



## ADVISORY PLANNING COMMISSION

### NOTICE OF OPEN MEETING

**DATE:** THURSDAY, 2016 OCTOBER 13  
**TIME:** 6:00 PM  
**PLACE:** Clerk's Committee Room, Burnaby City Hall

### AGENDA

- |   | <u>PAGE</u> |
|---|-------------|
| 1. <b><u>CALL TO ORDER</u></b>  |             |
| 2. <b><u>MINUTES</u></b>  |             |
| Minutes of the Advisory Planning Commission Meeting held on 2016<br>September 08  | 1           |
| 3. <b><u>ZONING BYLAW AMENDMENTS</u></b>  |             |
| 1) <b><u>Burnaby Zoning Bylaw 1965,</u></b>   | 6           |
| <b><u>Amendment Bylaw No. 41, 2016 - Bylaw No. 13648</u></b>  |             |
| Rez . #16-04  |             |
| 4380 Halifax Street   |             |
| From: CD Comprehensive Development District (based on RM5<br>Multiple Family Residential District, C3, C3h General<br>Commercial Districts, P3 Park and Public Use District)  |             |
| To: Amended CD Comprehensive Development District (based on<br>RM5 Multiple Family Residential District, C3, C3h General<br>Commercial Districts, P2 Administration and Assembly District,<br>P3 Park and Public Use District and Brentwood Town Centre<br>Development Plan guidelines) |             |
| The purpose of the proposed zoning bylaw amendment is to permit<br>the installation of rooftop antennas and ancillary equipment.  |             |

2) **Burnaby Zoning Bylaw 1965,** 11  
**Amendment Bylaw No. 42, 20216 - Bylaw No. 13649**

Rez. #16-23

8940 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

To: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled “Parcel 17 UniverCity” prepared by Ramsay Worden Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 13-storey apartment building with a townhouse podium.

3) **Burnaby Zoning Bylaw 1965,** 20  
**Amendment Bylaw No. 43, 2016 - Bylaw No. 13650**

Rez. #15-28

Portion of 9855 Austin Avenue

From: CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled “Lougheed Town Centre – Phase 1 Commercial Podium / Parking” prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of the commercial podium, underground parking and public realm components on the Phase I site, within the Lougheed Town Centre Core Area.

4) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 44, 2016 - Bylaw No. 13651**

Rez. #15-29

Portion of 9855 Austin Road

From: CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled “Lougheed Town Centre – Phase 1 Tower 1” prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the first residential tower on the Lougheed Core Area Phase I site, within the Lougheed Town Centre Core Area.

5) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 45, 2016 - Bylaw No. 13652**

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TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to require review and Council approval of boarding, lodging, and rooming houses through the CD Comprehensive Development rezoning process.

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 September 08** at 6:00 p.m.

#### 1. CALL TO ORDER

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

ABSENT: Ms. Sarah Campbell  
 Mr. Arsenio Chua

STAFF: Mr. Ed Kozak, Assistant Director Current Planning  
 Ms. Blanka Zeinabova, Administrative Officer  
 Ms. Nikolina Vracar, Administrative Officer

The Chair called the meeting to order at 6:01 p.m.

#### 2. MINUTES

##### 1) Minutes of the Advisory Planning Commission Meeting held on 2016 August 18

MOVED BY COMMISSIONER DHATT  
SECONDED BY COMMISSIONER IVANCIC

THAT the minutes of the Advisory Planning Commission meeting held on 2016 August 18 be adopted.

CARRIED UNANIMOUSLY

3. **ZONING BYLAW AMENDMENTS**

MOVED BY COMMISSIONER SODHI  
SECONDED BY COMMISSIONER DHATT

THAT the Zoning Bylaw Amendments be received.

CARRIED UNANIMOUSLY

a) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 36, 2016 – BYLAW NO. 13641**

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 m2 (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.

MOVED BY COMMISSIONER DHATT  
SECONDED BY COMMISSIONER SODHI

THAT the Advisory Planning Commission SUPPORT Rez. #15-46, Bylaw No. 13641.

CARRIED UNANIMOUSLY

b) **BURNABY ZONING BYLAW 1965,**  
**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.

MOVED BY COMMISSIONER PEPPARD  
SECONDED BY COMMISSIONER DHATT

THAT the Advisory Planning Commission SUPPORT Rez. #15-25, Bylaw No. 13642.

CARRIED UNANIMOUSLY

c) **BURNABY ZONING BYLAW 1965,**  
**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.

MOVED BY COMMISSIONER IVANCIC  
SECONDED BY COMMISSIONER PEPPARD

THAT the Advisory Planning Commission SUPPORT Rez. #16-10, Bylaw No. 13643.

CARRIED UNANIMOUSLY

d) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 39, 2016 – BYLAW NO. 13644**

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.

**MOVED BY COMMISSIONER PEPPARD**  
**SECONDED BY COMMISSIONER DHATT**

THAT the Advisory Planning Commission SUPPORT Rez. #15-26, Bylaw No. 13644.

CARRIED  
OPPOSED: Commissioner Henschel

4. **NEW BUSINESS**

There was no new 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 COMMISSIONER MYERS**  
**SECONDED BY COMMISSIONER IVANCIC**

THAT this Advisory Planning Commission meeting do now adjourn.

CARRIED UNANIMOUSLY

The meeting of the Advisory Planning Commission adjourned at 6:55 p.m.

\_\_\_\_\_  
Blanka Zeinabova  
ADMINISTRATIVE OFFICER

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

DRAFT



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

**REZONING REFERENCE # 16-00004**  
**ADDRESS: 4380 Halifax Street**

**Meeting Date: 2016 October 13**

**DEVELOPMENT PROPOSAL:**

Permit the installation of rooftop antennas and ancillary equipment.

- 1. **Site Area:** 3,250 m2 (34,982.7 ft2) (Unchanged)
- 2. **Existing Use:** Mixed-use (multi-family residential, commercial and retail)
- Adjacent Use:** Multi-family residential, commercial, retail, manufacturing and childcare
- Proposed Use:** Antenna installation for E-Comm 9-1-1 services to provide emergency wireless service to the surrounding area including RCMP, Fire and BC Ambulance Services.

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	3,250 m2 (34,982.7 ft2) (Unchanged)	3,250 m2 (34,982.7 ft2) (Unchanged)
4. <b>Site Coverage:</b>	100% (Unchanged)	100% (Unchanged)
5. <b>Building Height:</b>	26 Storeys (Unchanged)	26 Storeys (Unchanged)
6. <b>Vehicular Access from:</b>	Halifax Street	Halifax Street
7. <b>Parking Spaces:</b>	245 Spaces	245 Spaces
8. <b>Loading Spaces:</b>	N/A	N/A
9. <b>Communal Facilities:</b>	N/A	N/A

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

*Note: N/A where not applicable*



Item .....
Meeting ..... 2016 Sept. 19

COUNCIL REPORT

**TO:** CITY MANAGER 2016 September 12

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-04**  
**Installation of rooftop antenna facility**

**ADDRESS:** 4380 Halifax Street (see *attached* Sketch #1)

**LEGAL:** Common Property Strata Plan BCS690, DL 119

**FROM:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial Districts, P3 Park and Public Use District)

**TO:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial Districts, P2 Administration and Assembly District, P3 Park and Public Use District and Brentwood Town Centre Development Plan guidelines)

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

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 October 25.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 October 03 and to a Public Hearing on 2016 October 25 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenant guaranteeing the removal of the antennas should ECOMM cease to operate them.

**REPORT**

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #16-04  
Installation of rooftop antenna facility  
2016 September 12 ..... Page 2

**1.0 REZONING PURPOSE**

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

**2.0 BACKGROUND**

2.1 The subject site is comprised of a single lot on the west side of Rosser Avenue, bounded by Halifax Street to the north and a closed section of Buchanan Street to the south. The property was developed in 1999 with a 67.36 m (221 ft.) high 23 storey residential tower, a three storey retail and townhouse podium and four levels of underground parking. The top of the residential tower has a three tiered elevator mechanical penthouse approximately 6.0 m (20 ft.) high, and set back from the edges of the building approximately 7.6 m (25 ft.). Directly to the north are two 23 storey residential towers surrounded by two storey townhouses. To the south is a mid-rise office building and a 23 storey residential tower. To the east, across Rosser Avenue, is an 18 storey seniors residential tower, and to the west, is a one storey childcare centre, with older industrial uses and high density residential towers beyond.

2.2 The subject site is within the Council adopted Brentwood Town Centre Development Plan, and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District as guidelines) (see *attached* Sketch #2). It was rezoned in connection with Rezoning Reference #97-49 to permit a high density mixed use development, as described above.

