



## **ADVISORY PLANNING COMMISSION**

### *NOTICE OF OPEN MEETING*

**DATE:** THURSDAY, 2016 SEPTEMBER 08

**TIME:** 6:00 PM

**PLACE:** Clerk's Committee Room, Burnaby City Hall

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

- | <b>1. <u>CALL TO ORDER</u></b>   | <b><u>PAGE</u></b> |
|--|--------------------|
| <b>2. <u>MINUTES</u></b>   |                    |
| Minutes of the Advisory Planning Commission Meeting held on 2016 August 18   | 1                  |
| <b>3. <u>ZONING BYLAW AMENDMENTS</u></b>   |                    |
| 1) <b><u>BURNABY ZONING BYLAW 1965,<br/>AMENDMENT BYLAW NO. 36, 2016 – BYLAW NO. 13641</u></b>   | 7                  |
| Rez. #15-46  |                    |
| 8526 Eleventh Avenue   |                    |
| From: R3 Residential District  |                    |
| To: R3a Residential District   |                    |
| The purpose of the proposed zoning bylaw amendment is to allow an additional 9.29 m <sup>2</sup> (100 sq. ft.) of floor area within a single family dwelling that is currently under construction, which would result in a gross floor area beyond that permitted under the prevailing zoning and require R3a District zoning. |                    |

2) **BURNABY ZONING BYLAW 1965,** 15  
**AMENDMENT BYLAW NO. 37, 2016 – BYLAW NO. 13642**

Rez. #15-25

7121 Fourteenth Avenue

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Edmonds Town Centre Plan)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Cedar Place” prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of one six- storey non-market seniors’ residential building and five six-storey market multiple family buildings.

3) **BURNABY ZONING BYLAW 1965,** 28  
**AMENDMENT BYLAW NO. 38, 2016 - BYLAW NO. 13643**

Rez. #16-10

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Southgate Community Island 3, 4 & 5” prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 28 -storey residential tower and two four-storey

low-rise apartment buildings in the Island neighbourhood of the multi-phased Southgate Master Plan Area.

4) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 39, 2016 - BYLAW NO. 13644**

43

Rez. #15-26

6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue

From: RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Vittorio” prepared by Buttjes Architecture Inc. dated 2016 August 07)

The purpose of the proposed zoning bylaw amendment is to permit a 38-storey apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues.

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 August 18 at 6:00 p.m.

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

PRESENT: Mr. Craig Henschel, Chair  
Mr. Valentin Ivancic, Vice Chair  
Mr. Larry Myers  
Mr. Harman Dhatt  
Ms. Jasmine Sodhi

ABSENT: Ms. Sarah Campbell  
Mr. Arsenio Chua  
Mr. Rob Nagai  
Mr. Wayne Peppard

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

The Chair called the meeting to order at 6:30 p.m.

#### **2. MINUTES**

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

MOVED BY COMMISSIONER MYERS  
SECONDED BY COMMISSIONER IVANCIC

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

CARRIED UNANIMOUSLY



**3. ZONING BYLAW AMENDMENTS**

MOVED BY COMMISSIONER SODHI  
SECONDED BY COMMISSIONER IVANCIC

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

**1) BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 29, 2016 – BYLAW NO. 13630**

Rez. #16-03

1431 Sperling Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District)

To: R4 Residential District

The purpose of the proposed zoning bylaw amendment is to permit development under the R4 Residential District.

MOVED BY COMMISSIONER MYERS  
SECONDED BY COMMISSIONER IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #16-03, Bylaw No. 13630.

CARRIED UNANIMOUSLY

**2) BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 30, 2016 – BYLAW NO. 13631**

Rez. #16-12

7388 Kingsway

From: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional

Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled “Kingsway and Edmonds Street Project” prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

MOVED BY COMMISSIONER SODHI  
SECONDED BY COMMISSIONER IVANCIC

THAT the Advisory Planning Commission SUPPORT Rez. #16-12, Bylaw No. 13631.

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 31, 2016 – BYLAW NO. 13632**

Rez. #16-07

3433 North Road

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled “Northgate Movator Enclosure” prepared by HDR|CEI Architecture Associates, Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

MOVED BY COMMISSIONER DHATT  
SECONDED BY COMMISSIONER SODHI

THAT the Advisory Planning Commission SUPPORT Rez. #16-07, Bylaw No. 13632.

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 32, 2016 – BYLAW NO. 13633**

Rez. #15-43

3650 Gilmore Way

From: CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3650 Gilmore Way" prepared by Kasian Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

MOVED BY COMMISSIONER MYERS  
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #15-43, Bylaw No. 13633.

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 33, 2016 – BYLAW NO. 13634**

Rez. #15-42

3500 Gilmore Way

From: CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3500 Gilmore Way" prepared by Kasian Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

MOVED BY COMMISSIONER MYERS  
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #15-42, Bylaw No. 13634.

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 34, 2016 – BYLAW NO. 13635**

Rez. #16-05

8125 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Burnaby Business Park Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled “8125 North Fraser Way Rezoning Application” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing light industrial facility’s warehouse area in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

**MOVED BY COMMISSONER IVANCIC**  
**SECONDED BY COMMISSIONER DHATT**

THAT the Advisory Planning Commission SUPPORT Rez. #16-05, Bylaw No. 13635.

CARRIED UNANIMOUSLY

4. **NEW BUSINESS**

There were no new items of business brought before the Commission at this time.

5. **INQUIRIES**

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

6. **ADJOURNMENT**

**MOVED BY COMMISSONER SODHI**  
**SECONDED BY COMMISSIONER IVANCIC**

THAT this Open Meeting of the Advisory Planning Commission do now adjourn.

CARRIED UNANIMOUSLY

The Open Meeting of the Advisory Planning Commission adjourned at 6:50 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 #** 15-00046  
**ADDRESS:** 8526 Eleventh Avenue

**Meeting Date:** 2016 September 08

### DEVELOPMENT PROPOSAL:

Permit an additional 9.29 m<sup>2</sup> (100 sq. ft.) of floor area within a single family dwelling that is currently under construction, which would result in a gross floor area beyond that permitted under the prevailing zoning and require R3a District zoning.

1. **Site Area:** 853.58 m<sup>2</sup> (9,187.9 sq. ft.)
2. **Existing Use:** Single family dwelling
- Adjacent Use:** Single family dwellings
- Proposed Use:** Single family dwelling

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	512.15 m <sup>2</sup> (5,512.74 sq. ft.)	378.86 m <sup>2</sup> (4,078 sq. ft.).
4. <b>Site Coverage:</b>	40%	25%
5. <b>Building Height:</b>	2 Storeys 9.0 m (29.5 ft.)	2 Storeys 8.94 m (29.33 ft.)
6. <b>Vehicular Access from:</b>	Eleventh Avenue	Eleventh Avenue
7. <b>Parking Spaces:</b>	2	2
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 August 29

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 August 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE # 15-46**  
Additional gross floor area in a single family residence

**ADDRESS:** 8526 Eleventh Avenue (see *attached* Sketch #1)

**LEGAL:** Lot 23, Block 3, DL 13, Group 1, NWD Plan 3046

**FROM:** R3 Residential District

**TO:** R3a Residential District

**APPLICANT:** Kam Dhillon  
13038 – 103 Avenue  
Surrey, BC V3T 1R5

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 September 20.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 August 29 and to a Public Hearing on 2016 September 20 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-46  
*Additional gross floor area in a single family residence*  
 2016 August 24..... Page 2

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to allow an additional 9.29 m<sup>2</sup> (100 sq. ft.) of floor area within a single family dwelling that is currently under construction, which would result in a gross floor area beyond that permitted under the prevailing zoning and require R3a District zoning.

### 2.0 BACKGROUND

- 2.1 The subject property at 8526 Eleventh Avenue is located in an R3 District neighbourhood in the Cariboo-Armstrong area. The Official Community Plan designates the subject site and surrounding properties for Single Family Suburban use. Adjacent properties generally contain larger two-storey homes, some with basements or cellars. Cumberland Park is located across Eleventh Avenue to the northwest.
- 2.2 A previous application to rezone the property to the R3a District was submitted on 2004 August 31 (REZ#04-52). On 2004 September 27, Council authorized the Planning and Building Department to work with the applicant on a suitable plan of development. The application was subsequently cancelled.
- 2.3 On 2015 May 27, a Building Permit (BLD#15-533) for the demolition of the existing single family dwelling and all accessory buildings on site was issued. On 2015 August 12, a Building Permit (BLD#15-473) for a new single family dwelling with a secondary suite and an attached garage with a total gross floor area of 369 m<sup>2</sup> (3,973 sq. ft.), in line with the prevailing R3 District, was issued. Construction of the dwelling has commenced. Vehicular access to the site is from Eleventh Avenue.
- 2.4 On 2015 November 23, 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 preparing 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 to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The applicant proposes to rezone the subject property to the R3a District to allow an additional 9.29 m<sup>2</sup> (100 sq. ft.) of floor area within a single family dwelling with an attached garage that is currently under construction, resulting in a total gross floor area of 378.86 m<sup>2</sup> (4,078 sq. ft.), which is beyond that permitted under the prevailing zoning. The



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-46  
 Additional gross floor area in a single family residence  
 2016 August 24..... Page 3

proposed additional floor area is within the existing building volume, in what was originally proposed as an over height area. This space will accommodate an additional bedroom. No exterior changes are proposed. It is noted that the construction of an accessory building at the rear of the property, as proposed in the 2015 November 23 report to Council, is no longer proposed by the applicant.

- 3.2 Under the prevailing R3 District, each lot shall have an area of not less than 557.40 m<sup>2</sup> (6,000 sq. ft.) and a width of not less than 15 m (49.2 ft.). Under the R3a District, each lot shall have an area of not less than 840 m<sup>2</sup> (9,041.9 sq. ft.) and a width of not less than 21 m (68.9 ft.). The subject property has a lot area of approximately 853.58 m<sup>2</sup> (9,187.9 sq. ft.) and a width of 25.98 m (85.23 ft.), and therefore meets the minimum lot area and width requirements of the R3a District.
- 3.3 With regard to development density, the R3 District permits a maximum gross floor area on the subject site of the lesser of 0.60 floor area ratio (FAR) or 370 m<sup>2</sup> (3,982.8 sq. ft.). The proposed R3a District would permit a single family dwelling on the subject site with a maximum gross floor area ratio of 0.60 FAR on lots, such as the subject site, that have a minimum width of 22.5 m (73.8 ft.). If applied to the subject property, the 0.60 FAR would permit a dwelling with a maximum gross floor area of 512.15 m<sup>2</sup> (5,512.74 sq. ft.).
- 3.4 On 1989 January 03, Council adopted design guidelines for assessing single family development proposals in the R "a" Residential Districts. The following is an assessment of the proposed development based on these guidelines:

- i) *Limit the scale of the dwelling to a two-storey appearance or to the scale of the neighbouring dwellings, whichever is less.*

The proposed additional floor area, located within the existing building volume of the dwelling currently under construction, does not affect the dwelling's two storey appearance, which is generally consistent with the scale of most neighbouring residences.

- ii) *Maintain the existing pattern of front yard setbacks established along the street frontage, if the prevailing setback pattern is beyond the minimum required in the "R" District regulations.*

The proposed additional floor area does not affect the dwelling's 6.53 m (21.42 ft.) front yard setback. The siting of the dwelling is consistent with the front yard averaging and prevailing setback pattern of the area.

- iii) *Require a minimum rear yard setback of 35% of the depth of the lot and limit the depth of the dwelling to a maximum of 18.30 meters (60.0 feet).*

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-46  
 Additional gross floor area in a single family residence  
 2016 August 24..... Page 4

The additional floor area does not affect the dwelling's rear yard setback, which ranges from 10.74 m (35.24 ft.) at the location of a covered porch to at least 13.07 m (42.88 ft.) for the remainder of the building. Although the dwelling is slightly within the R3a District rear yard setback guideline of 11.5 m (37.73 ft.), based on a lot depth of 32.86 m (107.81 ft.), the majority of the building meets the minimum recommended setback. In addition, the depth of the building, at 16.79 m (55.1 ft.), is within the recommended maximum depth.

- iv) *Encourage the side yard setbacks for the development under R "a" zoning to be doubled from that required in the pertinent "R" District zone.*

The proposed additional floor area does not affect the dwelling's existing west and east side yards of 5.53 m (18.14 ft.) and 2.11 m (6.92 ft.) respectively. The R3 District requires a minimum side yard setback of 1.5 m (4.9 ft.) on each side of the building, while development under the R3a District zoning recommends a minimum side yard setback of 3.0 m (9.8 ft.). Although a 3.96 m (13 ft.) long portion of the east side of the dwelling is slightly within the recommended side yard setback, the impact is considered minimal as the interface is over a relatively short distance and with the neighbour's garage. The remainder of the east side of the building exceeds the recommended setback and the west side yard setback greatly exceeds the recommended side yard setback.

