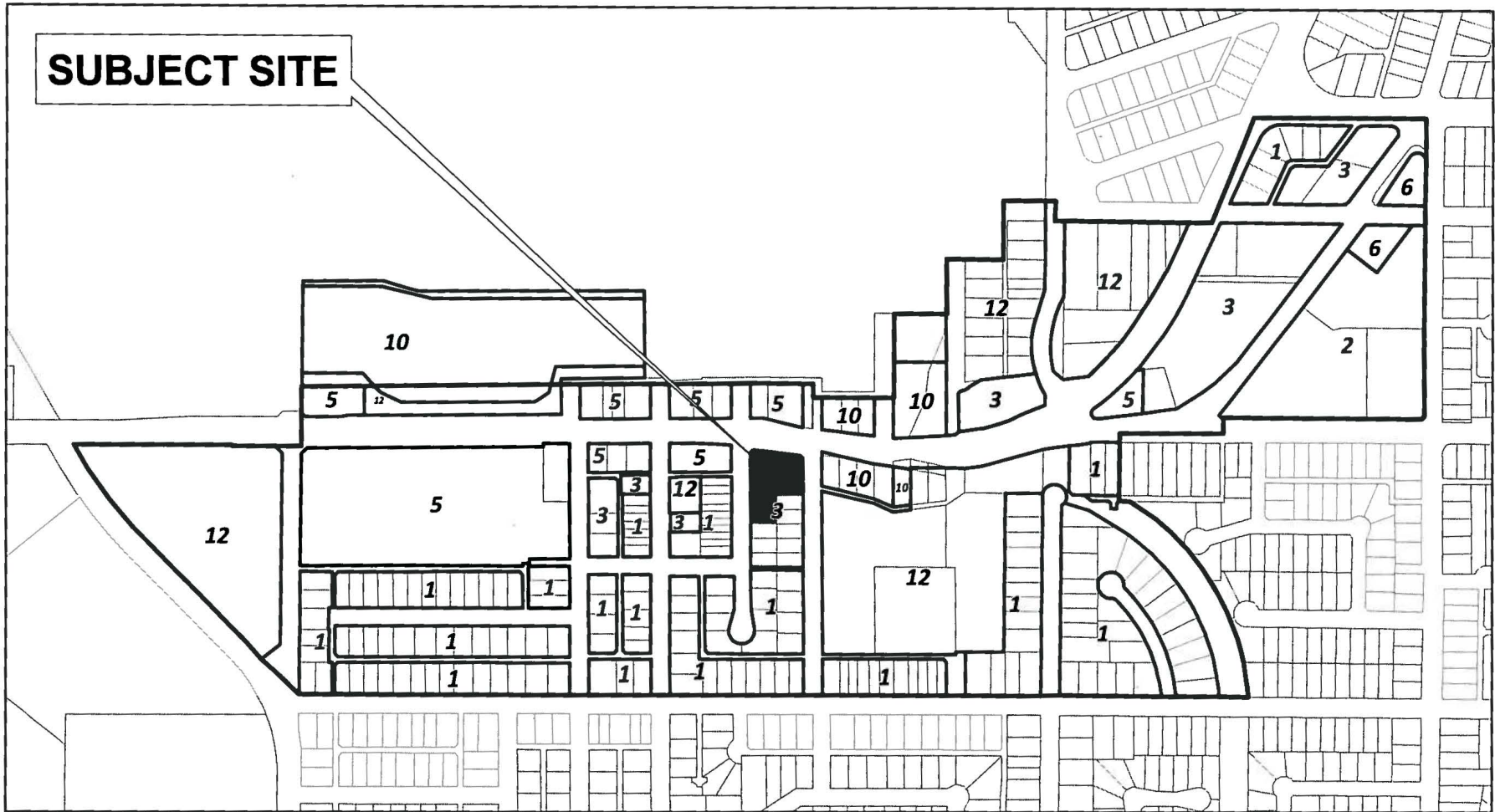
-14-



### Sketch #1



**SUBJECT SITE**

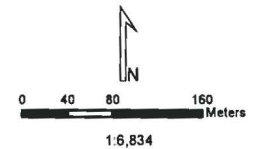


**Lochdale Area  
Development Plan**



PLANNING & BUILDING DEPARTMENT

- |   |  |
|---|--|
| <b>1</b> Single and Two Family Residential          | <b>6</b> Medium Density Mixed Use            |
| <b>2</b> Low Density Multiple Family Residential    | <b>10</b> Institutional                      |
| <b>3</b> Medium Density Multiple Family Residential | <b>12</b> Park and Public Use/ Public School |
| <b>5</b> Commercial                                 |  |