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

**3.0 GENERAL COMMENTS**

3.1 The applicant is seeking to rezone the subject site to permit the installation of three omni antennas, two GPS timing antennas, two microwave antennas and ancillary radio equipment on the roof of the high rise to maintain and improve the network for E-Comm 9-1-1 services. As the proposed omni antennas exceed the maximum 1.0 m (3.3 ft.) height extension permitted above a building face, as specified by Section 6.21 of the Zoning Bylaw, rezoning to include the P2 Administration and Assembly District as part of the CD zoning of the site is required.

3.2 The proposed antenna installation is intended to provide emergency wireless service to the surrounding area, including to the Burnaby RCMP, Burnaby Fire and BC Ambulance Service. The three proposed omni antennas measure approximately 7.0 m (23.0 ft.), 6.0 m (19.7 ft.), and 5.0 m (16.4 ft.), high respectively by 89 mm (3.5 inches) in diameter and would be mounted in the centre of the mechanical penthouse rooftop, extending 7.0 m (23.0 ft.) above the parapet. The remaining equipment would be mounted on all four sides of the mechanical penthouse rooftop, and shielded behind a fabric shroud extending approximately 2.15 m high above the rooftop.

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #16-04  
Installation of rooftop antenna facility  
2016 September 12..... Page 3

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

- 3.3 Should the antenna development and related infrastructure be abandoned by the applicant or its successor, all of the equipment would be required to be removed. A Section 219 Covenant guaranteeing the removal of the equipment, should it no longer be required by ECOMM or its successors, is required.
- 3.4 Given its design, the installation of the antennas is expected to have minimal impact on the subject site and on nearby properties. The surrounding development context is primarily high-rise multi-family and office use. While the proposed antenna infrastructure would not be visible from the ground plane at close distances, it would be visible from the top of existing buildings and more distant vistas. The narrow diameter (3.5 inches) of these antennas does, however, minimize their visual impact. The impact is further reduced by a shroud designed to look like an extension of the penthouse, which completely obscures all related mechanical and electrical equipment mounted below the three antennas; and in combination with the three antennas arranged with the highest antenna at the center, mimics the existing spire like roofs on the mechanical penthouses of the two adjacent towers in the Madison Centre development. It must be noted that the proposed infrastructure is required by E-Comm 9-1-1 to ensure broad and reliable radio coverage for police, fire, and ambulance services in the community. Given the forgoing, the proposed antenna installation is therefore considered supportable.
- 3.5 No additional servicing of the site is required in conjunction with the subject application.

**4.0 DEVELOPMENT PROPOSAL**

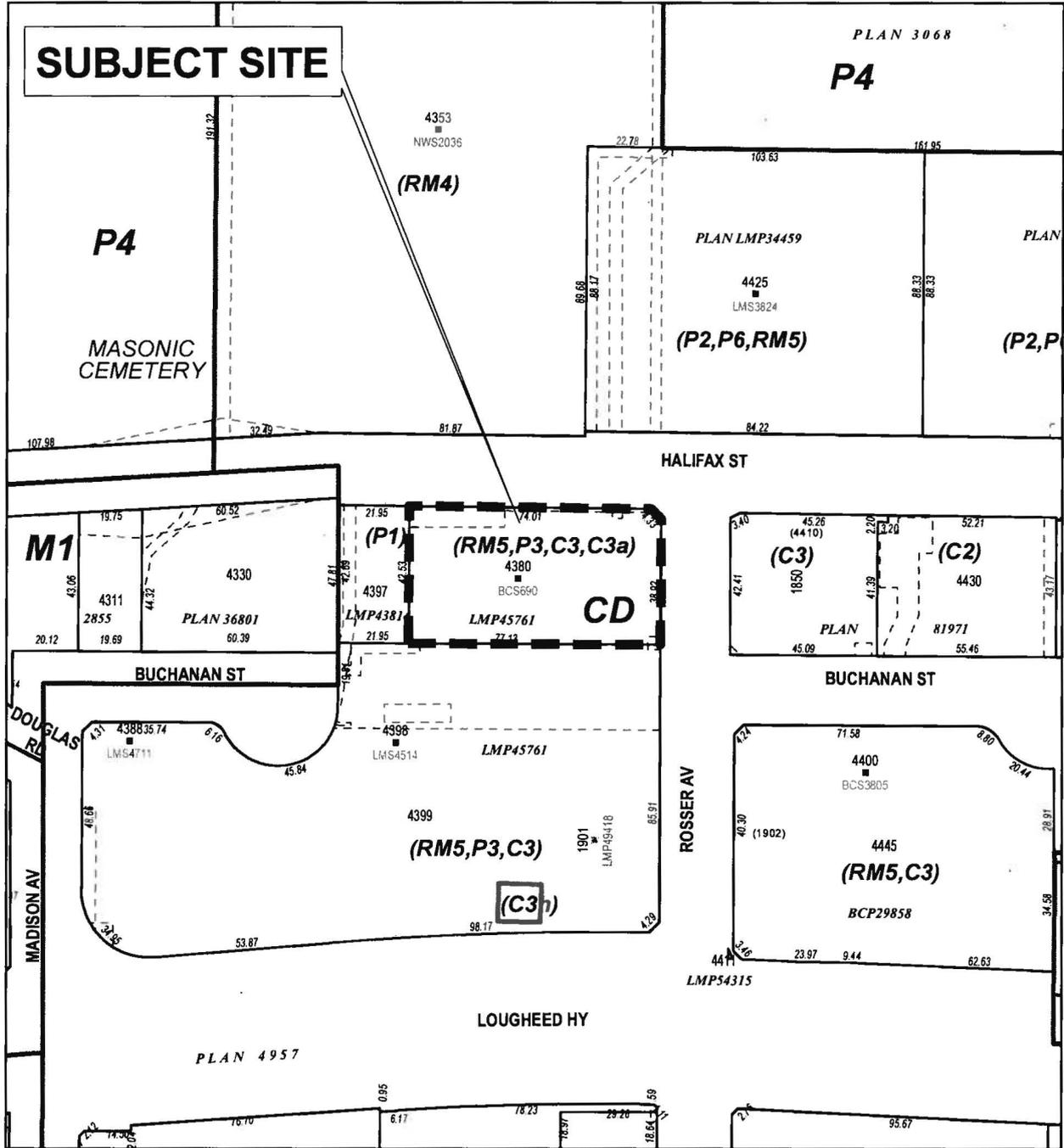
- 4.1 Site Area - 3,250 m<sup>2</sup> (34,982.7 ft<sup>2</sup>)(unchanged)
- 4.2 Site Coverage - 100% (unchanged)
- 4.3 Maximum Building Height - 26 stories (unchanged)
- 4.4 Parking Required - 245 spaces
- Parking Provided - 245 spaces

  
Lou Pelletier, Director  
PLANNING AND BUILDING

IW:spf/tn

**Attachments**

cc: Director Engineering City Solicitor City Clerk  
P:\REZONING\Applications\2016\16-11 3755 McGill Street\Rezoning Reference 16-11 PH Report 20160618.docx



