



## ADVISORY PLANNING COMMISSION

### NOTICE OF OPEN MEETING

**DATE:** THURSDAY, 2016 JULY 14  
**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 June 16	1
3. <u><b>ZONING BYLAW AMENDMENTS</b></u>	
1) <u><b>BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 28, 2016 – BYLAW NO. 13628</b></u>	5
Rez. #16-26	
5105/5115/5127/5137/5159/5171/5181 McKee Street and 7987 Royal Oak Avenue	
From: R4 Residential District	
To: R12S Residential District	
The purpose of the area rezoning for the north side of 5100 block of McKee Street is to allow for single and/or two-family dwellings on lots in accordance with the R12S Zoning District.	
2) <u><b>BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 24, 2016 – BYLAW NO. 13624</b></u>	12

Rez. #15-14

7062 Sperling Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled “Fourplex 7062 Sperling Avenue, Burnaby, B.C.” prepared by TD Studio Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey, four unit multiple-family townhouse development with at-grade garage parking.

3) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 25, 2016 – BYLAW NO. 13625**

21

Rez. #15-36

5177 Sidley Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled “Multiple Family Residential Building, 5177 Sidley St., Burnaby” prepared by Wilson Chang Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four unit multiple-family townhouse development with enclosed parking at grade.

4) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 26, 2016 – BYLAW NO. 13626**

30

Rez. #15-51

2285 Willingdon, 4455, 4467 and 4483 Juneau Street

From: M1 Manufacturing 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 “Juneau Street Rezoning Proposal” prepared by IBI Group Inc.)

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 parking.

5) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 27, 2016 – BYLAW NO. 13627**

45

Rez. #16-11

3755 McGill Street

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P5 Community Institutional District and R5 Residential District)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District and R5 Residential District) and in accordance with the development plan entitled Seton Manor prepared by GS Sayers Engineering LTD.

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

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 June 16 at 6:00 PM.

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

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

ABSENT: Ms. Sarah Campbell  
 Mr. Harman Dhatt

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

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 May 19**

MOVED BY MS. SODHI

SECONDED BY COMMISSIONER PEPPARD

THAT the minutes of the Advisory Planning Commission meeting held on 2016 May 19 be adopted.

CARRIED UNANIMOUSLY

#### **3. ZONING BYLAW AMENDMENTS**

MOVED BY MR. MYERS

SECONDED BY MR. CHUA

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

1) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 22, 2016 – BYLAW NO. 13614**

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.

MOVED BY COMMISSIONER PEPPARD  
SECONDED BY MS. SODHI

THAT the Advisory Planning Commission SUPPORT Rez. #16-15, Bylaw No. 13614.

CARRIED UNANIMOUSLY

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.

MOVED BY MS. SODHI  
SECONDED BY MR. CHUA

THAT the Advisory Planning Commission SUPPORT Rez. #15-40, Bylaw No. 13615.

CARRIED

OPPOSED: MR. HENSCHEL

**4. NEW BUSINESS**

Mr. Henschel informed the Commission that the City is embarking on a community planning process to update the Metrotown Development Plan. The first phase of this process is to obtain public input on the preliminary vision, principles, and land use framework and will take place from late May through August 2016.

Mr. Henschel encouraged member of the Commission to complete the online survey.

Mr. Chua requested a leave from the Commission for 2016 July, August and September.

MOVED BY MR. MYERS  
SECONDED BY COMMISSIONER PEPPARD

THAT Mr. Arsenio Chua be granted leave from the Commission for 2016 July, August and September.

CARRIED UNANIMOUSLY

**5. INQUIRIES**

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

**6. ADJOURNMENT**

MOVED BY MS. SODHI  
SECONDED BY COMMISSIONER PEPPARD

THAT this open meeting of the Advisory Planning Commission do now adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 6:35 p.m.

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Eva Prior  
ADMINISTRATIVE OFFICER

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Commissioner Craig Henschel  
CHAIR

DRAFT



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

**REZONING REFERENCE #** 16-00026

**Meeting Date:** 2016 July 14

**ADDRESS:** 5100 Block McKee Street (5105/5115/5127/5137/5159/5171/5181 McKee Street and 7987 Royal Oak)

**DEVELOPMENT PROPOSAL:**

Permit rezoning of the properties on the 5100 Block McKee Street (north side) from the R4 Residential to the R12S Residential District, allowing single and two family dwellings on small lots.

1. **Site Area:** Eight Lots
2. **Existing Use:** Residential
- Adjacent Use:** Residential
- Proposed Use:** Residential

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	N/A	N/A
4. <b>Site Coverage:</b>	N/A	N/A
5. <b>Building Height:</b>	N/A	N/A
6. <b>Vehicular Access from:</b>	N/A	N/A
7. <b>Parking Spaces:</b>	N/A	N/A
8. <b>Loading Spaces:</b>	N/A	N/A
9. <b>Communal Facilities:</b>	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*





Meeting 2016 July 11  
COUNCIL REPORT

### **PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: R12S DISTRICT AREA REZONING PUBLIC CONSULTATION  
RESULTS – NORTH SIDE OF 5100 BLOCK MCKEE STREET**

### **RECOMMENDATIONS:**

1. THAT Council authorize a Rezoning Bylaw for the north side of the 5100 block of McKee Street, as referenced in Schedule A (***attached***), be prepared and advanced to First Reading on 2016 July 11 and to Public Hearing on 2016 July 26 at 7:00 p.m. to rezone the subject properties from the R4 Residential District to the R12S Residential District.
2. THAT a copy of this report be sent to the property owners and residents in the petition and consultation areas.

### **REPORT**

The Planning and Development Committee, at its meeting held on 2016 June 28, received and adopted the attached report reviewing the results of the consultation process regarding a request for an area rezoning for the north side of the 5100 block McKee Street, from the R4 to the R12S District and recommending that the subject area be advanced through the rezoning process.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor S. Dhaliwal  
Member

Copied to:	City Manager Director Planning & Building Director Engineering Chief Building Inspector
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Item.....
Meeting..... 2016 June 28

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2016 June 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 10  
*Reference: R12S N. of 5100 Blk  
McKee St*

**SUBJECT:** R12S DISTRICT AREA REZONING PUBLIC CONSULTATION  
RESULTS – NORTH SIDE OF 5100 BLOCK MCKEE STREET

**PURPOSE:** To review the results of the consultation process regarding a request for an area rezoning from the R4 to the R12S District and to recommend that the subject area be advanced through the rezoning process.

### RECOMMENDATIONS:

1. **THAT** the Planning and Development Committee recommend that Council authorize a Rezoning Bylaw for the north side of the 5100 block of McKee Street, as referenced in Schedule A (*attached*), be prepared and advanced to First Reading on 2016 July 11 and to Public Hearing on 2016 July 26 at 7:00 p.m. to rezone the subject properties from the R4 Residential District to the R12S Residential District.
2. **THAT** a copy of this report be sent to the property owners and residents in the petition and consultation areas.

## REPORT

### 1.0 BACKGROUND

A petition requesting the rezoning of the north side of the 5100 block of McKee Street from the R4 Residential District to the R12S Residential District was received in the Planning Department. The petition represents an area consisting of eight legal lots (Sketch #1 *attached*). The petition was signed by four (50%) of the eight property owners.

On the recommendation of the Planning and Development Committee, Council at its regular meeting of 2016 March 07 authorized staff to initiate a consultation process to determine the level of support for the proposed area rezoning. This report reviews the results of the consultation process and recommends that the area rezoning be advanced.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: R12S District Area Rezoning Public Consultation Results  
 2016 June 23 .....Page 2

## 2.0 CONSULTATION PROCESS

The approved consultation process for the subject area rezoning, involved distribution by the City of a brochure, questionnaire, and the holding of an open house hosted by Planning Department staff. The brochure and questionnaire were distributed to the property owners and residents of the eight properties in the proposed rezoning area and to 78 owners and residents in the consultation area, within 100 m (328.08 ft.) of the rezoning area.

A community open house was held on 2016 June 02 at Clinton Elementary School and was attended by 11 residents.

### 2.1 Responses in the Rezoning Area

There were 5 responses to the questionnaire from the property owners of the eight lots in the rezoning area, which is a 63% response rate. The table below contains the questionnaire results for owners in the rezoning area.

#### *Questionnaire Results – Owners in the Rezoning Area*

	Support	Oppose	Undecided	Did Not Respond
Resident Owner	4	1	0	2
Absentee Owner	0	0	0	1
Total	4	1	0	3

This return shows that four of the owners favour the proposed area rezoning while one is opposed. The four positive responses represent 50% of the total number of lots in the subject area.

There were no responses from tenants in the rezoning area.

### 2.2 Responses in the Consultation Area

There were six questionnaires returned from the 78 residents and property owners in the broader consultation area. One supported the rezoning, four objected to the rezoning, and one did not have any comment.