Printed on May 6, 2016

**Sketch #2**



SitePath Consulting Ltd.  
Suite 1903, 838 West Hastings Street  
Vancouver, B.C. V6C 0A6

Telephone: 778-870-1388  
Email: [briangregg@sitepathconsulting.com](mailto:briangregg@sitepathconsulting.com)  
[www.sitepathconsulting.com](http://www.sitepathconsulting.com)

March 11, 2016

Grant Taylor  
Community Planner  
City of Burnaby  
Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Dear Mr. Taylor:

**RE: WIND Mobile Rezoning Application for a Rooftop Antenna Installation at 450 Clare Avenue, Burnaby (WIND Mobile File: BVA0130C-Westridge)**

As you are aware from our deferred PPA application, WIND Mobile is seeking the City's approval to install shrouded rooftop antennas onto the rooftop of the existing BC Housing-owned property at 450 Clare Avenue. WIND has been working with Planning Department staff for over a year to secure approval for an antenna installation to service this part of the community. Numerous antenna-siting options have been considered including new purpose-built tower options, however we trust that the subject rooftop antenna proposal is the most community-sensitive option available. Although this proposal represents a compromise for WIND Mobile's network, we feel that it is the best option from a land use and community planning perspective.

Although a PPA process was initially thought to be the appropriate approval process, it has come to our attention that a rezoning is required since the subject roof is pitched and the proposed antennas project more than 1 m above the building face. The Burnaby Zoning By-Law, Section 6.21, does not contemplate antenna installations on pitched roofs hence the City's request for a rezoning application.

I hope this information is helpful. Should you require any additional information, please feel free to call me anytime at 778-870-1388.

Sincerely,

  
Brian Gregg



## PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

**REZONING REFERENCE # 15-00040**
**Meeting Date: 2016 June 16**
**ADDRESS: 2360/2390 Douglas Road and 5343 Goring Street**
**DEVELOPMENT PROPOSAL:**

Permit construction of 26 and 32 storey residential apartment buildings with ground oriented work/live townhouses including underground and above grade structured parking.

- |                         |   |
|-------------------------|---|
| 1. <b>Site Area:</b>    | 6,936.23 m2 (74,661 sq.ft.)                         |
| 2. <b>Existing Use:</b> | Industrial  |
| <b>Adjacent Use:</b>    | Industrial, truck terminal                          |
| <b>Proposed Use:</b>    | Mixed use (commercial and multi-family residential) |

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	32,521.17 m2 (350,055 sq.ft.)	32,506.49 m2 (349,897 sq.ft.)
4. <b>Site Coverage:</b>	69.6%	69.6%
5. <b>Building Height:</b>	High Rises - 26 & 32 storeys Townhouses - 3 storeys	High Rises - 26 & 32 storeys Townhouses - 3 storeys
6. <b>Vehicular Access from:</b>	Lane west side of site	Goring Street and Douglas Road
7. <b>Parking Spaces:</b>	459	459
8. <b>Loading Spaces:</b>	2	2
9. <b>Communal Facilities:</b>	Amenity lobby, lounge, fitness room, swimming pool & children's play area	Amenity lobby, lounge, fitness room, swimming pool & children's play area
10. <b>Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

Note: N/A where not applicable





Item .....
Meeting ..... 2016 May 30

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 May 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-40  
TWO HIGH RISE APARTMENT TOWERS  
WITH GROUND-ORIENTED LIVE/WORK TOWNHOUSES  
BRENTWOOD TOWN CENTRE PLAN**

**ADDRESS:** 2360/2390 Douglas Road and 5343 Goring Street  
(see *attached* Sketches #1 and #2)

**LEGAL:** Lot 6 Except: Part Subdivided By Plan 40102 Of DL 125, Group 1, NWD Plan 12069; Lot 7 Except: Part Subdivided By Plan 40102 Of DL 125, Group 1, NWD Plan 12069; Lot 1 Except: Parcel "A" (Explanatory Plan 9289), DL 125, Group 1, NWD Plan 5139

**FROM:** M2 General Industrial District

**TO:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "5345 Goring Street & 2360 / 2390 Douglas Road" prepared by CDA Architects Inc.)