PLANNING & BUILDING DEPARTMENT



DATE:  
MAR 01 2016

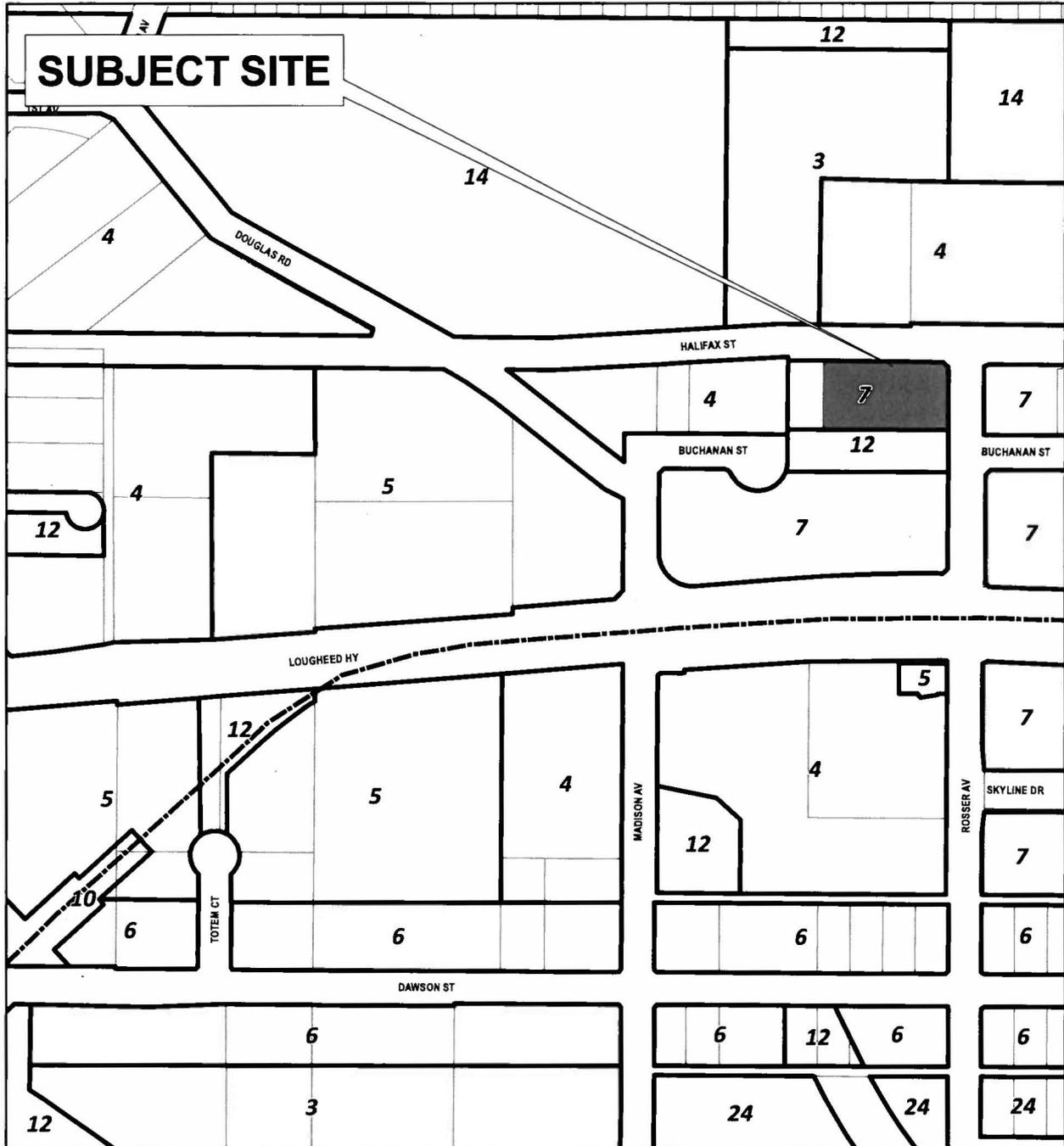
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REZONING REFERENCE #16-04  
4380 HALIFAX STREET

 Subject Site

Sketch #1

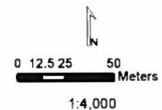


- |   |   |
|---|---|
| <b>3</b> Medium Density Multiple Family Residential | <b>8</b> Medium or High Density Multi Family Residential                            |
| <b>4</b> High Density Multiple Family Residential   | <b>10</b> Institutional   |
| <b>5</b> Commercial                               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



Planning and Building Dept

### Brentwood Plan



Printed March 1, 2016

Sketch #2



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

**REZONING REFERENCE # 16-00023**  
**ADDRESS: 8940 University Crescent**

**Meeting Date: 2016 October 13**

**DEVELOPMENT PROPOSAL:**

Permit the development of a 13 storey apartment building with a townhouse podium.

- 1. **Site Area:** 4,002.0 m2 (43,077 sq.ft.)
- 2. **Existing Use:** Vacant (undeveloped and treed)
- Adjacent Use:** Multi-family residential, vacant
- Proposed Use:** Permit the development of a 13 storey apartment building with a townhouse podium.

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	10,405 m2 (112,000 sq.ft.)	10,405 m2 (112,000 sq.ft.)
4. <b>Site Coverage:</b>	24% Excluding Parking Structure 43% Including Parking Structure	24% Excluding Parking Structure 43% Including Parking Structure
5. <b>Building Height:</b>	Apartment Bldg. - 13 Storeys Townhouse Podium - 2 Storeys	Apartment Bldg. - 13 Storeys Townhouse Podium - 2 Storeys
6. <b>Vehicular Access from:</b>	University Crescent	University Crescent
7. <b>Parking Spaces:</b>	153 Spaces	153 Spaces
8. <b>Loading Spaces:</b>	1 Residential Loading Space (shared with 8850 University Crescent)	1 Residential Loading Space (shared with 8850 University Crescent)
9. <b>Communal Facilities:</b>	Amenity rooms, amenity lobby and lounge and communal laundry rooms	Amenity rooms, amenity lobby and lounge and communal laundry rooms
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*

*cl*  
*MM*



Item .....
Meeting .....2016 September 19

COUNCIL REPORT

**TO:** CITY MANAGER 2016 September 14

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-23**  
**Mid-Rise Residential Building with Townhouse Podium**

**ADDRESS:** 8940 University Crescent (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 17, DL 211, Grp 1, NWD Plan BCP 45523

**FROM:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

**TO:** Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "Parcel 17 UniverCity" prepared by Ramsay Worden Architects Ltd.)

**APPLICANT:** Intergulf Development  
880-700 West Georgia Street  
Vancouver, BC V7Y 1B6  
*(Attention: Kaylen Crosse)*

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 October 25.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 October 03 and to a Public Hearing on 2016 October 25 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.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #16-23  
2016 September 14 ..... Page 2

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The granting of any necessary Section 219 Covenants, including covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
- e. The review of a detailed Sediment Control System by the Director Engineering.
- f. 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.
- g. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- h. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- i. Compliance with the guidelines for underground parking for visitors.
- j. The deposit of the applicable GVS & DD Sewerage Charge.
- k. 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 this rezoning amendment is to permit the development of a 13 storey apartment building with a townhouse podium.

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-23  
 2016 September 14 ..... Page 3

## 2.0 BACKGROUND

- 2.1 The subject site is located on the north side of University Crescent, north of Highland Court, and is currently treed and undeveloped (Sketch #1 *attached*). To the east is the “Altitude” development, comprised of two 12 and 14 storey apartment buildings that were recently completed. To the southwest is the “Peak” development, a 17 storey apartment building adjoining a six-storey mid-rise that will be commencing construction shortly. The Water Tower Building and treed, undeveloped sites that are planned for future multi-family residential development are located to the south across University Crescent. To the north across University Drive is the Burnaby Mountain Conservation Area.
- 2.2 On 2016 May 25, Council received the report of the Planning and Building Department regarding the rezoning of the subject 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 The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 17 within Phase 3 of the UniverCity community, which was created by Rezoning Reference #06-65 and Subdivision Reference #07-51. The site slopes significantly down towards the north. Riparian and tree retention covenant areas have been established at the rear and the east side of the property as part of the previous rezoning and subdivision approval processes. The development parameters and statistics established for the site through Rezoning Reference #06-65 permit a maximum development density of 2.6 FAR (providing a maximum gross floor area of 112,000 sq.ft.), up to 117 residential units, and a maximum building height of 12 storeys.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

## 3.0 GENERAL COMMENTS

- 3.1 The applicant is proposing to construct a 13 storey apartment building, including a two-storey townhouse podium fronting University Crescent. The requested height variance of one storey is supportable as it allows for a more terraced building form, reflecting the topographic nature of Burnaby Mountain. Additional terracing also provides more opportunities for outdoor living space, in accordance with design objectives for the UniverCity community. One hundred and seventeen units are proposed, including three two-storey townhouses fronting University Crescent. Twenty-seven units are adaptable, which exceeds the minimum 20% of single-level units that are required to be adaptable in accordance with Council adopted policy. As permitted under the adopted policy, 1.86 m<sup>2</sup>

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #16-23  
2016 September 14 ..... Page 4

(20 sq.ft.) for each adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 50.2 m<sup>2</sup> (540 sq.ft.). Eighteen units in the development have lock-off suites. All residential units include private outdoor space. Proposed finishing materials include glass, composite panel, metallic profile panel, and architectural finished concrete.

Vehicular access is at the west end of the site, off University Crescent. Four and a half levels of underground parking are proposed. As the site slopes approximately 15.89 m (52.13 ft.) from University Crescent to University Drive, the parkade structure extends up to 10.6 m (34.82 ft.) vertically above grade. The visual impact of exposed parkade walls at the rear of the property is mitigated by siting two levels of amenity space and decking directly adjacent the north side of the parkade. Exposed walls along the west and east sides of property are suitably treated with a vegetated wall system and metallic profile panel, with only limited areas of exposed painted concrete. Further, it is noted that there is extensive existing and proposed trees and landscaping along the west and east sides of the property, which provide a further screening function. Overall, the design of the parking structure has been well developed and is considered acceptable.

With respect to residential loading, it is proposed that the subject site share the residential loading space at the adjacent “Peak” development to the west, which will be commencing construction shortly by the same developer. This loading space is situated near the shared property line, would be easily accessible by future residents at the subject site, and would be protected by an easement. The proposed shared loading space is considered supportable as it enables a greater portion of the front yard on the subject site to be landscaped.