## 3.0 DISCUSSION

The key factor in recommending whether an area rezoning should proceed through the rezoning process is evidence of majority opinion in support of the rezoning within the proposed rezoning area. The adopted guidelines for area rezonings state that a proposal should meet the following criteria, in terms of responses to the questionnaire, in order to be forwarded to Public Hearing:

1. Where the response rate is 100%, at least 50% of the property owners have indicated that they support an area rezoning; or,

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: R12S District Area Rezoning Public Consultation Results  
 2016 June 23 ..... Page 3

2. Where the response rate is less than 100%, at least 50% of the properties have responded and at least 70% of those who responded support the area rezoning.

The response rate for the subject area rezoning does not meet the first criteria because 100% of the properties within the rezoning area did not respond. However the response rate does meet the second criteria as 63% (5) of the property owners in the rezoning area responded. Of these respondents, four support the area rezoning proposal which represents 80% of the respondents. This result meets the 70% support requirement. There was one property owner opposed representing 20% of the respondents. Three property owners did not respond.


As such, the proposal meets the Council adopted guidelines for area rezoning as there is majority support among the property owners within the rezoning area. Therefore it is recommended that this proposal be advanced through the rezoning process.

Should the rezoning process conclude to establish the R12S District, two lots would be eligible for a two lot subdivision with a single family dwelling permitted on each new lot. Two additional lots would be eligible for a two family dwelling. The remaining lots would retain their single family dwelling development potential. Development potential is subject to meeting all City bylaw requirements.

#### 4.0 CONCLUSION

The results of the public consultation process for the proposed R12S area rezoning of the north side of the 5100 block of McKee Street has been reviewed and is included in this report. Of the eight property owners in the rezoning area, four indicated support and one objected. As such, the proposal has reached the required percentage of support under the City's adopted guidelines for the Area Rezoning program.

It is recommended that the Planning and Development Committee advance this report to Council recommending that the proposed R12S area rezoning process be advanced, and that a copy of this report be sent to the property owners and residents for their information.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

LS:spf  
 Attachment

cc:	City Manager	Director Finance
	Director Engineering	Chief Building Inspector
	City Solicitor	City Clerk

### Schedule "A"

#### R12S District Area Rezoning North Side of 5100 Block McKee Street

<b>Address</b>	<b>PID #</b>	<b>Legal Description</b>
5105 McKee Street	009-984-704	Lot 11, DL 158, Group 1, NWD Plan 14557
5115 McKee Street	009-984-712	Lot 12, DL 158, Group 1, NWD Plan 14557
5127 McKee Street	004-089-006	Lot A, DL 158, Group 1, NWD Plan 15512
5137 McKee Street	002-670-780	Lot B, DL 158, Group 1, NWD Plan 15512
5159 McKee Street	002-780-453	The West Half Of Lot 7, Block 2, DL 158, Group 1, NWD Plan 1882
5171 McKee Street	002-976-358	The East Half Of Lot 7, Block 2, DL 158, Group 1, NWD Plan 1882
5181 McKee Street	001-558-919	The West Half Of Lot 6, Block 2, DL 158, Group 1, NWD Plan 1882
7987 Royal Oak	002-520-222	East Half Lot 6, Block 2, DL 158, Group 1, NWD Plan 1882



PLANNING & BUILDING DEPARTMENT



DATE:  
MAY 16 2016

SCALE:  
1:2,000

DRAWN BY:  
AY

NORTH SIDE OF 5100 BLOCK MCKEE STREET



Rezoning Area



Consultation Area

Sketch #1



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

**REZONING REFERENCE #** 15-00014  
**ADDRESS:** 7062 Sperling Avenue

**Meeting Date:** 2016 July 14

### DEVELOPMENT PROPOSAL:

Permit the construction of a three-storey, four unit multiple-family townhouse development with at-grade garage parking.

1. **Site Area:** 690.7 m<sup>2</sup> (7,434 sq.ft.)
2. **Existing Use:** Single family dwelling
- Adjacent Use:** Multi-family residential and single family dwellings
- Proposed Use:** Multi-family residential

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	482.76 m <sup>2</sup> (5,196 sq.ft.)	482.76 m <sup>2</sup> (5,196 sq.ft.)
4. <b>Site Coverage:</b>	42%	42%
5. <b>Building Height:</b>	3 Storeys	3 Storeys
6. <b>Vehicular Access from:</b>	Rear Lane	Rear Lane
7. <b>Parking Spaces:</b>	5 Spaces	5 Spaces
8. <b>Loading Spaces:</b>	N/A	N/A
9. <b>Communal Facilities:</b>	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*



Item .....
Meeting ..... 2016 June 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 June 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-14  
MULTIPLE FAMILY DEVELOPMENT  
Edmonds Town Centre Plan**

**ADDRESS:** 7062 Sperling Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Lot B, DL 96, Group 1, NWD Plan 10963

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled "Fourplex 7062 Sperling Avenue, Burnaby, B.C." prepared by TD Studio Inc.)

**APPLICANT:** Gurmeet S. Gill  
12778 – 105A Avenue  
Surrey, BC V3V 0A6

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 July 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 26 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



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-14  
 Multiple-family Residential Development  
 2016 June 22 ..... Page 2

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 dedication of any rights-of-way deemed requisite.
- f. The review of a detailed Sediment Control System by the Director Engineering.
- g. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h. The submission of a tree survey and arborist report.
- i. The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- j. Compliance with the guidelines for surface parking for residential visitors.
- k. The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants including:
  - restricting enclosure of balconies; and,

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-14  
 Multiple-family Residential Development  
 2016 June 22 ..... Page 3

- ensuring that any individually secured vehicular and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- l. The provision of 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.
- m. The provision of facilities for cyclists in accordance with this report.
- n. The deposit of the applicable Parkland Acquisition Charge.
- o. The deposit of the applicable GVS & DD Sewerage Charge.
- p. The deposit of the applicable School Site Acquisition Charge.
- q. 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.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey, four unit multiple-family townhouse development with at-grade garage parking.

### 2.0 BACKGROUND

- 2.1 The subject property is located on the east side of Sperling Avenue, between Arcola and Balmoral streets (see *attached* Sketch #1). The subject property is currently improved with an older single-family dwelling. To the south and north are properties with older single-family dwellings intended for low-rise apartment redevelopment under the adopted Edmonds Town Centre Plan. To the east across the lane are older low-rise apartment buildings. To the west across Sperling Avenue are newer single-family dwellings with a church and private school beyond.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-14  
 Multiple-family Residential Development  
 2016 June 22 ..... Page 4

- 2.2 The subject property is located within the Council-adopted Edmonds Town Centre Plan and forms part of a potential larger assembly that includes 7090 Sperling Avenue and 6715 Arcola Street. Subject to assembly, the three properties are designated for Comprehensive Development (utilizing the RM3 Multiple Family Residential District as a guideline) (Sketches #1 and #2 *attached*).
- 2.3 The applicant has presented offers to purchase 7090 Sperling Avenue and 6715 Arcola Street to the respective owners; however, neither of the owners have indicated a willingness to participate in a consolidated development approach at this time. The subject lot is suitable and of sufficient size to support development under the proposed RM2 Multiple Family Residential District. The two remaining lots can form a future assembly for multiple-family residential development.
- 2.4 On 2015 May 25, Council received the report of the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) 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 now submitted a plan of development suitable for presentation at a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a three-storey townhouse development, with four units and at-grade detached garage parking. Vehicular access is proposed from the rear lane. The maximum proposed density of the project is 0.7 FAR.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily be limited to: separated sidewalk on Sperling Avenue; lighting in the lane; and water, sanitary, and storm upgrades as required.
- 3.3 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 ensuring that any individually secured vehicular and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose (i.e. storage); and,
  - Section 219 Covenant to protect on-site trees identified to be retained.
- 3.4 One small car visitor parking stall and an adequately sized and sited garbage handling and recycling holding areas will be provided on site.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-14  
 Multiple-family Residential Development

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- 3.5 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.
- 3.6 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.7 A detailed landscape and tree planting plan has been provided as part of the suitable plan of development, proposing one existing tree to be retained and three to be removed. The submission of a tree survey and arborist report will be required prior to Final Adoption confirming on-site trees to be removed or retained. In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20.3 cm (8 in.) in diameter.
- 3.8 Applicable Development Cost Charges are:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
  - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit
  - c) School Site Acquisition Charge of \$800 per unit

#### 4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 690.7 m<sup>2</sup> (7,434 sq.ft.)
- 4.2 Site Coverage - 42 %
- 4.3 Density and Gross Floor Area Permitted and Provided
- |                        |  |
|------------------------|--|
| Floor Area Ratio (FAR) | - 0.7 FAR                              |
| Gross Floor Area (GFA) | - 482.76 m <sup>2</sup> (5,196 sq.ft.) |
- 4.4 Unit Mix
- |                         |   |
|-------------------------|---|
| 4 – Three bedroom units | - 119.6 m <sup>2</sup> – 121.9 m <sup>2</sup><br>(1,287 sq.ft. – 1,312 sq. ft.) |
| <b>4 Units Total</b>    |   |
- 4.5 Building Height - 3 storeys
- 4.6 Vehicle Parking Required and Provided
- |   |   |
|---|---|
| Residential: 4 units @ 1 space per unit | - 5 spaces<br>(including 1 visitor parking space) |
|---|---|