**APPLICANT:** Chris Dikeakos Architects Inc.  
212 – 3989 Henning Drive  
Burnaby, BC V5C 6N5  
(Attn: Richard Bernstein)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 June 28.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 June 13 and to a Public Hearing on 2016 June 28 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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-40  
*Two high rise apartment towers with street-oriented townhouses*  
 2016 May 25 ..... Page 2

- 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 Letter of Undertaking to remove all improvements prior to Final Adoption of the Bylaw, 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. If requested, demolition may be delayed to more closely coincide with approval of building permits.
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.4 of this report.
- f. The dedication of any rights-of-way deemed requisite.
- g. The consolidation of the site into two legal parcels.
- h. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants:
  - restricting enclosure of balconies;
  - guaranteeing the provision and maintenance of public art;
  - indicating that project surface driveway accesses will not be restricted by gates;
  - guaranteeing the continued operation and maintenance of stormwater management facilities;
  - ensuring the site can be used safely in accordance with the approved geotechnical report;
  - ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-40  
 Two high rise apartment towers with street-oriented townhouses  
 2016 May 25 ..... Page 3

- ensuring that the project does not draw down the water table;
  - providing that all disabled parking to remain as common property; and,
  - ensuring compliance with the submitted acoustical analysis.
- i. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development is required.
  - j. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
  - k. The undergrounding of existing overhead wiring abutting the site.
  - l. The submission of a detailed comprehensive sign plan.
  - m. Compliance with the Council-adopted sound criteria.
  - n. Submission of a Site Profile and resolution of any arising requirements.
  - o. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
  - p. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
  - q. The review of on-site residential and commercial loading facilities by the Director Engineering.
  - r. The provision of facilities for cyclists in accordance with this report.
  - s. The review of a detailed Sediment Control System by the Director Engineering.
  - t. Compliance with the guidelines for underground parking for visitors.
  - u. 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.
  - v. The deposit of the applicable Parkland Acquisition Charge.

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- w. The deposit of the applicable GVS & DD Sewerage Charge.
- x. The deposit of the applicable School Site Acquisition Charge.
- y. 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 construction of 32 and 26-storey residential apartment buildings with ground oriented work/live townhouses with underground and above grade structured parking.

### 2.0 BACKGROUND

- 2.1 On 2015 November 18, Council received the report of the Planning and Building Department regarding 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.
- 2.2 The subject site is comprised of three lots currently zoned M2 General Industrial District, which are currently occupied by two older industrial buildings, and a house converted into an office / storage facility. Across the lane to the west are two single family houses and three small industrial buildings fronting on Springer Avenue. To the north is a large industrial building, directly to the east is an older truck terminal with frontage on both Goring Street and Lougheed Highway, with a bowling alley, mixed use high-rise residential and the Holdom SkyTrain station beyond. Across Douglas Road and Goring Street are older industrial buildings and the Burlington Northern Santa Fe (BNSF) Rail Line beyond. Vehicular access to the site is currently from the lane on the west side of the site, Douglas Road and Goring Street.
- 2.3 The Brentwood Town Centre Development Plan designates the subject site for high-density multiple-family development based on the RM5s Multiple Family Residential District as a guideline. In accordance with the Council-adopted policy regarding application of 's' category zoning, the development is subject to there being significant community benefits, a sustainable redevelopment approach, exceptional public realm

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improvements, a high quality urban design and superior architectural expression. This site is also considered suitable for the proposed development given its strategic location in relation to the Millennium SkyTrain line and the nearby Holdom SkyTrain station.

In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 5.0 FAR applicable to the net site; this is inclusive of an available 1.6 FAR amenity bonus.

- 2.4 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. The subject rezoning application is consistent with these regional and municipal plans and policies.

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

### 3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is for two high-rise apartment buildings (32 and 26-storeys) above structured parking with ground oriented work/live townhousing fronting Goring Street and Douglas Road. The development form provides a strong street-oriented relationship to Goring Street and Douglas Road, as well as a strong contextual relationship to surrounding, existing and planned development.

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A total of 390 apartment units (23% of which are adaptable units) and 14,584 sq.ft. of work/live space within 8 townhouse units are proposed. Parking is proposed to be located partially underground (1 level), in above ground structure (3 levels). Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expectation for 's' Category development in the City's Town Centre areas. The low-rise buildings engage the adjacent streets and their public realm through individual unit accesses on the ground level, extensive glazing and use of masonry cladding and articulated rooflines, all of which also adds interest to the streetscape.