- v) *Encourage modeling and faceting by means such as indentations or additional setbacks, bay windows, balconies, porches and some variation in roof lines – particularly for any building face adjacent to a street.*

The proposed additional floor area would not affect the design of the exterior of the building, which includes significant faceting and articulation on the building frontage. No exterior changes are proposed.

- vi) *Eliminate large and excessive numbers of windows or active deck areas which are in close proximity to neighbouring dwellings.*

No additional windows or deck areas are proposed. It is noted that the rear elevation of the dwelling that is currently under construction features nine windows and a 3.99 m (13.1 ft.) wide covered porch area, none of which are in close proximity to neighbouring dwellings. Some of the windows, as well as the covered porch, would be partially screened by proposed landscaping. It is also noted that the west elevation of the dwelling features a covered 6.71 m (22 ft.) long patio area which would be partially screened by new on-site landscaping and by landscaping on the neighbouring property to the west.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-46  
 Additional gross floor area in a single family residence  
 2016 August 24..... Page 5

- vii) *Encourage the preservation of as much existing landscaping and mature trees as possible and the provision of appropriate new soft landscaping while avoiding an excessively hard, urban look to the site.*

The subject lot formerly contained six trees that were considered to be in poor form and were removed in accordance with Tree Permit TRE#15-200, which requires that six replacement trees be planted. Submitted landscape plans show appropriate new landscaping, including a total of ten new trees (three trees in the front yard, two trees in each of the side yards, and three trees in the rear yard), which is four more replacement trees than that required under Tree Permit TRE#15-200.

Overall, the proposed development is consistent with the guidelines for assessing single family dwellings in the R3a District.

- 3.5 The Director Engineering will be requested to provide an estimate for any required services to serve the site, including but not limited to:
- Cash-in-lieu for the construction of a future separated sidewalk.
- 3.6 The owner will be required to register a Section 219 Covenant to restrict the development of the property to that presented at the Public Hearing.
- 3.7 The applicant has advised the Planning Department that he has approached the residents in the neighbourhood regarding the proposed rezoning application to gauge the level of support. Of the 16 neighbouring properties approached, 12 residents signed a petition or contacted the applicant indicating support of the rezoning, three did not sign the petition, and one was unable to be contacted, despite repeated attempts.
- 3.8 Overall the development is consistent with the prevailing R3 District, and the proposal meets the guidelines for the R3a District to allow an additional 9.29 m<sup>2</sup> (100 sq. ft.) of floor area, a minor addition to the dwelling currently under construction.

#### 4.0 DEVELOPMENT PROPOSAL

- |     |                     |   |
|-----|---------------------|---|
| 4.1 | <u>Site Area</u>    | - 853.58 m <sup>2</sup> (9,187.9 sq. ft.) |
| 4.2 | <u>Lot Coverage</u> |   |
|     | Permitted           | - 40 %                                    |
|     | Proposed            | - 25 %                                    |

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-46  
 Additional gross floor area in a single family residence  
 2016 August 24..... Page 6

4.3 Floor Area Ratio

Permitted	- 0.60 FAR
Proposed	- 0.44 FAR

4.4 Gross Floor Area

Permitted	- 512.15 m <sup>2</sup> (5,512.74 sq. ft.)
Proposed	- 378.86 m <sup>2</sup> (4,078 sq. ft.)

4.5 Above Grade Floor Area

Permitted	- 341.4 m <sup>2</sup> (3,674.8 sq. ft.)
Proposed	- 282.24 m <sup>2</sup> (3,038 sq. ft.)

4.6 Building Height

Permitted	- 2 storeys
	- 9.0 m (29.5 ft.)
Proposed	- 2 storeys
	- 8.94 m (29.33 ft.)

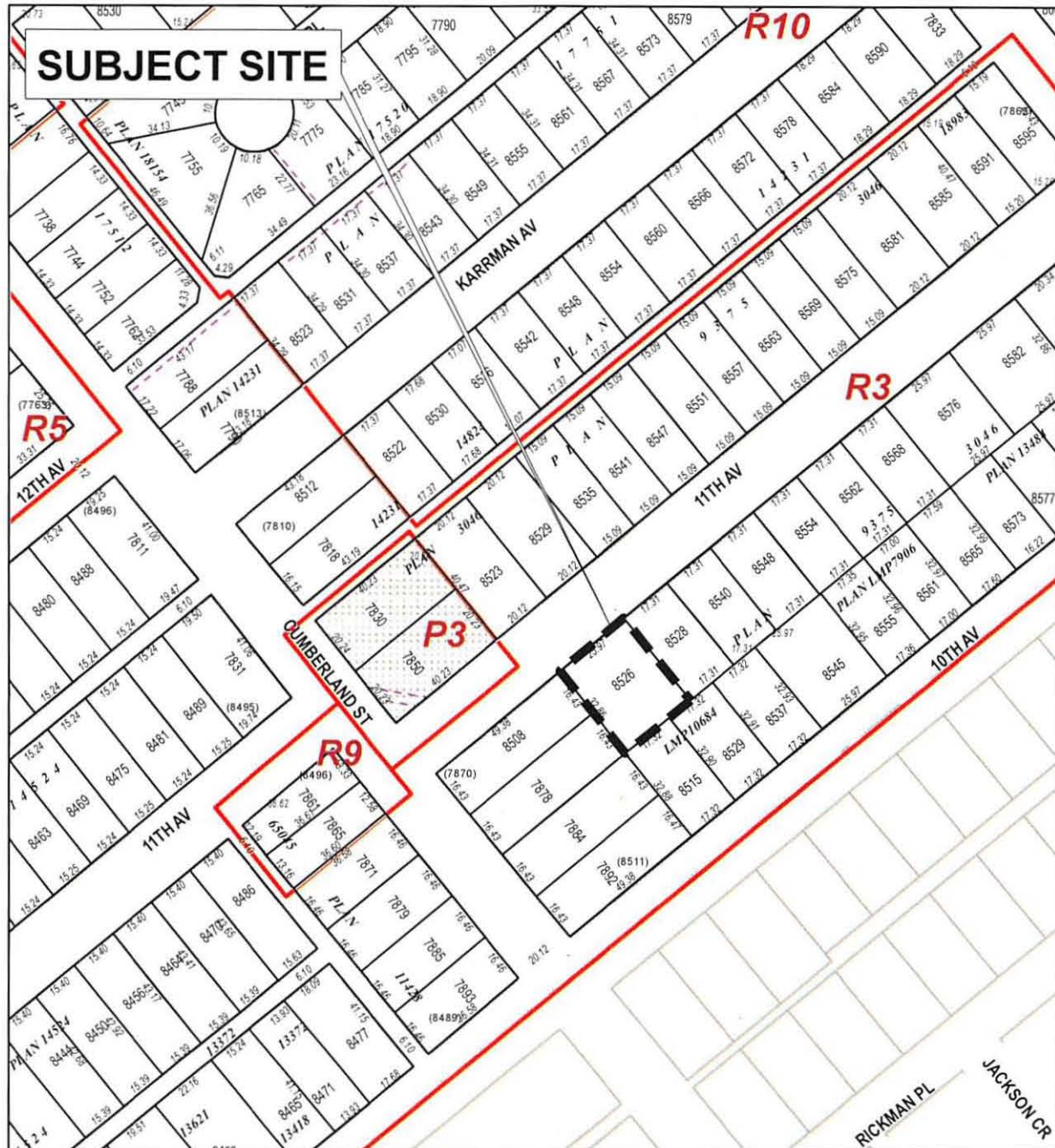
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

LS:spf

**Attachment**

cc: Director Engineering  
 City Solicitor  
 City Clerk

P:\REZONING\Applications\2015\15-00046 8526 11th Avenue\Rezoning Reference 15-46 PH Report 20160829.docx



PLANNING & BUILDING DEPARTMENT



DATE:	AUG 02 2016
SCALE:	1:2,000
DRAWN BY:	AY

REZONING REFERENCE #15-46

8526 11TH AVENUE



Subject Site

Sketch #1





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

**REZONING REFERENCE # 15-00025**  
**ADDRESS: 7121 Fourteenth Avenue**

**Meeting Date: 2016 September 08**

### DEVELOPMENT PROPOSAL:

Permit the construction of one six- storey non-market seniors' residential building and five six-storey market multiple family buildings.

- |   |  |  |
|---|--|--|
| 1. <b>Site Area:</b>  | Net Site 25,193 m2 (271,175 sq.ft.) + Dedications 2,203 m2 (23,713 sq.ft.) = 27,396 m2 (23,713 sq.ft.) = Gross Site 27,396 m2 (294,888 sq.ft.) |  |
| 2. <b>Existing Use:</b>   | Multi-family residential   |  |
| <b>Adjacent Use:</b>  | Distribution/industrial, manufacturing, multi-family residential, single and two family residential  |  |
| <b>Proposed Use:</b>  | Multi-family residential   |  |
| 3. <b>Gross Floor Area:</b>   | <b>Permitted/Required</b><br>54,792.0 m2 (589,776.2 sq.ft.)  | <b>Proposed/Provided</b><br>54,792.0 m2 (589,776.2 sq.ft.)                                 |
| 4. <b>Site Coverage:</b>  | 34%  | 34%  |
| 5. <b>Building Height:</b>  | 6 Storeys  | 6 Storeys  |
| 6. <b>Vehicular Access from:</b>  | Rear Lane  | Rear Lane  |
| 7. <b>Parking Spaces:</b>   | Non-Market Seniors - 23 Spaces<br>Market Apartment - 667 Spaces  | Non-Market Seniors 55 Spaces<br>Market Apartment - 727 Spaces                              |
| 8. <b>Loading Spaces:</b>   | 3 Spaces (shared between Non-Market Seniors & Market Apartment)  | 3 Spaces (shared between Non-Market Seniors & Market Apartment)                            |
| 9. <b>Communal Facilities:</b>  | Amenity lobbies, lounge/party room, scooter storage, fitness rooms, guest suites & laundry   | Amenity lobbies, lounge/party room, scooter storage, fitness rooms, guest suites & laundry |
| 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 August 29

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 August 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-25**  
**Low-Rise Multi-Family and Non-Market Seniors' Development**  
**Edmonds Town Centre**

**ADDRESS:** 7121 Fourteenth Avenue

**LEGAL:** Lot 67, DL 53, Group 1, NWD Plan 33863

**FROM:** CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Edmonds Town Centre Plan)

**TO:** Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Cedar Place" prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)

**APPLICANT:** Ledingham McAllister Communities Ltd.  
 3<sup>rd</sup> Floor, 1285 West Pender Street  
 Vancouver, BC V6E 4B1  
 (Attention: Cameron Thorn)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 September 20.

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**RECOMMENDATIONS**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 August 29 and to a Public Hearing on 2016 September 20 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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-25  
 Low-Rise Multi-Family and Non-market Seniors Development  
 2016 August 24..... Page 2

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 (as well as underground switching and transformer/service boxes in Town Centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The utilization of an amenity bonus in accordance with Section 3.7 of this report.
- e) The dedication of any rights-of-way deemed requisite.
- f) The completion of the necessary subdivision.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants as described in Section 3.9 of this report.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) 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 in accordance with the adopted Southgate Master Storm Water Management Plan.
- j) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- k) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- l) The review of on-site residential loading facilities by the Director Engineering.
- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- o) The deposit of the applicable School Site Acquisition Charge.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-25  
 Low-Rise Multi-Family and Non-market Seniors Development  
 2016 August 24 ..... Page 3

- p) 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 one six-storey non-market seniors' residential building and five six-storey market multiple family buildings.

### 2.0 BACKGROUND

- 2.1 The subject development site is located at 7121 Fourteenth Avenue and is zoned CD Comprehensive Development District (based on RM1 Multiple Family Residential District). The subject site is currently occupied by an older (1969) non-market housing development that is owned and operated by BC Housing and is commonly referred to as Cedar Place. Vehicular access to the site is presently available from the rear lane.
- 2.2 On 2016 January 25, Council received the report of the Planning and Building Department regarding the rezoning of the subject development site and authorized the Department to continue 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.
- 2.3 As previously indicated to Council, the existing Cedar Place development is an aging non-market housing development that was constructed under the Canada Mortgage and Housing Corporation (CMHC) Section 79 Public Rental Housing Program in the Social Housing Agreement (SHA) portfolio, and was approved under Rezoning Reference #69/68. Cedar Place is comprised of 90 family-oriented (two, three and four bedroom units) townhouse units with surface parking. Cedar Place is currently owned and operated by BC Housing, with the overall value of the asset being protected by the original SHA, meaning that redevelopment of the site would require 100% of the funds generated by redevelopment be reinvested within the same community.