In addition to front yard landscaping, which includes a stormwater raingarden feature, extensive landscaping is proposed on the P1 roof deck along the west side of the property to complement the built form and to provide common outdoor amenity space for residents. Existing riparian and tree covenant areas along the rear and east sides of the property will be protected. The development will be required to meet UniverCity’s current stormwater, habitat protection, building, and energy requirements.

Overall, the proposal generally meets the development guidelines established for the UniverCity neighbourhood and is considered suitable for presentation to Public Hearing.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- standard requirements for water main, sanitary sewers, and storm sewers;

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #16-23  
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- provision of a concrete curb and gutter, boulevard grass, landscaping, trees, paver sidewalk, paver driveway, and streetlighting adjacent the development site;
  - upgrade of the University Crescent road pavement adjacent the development site to a final standard;
  - completion of all boulevard works adjacent 9001 University Crescent (Lot 26) to a final standard; and,
  - maintenance of the lineal ponds adjacent to 9060, 8940, and 8850 University Crescent (Lots 16, 17, and 18).
- 3.3 Any necessary statutory right-of-ways and easements are to be provided, including the registration of an access easement on the adjacent 8850 University Crescent (the “Peak” development) to allow shared residential loading.
- 3.4 Any necessary covenants are to be provided, including, but not necessarily limited to Section 219 Covenants:
- restricting enclosure of balconies; and,
  - ensuring that all accessible parking spaces remain as common property to be administered by the Strata Corporation.
- 3.5 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.6 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.
- 3.7 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stalls are required.
- 3.8 The GVS&DD Sewerage Charge of \$1,082 per apartment unit and \$1,515 per townhouse unit applies. The Parkland Acquisition Charge and School Site Acquisition Charge do not apply as park and school sites have been provided in conjunction with the overall subdivision of the neighbourhood.

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4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 4,002.0 m<sup>2</sup> (43,077 sq.ft.)
- 4.2 Site Coverage - 24% excluding parking structure  
- 43% including parking structure
- 4.3 Density and Gross Floor Area - 2.6 FAR, 10,405 m<sup>2</sup> (112,000 sq.ft.)
- 4.4 Unit Mix
  - 2 One BR units - 55.1 m<sup>2</sup> (593 sq.ft.) per unit
  - 19 One BR adaptable units - 50.7 to 54.7 m<sup>2</sup> (546 to 589 sq.ft.) per unit
  - 10 One BR + den units - 60.7 to 64.9 m<sup>2</sup> (653 to 699 sq.ft.) per unit
  - 57 Two BR units - 77.6 to 118.1 m<sup>2</sup> (835 to 1,271 sq.ft.) per unit
  - 8 Two BR adaptable units - 83.1 m<sup>2</sup> (895 sq.ft.) per unit
  - 18 Two BR lock off units - 79.4 to 82.1 m<sup>2</sup> (855 to 884 sq.ft.) per unit
  - 2 Two BR units + den - 120.9 to 123.9 m<sup>2</sup> (1,301 to 1,334 sq.ft.) per unit
  - 1 Three BR units - 126.7 m<sup>2</sup> (1,364 sq.ft.) per unit
  - 117 units total**
- 4.5 Building Height - 13 storeys, 38.9 m (127.6ft.)
- 4.6 Vehicle Parking – Required and Provided
  - Total** - **153 spaces**
  - Residential - 128 spaces
  - Visitor @ 0.2 per unit - 25 spaces
- 4.7 Bicycle Parking
  - Total Required** - **141 spaces**
  - Residential @ 1 per unit - 117 spaces
  - Visitor @ 0.2 per unit - 24 spaces
  - Total Provided** - **146 spaces**
  - Residential - 122 spaces
  - Visitor - 24 spaces
- 4.8 Residential Loading
  - Total Required & Provided** - **1 space** (shared with 8850 University Crescent)

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4.9 Communal Facilities (Excluded from FAR Calculations)

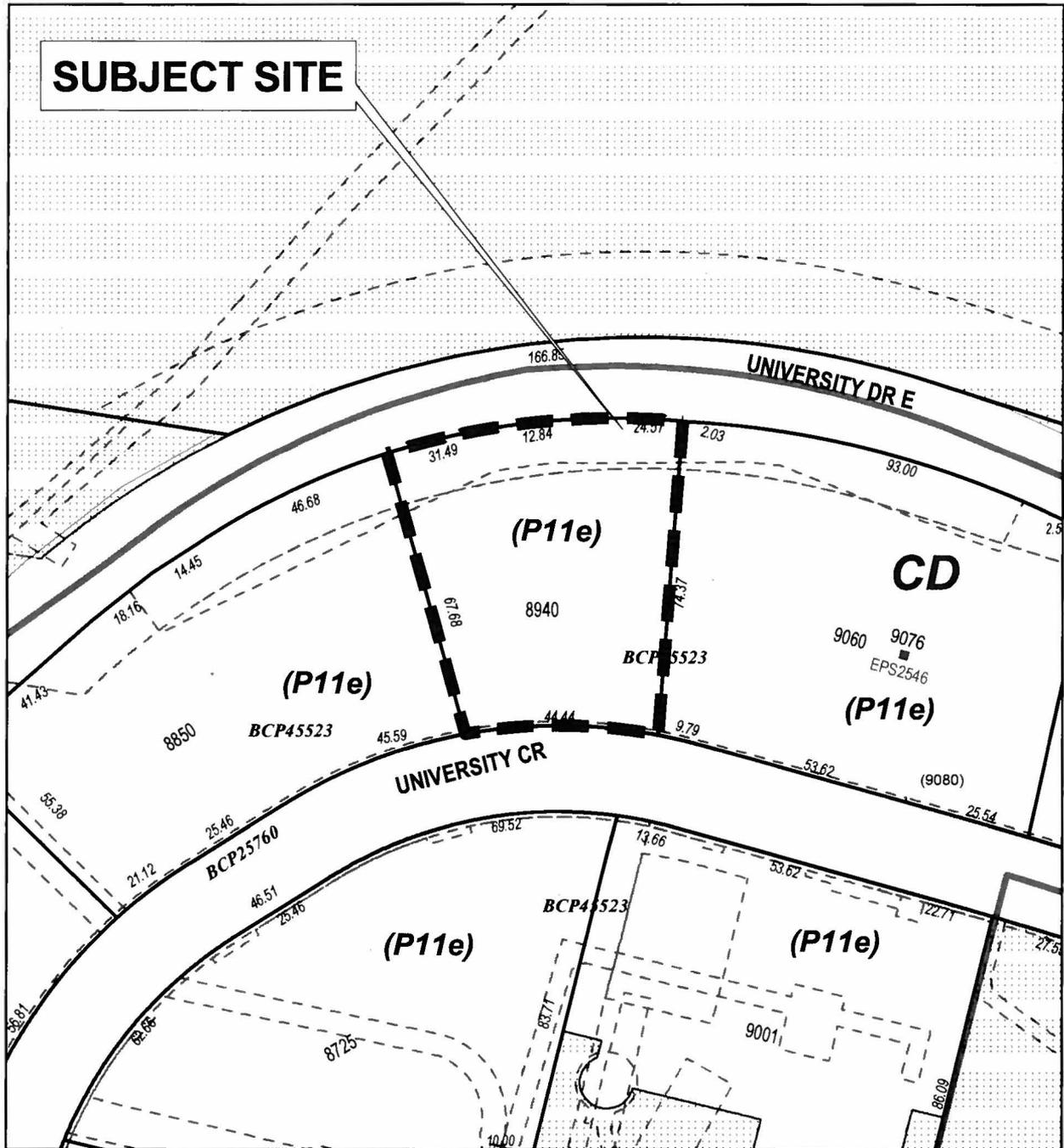
Communal facilities for residents include: two large amenity rooms at the P1 and P2 levels, an amenity lobby and lounge, and two communal laundry rooms. The amenity area amounts to 365.4 m<sup>2</sup> (3,933 sq.ft.), which is within the 5% (520.3 m<sup>2</sup> or 5,600 sq.ft.) gross floor area exemption permitted by the Zoning Bylaw. The development proposal also includes amenity patios at the P1 and P2 levels, including a barbecue area, child-friendly play area, and seating areas. Extensive landscaping is also proposed throughout the site, including a stormwater raingarden feature at the southeast corner of the site.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

KH:tn  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk

P:\REZONING\Applications\2016\16-23 8940 University Crescent (Parcel 17)\01 Reports\Public Hearing Report.Docx