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-14  
 Multiple-family Residential Development  
 2016 June 22 ..... Page 6

4.7 Bicycle Parking

Required and Provided

Residential 4 units @ 1 space per unit

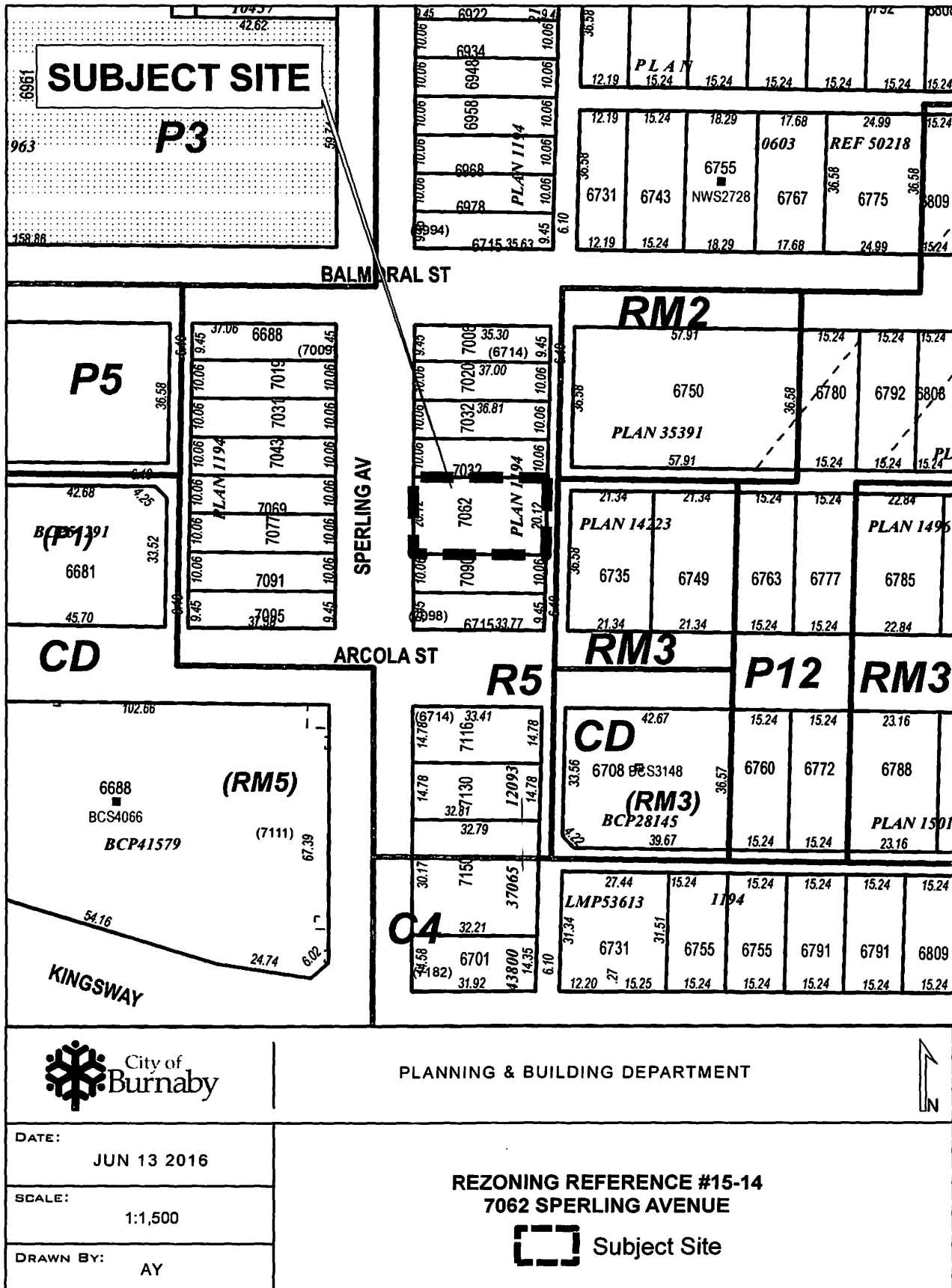
- 5 spaces (4 wall-mounted brackets in  
garages plus 1 visitor space)

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

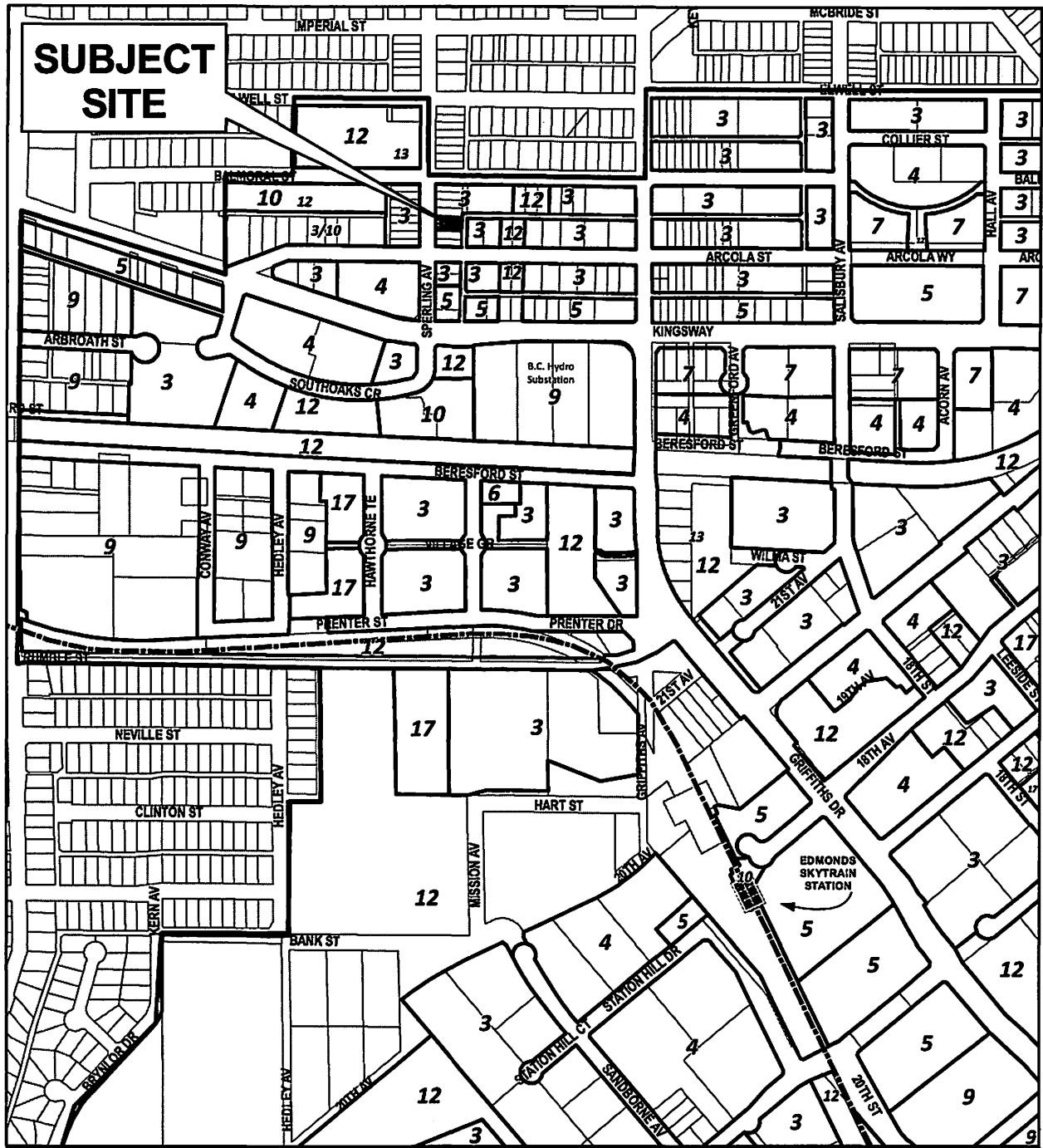
GT:spf/tn  
**Attachments**

cc: Director Engineering  
 City Solicitor  
 City Clerk

P:\REZONING\Applications\2015\15-00014 7062 Sperling Avenue\Rezoning Reference 15-14 PH Report 20160627.docx



Sketch #1



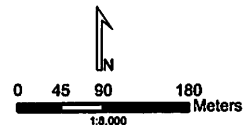
- |  |  |
|--|--|
| 1 Single and Two Family Residential          | 9 Industrial   |
| 3 Medium Density Multiple Family Residential | 10 Institutional   |
| 4 High Density Multiple Family Residential   | 12 Park and Public Use/Public School                                   |
| 5 Commercial                                 | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use                   | 22 Low/Medium Density Mixed Use  |
| 7 High Density Mixed Use                     |  |

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on June 20, 2016



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

**REZONING REFERENCE # 15-36**  
**ADDRESS: 5177 Sidley Street**

**Meeting Date: 2016 July 14**

### DEVELOPMENT PROPOSAL:

Permit the construction of a four unit multiple-family townhouse development with enclosed parking at grade.