To complement the built form, a progressive landscape treatment is proposed for the amenity podium roof deck, front and side yards and bounding streets, including broad separated sidewalks on Goring Street and Douglas Road, complete with Rainwater Management Amenities (RMAs) within curb bulges to help soften the urban environment. Substantial on-site landscaping is also proposed including treed patio frontages, an outdoor amenity area for leisure, swimming pool, urban agricultural plots and children's play area. A significant public art piece will be provided at the Goring Street and Douglas Road intersection, acting as a strong visual reference to the proposed development.

- 3.2 All required parking is proposed to be located either underground or within a structure, with access taken from Goring Street and Douglas Road. The development proposal meets the minimum required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit (of which 0.1 spaces is for visitors) and 1/495.16 sq.ft. for work/live units. To meet the proposed parking standard, the developer has also provided transportation alternatives. First, given the subject site's proximity to the Holdom SkyTrain Station, as well as other transit routes operating in the vicinity of the development, the development is providing transit passes (two zones) for two years to 15% of residents as an alternative to car use and ownership. Second, the development is providing 44 individually metered (Level 2 AC) Electric Vehicle charging stations, of which 4 are to be provided within the visitors' parking area for the benefit of the residents and their visitors, and 40 are to be provided in the residents' parking area as part of the required parking. A Section 219 Covenant will be required to guarantee the provision and continued maintenance and operation of the 44 electric vehicle car charging stations to be held as common property for the benefit of all residents and their visitors (including all necessary wiring, electrical transformer and mechanical ventilation modifications). Third, the development is providing twice the required secured bicycle parking, a 4 station bicycle repair/maintenance area and bike trailer storage area. Finally, the developer will provide 4 co-op cars (provider to be determined), including required parking, plus an initial annual car share membership fee for each unit.



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- 3.3 The developer has agreed to pursue green building practices by committing to achieve a Silver rating under the Leadership in Energy and Environmental Design (LEED) program or equivalent.
- 3.4 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR in amenity bonus, which translates into 112,017.6 sq.ft. of bonused gross floor area (GFA) included in the development proposal. The Legal and Lands Department has initiated discussion with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

Under the Priority Amenity Program, the Community Benefit Bonus 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 Brentwood Community Centre and a new linear public park and walkway along Willingdon Avenue extending from Brentwood Mall to Hastings Street.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the appropriate Town Centre Financial Account and 20% to the City-wide Housing Fund.

- 3.5 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- construction of the Goring Street and Douglas Road frontages to their final Town Centre (Local Commercial) standards with concrete curb and gutter, separated sidewalks and bicycle facilities, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
  - undergrounding of overhead lines across the development frontage on Douglas Road; and,
  - storm, sanitary sewer and water main upgrades as required.
- 3.6 In accordance with the City's policy for adaptable units, a total of 92 units (23% of the total number of apartment units) have been provided meeting adaptable housing standards. As permitted under the adopted policy, 20 sq.ft. for each adaptable unit is exempt from FAR, resulting in a total adaptable unit FAR exemption of 1,840 sq.ft. As required by the Burnaby Zoning Bylaw and BC Building Code, five accessible parking stalls are to be provided (one handicap stall per 100 stalls). Accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

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- 3.7 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, the one bedroom unit sizes are generally based on the Zoning Bylaw minimum unit sizes for such dwellings in the P11e District (SFU), which requires a minimum area of 50m<sup>2</sup> (538.21 sq.ft.). Smaller one bedroom units (574 to 584 sq.ft.) are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, a commensurate number of larger two bedroom and den, and three bedroom units is proposed.
- 3.8 Any necessary easements, 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 guaranteeing the provision and maintenance of public art;
  - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - Section 219 Covenant ensuring compliance with the approved acoustical study;
  - Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
  - Section 219 Covenant ensuring the provision and ongoing maintenance of 44 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
  - Section 219 Covenant ensuring the provision of a minimum of 5 handicap accessible parking stalls in the resident parking area for the sole use of the required 92 accessible units, and that these stalls, as well as any other handicap accessible parking provided in the residential component of the underground parking, be held in common property to be administered by the Strata Corporation;
  - Section 219 Covenant for the provision and ongoing maintenance of four co-op cars and allocated parking spaces;
  - Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical study;
  - Section 219 Covenant ensuring that the water table will not be drawn down during and after development; and,
  - Statutory Right-of-Way for public access and sidewalks on the Goring Street and Douglas Road Frontages, to allow for sufficient site area for the underground structure.