PLANNING & BUILDING DEPARTMENT



DATE: MAY 06 2016

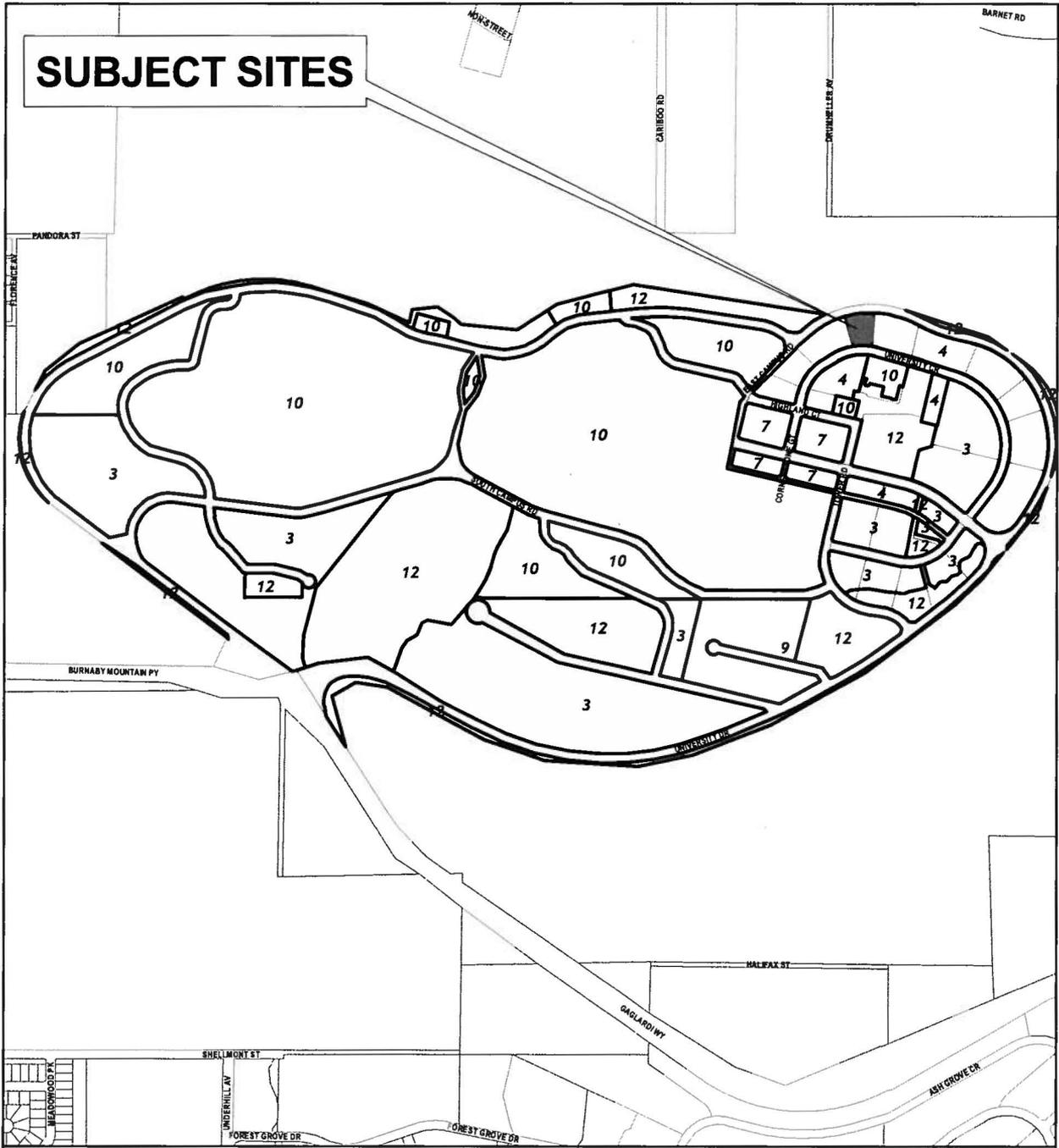
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REZONING REFERENCE #16-23  
8940 UNIVERSITY CRESCENT

 Subject Site

Sketch #1

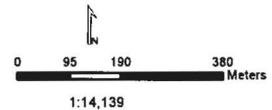


**Simon Fraser University  
Community Plan**



PLANNING & BUILDING DEPARTMENT

- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 7** High Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use





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

**REZONING REFERENCE # 15-00028**  
**ADDRESS: Portion of 9855 Austin Road (Commercial)**

**Meeting Date: 2016 October 13**

**DEVELOPMENT PROPOSAL:**

Permit construction of the commercial podium, underground parking and public realm components on the Phase I site, within the Lougheed Town Centre Core Area, as well as facade improvements to the existing mall.

- 1. **Site Area:** Existing Gross Site Area 149,186 m2 (1,605,828 sq. ft.) - Phase 1 Development Area 24,280 m2 (254,436 sq. ft.) = Resulting Site 125,548 m2 (1,351,392 sq. ft.)
- 2. **Existing Use:** Shopping centre, parking
- Adjacent Use:** Existing Lougheed Mall (north/west); Austin Road & commercial development (south); North Road, low rise commercial & multiple family development (east)
- Proposed Use:** Commercial

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	14,129 m2 (152,087 sq.ft.)	14,129 m2 (152,087 sq.ft.)
4. <b>Site Coverage:</b>	79%	79%
5. <b>Building Height:</b>	7 Storeys	7 Storeys
6. <b>Vehicular Access from:</b>	Grand Promenade, Austin Road, Cross Creek and North Road	Grand Promenade, Austin Road, Cross Creek and North Road
7. <b>Parking Spaces:</b>	247 Spaces	393 Spaces
8. <b>Loading Spaces:</b>	5 Spaces	5 Spaces
9. <b>Communal Facilities:</b>	Commercial end-of-trip facility	Commercial end-of-trip facility
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

*cd*  
*JD*  
Note: N/A where not applicable



Item .....  
Meeting .....2016 September 19

COUNCIL REPORT

**TO:** CITY MANAGER 2016 September 14

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-28  
Commercial Podium, Underground Parking, and Public Realm Components  
on the Lougheed Town Centre Phase I Site  
Lougheed Town Centre Plan**

**ADDRESS:** Portion of 9855 Austin Road (see *attached* Sketches #1, #2, and #3)

**LEGAL:** Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 and EPP10716

**FROM:** CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Commercial Podium / Parking" prepared by GBL Architects Inc.)

**APPLICANT:** Shape Properties Corp.  
2020 One Bentall Centre  
505 Burrard Street, Box 206  
Vancouver, BC V7X 1M6  
(Attention: Jim Rinzema)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 October 25.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 October 03 and to a Public Hearing on 2016 October 25 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.

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From: Director Planning and Building  
Re: Rezoning Reference #15-28  
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- 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 submission of an Undertaking to remove all improvements prior to Final Adoption, 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 dedication of any rights-of-way deemed requisite.
- f) The completion of the necessary subdivision to create the subject site.
- g) The granting of any necessary easements and statutory rights-of-way.
- h) The granting of any necessary Section 219 Covenants, including those listed in Section 5.5 of this report.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) 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.
- k) The review of commercial and residential loading facilities by the Director Engineering.
- l) The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building is required.

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- m) The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.
- n) The provision of facilities for cyclists in accordance with this report.
- o) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- p) The submission of a Site Profile and resolution of any arising requirements.
- q) The submission of a detailed Comprehensive Sign Plan.
- r) The submission of a detailed Public Art Plan.
- s) The submission of a detailed construction management plan including a schedule for the construction/development phasing of the subject proposal.
- t) The deposit of the applicable GVS & DD Sewerage Charge.

**R E P O R T**

**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit construction of the commercial podium, underground parking and public realm components on the Phase I site (see Sketch #1 *attached*), within the Lougheed Town Centre Core Area.

**2.0 NEIGHBOURHOOD CHARACTERISTICS**

The subject site is located at the northwest corner of North Road and Austin Road and is an 18,708 m<sup>2</sup> (201,375 sq.ft.) portion of the Lougheed Town Centre shopping mall site (“Lougheed Mall”) (see Sketch #1 *attached*). It is the proposed location for Phase I of the Lougheed Core Area Master Plan, Rezoning Reference #15-23, which received Final Adoption by Council on 2016 August 29. A small portion of the existing mall’s above-ground parking structure and a portion of the mall building are located on the subject development site. The balance of the mall complex and related parking facilities are located directly to the west and north of the site. To the east across North Road in the City of Coquitlam are low rise commercial and multiple-family developments that are planned for future higher density mixed-use development. To the south of the subject site across Austin Road are commercial uses, with the Lougheed Town Centre SkyTrain Station and bus exchange slightly beyond to the southwest, across Gatineau Place (see Sketch #2 and #3 *attached*).

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 Re: Rezoning Reference #15-28  
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### 3.0 BACKGROUND INFORMATION

- 3.1 On 2016 August 29, Council granted Final Adoption to Rezoning Reference #15-23, which established the Lougheed Town Centre Core Area Master Plan (see Figure 1). The Master Plan is a dramatic reconceptualization of a 29.1 hectare (72 acre) core area – including the existing 14.9 hectare (37 acre) shopping mall site to create a vibrant, pedestrian and transit-connected, mixed-use community with diverse housing, employment, service, and recreation opportunities. The Master Plan provides direction related to the general land use, form, massing, subdivision pattern, site servicing, development phasing, and distribution of applicable development densities in the Core Area.