1. **Site Area:** 862.0 m<sup>2</sup> (9,278.7 sq.ft.)
2. **Existing Use:** Single family dwelling
- Adjacent Use:** Single family dwellings, vacant lot
- Proposed Use:** Multi-family residential

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	603.2 m <sup>2</sup> (6,493 sq.ft.)	603.2 m <sup>2</sup> (6,493 sq.ft.)
4. <b>Site Coverage:</b>	38%	38%
5. <b>Building Height:</b>	3 Storeys	3 Storeys
6. <b>Vehicular Access from:</b>	Rear Lane	Rear Lane
7. <b>Parking Spaces:</b>	5 Spaces	5 Spaces
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 June 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 June 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #15-36  
MULTIPLE FAMILY DEVELOPMENT  
Royal Oak Community Plan

**ADDRESS:** 5177 Sidley Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 63, DL 98, Group 1, NWD Plan 24504

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Multiple Family Residential Building, 5177 Sidley St., Burnaby" prepared by Wilson Chang Architect)

**APPLICANT:** Sidley Developments Ltd.  
7429 Morley Drive  
Burnaby, BC V5E 3X9  
(Attention: Bim Sahdev)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 July 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 26 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 Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-36  
 Multiple-family Townhouse Development  
 2016 June 22 ..... Page 2

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 dedication of any rights-of-way deemed requisite.
- f. The review of a detailed Sediment Control System by the Director Engineering.
- g. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h. Compliance with the guidelines for surface parking for residential visitors.
- i. The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants including:
  - restricting enclosure of balconies; and,
  - assuring that any individually secured vehicular and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- j. The provision of 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.
- k. The provision of facilities for cyclists in accordance with this report.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-36  
 Multiple-family Townhouse Development  
 2016 June 22 ..... Page 3

- l. The deposit of the applicable Parkland Acquisition Charge.
- m. The deposit of the applicable GVS & DD Sewerage Charge.
- n. The deposit of the applicable School Site Acquisition Charge.
- o. 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 construction of a four unit multiple-family townhouse development with enclosed parking at grade.

### 2.0 BACKGROUND

- 2.1 The subject property is located on the north side of Sidley Street, west of Royal Oak Avenue (see *attached* Sketch #1). To the north is a low-rise townhouse complex developed under Rezoning Reference #07-42. To the south across Sidley Street are two older single-family dwellings and a vacant lot owned by the City. Immediately to the east is a newer single-family dwelling constructed in 1999. To the west is a newer single-family dwelling constructed in 2002, with an established single- and two-family residential neighbourhood beyond. Vehicular access to the property is currently taken from the rear lane.
- 2.2 The subject property is located within the Council-adopted Royal Oak Community Plan area, and is identified to be consolidated with 5167 and 5191 Sidley Street, for rezoning to the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District as a guideline (Sketches #1 and #2 *attached*).
- 2.3 The applicant has approached the owners of 5167 and 5191 Sidley Street with regards to forming a larger desired assembly. The applicant has indicated that the owner of 5167 Sidley Street is not interested in selling their property at this time. The applicant has also

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-36  
 Multiple-family Townhouse Development  
 2016 June 22 ..... Page 4

presented a purchase offer to the owner of 5191 Sidley Street. This offer has been rejected and they are not interested in selling their property at this time.

Staff have reviewed the lot widths and areas of the properties located at 5167, 5177 and 5191 Sidley Street and note that each of the properties are of suitable and sufficient size to support individual development utilizing the RM2 Multiple Family Residential District as a guideline. This form of development would be compatible with adjacent single-family dwellings. In view of the applicant being unable to achieve the larger assembly of properties, a townhouse development at the subject property, with the adjacent properties located at 5167 and 5191 Sidley Street developing as individual townhouse projects in the future utilizing the RM2 District as a guideline, is supported.

- 2.4 On 2015 September 28, 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 now submitted a plan of development suitable for presentation at a Public Hearing.

### **3.0 GENERAL COMMENTS**

- 3.1 The development proposal is for a three-storey multiple family residential building, with four ground-oriented townhouse units. Vehicular access is proposed to be from the rear lane. The maximum proposed density of the project is 0.7 FAR with at grade detached garage parking.
- 3.2 Vehicular access to the site will be from the rear lane. This will require the retention of the existing east-west lane, with the identified future north-south lane no longer being required. These minor adjustments to the Community Plan will be advanced as part of the suitable plan of development.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily be limited to: separated sidewalk on Sidley Street; lighting in the lane; and water, sanitary, and storm upgrades as required.
- 3.4 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to a Section 219 Covenant restricting enclosure of balconies and assuring that any individually secured vehicle and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose (i.e. storage).

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 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-36  
 Multiple-family Townhouse Development  
 2016 June 22 ..... Page 5

- 3.5 One small car visitor parking stall and adequately sized and sited garbage handling and recycling holding areas will be provided on site.
- 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 size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.8 There are no trees suitable for retention on the subject site. Therefore, a tree survey and arbourist's report are not required.
- 3.9 Applicable Development Cost Charges are:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
  - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit
  - c) School Site Acquisition Charge of \$900 per unit

#### 4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 862.0 m<sup>2</sup> (9,278.7 sq.ft.)
- 4.2 Site Coverage - 38 %
- 4.3 Density and Gross Floor Area Required and Provided
- |                        |                                       |
|------------------------|---------------------------------------|
| Floor Area Ratio (FAR) | - 0.7 FAR                             |
| Gross Floor Area (GFA) | - 603.2 m <sup>2</sup> (6,493 sq.ft.) |
- 4.4 Unit Mix
- |                         |  |
|-------------------------|--|
| 4 – Three bedroom units | - 151.8 m <sup>2</sup> (1,623 sq.ft.) each |
| <b>4 Units Total</b>    |  |
- 4.5 Building Height - 3 storeys
- 4.6 Vehicle Parking Required and Provided
- |   |   |
|---|---|
| Residential: 4 units @ 1 space per unit | - 5 spaces<br>(including 1 visitor parking space) |
|---|---|

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-36  
 Multiple-family Townhouse Development  
 2016 June 22 ..... Page 6

4.7 Bicycle Parking

Required and Provided

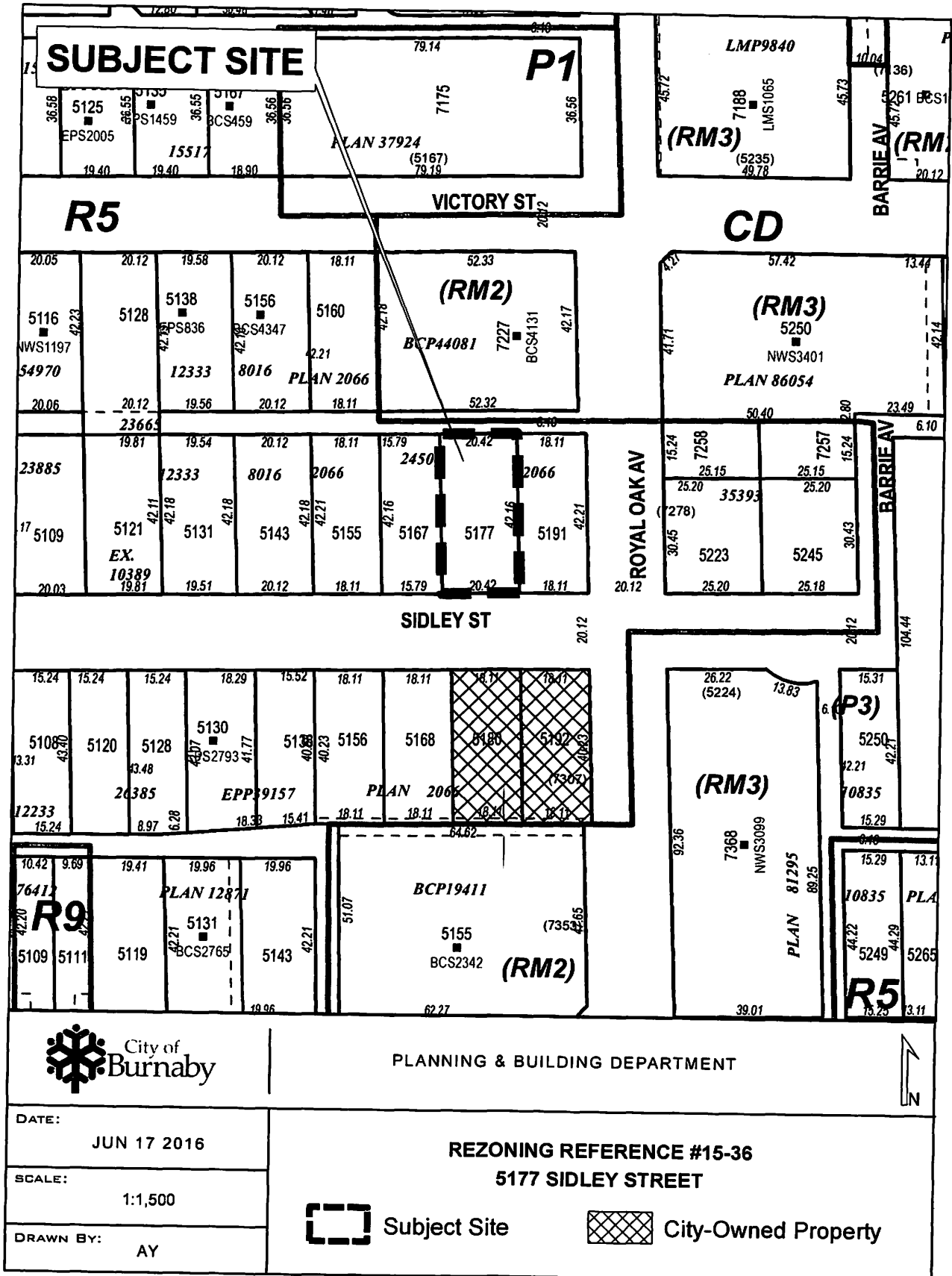
Residential 4 units @ 1 space per unit	- 5 spaces (4 wall-mounted brackets in garages plus 1 visitor space)
--	--