As master planning work on the adjacent Southgate Village site to the south advanced, an opportunity to also address the Cedar Place site became apparent. Extensive discussions with the applicant, BC Housing, and the City resulted in an innovative approach to

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-25  
 Low-Rise Multi-Family and Non-market Seniors Development  
 2016 August 24 ..... Page 4

replace existing Cedar Place housing with new units on the adjacent Southgate Site, and to generate additional seniors' non-market housing units on the subject site.

- 2.4 On 2016 May 09, Council granted Second Reading to Rezoning Reference #14-27 which proposes to replace the existing 90 non-market family-oriented housing on the subject site with a new development on the Southgate site (see attached Sketch #1). It is noted that the demolition of Cedar Place will not be permitted until the residents have been suitably accommodated on the replacement site.
- 2.5 In addition to the replacement of the Cedar Place units on the Southgate Village site, the redevelopment of the subject site represents a significant opportunity for the applicant, the City, and BC Housing to advance a program of development that best meets the varied needs of the local community and the City more generally. As such, the proposal involves:
- a) the sale of a portion of the Cedar Place site to the applicant for the development of market condominium units, generally in six-storey frame apartment buildings;
  - b) BC Housing retaining ownership of the western portion of the site, adjacent to Stride Avenue Elementary School, for the purpose of developing 90 non-market seniors' housing units; and,
  - c) the City advancing an amendment to the Plan to re-designate the site from RM1/RM2 to RM4, as well as contributing density bonus funding toward the 90 non-market seniors' housing project.

This approach exemplifies an efficient delivery of housing for a mixed income community involving a wide range of needs and appealing to many Burnaby residents. Overall, it represents a total public investment in non-market housing of approximately \$50 million dollars. On a preliminary basis, the City's proposed contribution to the project is approximately \$8.5 million in direct funding through the density bonus program, and about \$28.5 million in indirect funding through the value created by the proposed rezoning of the Cedar Place site to RM4. As noted earlier, BC Housing has committed to reinvesting revenues received from the sale of the Cedar Place site in both the replacement of the Cedar Place units and the new seniors' housing units. This constitutes a total direct investment by BC Housing of approximately \$47 million, resulting in 180 new non-market housing units on the Southgate and Cedar Place sites, representing a 2:1 replacement of the current older non-market housing stock.

- 2.6 The applicant has now submitted a plan of development for the Cedar Place site which is considered suitable for presentation to a Public Hearing.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-25  
 Low-Rise Multi-Family and Non-market Seniors Development  
 2016 August 24 ..... Page 5

### 3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for six six-storey low-rise buildings fronting 14<sup>th</sup> Avenue. The development site will accommodate one seniors' non-market building to be owned by BC Housing and five market residential buildings.
- 3.2 The BC Housing portion of the site will deliver 91 units of affordable secured rental stock for seniors on a site measuring 2,724.6 m<sup>2</sup> (29,327 sq.ft.). The development will be purpose built for seniors and has been designed specifically for seniors. All of the units have been designed as adaptable and are provided a balcony. Generous amenities have also been provided including large amenity rooms for programming, community gardens, scooter parking and easy access to a variety of transportation alternatives including co-op cars. Overall, as a result of the innovative partnership between the City, BC Housing and the developer, the new seniors housing units will meet a need within the community for new purpose built, affordable and secured below market rental units.
- 3.3 The overall subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality. The buildings are six-storeys in height fronting 14<sup>th</sup> Avenue, stepping down to 4 storeys facing the lane. This design is proposed in order to reflect the future higher-density forms designated across 14<sup>th</sup> Street to the South and the lower-density designations, across the lane to the North. To complement the built form, a progressive landscape treatment is proposed which includes boulevards and street trees on all street frontages, as well as extensive onsite landscaping and amenities. A newly dedicated road through the site, as well as a pedestrian trail, will provide a more complete transportation network and public realm within the area.
- 3.4 All parking for the development is to be provided within an underground parking garage with vehicular access from the rear lane. The parking for the Seniors' portion of the site is well in excess of the 0.25 spaces per unit required by the Burnaby Zoning Bylaw and the market residential development proposal meets the minimum required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit, by providing 727 spaces (of which 0.1 spaces/unit is for visitors). The developer has also provided other transportation alternatives. First, given the subject site's proximity to the Edmonds SkyTrain Station, as well as other transit routes operating in the vicinity of the development, the development is providing a 70% transit pass subsidy (two zones) for one year to each strata unit, which is to be made available to residents seeking an alternative to car use and ownership. Second, the development is providing 61 (Level 2 AC) Electric Vehicle charging stations, of which eight are to be provided within the visitors' parking area for the benefit of the residents and their visitors, and 53 are to be provided in the residents' parking area as part of the required parking. A Section 219 Covenant will be required to guarantee these provisions including all necessary wiring, electrical transformer and mechanical

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-25  
 Low-Rise Multi-Family and Non-market Seniors Development  
 2016 August 24 ..... Page 6

ventilation modifications. Third, the development is providing twice the required secured bicycle parking and a bicycle repair area. Fourth, the development is providing three co-op cars on site for the use of the residents and the greater neighbourhood.

- 3.5 The developer has agreed to pursue green building practices by committing to achieve a Silver rating (mid-rise) under the Leadership in Energy and Environmental Design (LEED) program for the market development.
- 3.6 In accordance with the City's policy for adaptable units, 20% of the total number of market residential units and all of the seniors' units— a total of 213 units —meet the adaptable standards. As permitted under the adopted policy, 1.86 m<sup>2</sup> (20 sq. ft.) for each adaptable unit is exempt from Gross Floor Area (GFA), resulting in a total adaptable unit GFA exemption of 396.18 m<sup>2</sup> (4,260 sq. ft.). The development is providing a total of nineteen handicapped parking stalls (three in visitors' parking area; sixteen in residents' parking area). The handicapped parking within the market housing component of the site will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.7 As previously approved by Council, the Edmonds Town Centre Plan will be amended to designate the site for development based on the RM4 District on Second Reading of the rezoning bylaw. The RM4 District has a base density of 1.7 FAR with an available 0.3 FAR amenity bonus. The proposed development has a total floor area of 54,792.0 m<sup>2</sup> (589,776.2 sq.ft.) and a total FAR of 2.0. For the amenity bonus, 0.241 FAR (6,602.4 m<sup>2</sup> (71,067.6 sq.ft)) is provided in order to secure the seniors non-market housing component and 0.059 FAR (1,616.4 m<sup>2</sup> (17,398.8 sq.ft.)) will be taken as a cash contribution in lieu, which would be applied to other amenities, including housing, as identified by Council. A separate report detailing the market value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Legal and Lands Department has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning. As noted above, the City's contribution to the project through the direct use of 0.241 FAR density bonus is expected to be on the order of approximately 8.5 million dollars.
- 3.8 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
  - construction of a new leg of 16<sup>th</sup> Street, through the site to its final Town Centre Standard with front boulevard and rainwater management amenities (RMAs), street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting, on both sides;

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-25  
 Low-Rise Multi-Family and Non-market Seniors Development  
 2016 August 24 ..... Page 7

- upgrade of 14<sup>th</sup> Avenue to its Final Town Centre Standard with front boulevard and rainwater management amenities (RMAs), street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting, on the north side;
- any upgrades to the rear lane deemed requisite including the provision of pedestrian lighting;
- the provision of a new north-south pedestrian connection through the site, aligned with 17<sup>th</sup> Street; and,
- any necessary storm sewer, water, and sanitary sewer improvements deemed requisite.

To support the foregoing servicing requirements, a 21.2 m road dedication is required for the new 16<sup>th</sup> Street and a 2.0 m dedication is required for the construction of 14<sup>th</sup> Avenue. It is noted that density is calculated on a gross site area basis (prior to road dedications).

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

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant protection the 91 units of seniors non-market housing
- 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 restricting the use of guest suites;
- Section 219 Covenant ensuring the provision and ongoing maintenance of 61 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
- Section 219 Covenant ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation;
- Section 219 Covenant preventing demolition of the existing improvements until the replacement facility is constructed;
- Statutory right-of-way for the provision, ongoing maintenance and public access and for a pedestrian walkway; and,
- Easement to ensure the availability of common loading bays and temporary garbage holding areas; and,
- Easement to permit vehicular access over the shared access ramps

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-25  
 Low-Rise Multi-Family and Non-market Seniors Development  
 2016 August 24 ..... Page 8

- 3.10 Provision of three separate car wash stalls is required.
- 3.11 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 3.12 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.13 The 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.
- 3.14 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.15
  - a) Parkland Acquisition Charge of \$3.55 per sq. ft. of apartment.
  - b) School Site Acquisition Charge of \$700.00 per market residential unit (senior's units exempt)
  - c) GVS&DD Sewerage Charge of \$1,082 per market residential unit (senior's units exempt).

#### 4.0 DEVELOPMENT PROPOSAL

- 4.1
 

<u>Total Gross Site Area</u> (subject to survey)	- 27,396 m <sup>2</sup> (294,888 sq.ft.)
Required Dedications	- 2,203 m <sup>2</sup> (23,713 sq.ft.)
Net Site Area	- 25,193 m <sup>2</sup> (271,175 sq.ft.)
- 4.2 Site Coverage - 34 %

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-25  
 Low-Rise Multi-Family and Non-market Seniors Development  
 2016 August 24 ..... Page 9

4.3 Density and Gross Floor Area

***Density Provided***

Derived from base density (1.7 FAR)	- 46,573.2 m <sup>2</sup> (501,309.8 sq.ft.)
Density bonus for non-market housing bonus (0.241 FAR)	- 6,602.4 m <sup>2</sup> (71,067.6 sq.ft)
Amenity Bonus (0.059 FAR)	- 1,616.4 m <sup>2</sup> ( 17,398.8 sq.ft.)
Total Permitted Gross Floor Area (2.0 FAR) (Subject Application)	- <b>54,792.0 m<sup>2</sup> (589,776.2 sq.ft.)</b> <i>(excluding permitted 7,063 sq. ft. exemptions)</i>

4.4 Residential Unit Mix

***Non-Market Seniors***

4 - Studio	- 42.73 - m <sup>2</sup> (460 sq. ft.)
87 – One Bedroom	- 54.8 m <sup>2</sup> – 69.0 m <sup>2</sup> (590 sq.ft - 743 sq.ft)
Total number of seniors units: 91 units <i>(all of which are adaptable)</i>	

***Market Residential***

240 – One Bedroom + Den	- 59.9 m <sup>2</sup> – 60.7 m <sup>2</sup> (645 sq.ft. – 653 sq.ft.)
275 - Two Bedrooms	- 75.8 m <sup>2</sup> – 81.0 m <sup>2</sup> (816 sq.ft. – 872 sq.ft.)
91 – Three Bedrooms	- 81.5 m <sup>2</sup> – 92.1 m <sup>2</sup> (878 sq.ft. – 991 sq.ft.)
Total number of Market apartment units: 606 units <i>(of which 122 are adaptable)</i>	

**TOTAL NUMBER OF UNITS WITHIN DEVELOPMENT: 697 UNITS**

4.5 Building Height

- 6 storeys

4.6 Vehicle Parking

***Non-Market Seniors***

Total Required 91 units @ 0.25 spaces per unit - 23 spaces

Total Provided 91 units @ 0.6 units per unit (including 0.1 spaces per unit for visitor) - 55 spaces (including 9 visitor spaces and 3 disabled spaces)

***Market Apartment***

Total Required: 606 units @1.1 spaces per unit (including 0.1 spaces per visitor) - 667 spaces

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-25  
 Low-Rise Multi-Family and Non-market Seniors Development  
 2016 August 24 .....Page 10

Total Provided: 606 units @1.2 spaces per unit (including 0.1 spaces per visitor) - 727 spaces (including 67 visitor spaces and 7 disabled spaces)

61 Electric Vehicle (EV) charging stations provided (eight within the visitors' parking are; 53 within the residential parking area)

4.7 Bicycle Parking

***Non-Market Seniors***

Total Required - N/A  
 Total Provided - 22 spaces (including 6 visitor)

***Market Apartment***

Total Required and Provided  
 606 units @ 2.0 resident lockers/unit - 1,212 secure spaces  
 606 units @ 0.2 visitors' spaces/unit - 121 spaces in racks

4.8 Residential Loading - 3 spaces (shared between Market Apartment and Seniors Non-Market)

4.9 Communal Facilities  
 (Excluded from FAR Calculations)

Primary communal facilities for residents include amenity lobbies, lounge/party room, fitness rooms, scooter storage, shared laundry and guest suites. The amenity area amounts to 656.2 m<sup>2</sup> (7,063 sq. ft.), which is within the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an outdoor BBQ area, community gardens, outdoor play areas, and landscape elements located throughout the site.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