Upon Second Reading of the Master Plan rezoning on 2016 March 07, the Lougheed Town Centre Plan was amended to reflect RM5's' and C3 designations as development guidelines for lands within the Core Area south of Cameron Street (excluding land owned by Translink to accommodate transit uses), including the subject site. The intent of the Master Plan and the Lougheed Town Centre Plan amendment is to facilitate the phased development of the Lougheed Core Area into a high-density, mixed-use area with a variety of housing opportunities, a system of shopping streets, more diverse employment and service opportunities, strong pedestrian and transit orientation, and significant amounts of public open space.

- 3.2 On 2015 July 15, Council authorized staff to continue to work with the applicant to facilitate the approvals for two sub-phases of development: the commercial podium and parking component of Phase 1 (Rezoning Reference #15-28 – subject rezoning); and, the first of the four high-rise apartment towers (Rezoning Reference #15-29 – Tower 1). At this meeting, Council authorized the Department to continue to work with the applicant in the preparation of suitable plans of development for both rezoning applications with the understanding that further and more detailed reports would be submitted at a later date.

The applicant has now submitted a plan of development for the subject rezoning that is suitable for presentation to a Public Hearing. The plan of development for the first high-rise apartment tower in the northwest quadrant of the subject site (Rezoning Reference #15-29), also appears elsewhere on tonight's Council's agenda.

- 3.3 The Lougheed Town Centre Core Area Master Plan includes eight major development phases. Consistent with the Master Plan, the entire Phase 1 development will be comprised of the following:
- a commercial podium that will provide diverse shops, services, and employment opportunities;
  - four high rise residential towers, one of which is intended for purpose-built rental housing use;

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- extensive landscaping features that will contribute towards environmental sustainability and provide opportunities for community building; and,
- significant public realm components that will help create a strong sense of place, community, and identity, and provide improved connections with the surrounding neighbourhood.

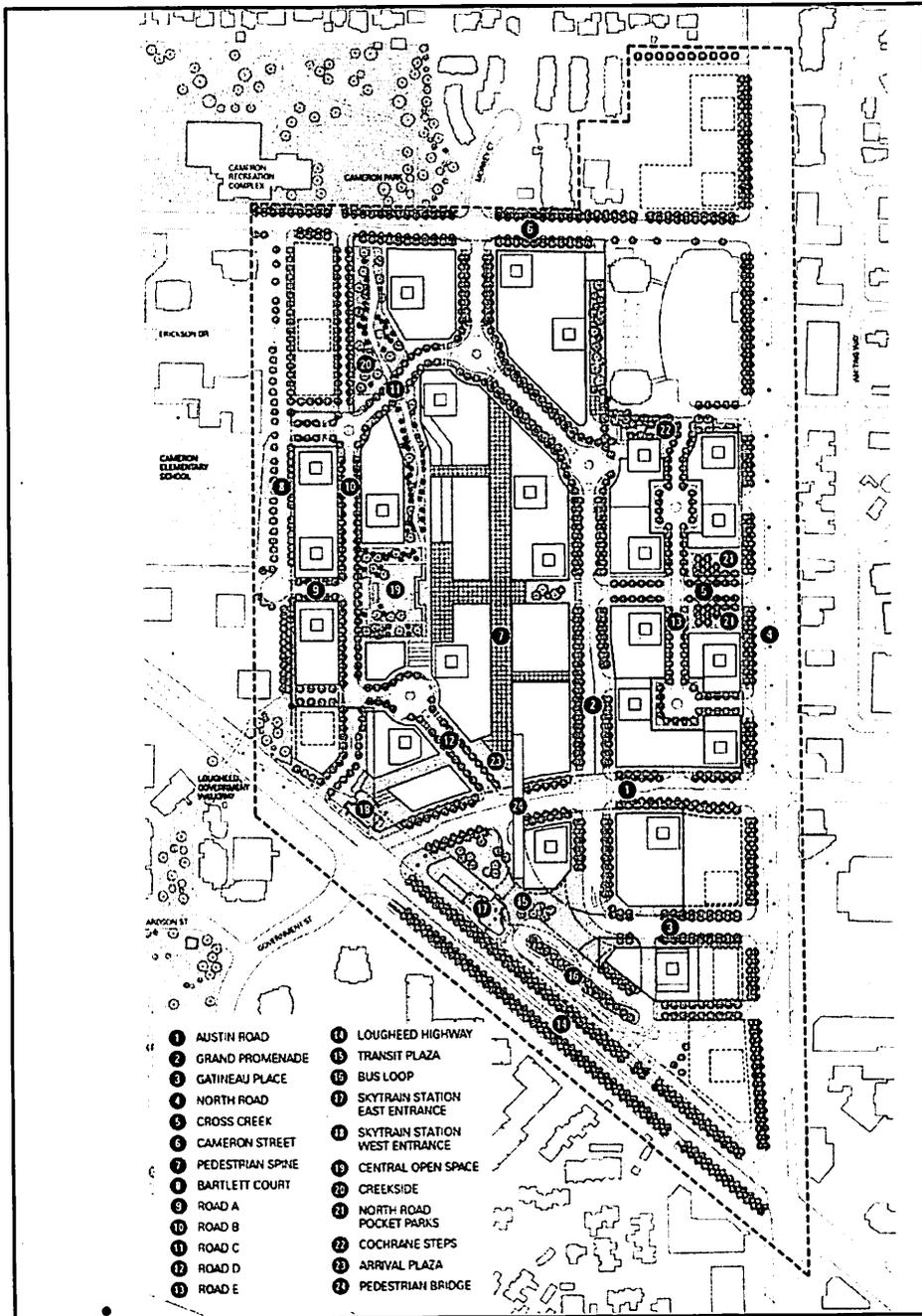


Figure 1: The Lougheed Town Centre Core Area

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4.0 PROPOSED DEVELOPMENT CONCEPT

4.1 The purpose of the subject rezoning is to present a plan of development for a specific sub-phase of Phase 1, for the commercial podium, parking for all commercial and residential uses, changes to the existing mall building after demolition, and all public realm and servicing components on the subject site. To construct the commercial podium and the bounding public realm, demolition of a portion of the existing mall’s above ground parking structure and an approximately 2,656.4 m<sup>2</sup> (28,593 sq.ft.) portion of the mall building itself will be undertaken.

The commercial podium provides the street definition for four precincts identified in the Loughheed Core Area Master Plan: Austin Road, North Road, Cross Creek, and Grand Promenade. The land uses, urban forms, and public spaces associated with the four precincts are detailed below and shown on **Figure 2**.