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

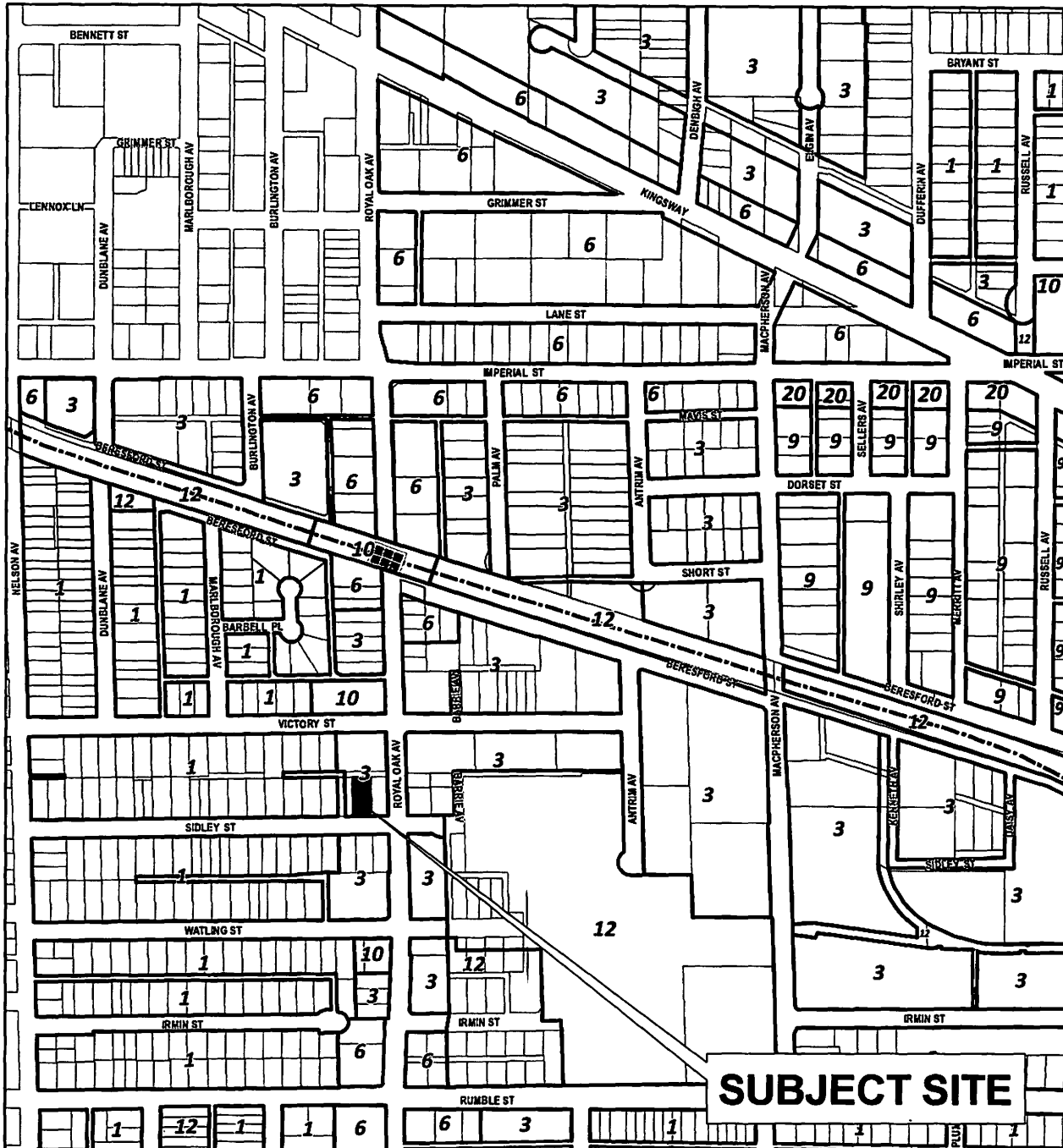
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**Attachments**

cc: Director Engineering  
 City Solicitor  
 City Clerk

P:\REZONING\Applications\2015\15-00036 5177 Sidley Street\Rezoning Reference 15-36 PH Report 20160627.docx



### Sketch #1



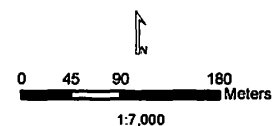
# Royal Oak Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

## General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use







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

**REZONING REFERENCE #** 15-00051

**Meeting Date:** 2016 July 14

**ADDRESS:** 2285 Willingdon and 4455/4467/4483 Juneau Street

**DEVELOPMENT PROPOSAL:**

Construction of a 23-storey residential apartment building with ground oriented townhouses and underground parking.

1. **Site Area:** 3,716.9 m<sup>2</sup> (40,008 sq.ft.)

2. **Existing Use:** Industrial

**Adjacent Use:** Industrial

**Proposed Use:** Multi-family residential

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	13,380.73 m <sup>2</sup> (144,029 sq.ft.)	13,380.73 m <sup>2</sup> (144,029 sq.ft.)
4. <b>Site Coverage:</b>	80%	80%
5. <b>Building Height:</b>	High Rise - 23 storeys Townhouses - 3 storeys	High Rise - 23 storeys Townhouses - 3 storeys
6. <b>Vehicular Access from:</b>	Juneau Street	Juneau Street
7. <b>Parking Spaces:</b>	162	201
8. <b>Loading Spaces:</b>	1	1
9. <b>Communal Facilities:</b>	Lobby, mailroom, gym and party room with kitchenette	Lobby, mailroom, gym and party room with kitchenette
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 June 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 June 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #15-51**  
**High Rise Apartment Tower with Street-Oriented Townhouses**  
**Brentwood Town Centre Plan**

**ADDRESS:** 2285 Willingdon, 4455, 4467 and 4483 Juneau Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 10 Except: Part on Bylaw Plan 43361; DL 119, Group 1, NWD Plan 2855; Lot 61, DL 119, Group 1, NWD Plan 43709; Lots 11 & 12, Block 10, DL 119, Group 1, NWD Plan 2855

**FROM:** M1 Manufacturing 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 "Juneau Street Rezoning Proposal" prepared by IBI Group Inc.)

**APPLICANT:** Amacon Development (Juneau) Corp.  
856 Homer Street, 5<sup>th</sup> Floor  
Vancouver, BC V6B 2W5  
(Attn: Melissa Howey)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 July 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 26 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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-51  
 High rise apartment tower with street-oriented townhouses  
 2016 June 22 ..... Page 2

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 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 3.5 of this report.
- f. The dedication of any rights-of-way deemed requisite.
- g. The consolidation of the net site into one legal lot.
- 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 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

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 Re: REZONING REFERENCE #15-51  
 High rise apartment tower with street-oriented townhouses  
 2016 June 22 ..... Page 3

groundwater) impacts to surrounding infrastructure and other nearby development.

- j. The approval of the Ministry of Transportation to the rezoning application.
- k. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- l. The undergrounding of existing overhead wiring abutting the site.
- 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 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.
- 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

To: City Manager  
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 High rise apartment tower with street-oriented townhouses  
 2016 June 22 ..... Page 4

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 a 23-storey residential apartment building with ground oriented townhouses and underground parking.

### 2.0 BACKGROUND

2.1 On 2016 January 25, 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 towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

2.2 The subject site is comprised of four lots, which are currently occupied by older industrial buildings. Directly to the west are older industrial buildings with the CN Railway beyond. To the south across Juneau Street are older industrial buildings with Alaska Street beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a mixed-use low-rise residential building with commercial at grade approved under Rezoning Reference #13-39 (currently under construction). Vehicular access to the site is from Juneau Street.

2.3 The Brentwood Town Centre Development Plan designates the subject site for high-density multiple-family residential development based on the RM4s 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 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 Brentwood SkyTrain station.