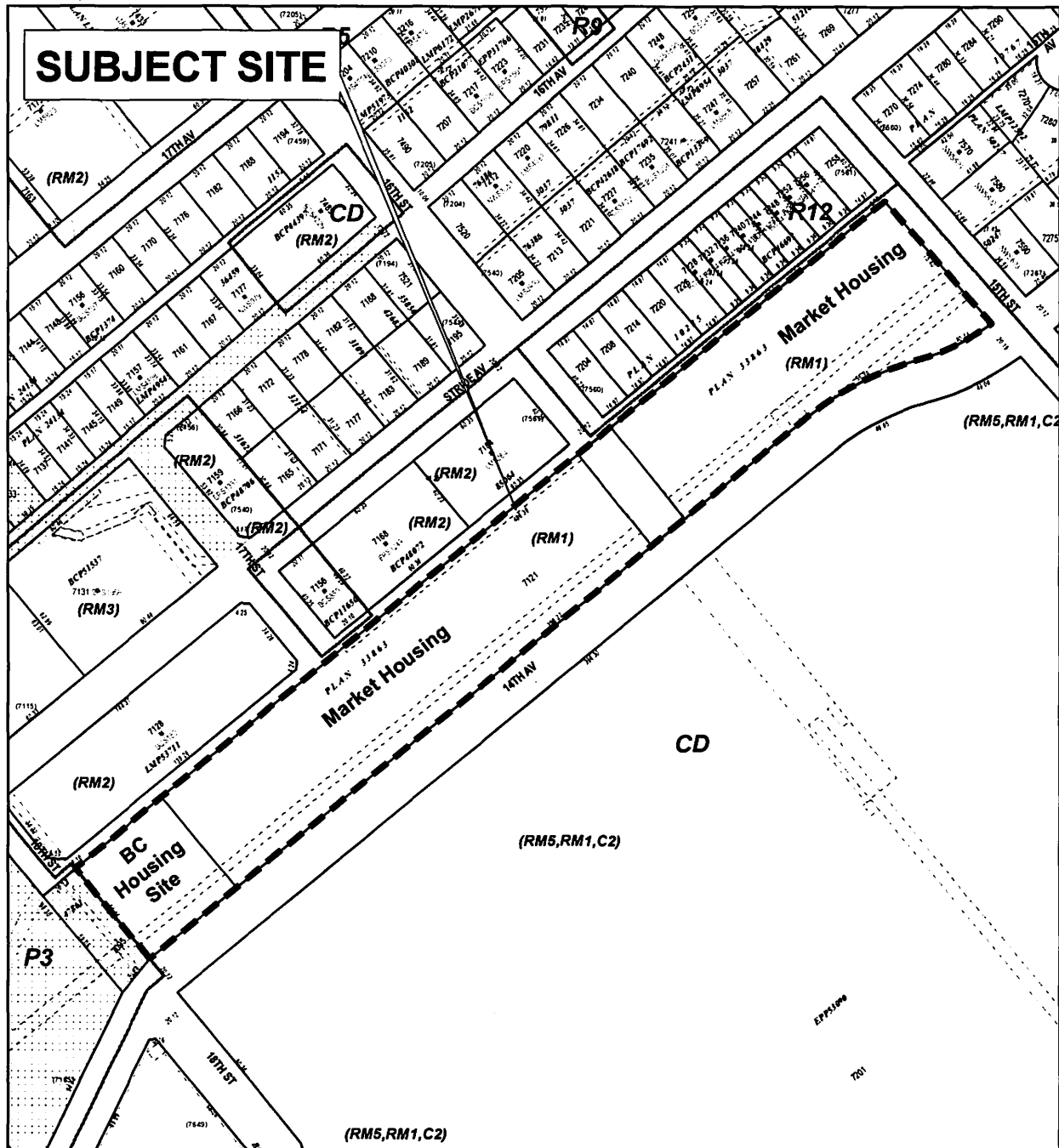
DR:spf  
**Attachments**

cc: Director Engineering  
 City Solicitor  
 City Clerk

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## SUBJECT SITE

**PLANNING & BUILDING DEPARTMENT**

DATE:

AUG 23 2016

**SCALE:**

**1:3,000**

DRAWN BY:

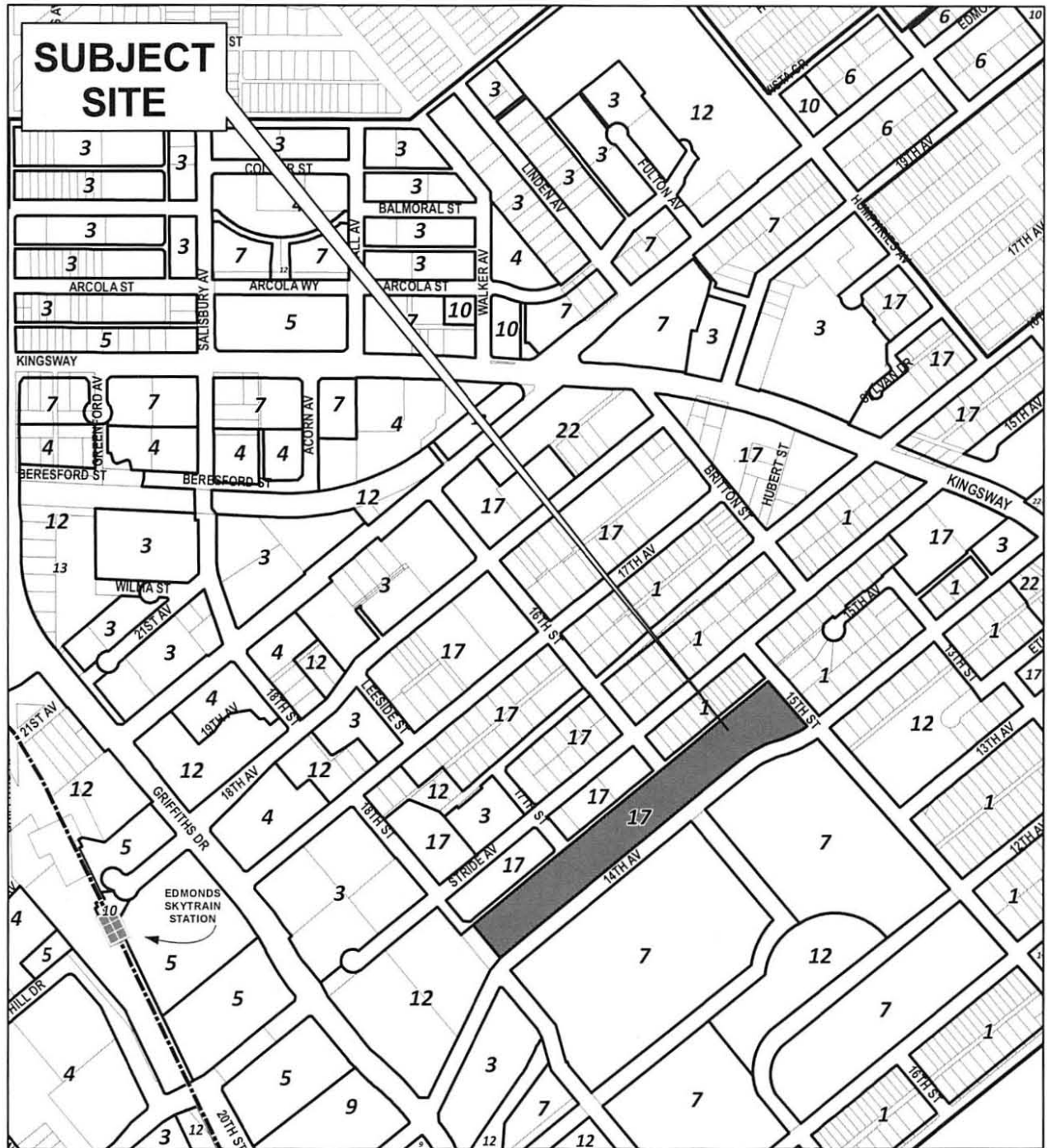
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**REZONING REFERENCE #15-25**  
**7121 FOURTEENTH AVENUE**



### Subject Site

### Sketch #1



- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

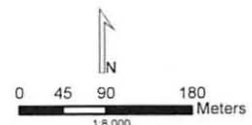
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





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

**REZONING REFERENCE #** 16-00010  
**ADDRESS:** Portion of 7201 11th Avenue

**Meeting Date:** 2016 September 08

### DEVELOPMENT PROPOSAL:

Permit the construction of a 28-storey residential tower and two four-storey low-rise apartment buildings in the Island neighbourhood of the multi-phased Southgate Master Plan Area.

1. **Site Area:** 8,715.6 m<sup>2</sup> (93,814 sq. ft.)
2. **Existing Use:** Mixed-use (multi-family residential and commercial)
- Adjacent Use:** Single and two family dwellings
- Proposed Use:** Mixed-use (multi-family residential and commercial)

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	28,524.7 m <sup>2</sup> (307,037 sq. ft.)	28,524.7 m <sup>2</sup> (307,037 sq. ft.)
4. <b>Site Coverage:</b>	35.9%	35.9%
5. <b>Building Height:</b>	Low Rise Apartment: 2 Storeys Apartment Tower: 28 Storeys	Low Rise Apartment: 2 Storeys Apartment Tower: 28 Storeys
6. <b>Vehicular Access from:</b>	12th Avenue & 18th Street	12th Avenue & 18th Street
7. <b>Parking Spaces:</b>	354 Spaces	354 Spaces
8. <b>Loading Spaces:</b>	1 Space	1 Space
9. <b>Communal Facilities:</b>	Fitness room, amenity lobby, guest suite & lounge/party room	Fitness room, amenity lobby, guest suite & lounge/party room
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 August 29

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 August 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-10**  
**Apartment Tower and Low-Rise Development (Southgate Neighbourhood)**  
**Edmonds Town Centre**

**ADDRESS:** Portion of 7201 11<sup>th</sup> Avenue

**LEGAL:** Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090

**FROM:** CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

**TO:** Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Southgate Community Island 3, 4 & 5" prepared by IBI Group, Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

**APPLICANT:** Ledingham McAllister Communities Ltd.  
 3<sup>rd</sup> Floor, 1285 West Pender Street  
 Vancouver, BC V6E 4B1  
 (Attention: Robert Estey)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 September 20.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 August 29 and to a Public Hearing on 2016 September 20 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 #16-10  
 Apartment Tower and Low-rise Development  
 (Southgate Neighbourhood)

2016 August 24..... 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 (as well as underground switching and transformer/service boxes in Town Centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The utilization of an amenity bonus in accordance with Section 3.5 of this report.
- e) The dedication of any rights-of-way deemed requisite.
- f) The completion of the necessary subdivision.
- g) The approval of a detailed park master plan for the future City-owned park.
- h) The granting of any necessary statutory rights-of-way and/or easements including but not limited to the following:
  - Statutory right-of-way for the provision, ongoing maintenance and public access and use of identified pedestrian walkways, park/open space features and private roads; and,
  - Easement for shared vehicular access.
- i) The granting of Section 219 Covenants as described in Section 3.7 of this report.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation in accordance with the adopted Southgate Master Storm Water Management Plan.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) The submission of a Site Profile and resolution of any arising requirements.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-10  
 Apartment Tower and Low-rise Development  
 (Southgate Neighbourhood)

2016 August 24..... Page 3

- n) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- o) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- p) The review of on-site residential loading facilities by the Director Engineering.
- q) Compliance with the Council-adopted sound criteria.
- r) The deposit of the applicable Parkland Acquisition Charge.
- s) The deposit of the applicable GVS & DD Sewerage Charge.
- t) The deposit of the applicable School Site Acquisition Charge.
- u) The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).
- v) 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 28 - storey residential tower and two four-storey low-rise apartment buildings in the Island neighbourhood of the multi-phased Southgate Master Plan Area.

### 2.0 BACKGROUND

- 2.1 The subject development site encompasses a portion of 7201 11<sup>th</sup> Avenue (formerly portions of 7105 and 7205 11<sup>th</sup> Avenue) (see *attached* Sketches #1, #2 and #3), which is zoned CD Comprehensive Development District (Southgate Master Plan). The subject site is currently occupied by an industrial warehouse building and related surface parking/loading facilities. Vehicular access to the site is presently available from 18<sup>th</sup> and 11<sup>th</sup> Avenue.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-10  
 Apartment Tower and Low-Rise Development  
 (Southgate Neighbourhood)

2016 August 24 ..... Page 4

- 2.2 On 2015 July 20, Council granted Final Adoption to Rezoning Reference #14-25, which established the Master Plan for the newly formed Southgate community. It is noted that, upon Second Reading of the Master Plan rezoning being granted, the Edmonds Town Centre Development Plan was amended to reflect the RM5, RM1, C2 and P3 designations as guidelines. The Master Plan is intended to guide further site specific rezoning applications within the multi-phased, mixed-use, multiple-family residential neighbourhood.