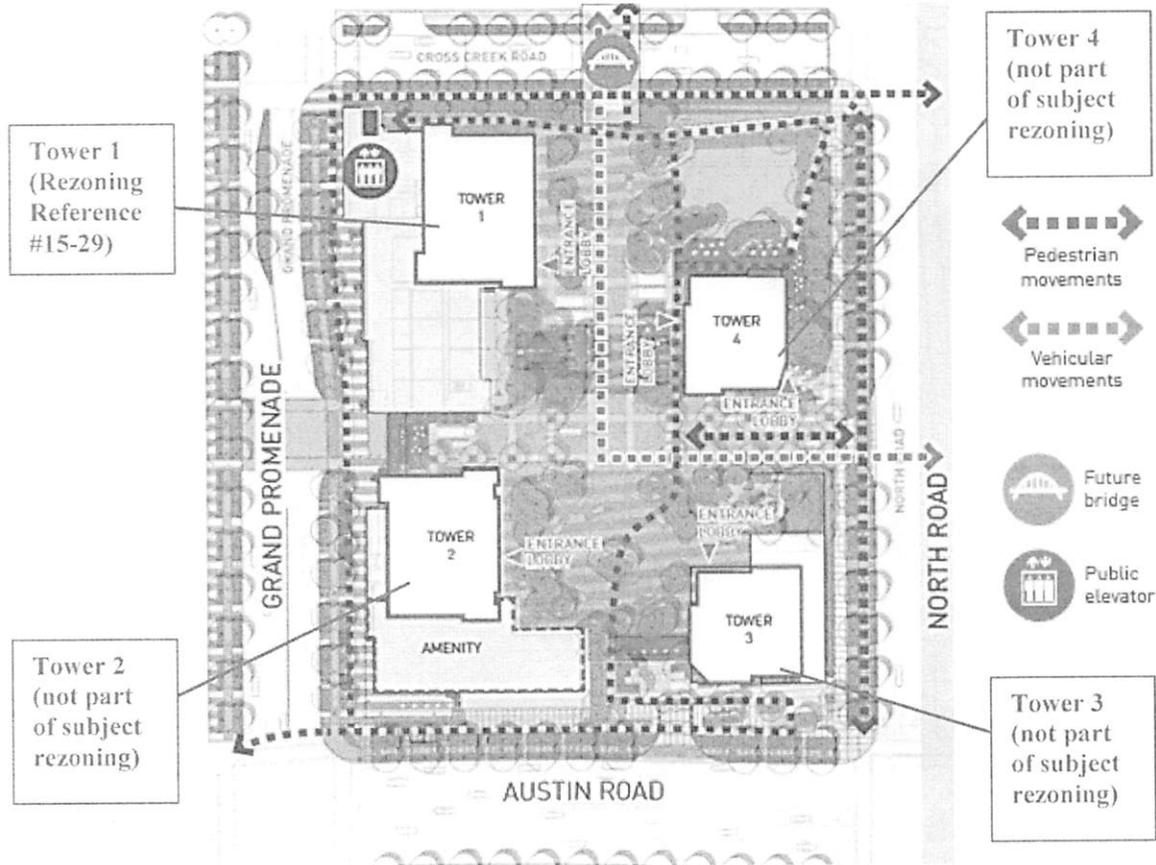


Figure 2: The Loughheed Core Area Phase 1 Site Plan.  
The purpose of the subject rezoning (Rezoning Reference #15-28) is to approve the commercial podium, parking, changes to the existing mall building after demolition, and public realm and servicing improvements.

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Austin Road Precinct

The Austin Road has a highly-visible frontage and acts as gateway into the Lougheed Town Centres Core Area, as shown in Figure 3 below. The development plan proposes a variety of uses along this ‘high street’, including restaurants, office, and a major retail anchor tenant on the corner of Austin Road and Grand Promenade. A set of exterior stairs that define the building facade help to connect pedestrians between street level and upper podium level. The podium form along Austin Road has an average height of 21.3 m (70 ft.) in compliance with the Master Plan.



Figure 3: Commercial podium at the corner of Austin Road and Grand Promenade

North Road Precinct

The commercial and office uses along Austin Road wrap around to mid-block of the North Road frontage, as shown on Figure 4 below. The grade changes along this portion of North Road allow for direct access to commercial uses at the ground floor and second floor of adjacent buildings. There is a reduced intensity of commercial uses along the north portion of the North Road frontage due to the introduction of a meandering plaza the leads to a pocket park at the corner of North Road and Cross Creek. The podium of the future Tower 4 high-rise apartment building adjacent to the meandering plaza will include a 279.5 m<sup>2</sup> (3,009 sq.ft.) commercial tenant space to further activate this area. This commercial space will be approved through the future Tower 4 rezoning process.



Figure 4: Commercial podium at the corner of Austin Road and North Road

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Cross Creek Precinct

The downward slope of Cross Creek from North Road is articulated by a feature stone wall that mimics a natural creek escarpment. The east section of the escarpment fronting Cross Creek includes a water wall that falls from the pocket park’s water feature above, as indicated on Figure 5 below. Climbing plant material from the base of the westerly section of the escarpment provides natural texture to the stone wall. Future development on the north side of Cross Creek is intended to have a similar landscape design. Retail and office uses will activate the west portion of Cross Creek approaching its intersection with Grand Promenade.



Figure 5: Pocket park and water wall at the corner of Cross Creek and North Road

Grand Promenade Precinct

Grand Promenade offers the most intensive commercial uses, including a large retail anchor at its intersection with Austin Road and a collection of restaurants and smaller retail stores lining its frontage. The commercial podium along Grand Promenade is shown on Figure 6 below. Upper level commercial and office opportunities will enhance the mix of uses. Building podium forms along Grand Promenade are set at an average height of (19.8 m) 65 ft. in accordance with the adopted Master Plan.



Figure 6: Commercial podium at the corner of Cross Creek and Grand Promenade

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Phase 1 development requires demolition of a portion of the existing mall building. As part of this work, new facades fronting Grand Promenade are proposed for the existing Mall building. The building facade will be finished with significant glazing and pedestrian oriented signage. These improvements will help to complete the intersection of Grand Promenade and Cross Creek, until future phases of the Master Plan propose further demolition of the mall building.

4.2 A quality public realm is proposed for Phase 1, as identified within the Lougheed Core Area Master Plan and consistent with Burnaby’s enhanced Town Centre standards. The bounding streets of Austin Road, North Road, Cross Creek and Grand Promenade will be developed with separated bicycle and pedestrian facilities, double rows of street trees, and rainwater management amenities. Movement is also accommodated by several escalator and elevator banks fronting the public realm to ensure universal access and inclusion around and through the subject site.

Grand Promenade is designed as a “festival street”, with opportunities for wide sidewalks to meander around patio seating and street parklets. The series of parklets are intended to provide flexible public gathering spaces that allow for art installations, public seating, or additional commercial patio space. Some flexibility from typical public realm design standards will be considered to allow temporary leasing of patio spaces or parklets for programming activities or additional restaurant seating, provided the wide sidewalk and cycling connections remain clear and fully accessible at all times.

Pedestrian flows from beyond the subject site are also considered in the Phase 1 development plans. The plaza spaces at the Austin Road intersections provide welcoming gateways for pedestrians entering the site from the SkyTrain station or bus loop to the south. Pedestrians from the north of the subject site will flow naturally through the pocket park or over a future bridge that is proposed across Cross Creek, at the top of the podium, to connect with the future development phases to the north.

To enhance the public realm, the developer is proposing a progressive program of landscape treatments and public art. The most significant green space for Phase 1 is the pocket park at the corner of North Road and Cross Creek. The pocket park is adjacent to a meandering plaza that flows south to the mid-block of North Road with a series of terraces that step down to the grade of North Road. There are also private green spaces on the podium in the southwest and southeast corners of the site. These landscaped areas offer further greening of horizontal planes at higher elevations. The plant selection around the site prioritizes native species and sensitive water use. Stormwater management will be provided with the use of rain gardens in the public realm, with consideration also given to retention ponds, permeable pavers and silva cells. Careful selection for all furniture, hardscape and finishes will add character to the public realm.

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Integrated into the public realm will be the provision of public art. A suitable Public Art Strategy is a condition of the subject rezoning, and will detail the following opportunities:

- four independent freestanding art features located in the public realm, relating to the four future high-rise apartment towers on the site;
- an expansive and well-lit water wall that cascades down from the pocket park at the top of the podium to the ground-plane of Cross Creek below;
- flexible areas integrated into the public realm allow for demountable art installations and quality outdoor furnishings, such as specialty designed sculptural seating;
- well-lit decorative laser cut art panel finishes for the third level of the building facade fronting Grand Promenade for the enjoyment of those in the public realm below; and,
- an illuminated architectural art facade with changing colours and linear lights to accentuate the architecture at the corner of Austin and North Road.

4.3 It should be noted that due to the large, comprehensive nature of the development, the rezoning proposal incorporates a Comprehensive Sign Plan (CSP) to help achieve better site identity and wayfinding. The signage will include high quality, architecturally integrated canopy, fascia, projecting, and freestanding signs that are primarily designed to be at a human-scale to provide welcoming experiences for pedestrians moving around the commercial podium.

4.4 Vehicular access to the commercial parking levels within the podium occur at the mid-point along Grand Promenade (Level 2) and the midpoint along Austin Road (Level 3). Access to the residential parking levels is provided at the mid-point of Cross Creek (Level 5). There is also a right-in and right-out access to the top of the podium (Level 7) from the mid-block of North Road and by the Cross Creek stone wall feature.

4.5 Parking spaces are provided on seven levels to meet the needs of the commercial uses and the four residential towers proposed as part of Phase 1. All of the parking is either underground or completely concealed by the exposed commercial edge along Grand Promenade and Austin Road.

The parking requirements have been determined through the Lougheed Core Area Transportation Master Plan, and the Lougheed Phase 1 Transportation Impact Assessment. The parking requirements differ, both for commercial and office uses, and for residential strata units versus purpose-built market rental units. The requirements are listed below and further detailed in Section 6.0 of this report:

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- 1.91 stalls per 92.9 m<sup>2</sup> (1,000 sq.ft.) gross floor area of commercial;
- on weekdays, commercial stalls to be allocated for office use at a rate of 0.45 stalls per 92.9 m<sup>2</sup> (1,000 sq.ft.) gross floor area of office;
- 1.1 stalls per strata unit (of which 0.1 is for visitor parking) for Tower 1, 2, and 3; and,
- 0.48 stall per market rental unit for Tower 4.