In terms of the governing allowable density for the site, the maximum allowable floor area ratio would be 3.6 FAR applicable to the net site; this is inclusive of an available 1.1 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

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 High rise apartment tower with street-oriented townhouses  
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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 a single 23-storey apartment tower above underground parking with ground oriented townhousing fronting Juneau Street and Willingdon Avenue. The development form provides a strong street-oriented relationship to Juneau Street and Willingdon Avenue, as well as a strong contextual relationship to surrounding, existing and planned development.

A total of 147 apartment units (20% of which are adaptable units) and including 5 townhouse units are proposed. Parking is proposed to be underground (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 townhouses engage the adjacent street 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.

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 High rise apartment tower with street-oriented townhouses  
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To complement the built form, a progressive landscape treatment is proposed for the amenity deck and courtyard, entry court, side yards and bounding street, including broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs) on Willingdon Avenue and broad separated sidewalks on Juneau Street; 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 and children's play area. A significant public art piece will be provided in a plaza at the corner of Willingdon Avenue and Juneau Street, acting as a strong visual reference to the proposed development.

- 3.2 All required parking is proposed to be located underground, with access taken from Juneau Street, with the exception of two publically accessible car share spaces accessed from the lane north of Juneau Street. 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). To meet the proposed parking standard the developer has also provided transportation alternatives.

First, given the subject site's proximity to the Brentwood SkyTrain Station, as well as other transit routes operating in the vicinity of the development, the development is providing a 50% subsidy for transit passes (two zones) for one year to 100% of residents as an alternative to car use and ownership.

Second, the development is prewiring 21 individually metered (Level 2 AC) Electric Vehicle charging stations, of which 2 are to be provided within the visitors' parking area for the benefit of the residents and their visitors, and 19 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 21 electric vehicle car charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications). The Visitor stalls are to be held as common property for the benefit of all residents and their visitors.

Third, the development is providing twice the required secured bicycle parking, a 2 station bicycle repair/maintenance area and bike trailer storage area.

Fourth, the developer will provide 1 co-op car (provided by Modo), including required parking with an individually metered (Level 2 AC) Electric Vehicle charging station, plus an initial annual car share membership fee for each unit.

And finally the development is providing a communications strategy that provides the Owners, Strata and Strata Management Company with an understanding of how best to utilize each of these measures.

The applicant has submitted a Transportation Study to support the proposed development.

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 High rise apartment tower with street-oriented townhouses  
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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 alternative standard.
- 3.4 A tapering dedication between 8.6 m and 9.1 m is required from Willingdon Avenue for the Public Realm “Arterial Road” Standard and corner truncation at Juneau Street. In total, the required dedications equal 332.00 m<sup>2</sup> (3,574 sq.ft.) in area. Given the considerable dedications required from the site in relation to its area, it is proposed that the development density related to the Willingdon Avenue dedication, equal to 332.00 m<sup>2</sup> (3,574 sq.ft.), be contributed to the net development site. This will be achieved by the transfer of the road dedication to the City at no cost as a fee simple parcel, with dedication of the parcel as road to follow.
- 3.5 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 1.1 FAR in amenity bonus, which translates into 44,008 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 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, 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.

- 3.6 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 Willingdon Avenue across the development frontage to its final Town Centre arterial standard with separated sidewalks and bicycle lanes, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
  - construction of Juneau Street frontage to its final standard with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;



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- undergrounding of overhead lines across the development frontage on Willingdon Avenue and the lane north of Juneau Street;
  - a contribution towards the proposed pedestrian and cycling overpasses within the Brentwood Town Centre across the CN/BNSF Rail Lines; and,
  - storm, sanitary sewer and water main upgrades as required.
- 3.7 In accordance with the City's policy for adaptable units, a total of 30 units (20% 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 600 sq.ft. As required by the Burnaby Zoning Bylaw and BC Building Code, two 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.
- 3.8 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 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, larger two bedroom and den, and three bedroom units are proposed.
- 3.9 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 that project surface driveway accesses will not be restricted by gates;
  - 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 17 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);

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- Section 219 Covenant ensuring the provision of a minimum of 2 handicap accessible parking stalls in the resident parking area for the sole use of the required 30 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 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;
  - Statutory Right-of-Way guaranteeing public pedestrian access to the proposed Public Plaza and Public Art at the corner of Willingdon Avenue and Juneau Street; and,
  - Statutory Right-of-Way guaranteeing public pedestrian access to the proposed Car Co-op Parking Stalls.
- 3.10 Due to the proximity of the subject site to Willingdon Avenue, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.11 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.
- 3.12 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.
- 3.13 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well, separate car wash stalls are required.
- 3.14 Provision of one residential loading space is required in conjunction with this application.
- 3.15 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Willingdon Avenue and the lane north of Juneau Street.

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- 3.16 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.
- 3.17 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.18 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.19 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 3.20 A site profile application is required for the subject development site, given its past industrial use.
- 3.21 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 \$590.00 per apartment unit

#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 Site Area

Gross Site Area:	-	3,716.9 m <sup>2</sup> (40,008 sq.ft.)
Density Transfer Area (Willingdon St. Dedication)	-	332.04 m <sup>2</sup> ( 3,574 sq.ft.)
Net Site Area	-	3,384.83 m <sup>2</sup> (36, 434 sq.ft.)
Net Area for Calculation of Density	-	3,716.9 m <sup>2</sup> (40,008 sq.ft.) (subject to detailed survey)

##### 4.2 Density

FAR Permitted and Provided:

Residential	-	3.6 FAR (inclusive of 1.1 FAR amenity bonus)
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**Gross Floor Area Permitted and Provided:**

Residential	-	13,380.73 m <sup>2</sup> (144,029 sq.ft.) (inclusive of 44,008.8 sq.ft. amenity bonus)
Residential Amenity Space	-	maximum 669.04 m <sup>2</sup> (7,201.5 sq.ft.) of residential amenity space exempted from FAR calculations
Adaptable Unit exemption (20 sq.ft./unit)	-	55.74 m <sup>2</sup> (600 sq.ft.)
Site Coverage:	-	80%
4.3 <u>Height</u> (all above grade)	-	3 storeys for ground-oriented townhouses fronting Willingdon Avenue and Juneau Street
	-	23 storeys for the high-rise apartments fronting Juneau Street

4.4 Residential Unit Mix

Unit Type

Unit Size

**Townhouse Units**

5 – 3 Bedroom + Den	130 m <sup>2</sup> (1,401 sq.ft.)
---------------------	-----------------------------------

**High Rise Apartment Units**

24 – 1 Bedroom	50 - 51 m <sup>2</sup> (544 – 548 sq.ft.)
15 – 1 Bedroom (adaptable)	50 - 51 m <sup>2</sup> (544 – 548 sq.ft.)
77 – 2 Bedroom	75 - 85 m <sup>2</sup> (813 - 910 sq.ft.)
15 – 2 Bedroom (adaptable)	76 m <sup>2</sup> (813 sq.ft.)
11 – 3 Bedroom	93 - 138 m <sup>2</sup> (1,005 – 1,487 sq.ft.)

Total Apartment Units	142
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**TOTAL RESIDENTIAL UNITS: 147 UNITS**

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#### 4.5 Parking

<b>Vehicle Parking</b>	<u>Required</u>	<u>Provided Spaces</u>
147 Apartment Units (1.1 spaces/unit)	162 (inclusive of 15 visitor spaces)	201
Car Co-op Car Stalls	2	2
Car Wash Stalls	2	2
Residential Loading	1	1
<b>Bicycle Parking</b>	<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 147 units	294 spaces	314 spaces
Visitor - 0.2/unit @ 147 units	30 spaces	15 spaces

#### 4.6 Communal Facilities (Excluded from FAR Calculations)

Primary communal facilities for residential units are located within the first floor of the residential tower fronting Juneau Street, including an amenity lobby, mail room, meeting room, game room, gym, spin room, yoga studio, washroom and party room with kitchenette. The amenity area amounts to 481.33 m<sup>2</sup> (5,181 sq.ft.), which is less than the permitted 5% (7,201.5 sq.ft.) exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an expansive landscaped court yard, including a children's play area, barbeque area, and seating, on the ground level and a roof top deck accessible from the elevator on the 23<sup>rd</sup> Floor. At ground level are various landscape elements located throughout the site, as well as a signature public art installation to be located in a publically accessible plaza at the corner of Willingdon Avenue and Juneau Street.