The Master Plan, which consists of a Concept Book and compendium Design Guidelines, provides the policy framework and general development guidelines for future site specific rezoning applications within the Southgate community. In this regard, the Master Plan establishes general networks and connections, land use and density, built form, public realm character and landscape expression, park and open space, site servicing, and phasing pattern for the neighbourhood.

With respect to land use and density, the adopted Southgate Master Plan permits an overall residential density of 2.86 Floor Area Ratio (of which 0.4 FAR is bonused and an additional 0.26 FAR is designated for alternative housing). The maximum allowable market residential gross floor area for the Southgate community is 546,611.6 m<sup>2</sup> (5,883,678 sq. ft.) across five neighbourhood areas. A Density Allocation Covenant details this arrangement, as well as establishes provisions for the transfer of gross floor area (15%) from one neighbourhood area to another.

- 2.3 The subject development site forms part of the Island neighbourhood area within the Southgate community (see Figure 1). Located at Southgate's southwest corner, the Master Plan notes that the Island neighbourhood area is intended to be a tranquil residential enclave that provides a transition and connection to a more naturalized environment and public realm, as well as a diagonal connection to the future City park from the corner of 18<sup>th</sup> Street/11<sup>th</sup> Avenue (see Figure 2 and 3). Primary land uses include multiple family residential, and a small locally-oriented commercial component (5,000 sq. ft.). A community building is proposed at the corner of Southgate Boulevard and 18<sup>th</sup> Street functioning as a gateway to the City park.

Residential townhomes and stacked flats up to four storeys frame 11<sup>th</sup> Avenue and 18<sup>th</sup> Street and provide a height transition between existing single family homes and proposed higher buildings within Southgate. These low rise buildings also frame a 'parkette' at the corner of 11<sup>th</sup> Avenue and 18<sup>th</sup> Street. Three towers are proposed towards the centre of the neighbourhood at the edge of the City park.

The tallest tower forms will create a central radial point. This feature tower is also a focal point for the corner parkette, as it will form the visual terminus when looking into the site.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-10  
 Apartment Tower and Low-Rise Development  
 (Southgate Neighbourhood)

2016 August 24 ..... Page 5

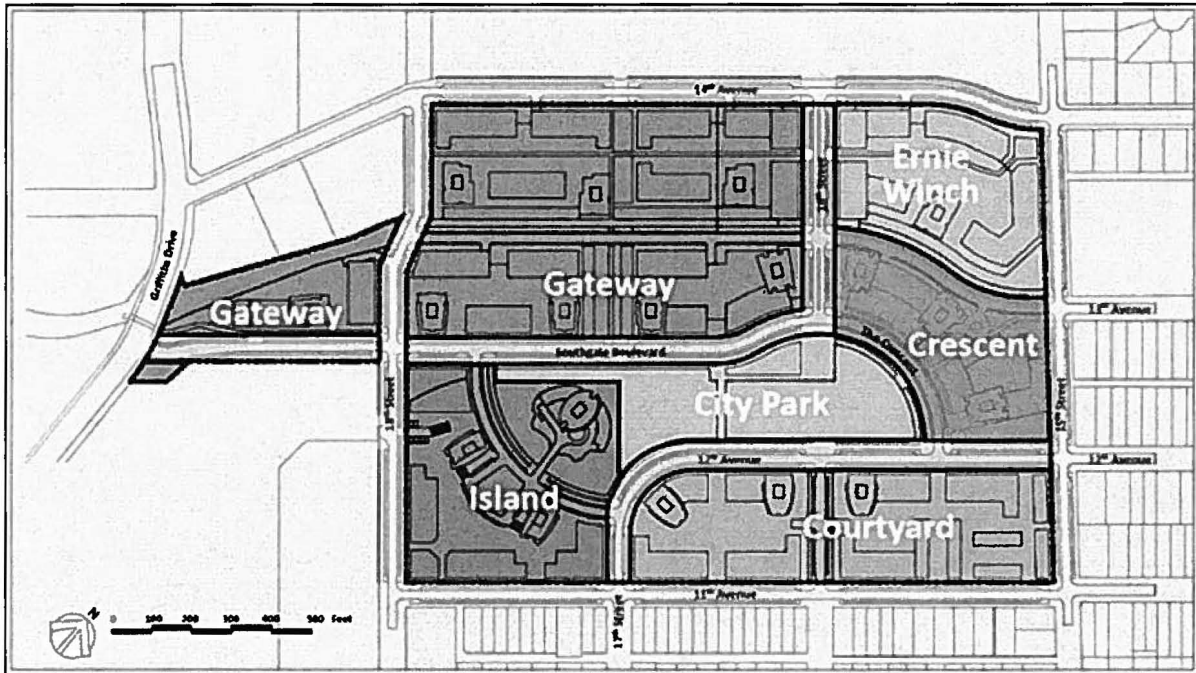


Figure 1 - Map showing the neighbourhoods that make up the Southgate Community

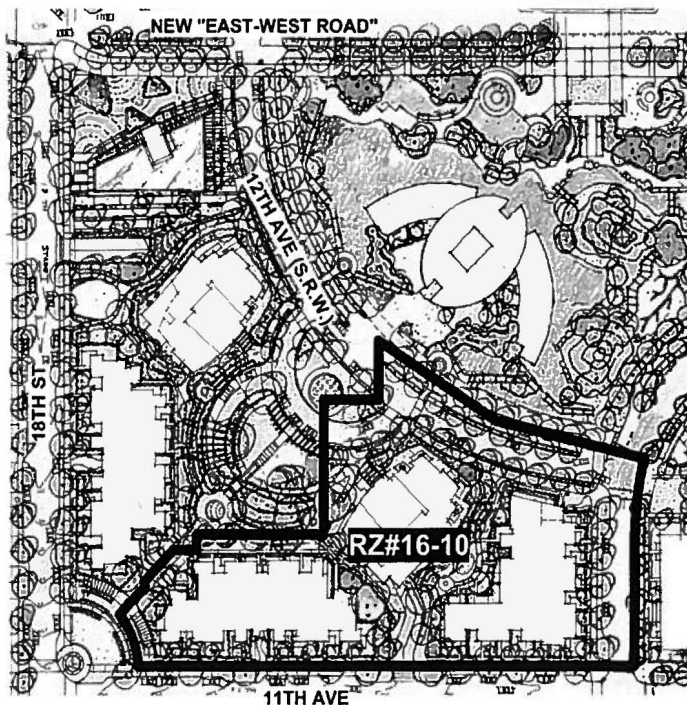


Figure 2 - Overall concept for the Island Neighbourhood  
 (subject rezoning boundary shown)

The public realm is a network of spaces that connect from existing City streets to the proposed City park. The parkette is a tranquil and intimate space for relaxing, but also functions as a gateway to the Island neighbourhood area and the City park beyond. A diagonal path connects the parkette and the City park. A 'Fen' water body surrounds the tallest tower, forming a naturalized edge to the City park.

A public pedestrian and cycle path, part of the community-wide system along 12<sup>th</sup> Avenue (statutory right-of-way), connects the north and south portions of the City park and link the two publically dedicated roads within the overall Southgate area.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-10  
 Apartment Tower and Low-Rise Development  
 (Southgate Neighbourhood)

2016 August 24 ..... Page 6

- 2.4 The Island neighbourhood is intended to be constructed over several phases. The subject rezoning application is for the second of those phases, and encompasses a single high-rise apartment tower (28-storeys) and two low-rise building (four-storeys) fronting 18<sup>th</sup> Street. The rezoning application for the first phase of the neighbourhood (Rezoning Reference #14-28) received Second Reading on 2016 May 09 and is being advanced separately.

As part of the subject site's development, the applicant will be responsible for providing the following public realm improvements, as identified in the Southgate Master Plan:

- a new north-south public road connecting 11<sup>th</sup> Avenue to 12<sup>th</sup> Avenue (statutory right-of-way), along the neighbourhood's southern border;
- a publically accessible road (12<sup>th</sup> Avenue) connecting this phase of development to the new north-south public road; and,
- a publically accessible parkette at the corner of 18<sup>th</sup> Street and 11<sup>th</sup> Avenue.

- 2.5 On 2016 April 04, Council received the report of the Planning and Building Department regarding the rezoning of the subject development site and authorized the Department to continue 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.
- 2.6 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 plan is for a single 28-storey apartment tower and two four-storey low-rise buildings. This rezoning application proposes to utilize 28,524.7 m<sup>2</sup> (307,0367 sq. ft.) of the allowable gross floor area (86,179.5 m<sup>2</sup> (927,628 sq. ft.)) within the Island neighbourhood area, yielding a total of 321 units, of which 213 are within the apartment tower and 108 are within the low-rise apartments.

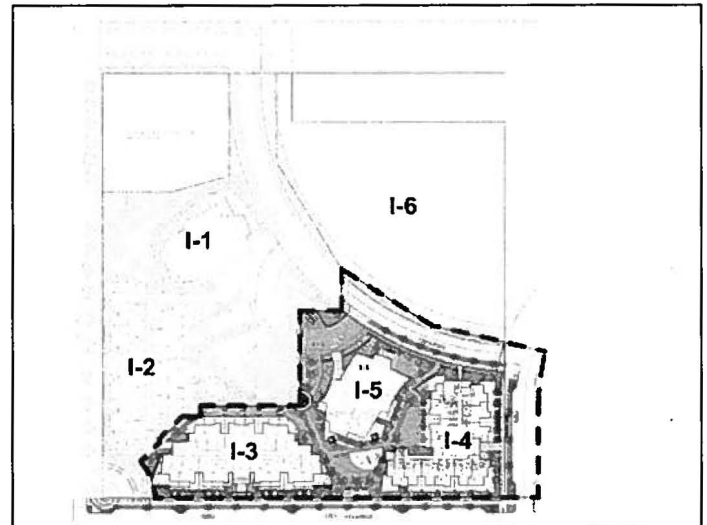


Figure 3 - Phase 2 development within the Island Neighbourhood

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-10  
 Apartment Tower and Low-Rise Development  
 (Southgate Neighbourhood)

2016 August 24 ..... Page 7

Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality. It meets the standards and objectives of the Southgate Master Plan and Design Guidelines. To complement the built form, a progressive landscape treatment is proposed which includes boulevards and street trees on all street frontages. Substantial on-site planting is also proposed to further enhance the development, including special landscaping, and water features on both 12<sup>th</sup> Avenue and 11<sup>th</sup> Avenue. The noted parkette feature at the corner of 18<sup>th</sup> Street and 11<sup>th</sup> Avenue is required to be constructed to its final standard in accordance with the Southgate Master Plan, and protected by statutory right of way, in connection with the subject rezoning application. A diagonal pedestrian connection to the City park from the corner of 18<sup>th</sup> Street and 11<sup>th</sup> Avenue is also provided.

- 3.2 All required parking is proposed to be located underground, and access taken from 18<sup>th</sup> Street and from a driveway off 12<sup>th</sup> Avenue. It is noted that the parking access is shared with the adjacent Island 1 & 2 Development to the northwest (Rezoning Reference #14-28). The development proposal meets the minimum required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit, by providing 354 spaces (of which 0.1 spaces/unit is for visitors). The developer has also provided other transportation alternatives. First, given the subject site's proximity to the Edmonds SkyTrain Station, as well as other transit routes operating in the vicinity of the development, the development is providing a 70% transit pass subsidy (two zones) for one year to each strata unit, which is to be made available to residents seeking an alternative to car use and ownership. Second, the development is providing 38 (Level 2 AC) Electric Vehicle charging stations, of which five are to be provided within the visitors' parking area for the benefit of the residents and their visitors, and 33 are to be provided in the residents parking area as part of the required parking. A Section 219 Covenant will be required to guarantee these provisions including all necessary wiring, electrical transformer and mechanical ventilation modifications. Third, the development is providing twice the required secured bicycle parking and a bicycle repair area. Fourth, the development is providing a commuter bicycle for each strata unit to encourage residents to cycle to and from destinations. Fifth, the applicant is investigating the feasibility of providing a community shuttle.
- 3.3 The developer has agreed to pursue green building practices by committing to achieve a Silver rating (mid-rise) under the Leadership in Energy and Environmental Design (LEED) program.
- 3.4 In accordance with the City's policy for adaptable units, 20% of the total number of residential units (total of 73 units) has been provided meeting adaptable standards. As permitted under the adopted policy, 1.86 m<sup>2</sup> (20 sq. ft.) for each adaptable unit is exempt from Gross Floor Area (GFA), resulting in a total adaptable unit GFA exemption of 135.78 m<sup>2</sup> (1,460 sq. ft.). The development is providing seven handicapped parking stalls

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-10  
 Apartment Tower and Low-Rise Development  
 (Southgate Neighbourhood)

2016 August 24 ..... Page 8

(one in visitors' parking area; ten in residents' parking area), which will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.5 The proposed development is utilizing - 28,524.7 m<sup>2</sup> (307,037 sq. ft.) of the market residential density available to the Southgate neighbourhood, of which 2,196.4 m<sup>2</sup> (23,642 sq. ft.) is a density bonus component. A separate report detailing the market value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading.