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- 3.9 Due to the proximity of the subject site to the BNSF Rail line, Lougheed Highway and Millennium SkyTrain Line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.10 As underground parking is requested for a site with known geotechnical and hydrological conditions, as well as the potential for groundwater contamination in the area, and given the site's proximity to civic and other major infrastructure, an indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits.
- 3.11 As the site will be fully excavated for development, a 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 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well, separate car wash stalls are required.
- 3.13 Provision of two residential loading spaces is required in conjunction with this application.
- 3.14 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Douglas Road.
- 3.15 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.
- 3.16 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.17 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.18 Bicycle storage space and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 3.19 A site profile application is required for the subject development site, given its past industrial use.

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- 3.20 a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area  
 b) School Site Acquisition Charge of \$600.00 per unit  
 c) GVS&DD Sewerage Charge of \$1,082 per apartment unit

#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 Site Area

Gross Site Area:	-	6936.23 m <sup>2</sup> (74,661 sq.ft.)
Dedications:	-	432 m <sup>2</sup> (4,650 sq.ft.)
Net Site Area:	-	6,504.23 m <sup>2</sup> (70,011 sq.ft.) (subject to detailed survey)

##### 4.2 Density

FAR Permitted and Provided:

Residential	-	5.0 FAR (inclusive of 1.6 FAR amenity bonus)
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Gross Floor Area Permitted and Provided:

Residential	-	31,166.27 m <sup>2</sup> (335,471 sq.ft.) (inclusive of 112,017.6 sq.ft. amenity bonus)
Work/Live	-	1,354.90 m <sup>2</sup> (14,584 sq. ft)
Residential Amenity Space	-	maximum 971.30 m <sup>2</sup> (10,455 sq.ft.) of residential amenity space exempted from FAR calculations

Adaptable Unit exemption (20 sq.ft./unit)	-	170.94 m <sup>2</sup> (1,840 sq.ft.)
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Site Coverage:	-	69.6%
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- 4.3 Height (all above grade) - 3 storeys for ground-oriented townhouses fronting Goring Street and Douglas Road

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- 32 storeys for the high-rise apartments fronting Goring Street
- 26 storeys for the high-rise apartments fronting Douglas Road

#### 4.4 Residential Unit Mix

##### Unit Type

##### Unit Size

##### **Townhouse Work/Live Units**

8 – 3 Bedroom + Work

168m<sup>2</sup> - 172.5m<sup>2</sup>(1,809- 1,857 sq.ft.)

##### **High Rise Apartment Units**

112 – 1 Bedroom

53.33 – 54.26 m<sup>2</sup> (574 - 584 sq.ft.)

84 – 1 Bedroom (Adaptable)

53.70 m<sup>2</sup> (578 sq.ft.)

180 – 2 Bedroom + Den

76.27 – 115.85 m<sup>2</sup> (821 – 1,247 sq.ft.)

2 – 2 Bedroom + Den (Adaptable)

115.85 m<sup>2</sup> (1,247 sq.ft.)

6 – 3 Bedroom

95.78 – 96.25 m<sup>2</sup> (1,031 – 1,036 sq.ft.)

6 – 3 Bedroom (Adaptable)

96.25 m<sup>2</sup> (1,036 sq.ft.)

**Total Apartment Units                      390**

**TOTAL RESIDENTIAL UNITS: 398 UNITS**

#### 4.5 Parking

##### **Vehicle Parking**

##### Required

##### Provided Spaces

390 Units

429

429

(1.1 spaces/unit)

(inclusive of 39 visitor spaces)

14,584 sq. ft. Work/Live

30

30

(1 space/495.16 sq.ft.)

**TOTAL Parking**

459

459

**Car Wash Stalls**

4

4

**Residential Loading**

2

2

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<b>Bicycle Parking</b>	<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 390 units	780 spaces	797 spaces
Visitor - 0.2/unit @ 390 units	78 spaces	92 spaces
Commercial - @ 10% of off street parking	3 in racks	3 in racks