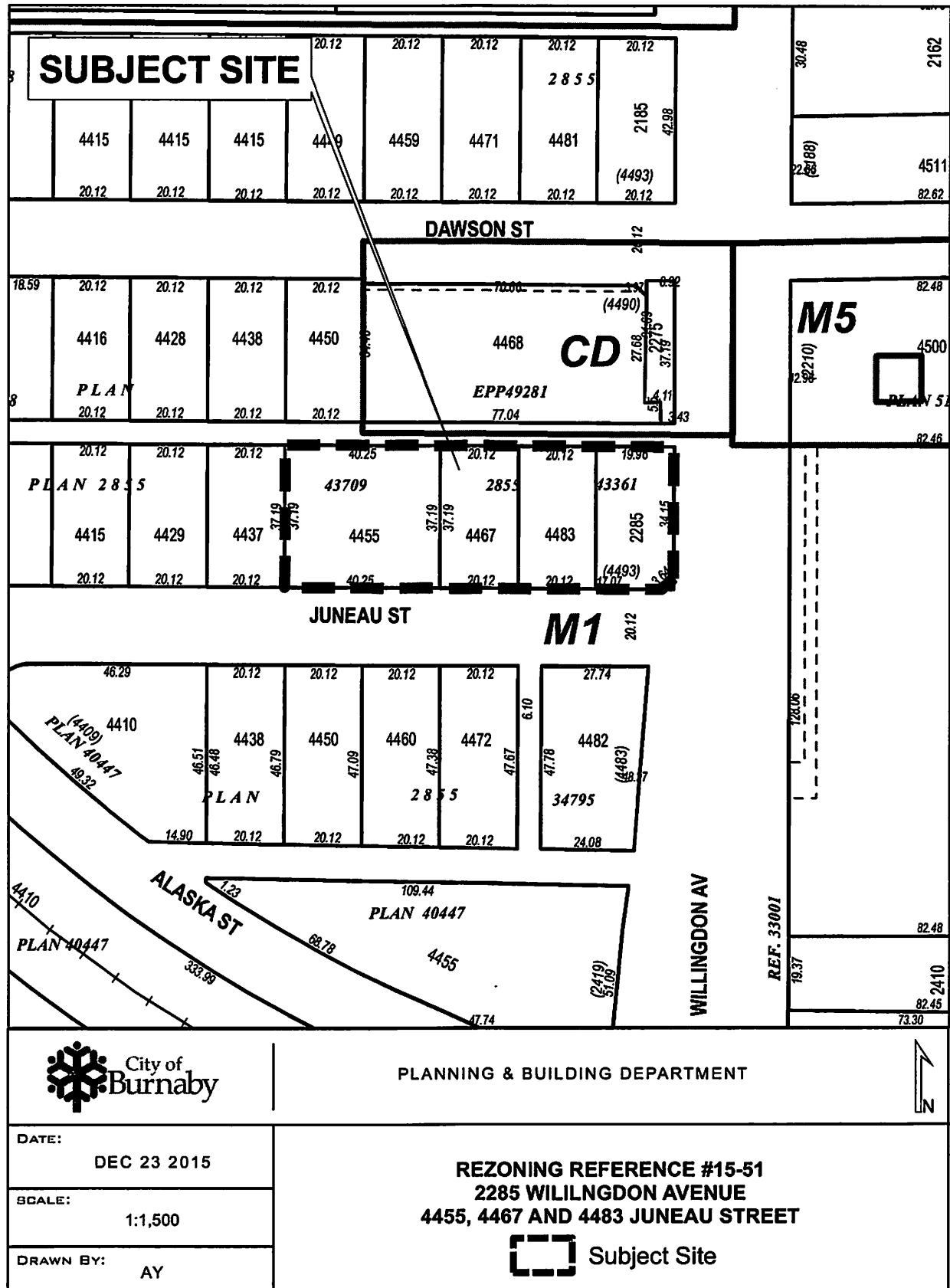
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

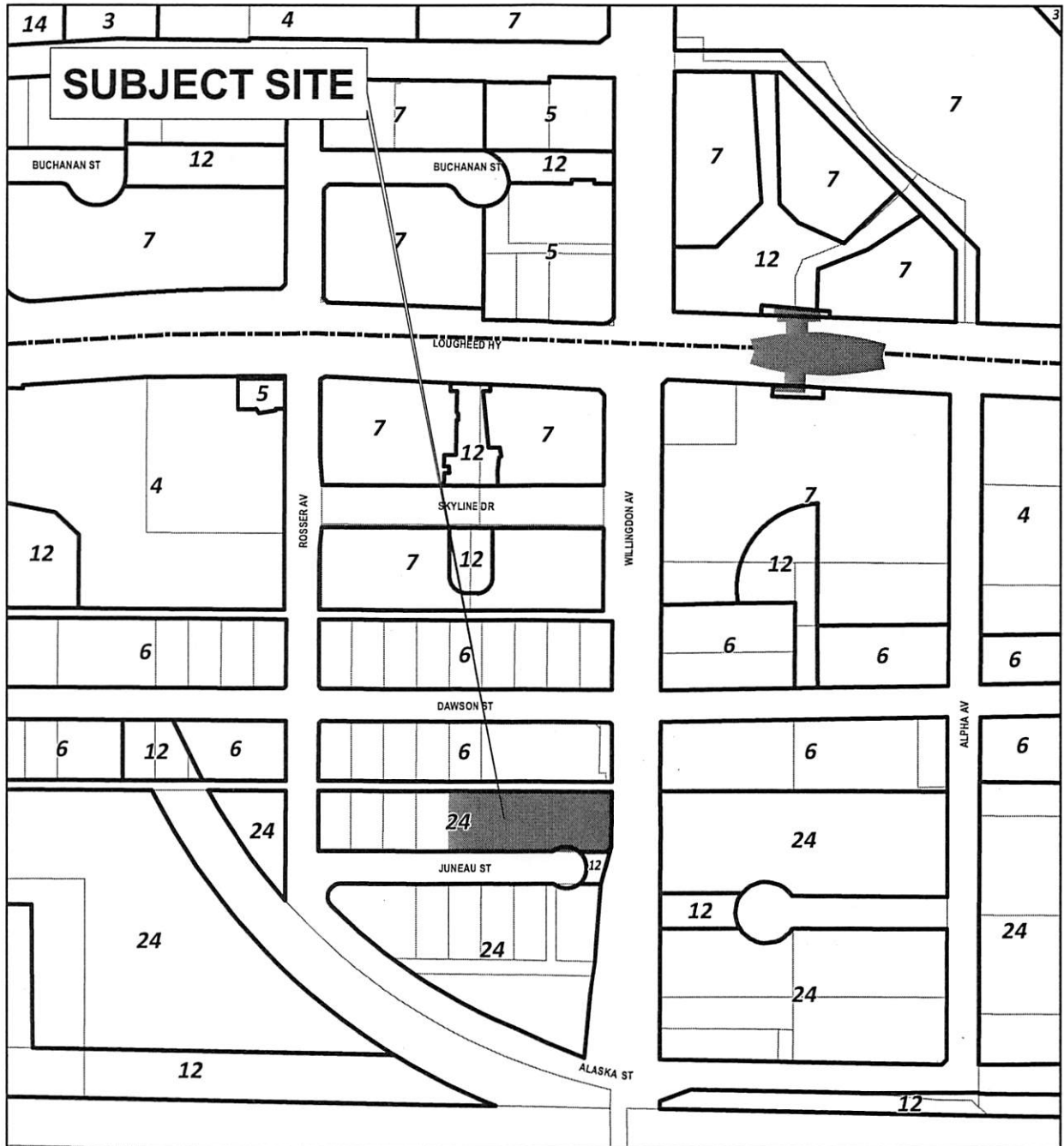
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#### **Attachments**

cc: Director Engineering  
 City Solicitor  
 City Clerk

P:\REZONING\Applications\2015\15-00051 2285 Willingdon And 4455.67.83 Juneau\Rezoning Reference 15-51 PH Report 20160627.Docx





- 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 -

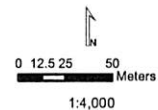


Planning and Building Dept

Printed December 29, 2015

Brentwood Succession (RM4s)

## Brentwood Plan



Sketch #2



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

**REZONING REFERENCE #** 16-00011  
**ADDRESS:** 3755 McGill Street

**Meeting Date:** 2016 July 14

**DEVELOPMENT PROPOSAL:**

Permit the installation of rooftop antennas and ancillary equipment.

- |   |  |  |
|---|--|--|
| 1. <b>Site Area:</b>  | 7,912.77 m2 (85,172.35 ft2)(unchanged)   |  |
| 2. <b>Existing Use:</b>   | Seniors' housing development (multi-family residential, gym and parking lot)   |  |
| <b>Adjacent Use:</b>  | Multi-family residential and single family dwellings   |  |
| <b>Proposed Use:</b>  | Installation of rooftop antennas and ancillary equipment in order to provide emergency wireless service to the surrounding area.                                 |  |
|   | <b>Permitted/Required</b>  | <b>Proposed/Provided</b>   |
| 3. <b>Gross Floor Area:</b>   | 7,912.77 m2 (85,172.35 ft2)  | 7,912.77 m2 (85,172.35 ft2)  |
| 4. <b>Site Coverage:</b>  | 16%  | 16%  |
| 5. <b>Building Height:</b>  | Building - 19 storeys<br>Antennas 8.2 m (26.9 ft.) above the parapet   | Building - 19 storeys<br>Antennas 8.2 m (26.9 ft.) above the parapet |
| 6. <b>Vehicular Access from:</b>  | N/A  | N/A  |
| 7. <b>Parking Spaces:</b>   | N/A  | N/A  |
| 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?<br/>(i.e. Development Plan, Community Plan, or OCP)</b> | <div style="display: flex; justify-content: space-around;"> <span><input checked="" type="checkbox"/> YES</span> <span><input type="checkbox"/> NO</span> </div> |  |

*Note: N/A where not applicable*





Item .....
Meeting ..... 2016 June 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 June 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-11**  
**Installation of rooftop antenna facility**

**ADDRESS:** 3755 McGill Street (see *attached* Sketch #1)

**LEGAL:** Lot 45, DL 186, Group 1, NWD Plan 40140

**FROM:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P5 Community Institutional District and R5 Residential District)

**TO:** Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District and R5 Residential District) and in accordance with the development plan entitled Seton Manor prepared by GS Sayers Engineering LTD.