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

- construction and dedication of a new north-south road in accordance with the Southgate Master Plan, between 11<sup>th</sup> Avenue and 12<sup>th</sup> Avenue;
- construction of 11<sup>th</sup> Avenue to a local road standard with front boulevard and rainwater management amenities (RMAs), street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting;
- construction of the parkette feature at the corner of 18<sup>th</sup> Street and 11<sup>th</sup> Avenue; and,
- storm sewer, water, and sanitary sewer improvements as identified in the Master Servicing Plan established for the development.

To support the foregoing servicing requirements, a 21.2 m road dedication is required for the new public road through the subject site. Minor dedications may also be required for the streets bounding the development site. It is noted that density is calculated on a gross site area basis (prior to road dedications).

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

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant 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 restricting the use of guest suites;
- Section 219 Covenant ensuring the provision and ongoing maintenance of 38 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
- Section 219 Covenant ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation;

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-10  
 Apartment Tower and Low-Rise Development  
 (Southgate Neighbourhood)

2016 August 24 ..... Page 9

- Section 219 Covenant ensuring the provision and ongoing maintenance of the identified parkette feature;
  - Statutory right-of-way for the provision, ongoing maintenance and public access and use of a private road (12<sup>th</sup> Avenue) and a parkette; and,
  - Statutory right-of-way for the provision, ongoing maintenance and public access and use of a pedestrian pathway
- 3.8 Due to the proximity of the subject site to 10<sup>th</sup> Avenue, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.9 Provision of three separate car wash stalls is required.
- 3.10 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 3.11 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, in accordance with the Southgate Stormwater Management Master Plan. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.12 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.
- 3.13 The approval of a detailed design for the future City park is required in connection with the approval of the subject rezoning application.
- 3.14 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.15 A site profile application is required for the subject development site, given its past industrial use.
- 3.16 a) Parkland Acquisition Charge of \$3.55 per sq. ft. for high-rise apartments and \$3.84 per sq. ft. for low-rise apartments.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-10  
 Apartment Tower and Low-Rise Development  
 (Southgate Neighbourhood)

2016 August 24 .....Page 10

- b) School Site Acquisition Charge of \$700.00 per unit.
- c) GVS&DD Sewerage Charge of \$1,082 per apartment unit.

#### 4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey) - 8,715.6 m<sup>2</sup> (93,814 sq. ft.)

4.2 Site Coverage - 35.9 %

4.3 Density and Gross Floor Area (as per Density Allocation Covenant)

##### ***Residential Density Permitted and Provided***

- 28,524.7 m<sup>2</sup> (307,037 sq. ft.)

Derived from base density - 26,328.2 m<sup>2</sup> (283,394 sq. ft.)

Derived from bonus density - 2,196.5 m<sup>2</sup> (23,643 sq. ft.)

**Total Permitted Gross Floor Area** - **28,524.7 m<sup>2</sup> (307,037 sq. ft.)**  
*(Subject Application)*  
*(excluding permitted 9,5868 sq. ft. amenity exemption and adaptable unit exemption)*

4.4 Residential Unit Mix

##### ***Apartment Tower***

- 51 - One bedroom + Den - 63.8 m<sup>2</sup> – 68.5 m<sup>2</sup> (687 sq. ft. - 737 sq. ft.)
- 101 – Two bedrooms - 72.2 m<sup>2</sup> – 89.7 m<sup>2</sup> (777 sq.ft - 966 sq.ft)
- 55 – Two bedrooms + Den - 86.7 m<sup>2</sup> – 105.9 m<sup>2</sup> (933 sq.ft. - 1,140 sq.ft.)
- 6 – Three bedrooms - 102.1 m<sup>2</sup> – 124.4 m<sup>2</sup> (1,099 sq.ft. – 1,339 sq.ft.)

Total number of high-rise apartment units: 213 units *(of which 51 units are adaptable)*

##### ***Low-rise Apartment***

- 33 - One bedroom + Den - 58.0 m<sup>2</sup> – 69.7 m<sup>2</sup> (623 sq. ft. – 750 sq. ft.)
- 69 – Two bedrooms - 73.8 m<sup>2</sup> – 83.5 m<sup>2</sup> (794 sq. ft. - 899 sq. ft.)
- 6 – Three bedrooms - 87.1 m<sup>2</sup> – 96.7 m<sup>2</sup> (938 sq. ft. - 1041 sq. ft.)

Total number of low-rise apartment units: 108 units *(of which 22 units are adaptable)*

**TOTAL NUMBER OF UNITS WITHIN DEVELOPMENT: 321 units**

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #16-10  
 Apartment Tower and Low-Rise Development  
 (Southgate Neighbourhood)

2016 August 24 .....Page 11

#### 4.5 Building Height

Apartment Tower - 28 storeys  
 Low Rise Apartment - 4 storeys

#### 4.6 Vehicle Parking

##### ***Total Required and Provided***

321 units @ 1.1 spaces per unit - 354 spaces (including 32 visitor parking spaces and 4 handicapped parking spaces)

*38 Electric Vehicle (EV) charging stations provided (five within the visitors' parking area, in addition to visitors parking; 33 within the residential parking area)*

#### 4.7 Bicycle Parking

##### **Total Required and Provided**

321 units @ 2.0 resident lockers/unit - 642 secure spaces  
 321 units @ 0.2 visitors' spaces/unit - 67 spaces in racks

*Bicycle repair room provided in underground parking garage area*

#### 4.8 Residential Loading - 1 space

#### 4.9 Communal Facilities

*(Excluded from FAR Calculations)*

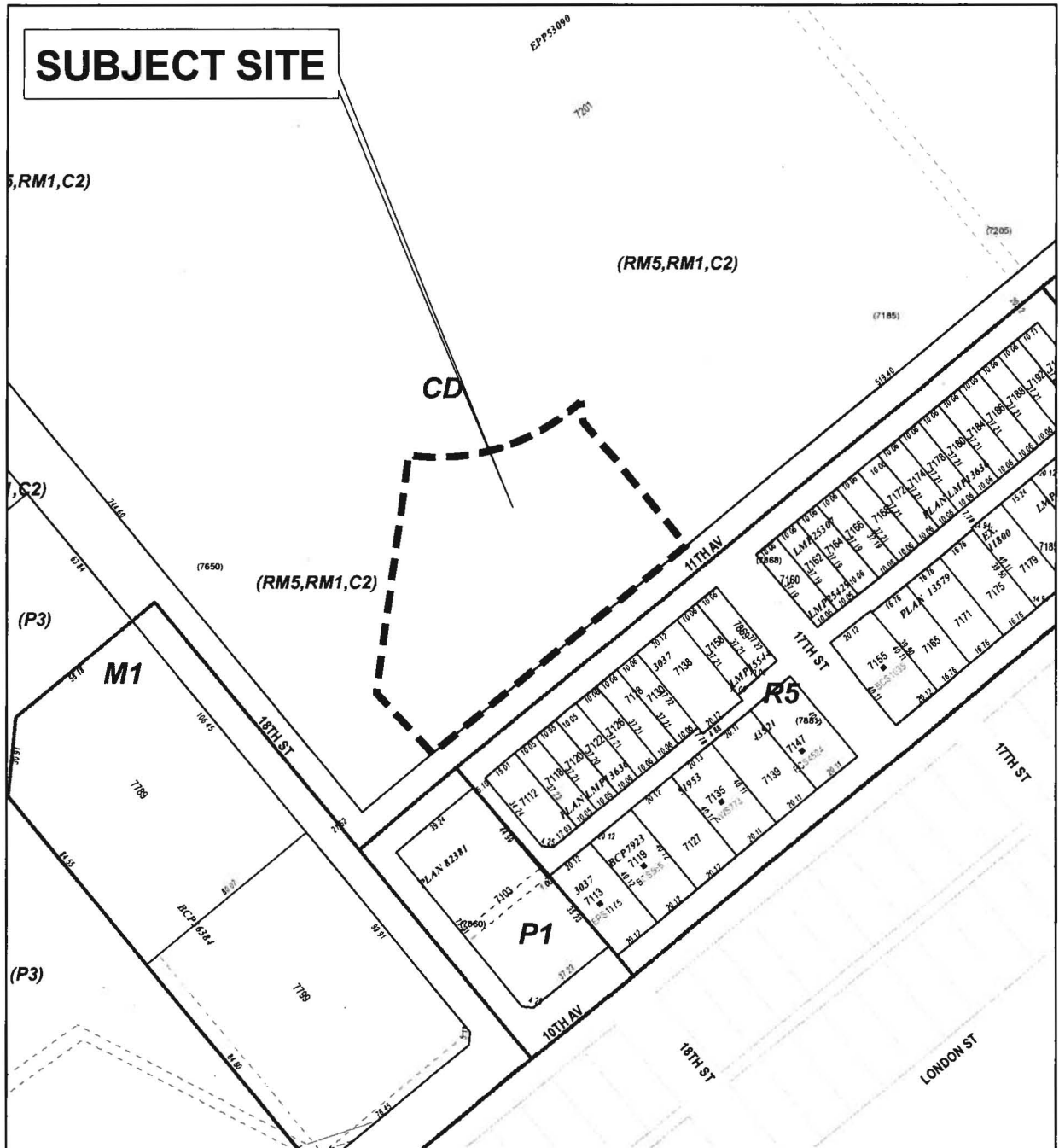
Primary communal facilities for residents include the amenity lobby, lounge/party room, fitness room, and guest suite. The amenity area amounts to 888.9 m<sup>2</sup> (9,568 sq. ft.), which is within the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an outdoor BBQ area, water features and landscape elements located throughout the site, as well as a public art installation to be located within the parkette at 18<sup>th</sup> Street/11<sup>th</sup> Avenue.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

DR:spf

#### ***Attachments***

cc: Director Engineering  
 City Solicitor  
 City Clerk



PLANNING & BUILDING DEPARTMENT

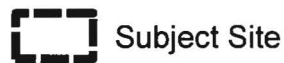


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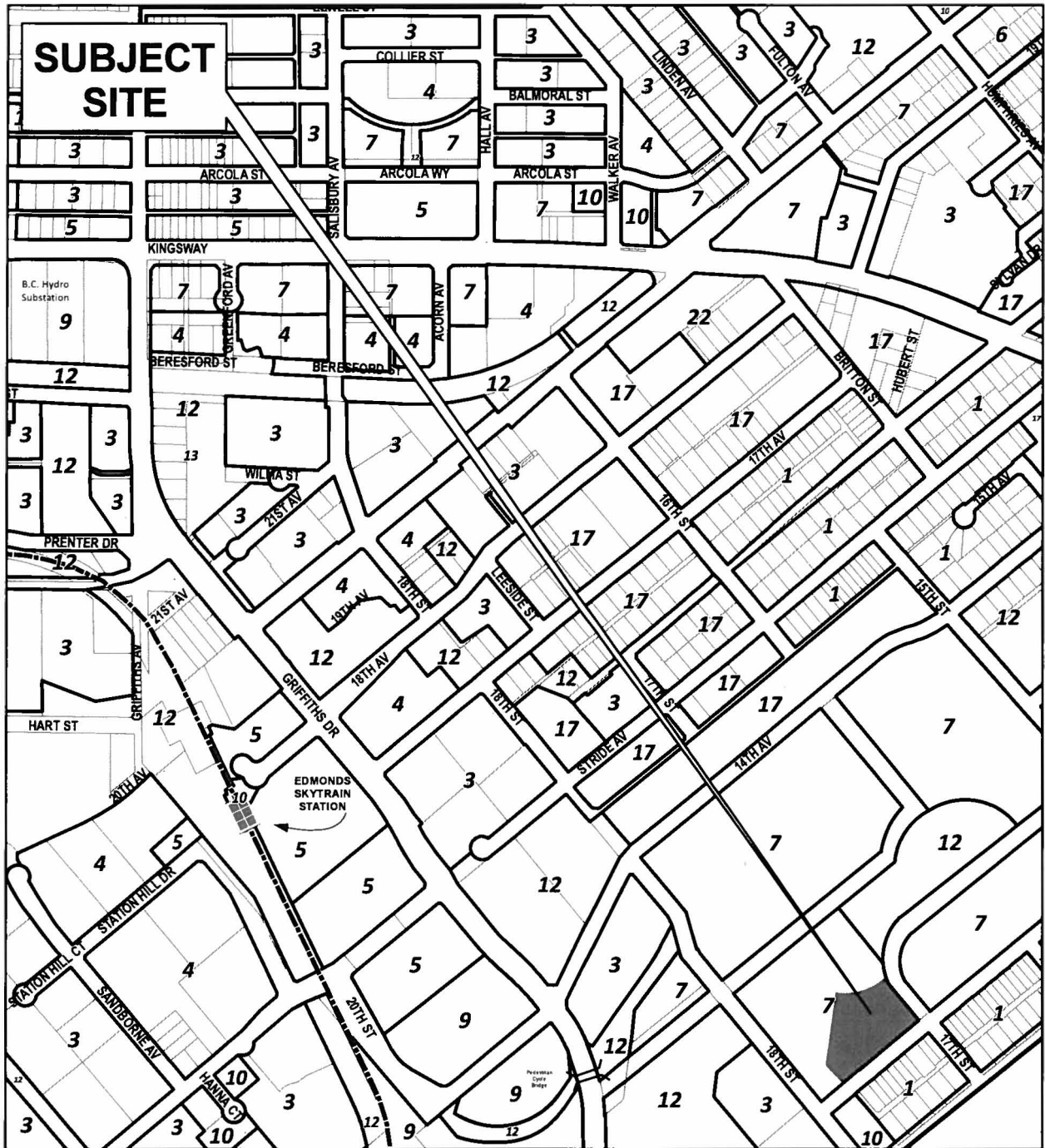
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REZONING REFERENCE #16-10  
PORTION OF 7201 ELEVENTH AVENUE