4.6 Communal Facilities  
 (Excluded from FAR Calculations)

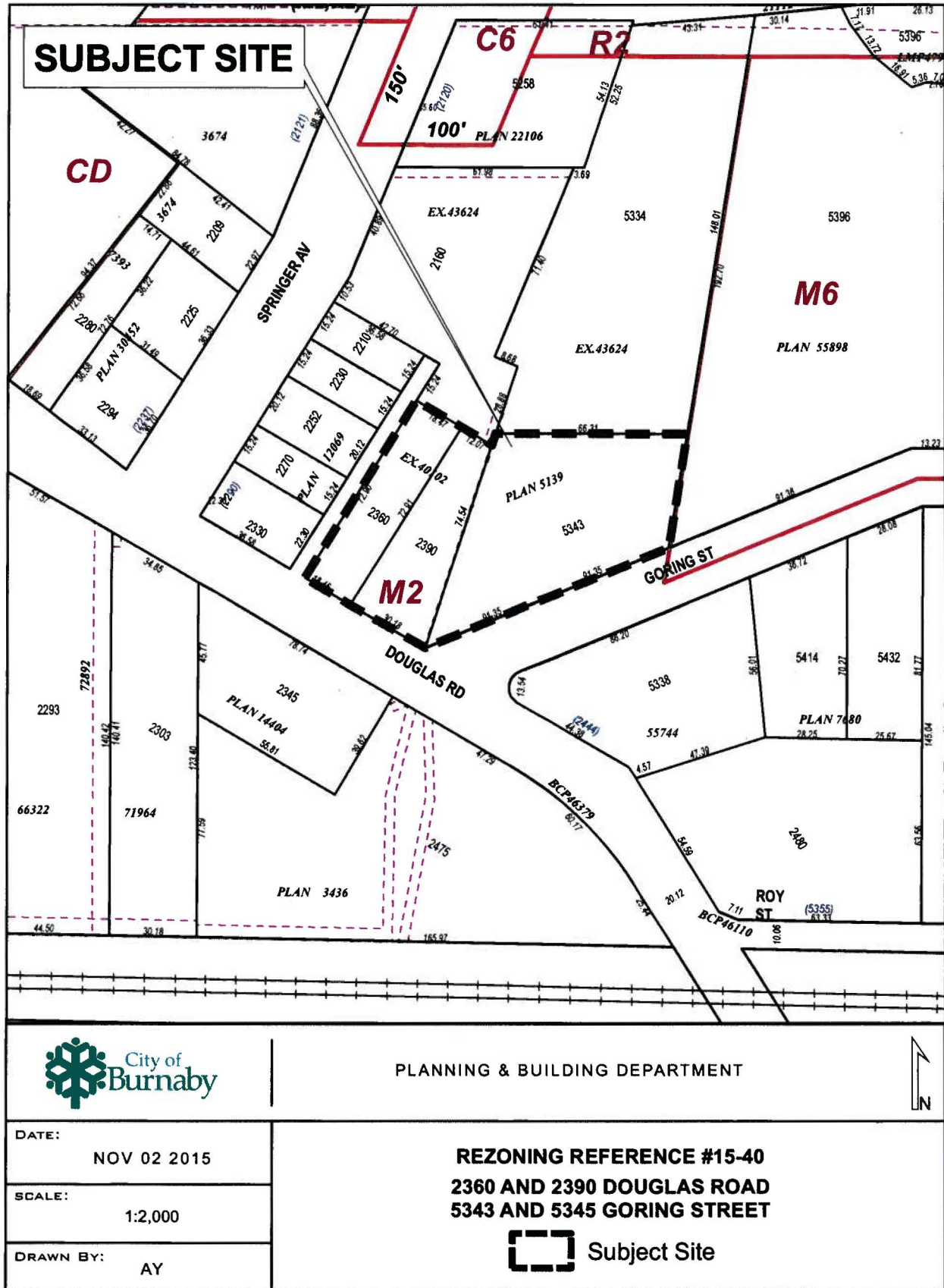
Primary communal facilities for residential units are located within the podium levels of the residential towers fronting the intersection of Goring Street and Douglas Road, including an amenity lobby and lounge, and fitness room. The amenity area amounts to 971.30 m<sup>2</sup> (10,455 sq.ft.), which is less than the permitted 5% (16,774 sq.ft.) exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an expansive landscaped podium deck, including a children's play area, heated swimming pool, barbeque area, seating, and garden plots. At ground level are various landscape elements located throughout the site, as well as a signature public art installation to be located at the Goring Street and Douglas Road intersection.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

IW:spf  
**Attachments**

cc: Director Engineering  
 City Solicitor  
 City Clerk

P:\REZONING\Applications\2015\15-00040 2360.90 Douglas Rd And 5343.45 Goring St\Rezoning Reference 15-40 PH Report 20160530.Docx



Sketch #1