**APPLICANT:** E-Comm 9-1-1  
c/o Cypress Land Services Inc.  
Suite 120 – 736 Granville Street  
Vancouver, BC V6Z 1G3  
(Attn: Tawny Verigin)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 July 26.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 26 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 granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants:

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 Installation of rooftop antenna facility  
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- guaranteeing the continued operation and maintenance of fuel spill containment facilities;
- guaranteeing the removal of the antennas should ECOMM cease to operate them.

## 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 property is located on the west side of Esmond Avenue North, between McGill Street and Trinity Street. The western half of the property is improved with the Seton Villa seniors' housing development, which includes a 19 storey apartment tower, a small gymnasium building, and a surface parking lot. The Overlynn Mansion, a designated heritage building, is situated at the northeast corner of the property, facing Esmond Avenue North. The southeast portion of the property has extensive gardens, which are also under heritage protection. The property is situated in an established single-family neighbourhood. With the exception of an older two-storey apartment building to the northeast of the site, surround development to the west across Boundary Road, to the north across Trinity Street, and to the south across McGill Street is comprised of single-family dwellings. Burnaby Heights Park, which is also the site of a Metro Vancouver reservoir, is located to the east across Esmond Avenue North, with single-family dwellings beyond.

2.2 The 19 storey Seton Villa apartment tower has a height of approximately 55.5 m (182 ft.), including an elevator mechanical penthouse that is set back from the edges of the tower approximately 8.0 m (26.25 ft.). A number of panel antennas and accessory equipment cabinets have been mounted to all four sides of the penthouse.

2.3 The applicant has now 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 subject site to permit the installation of three omni antennas, two GPS timing antennas, two microwave antennas and ancillary radio equipment on the roof of the high rise to maintain and improve the network for E-Comm 9-1-1 services. As the proposed omni 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

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 Installation of rooftop antenna facility  
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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 emergency wireless service to the surrounding area, including the Burnaby RCMP, Burnaby Fire and BC Ambulance Service. The proposed omni antennas measure approximately 8.2 m (26.9 ft.) high by 89 mm (3.5 inches) in diameter and would be mounted on the east and west edges of the mechanical penthouse rooftop, extending 8.2 m (26.9 ft.) above the parapet. The remaining equipment would be mounted on all four sides of the mechanical penthouse rooftop, and extend approximately 600 mm (2.0 ft.) high above the rooftop.

Three accessory equipment cabinets are proposed to be located out of sight, inside the enclosed mechanical penthouse. The proposed new infrastructure would replace three existing panel antennas.

- 3.3 A diesel fueled, back up emergency generator will be required in the event of a power outage. This will be located in the solid waste and recycling area between the residential tower and the gym, and requires construction of a containment area. A Section 219 Covenant guaranteeing the provision and ongoing operation and maintenance of the spill containment facilities is required.
- 3.4 Should the antenna development and related infrastructure be abandoned by the applicant or its successor, all of the equipment would be required to be removed. A Section 219 Covenant guaranteeing the removal of the equipment should it no longer be required by ECOMM or its successors, is required.
- 3.5 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.

Given its design, the installation of the antennas is expected to have minimal impact on the subject site and on nearby properties. The surrounding development context is primarily low-scale single-family dwellings. While the proposed antenna infrastructure would not be visible from the ground plane at close distances, it would be visible from more distant vistas. The narrow diameter (3.5 inches) of these antennas does, however, minimize their visual impact. The impact is further reduced by the slope that drops off on the north, south and west sides of the site and the trees on the east side of the site. It must be noted that the proposed infrastructure is required by E-Comm 9-1-1 to ensure broad and reliable radio coverage for police, fire, and ambulance services in the community. The proposed antenna installation is therefore considered supportable.

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3.6 No additional servicing of the site is required in conjunction with the subject application.

#### 4.0 DEVELOPMENT PROPOSAL

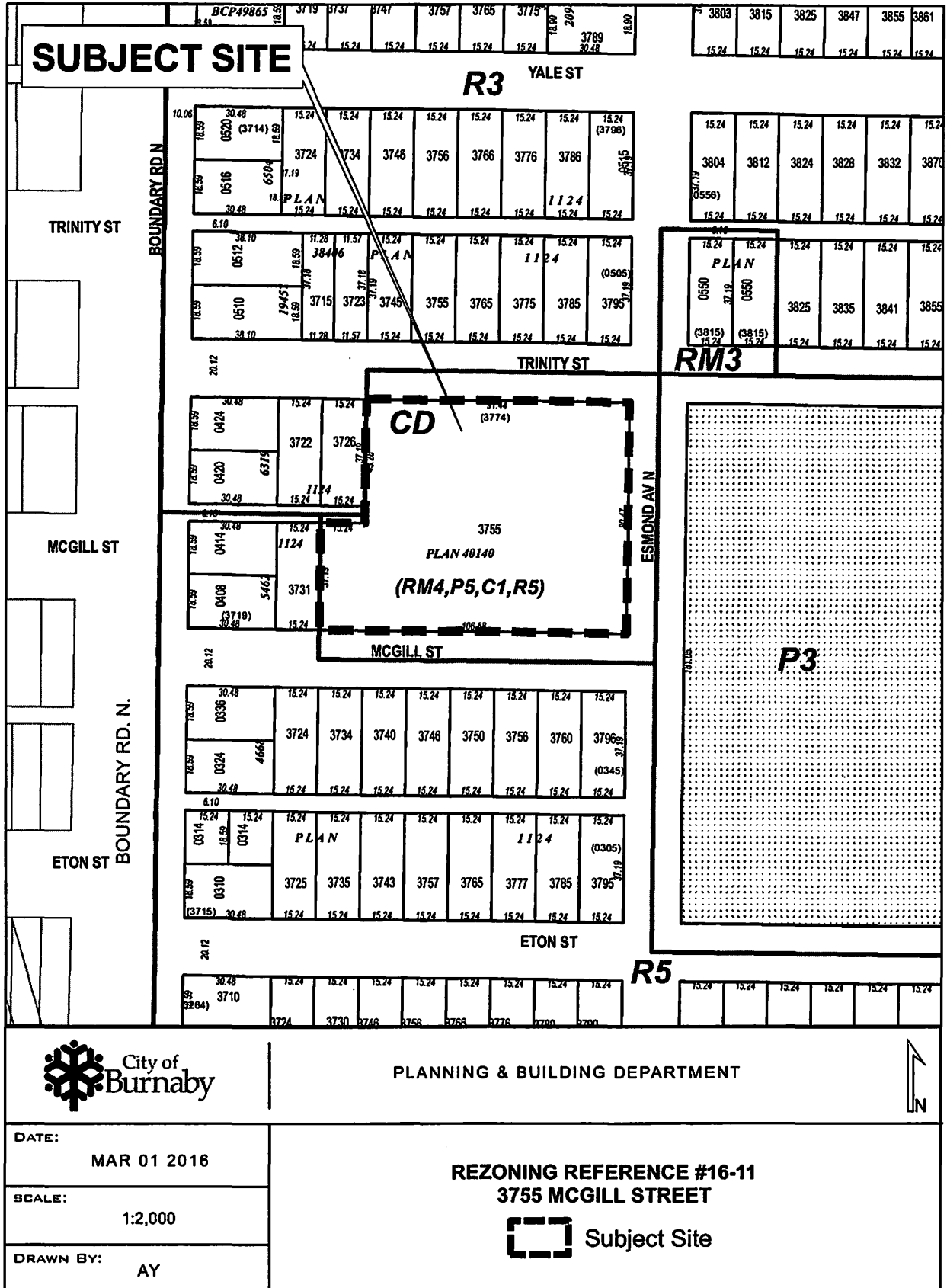
- |     |                         |   |
|-----|-------------------------|---|
| 4.1 | Site Area               | - 7,912.77 m <sup>2</sup> (85,172.35 ft <sup>2</sup> )(unchanged) |
| 4.2 | Site Coverage           | - 16% (unchanged)   |
| 4.3 | Maximum Building Height | - 19 stories (unchanged)  |
| 4.4 | Parking Required        | - 48 spaces   |
|     | Parking Provided        | - 52 spaces   |

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

IW:spf/tn  
*Attachment*

cc: Director Engineering  
 City Solicitor  
 City Clerk

P:\REZONING\Applications\2016\16-11 3755 McGill Street\Rezoning Reference 16-11 PH Report 20160618.docx



Sketch #1