Sketch #1





- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

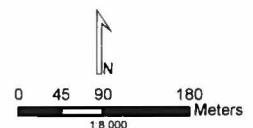
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

## Edmonds Town Centre Plan Development Guidelines

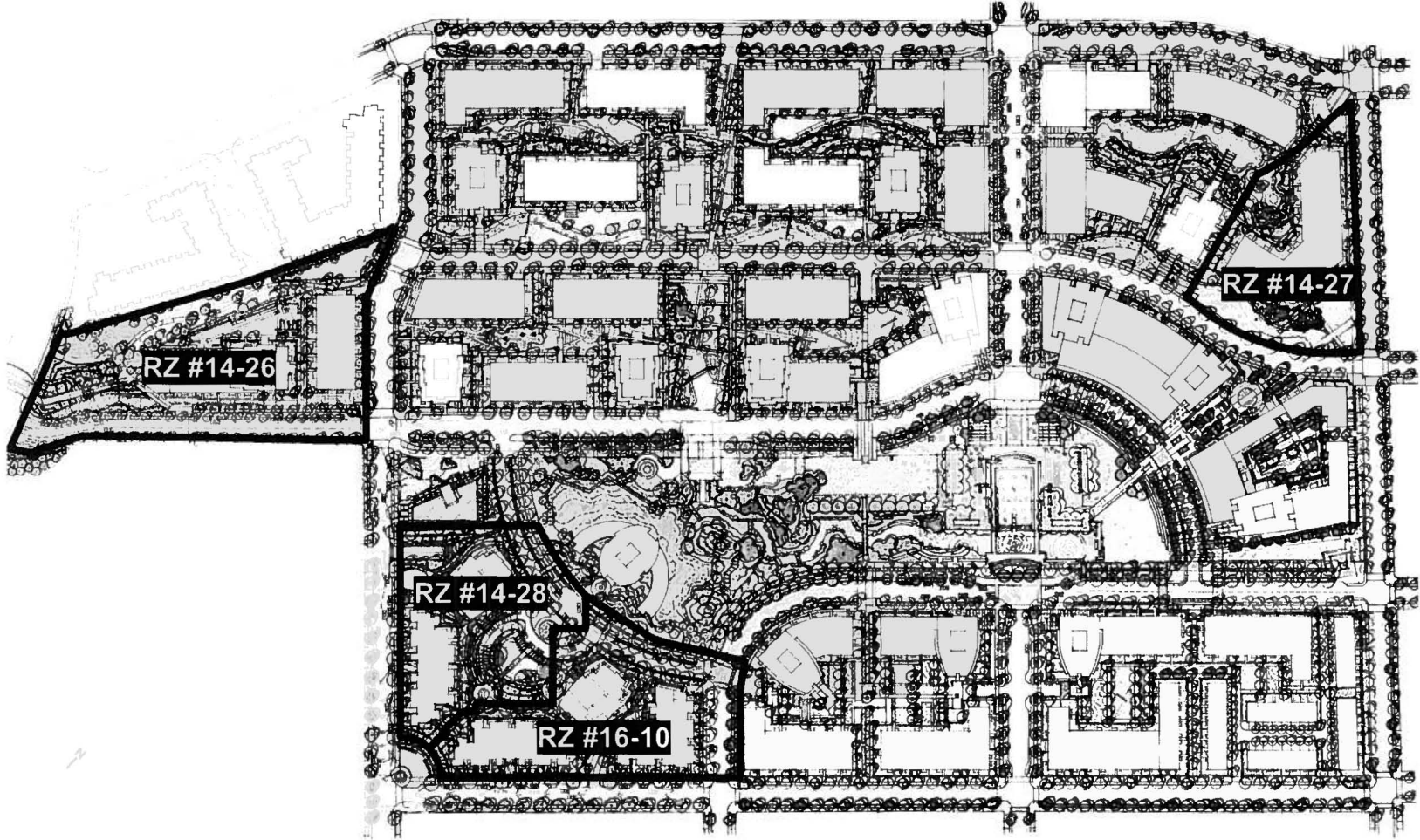


PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change







**SKETCH 3**  
**Southgate Neighbourhood**  
**Rezoning #14-26, #14-27, #14-28, #16-10**



PLANNING AND BUILDING DEPT.  
2016 03 14



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

REZONING REFERENCE # 15-00026

Meeting Date: 2016 September 08

ADDRESS: 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue

### DEVELOPMENT PROPOSAL:

Permit a 38-storey apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues.

1. <b>Site Area:</b>	5,024.5 m2 (54,085.1 sq.ft.)	
2. <b>Existing Use:</b>	Multi-family residential, single and two family dwellings	
<b>Adjacent Use:</b>	Multi-family residential and vacant property	
<b>Proposed Use:</b>	Multi-family residential	
	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	25,123.3 m2 (270,425.3 sq.ft.)	25,123.3 m2 (270,425.3 sq.ft.)
4. <b>Site Coverage:</b>	33%	33%
5. <b>Building Height:</b>	High Rise 38 Storeys Townhouses 2 & 3 Storeys	High Rise 38 Storeys Townhouses 2 & 3 Storeys
6. <b>Vehicular Access from:</b>	Laneway connecting Marlborough & Dunblane Avenues	Laneway connecting Marlborough & Dunblane Avenues
7. <b>Parking Spaces:</b>	304 Spaces	304 Spaces
8. <b>Loading Spaces:</b>	n/a	n/a
9. <b>Communal Facilities:</b>	Lounge, fitness room & half gym	Lounge, fitness room & half gym
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 August 29

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 August 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #15-26**  
**Apartment tower with street-oriented townhouses**  
**Metrotown Town Centre**

**ADDRESS:** 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709  
 Marlborough Avenue (Sketches #1 and #2 *attached*)

**LEGAL:** Schedule A (*attached*)

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

**TO:** CD Comprehensive Development District (based on RM5s Multiple Family  
 Residential District and Metrotown Town Centre Development Plan as guidelines,  
 and in accordance with the development plan entitled "Vittorio" prepared by  
 Buttjes Architecture Inc. dated 2016 August 07)

**APPLICANT:** Polygon Development 276 Ltd.  
 900 -1333 West Broadway  
 Vancouver, BC V6H 4C2  
 (Attention: Rene Rose)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on  
 2016 September 20.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be advanced to First Reading on 2016 August 29 and to a Public Hearing on 2016 September 20 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

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
 Apartment tower with street-oriented townhouses  
 2016 August 24..... Page 2

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 (as well as underground switching and transformer/service boxes in town centre locations), 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 3.5 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The consolidation of the net project site into one legal parcel.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i) The granting of Section 219 Covenants, including, but not limited to:
  - restricting enclosure of balconies;
  - indicating that project surface driveway access will not be restricted by gates;
  - guaranteeing the provision and maintenance of public art;
  - ensuring compliance with the approved acoustical study;
  - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - ensuring the provision and ongoing maintenance of the storage/bicycle repair room, and to ensure that it remains common property to be administered by the Strata Corporation;

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
 Apartment tower with street-oriented townhouses  
 2016 August 24..... Page 3

- ensuring the provision and ongoing maintenance of a minimum of three electric vehicle and three Level 2 Electric Vehicle Charging Stations, and to ensure that they remain as common property to be administered by the Strata Corporation; and,
  - ensuring that handicap accessible parking stalls in the underground parking areas be held in common property to be administered by the Strata Corporation.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- m) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- n) The provision of 3 covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o) The review of on-site residential loading facilities by the Director Engineering.
- p) The submission of a tenant assistance plan.
- q) The provision of facilities for cyclists in accordance with this report.
- r) Compliance with the Council-adopted sound criteria.
- s) The undergrounding of existing overhead wiring abutting the site.
- t) The deposit of the applicable Parkland Acquisition Charge.
- u) The deposit of the applicable GVS & DD Sewerage Charge.
- v) The deposit of the applicable School Site Acquisition Charge.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
 Apartment tower with street-oriented townhouses  
 2016 August 24..... Page 4

- w) 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 a 38-storey apartment building with street-oriented townhouses fronting Dunblane and Marlborough Avenues.

### 2.0 BACKGROUND

- 2.1 On 2015 November 23, Council received the report of the Planning and Building Department regarding the rezoning of the subject development 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 seven properties at 6668, 6688, 6710/6712, 6730 Dunblane Avenue and 6661, 6687, 6709 Marlborough Avenue. The properties are occupied by seven residential buildings, which are described as follows:
- 6668 Dunblane Avenue: three-storey fourplex (stratified) constructed in 2004;
  - 6688 Dunblane Avenue: 8 unit, two-storey apartment building constructed in 1962;
  - 6710/6712 Dunblane Avenue: two-storey duplex (stratified) constructed in 2002;
  - 6730 Dunblane Avenue: three-storey, 11-unit apartment building constructed in 1953
  - 6661 Marlborough Avenue: 8-unit, three-storey apartment building constructed in 1959;
  - 6687 Marlborough Avenue: 8-unit, three-storey apartment building constructed in 1959; and,
  - 6709 Marlborough Avenue: single family dwelling constructed in 1939.

All of the subject site's properties are zoned RM3 Multiple Family Residential District, with the exception of the property located at 6668 Dunblane Avenue. This property was rezoned to CD Comprehensive Development District (RM3) to permit the construction of the stratified residential fourplex (Rezoning Reference #02-25).

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
 Apartment tower with street-oriented townhouses  
 2016 August 24..... Page 5

Directly to the north of the subject site is the "Midori" development - a 37-storey apartment building with ground oriented townhouses along Dunblane and Marlborough Avenues (Rezoning Reference #13-14) - which is currently under construction. The "Midori" development is being advanced by the same applicant as the subject site.

Directly to the south is a rezoning application to develop a 27-storey apartment building with street-oriented townhouses on Marlborough Avenue and a minor live-work component on Imperial Street (Rezoning Reference #15-01) which is currently at Third Reading.

To the west, across Dunblane Avenue are low-rise apartment buildings that are part of a proposed consolidation area and high-rise apartment development (Rezoning Reference #15-49), of which a report requesting public hearing is also on Council's agenda. To the northwest, across Dunblane Avenue, are three high-rise apartment developments with street-fronting townhouses under construction: The "Met 1" (Rezoning Reference #10-29) - occupancy permit stage; "Met 2" (Rezoning Reference #12-15)-under construction; and, "The Park" (Rezoning Reference # 13 -17) - under construction.

- 2.3 The Metrotown Town Centre Development Plan designates the subject site for high density multiple family development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline. In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 5.0 applicable to the net site, which is inclusive of a 1.6 FAR amenity bonus.
- 2.4 Burnaby has and continues to benefit from some 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 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.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
*Apartment tower with street-oriented townhouses*  
 2016 August 24..... Page 6

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 plan is for a single 38-storey apartment tower with two to three storey ground oriented townhousing fronting Dunblane and Marlborough Avenues. The development also includes a residential amenity pavilion at the south end of the site, oriented towards Dunblane Avenue that is strongly integrated with the architectural character of the abutting townhouses and apartment tower. The pavilion incorporates a lounge, fitness room, and half-court gym. The overall development form provides a strong street-oriented relationship to its two bounding street frontages, as well as a strong contextual relationship to surrounding, existing and planned development.

The subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality; thus, meeting the standards and objectives for such development in the City's Town Centre areas. The developer has also committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. To complement the built form, a progressive landscape treatment is proposed which includes boulevards and street trees on Dunblane and Marlborough to help soften the urban environment. Substantial on-site planting is also integrated with the outdoor amenities, including lawn space, a dog play area, a children's play area and urban agriculture plots for residents.

A total of 263 units are proposed as part of the suitable plan of development. The units include 255 units located within the high-rise units, three townhouse units oriented towards Dunblane Avenue, and five townhouse units oriented towards Marlborough Avenue. The pedestrian entrance into the lobby is oriented towards Dunblane Avenue at the north end of the site. Through the site's servicing, upgraded pedestrian and on-street parking facilities on Dunblane and Marlborough Avenues will be undertaken, including the provision of sidewalks, street trees and pedestrian lighting.



To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
 Apartment tower with street-oriented townhouses  
 2016 August 24..... Page 7

- 3.2 Vehicular access and loading areas are accessed from the private lane abutting the north side of the site in the form of a port-cochere. The laneway, protected by Statutory Right-of-Way for public access, connects Dunblane and Marlborough Avenues. Underground parking access and egress from the lane is also provided to the Midori development (Rezoning Reference #13-14) to the north.
- 3.3 With regard to the residential parking for the development, the required parking ratio is 1.1 spaces per unit (of which 0.1 is for visitor parking), commensurate with the proposed transportation alternatives proposed for the site. The development has provided the following transportation alternatives:
- provision of a 50% subsidy on two-zone transit passes for all residential units within the development for 12 months;
  - provision of one bike wash / bicycle repair room in the underground parking levels with a repair stand, bike pump and washing station;
  - provision of twice the required long-term residential bicycle parking spaces to be provided in secured residential bicycle lockers;
  - provision of twice the required visitor bicycle parking spaces to be provided as bike racks at the front entrance of the development and in the underground parkade;
  - provision of three electric vehicles and three Level 2 Electric Vehicle (EV) charging stations to be held as common property, with a cash contribution to the strata corporation to cover the maintenance cost of the vehicles for a ten year period;
  - 10% of the parking stalls to have Level 2 electric vehicle charging stations; and,
  - delivery of a communication strategy to be used in the marketing of the project and for initial strata meeting to properly inform potential and new residents of the various traffic demand management benefits provided.
- 3.4 The submission of a Tenant Assistance Plan is required in line with Council's adopted policy. The Tenant Assistance Plan submitted by the applicant includes the following commitments:
- to meet or exceed the requirements of the City's Tenant Assistance Policy;
  - advance notice of at least three months before any of the units must be vacated;
  - the equivalent of three months' rent as compensation for each tenanted unit to help cover moving expenses and relocation costs;
  - tenants who have resided on the subject lands for 3 years or longer will be eligible for additional compensation based on the following formula:
    - \$600 per year for years 3 to 5 of residency within the building.
    - \$800 per year for years 6 to 10 of residency within the building.
    - \$1,000 per year for 11 or more years of residency within the building.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
 Apartment tower with street-oriented townhouses  
 2016 August 24..... Page 8

- updated notices on the status of the rezoning process prior to Public Hearing, Third Reading, and Final Adoption;
- a Tenant Liaison Coordinator will be provided to Tenants and will act as the primary point of contact for all Tenant inquiries related to the redevelopment and the eventual move out of the Tenants; and,
- the use of Polygon's property management company to use their best efforts to assist tenants in finding rental accommodation in other buildings they manage or other rental availabilities.

- 3.5 Given the site's Town Centre location, the applicant is proposing to use the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR, which translates into 8039.5 m<sup>2</sup> (86,536 sq. ft.) of additional gross floor area (GFA) included in the development proposal. The Legal and Lands Department will provide an estimate of value for the residential density of 1.6 FAR amenity density bonus. In accordance with Council's adopted Community Benefit Bonus Policy, it is recommended that the community benefit funds be received as an undesignated cash in-lieu contribution for the future provision of a community benefit. 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. The report to Council will be prepared once the Legal and Lands Department has concluded negotiations with the applicant. 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 Metrotown Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Metrotown Performance / Events Centre. This centre would include facilities for the performing arts and a broad range of community events and occasions.

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

- 3.6 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the construction of Dunblane and Marlborough Avenues to their final Town Centre standard (local road) with cycle provisions, separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting across the development frontage. Storm, sanitary sewer and water main upgrades are also required, as needed.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
 Apartment tower with street-oriented townhouses  
 2016 August 24..... Page 9

- 3.7 In accordance with the City's policy for adaptable units, a total of 53 units (20% of the total number of residential units) have been provided meeting adaptable 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 1,060 sq. ft. A total of 3 handicap accessible parking stalls are provided in connection with this development. Accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 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 indicating that project surface driveway access will not be restricted by gates;
  - Section 219 Covenant guaranteeing the provision and maintenance of public art;
  - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
  - Section 219 Covenant ensuring compliance with the approved acoustical study;
  - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - Section 219 Covenant ensuring the provision and ongoing maintenance of one storage/bicycle repair room, and to ensure that this room remains common property to be administered by the Strata Corporation;
  - Section 219 Covenant ensuring the provision and ongoing maintenance of three electric vehicle and three fast charging (Level 2) Electric Vehicle Charging Stations, and to ensure that they remain as common property to be administered by the Strata Corporation; and,
  - Statutory right-of-way to ensure that the private lane is abutting the subject site's northern property line.
- 3.9 Due to the proximity of the subject site to Imperial Street, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.10 Provision of three separate car wash stalls is required.
- 3.11 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A landscaping plan has been provided as part of the suitable plan of development to provide trees on the site.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
 Apartment tower with street-oriented townhouses  
 2016 August 24.....Page 10

- 3.12 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.13 The undergrounding of all overhead wiring abutting the subject site is required.
- 3.14 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 3.15 The submission of a suitable Solid Waste and Recycling Access Plan to the approval of the Director Engineering is required.
- 3.16 The submission of a suitable on-site residential loading plan to the approval of the Director Engineering is required.
- 3.17 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 (subject to detailed survey)  
 Gross Site Area - 5,024.5 m<sup>2</sup> (54,085.1 sq.ft.)
- 4.2 Site Coverage - 33%
- 4.3 Density and Gross Floor Area  
 Residential Density - 5.0 FAR  
 Residential Gross Floor Area - 25,123.3 m<sup>2</sup> (270,425.3 sq.ft.)  
 (excluding permitted exemptions)
- 4.4 Residential Unit Mix  
 1 - Studio - 53.7 m<sup>2</sup> (578.5 sq.ft.)  
 215 - Two Bedroom - 70.1 m<sup>2</sup> (754.8 sq.ft.) – 84.4 m<sup>2</sup> (908 sq.ft.)  
 (inclusive of 53 adaptable units)  
 4 - Two Bedroom + Den - 106.8 m<sup>2</sup> (1,149.4 sq.ft.) – 110.4 m<sup>2</sup> (1,188.5 sq.ft.)

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #15-26  
 Apartment tower with street-oriented townhouses  
 2016 August 24.....Page 11

- 35 -Three Bedrooms - 101.8 m<sup>2</sup> (1,096 sq.ft.)
- 1 -Townhouse (Two Bedroom) - 104.1 m<sup>2</sup> (1,120.3 sq.ft.)
- 7 -Townhouse (Three Bedroom) - 126 m<sup>2</sup> (1,356.7 sq.ft.) – 131.2 m<sup>2</sup> (1,412.4 sq.ft.)

**TOTAL NUMBER OF UNITS:** - 263 units (*inclusive of 53 adaptable units*)

- 4.5 **Building Height**
- two to three storeys for townhouses fronting Dunblane Avenue
  - three storeys for townhouses fronting Marlborough Avenue
  - 38 storeys for apartment tower

- 4.6 **Vehicle Parking**  
 263 units @ 1.1 spaces per unit  
 Minimum Required - 290 spaces
- Provided - 304 spaces  
*(including 27 visitor parking space)*

- 4.7 **Bicycle Parking**  
 263 units @ 2.2 spaces per unit  
 Required – 579 spaces
- Provided - 593 spaces  
*(including 54 visitor spaces in racks)*

- 4.8 **Communal Facilities**  
*(Excluded from FAR Calculations)*

Primary communal facilities for residential tenants are located within a residential amenity pavilion at the south end of the site, oriented towards Dunblane Avenue. The pavilion incorporates a lounge, fitness room, and half gym. The total amenity area amounts to 9,736.5 sq. ft., which is less than the permitted 13,521 sq. ft. (5%) of Gross Floor Area permitted within the Zoning Bylaw.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

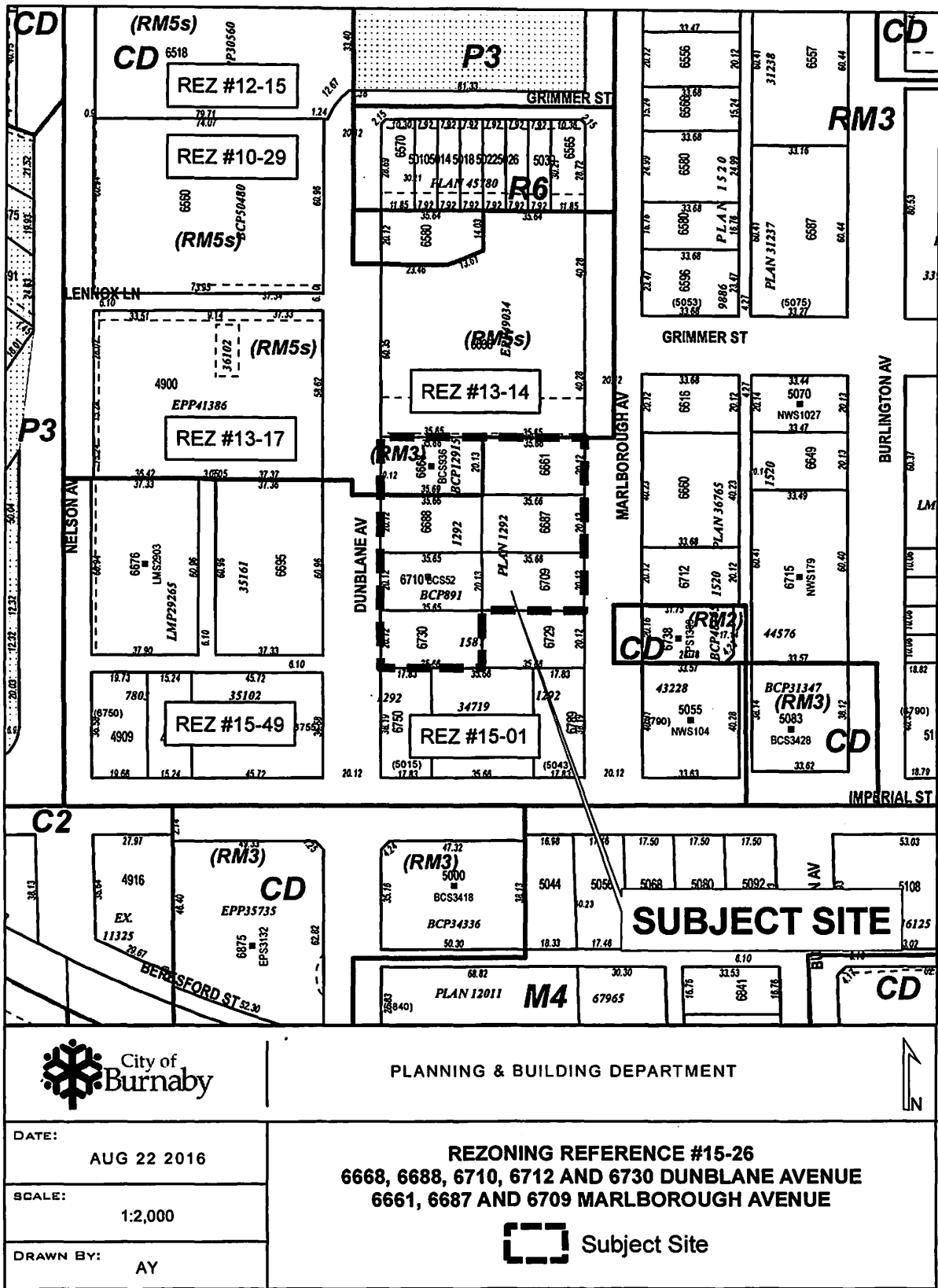
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**Attachments**

cc: Director Engineering  
 City Solicitor  
 City Clerk

**REZONING REFERENCE #15-00026****SCHEDULE "A"**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>
6668 Dunblane Avenue	Strata Lots' 1, 2, 3 & 4, DL 152, Group 1, NWD Strata Plan BCS936
6688 Dunblane Avenue	Lot 20, DL 152, Group 1, NWD Plan 1292
6710/12 Dunblane Avenue	Strata Lots' 1 & 2, DL 152, Group 1, NWD Strata Plan BCS52
6730 Dunblane Avenue	Lot 22, DL 152, Group 1, NWD Plan 1292
6661 Marlborough Avenue	Lot 8, DL 152, Group 1, NWD Plan 1292
6687 Marlborough Avenue	Lot 7, DL 152, Group 1, NWD Plan 1292
6709 Marlborough Avenue	Lot 6, DL 152, Group 1, NWD Plan 1292



Sketch #1