The parking requirements are based on a comprehensive set of conditions to maximize the efficiency of the parkade and to encourage transportation alternatives, and provides enough flexibility for Tower 4 to be used as market rental or stratified condominiums.

The proposed parking requirements are commensurate with the proposed transportation alternatives for the site, and are consistent with similar developments in terms of use and scale. The development has provided the following transportation alternatives:

- provision of a 50% subsidy on two-zone transit passes for all Tower 1 residential units for 12 months through Rezoning Reference #15-29 (transit subsidies for the other three high-rise apartment towers to be negotiated through their future rezoning applications);
- commercial end-of-trip facilities to include two wash basins, two water closets, two showers, change rooms and showers;
- provision of commercial and residential bike wash / bicycle repair room in the underground parking levels with a repair stand, bike pump and washing station;
- provision of twice the required residential bicycle parking spaces to be provided in secured residential bicycle lockers for the apartment towers;
- provision of seven electric strata vehicles and seven Level 2 Electric Vehicle (EV) Charging Stations for the benefit of the residents, and a trust account with sufficient funds for the strata corporation to cover the maintenance cost of the vehicles for a ten year period;
- provision of eight parking stalls for public car share on-site and eight Level 2 Electric Vehicle (EV) Charging Stations;
- 10% of the required 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 the initial strata meeting to properly inform potential and new residents of the various transportation alternative provided.

4.6 Commercial loading access is from the Grand Promenade parking entry, and is proposed to be located underground.

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- 4.7 A significant component of the Master Plan is the delivery of social, economic and environmental sustainability in a meaningful way. The subject rezoning proposes a vibrant, attractive commercial podium for new business and provides a wide range of job opportunities. The Master Plan aims to create two jobs for every 93 m<sup>2</sup> (1,000 sq.ft.) of net leasable area for retail uses and one job for every 18.6 m<sup>2</sup> (200 sq.ft.) of gross floor area for office uses, which would result in approximately 296 jobs associated with the subject rezoning, excluding employment and business activity generated by the construction itself. The commercial podium is designed and programmed to support both large format businesses and smaller commercial services. Furthermore, an additional 32 m<sup>2</sup> (344 sq.ft.) of commercial space and 738.8 m<sup>2</sup> (7,952 sq.ft.) of office space has been identified as flex space that can be incorporated into the project subject to market opportunities. The additional office space would be an added storey to the commercial podium at the corner of Austin and North Road.

The subject rezoning supports social sustainability in three main areas: housing, mobility, and social equity and well-being. In the area of housing, the commercial podium provides the parking and cycling facilities to facilitate the development of four residential towers. The residential towers, to be considered as part of separate rezoning applications, offer a mix of unit sizes for a range of needs. Further, Tower 4 is proposed to be developed as a market rental building, owned and managed by Shape Properties. With respect to mobility, the subject rezoning prioritizes pedestrians with safe, attractive, and stimulating pedestrian-oriented and pedestrian-only areas. In the area of social equity and well-being, Phase 1 provides public and semi-public spaces for daytime, nighttime, and multi season use.

The subject rezoning embodies an environmentally sustainable approach through its high densities, mix of uses, transit-oriented design, support for alternative modes of transportation, naturalized green spaces, and green building principles. Environmental commitments for the subject rezoning include the achievement of Leadership in Energy and Environmental Design Neighbourhood Development (LEED ND) Gold rating or equivalency. A condition of the rezoning application is the submission of a suitable district energy pre-feasibility study as well as the details of the environmental initiatives for the development to meet LEED ND Gold.

- 4.8 The components of Phase 1 proposed in the subject rezoning comprehensively embodies the goals and ideals of Lougheed Town Centre Plan and the Lougheed Town Centre Core Area Master Plan, to strengthen the surrounding community, promote exceptional urban design, encourage sustainable development, establish a transit oriented development and create a diverse and inclusive community. With these goals as a foundation, the realization of this development reinforces Burnaby as a destination for employment, residential livability and continued investment.

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**5.0 REZONING REQUIREMENTS**

5.1 All necessary services to serve the site, including the four future residential towers, will be obtained through the subject rezoning application. As such, the City Engineer will be requested to provide an estimate for any necessary services required to serve the site, including, but not necessarily limited to:

- construction of Austin Road to its final standard with curb and gutter, separated bicycle and pedestrian facilities, street trees, enhanced boulevards, street lighting and pedestrian lighting across the development frontage and to the centre line of the street;
- construction of North Road to its final standard with curb and gutter, separated bicycle and pedestrian facilities, street trees, enhanced boulevards, street lighting and pedestrian lighting across the development frontage and to the centre line of the street;
- construction of Cross Creek to its final standard with curb and gutter, pedestrian facilities, street trees, enhanced boulevards, street lighting and pedestrian lighting across the development frontage including the interim standard on the north side of the street; and,
- construction of Grand Promenade to its final standard with curb and gutter, separated bicycle and pedestrian facilities, street trees, parklets, enhanced boulevards, street lighting and pedestrian lighting across the development frontage including the interim standard on the west side of the street.

5.2 All necessary road dedications and statutory right-of-ways are required, including, but not necessarily limited to:

- dedications along the property line of Austin Road;
- dedications for the construction of Grand Promenade;
- statutory right-of way abutting the fully dedicated Grand Promenade where wider public access is needed;
- statutory right-of way for the construction of Cross Creek; and,
- dedication or statutory right-of way along the property line of North Road.

5.3 The completion of the necessary subdivision to create the subject site will be required.

5.4 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.

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5.5 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 indicating that project surface driveway access will not be restricted by gates;
- Section 219 Covenant restricting commercial/retail uses on Grand Promenade, Austin Road, and North Road from having obscured fenestration;
- Section 219 Covenant guaranteeing the provision and maintenance of public art;
- Section 219 Covenant ensuring that the density of development of individual parcels, air space parcels and strata lots comply with the approved CD zoning for the site, and ensuring that the overall site continues to function as a single, integrated development;
- Section 219 Covenant ensuring that all subdivided lots throughout the entire site function under a single site concept for BC Building Code Compliance purposes;
- Section 219 Covenant ensuring commercial entrances remain open and operable;
- Section 219 Covenant assuring the provision and continuing maintenance of end-of-trip facilities for cyclists and bicycle storage rooms for commercial and residential uses;
- Section 219 Covenant guaranteeing the provision and maintenance of identified public plazas, parklets, parks, walkways, elevators, and roadways;
- Section 219 Covenant guaranteeing the availability of non-required commercial parking spaces for residential lease upon request;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring the provision and ongoing maintenance of Level 2 Electric Vehicle Charging Stations;
- Section 219 Covenant ensuring the provision of strata car share spaces and public car share spaces;
- Section 219 Covenant ensuring the provision of handicap accessible parking stalls in the underground parking areas; and,
- Statutory right-of-way for unrestricted public access to pocket parks, plazas connecting pedestrian linkages, and elevators.

5.6 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.

5.7 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.

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- 5.8 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 5.9 The submission of a district energy pre-feasibility study to the approval of the Director Planning and Building is required.
- 5.10 The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.
- 5.11 The submission of a detailed loading management plan to the approval of the Director Engineering is required.
- 5.12 The submission of a Site Profile and resolution of any arising conditions is required.
- 5.13 Provision of adequately sized and sited garbage and recycling areas and separate car wash stalls are required.
- 5.14 Residential bicycle storage lockers, repair rooms, employee bicycle storage lockers, visitor/customer bicycle storage racks, and employee end-of-trip facilities are to be provided for the development.
- 5.15 The submission of a detailed construction management plan with detailed information on intended construction schedule, phasing, material delivery and staging, proposed lane or sidewalk closures and contractor parking provisions.
- 5.16 A Comprehensive Sign Plan, to be approved through the CD rezoning of the site, will be required.
- 5.17 The following are applicable to the proposed development:
  - GVS&DD Sewerage Charge of \$0.811 per sq.ft. of non-residential floor area.
- 5.18 The deposit of sufficient funds and a Section 219 Covenant will be required to ensure the provision and continued maintenance of public art provided as part of this development.

**6.0 DEVELOPMENT PROPOSAL**

**Lougheed Mall Site**

Site Area (*subject to detailed survey*)

Existing Total Gross Site Area	-	149,186 m <sup>2</sup> (1,605,828 sq.ft.)
Phase 1 Development Area	-	24,280 m <sup>2</sup> ( 254,436 sq.ft.)
<b>Resulting Lougheed Mall Site</b>	-	<b>125,548 m<sup>2</sup> (1,351,392 sq.ft.)</b>

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- Site Coverage - 34.6%
- Density and Gross Floor Area - 0.54 FAR 67,581 m<sup>2</sup> (727,436 sq.ft.)
- Building Height - 02 storeys, 17.2 m (56.5ft.)
- Parking – Required and Provided - 1,967 spaces
- Loading – Required & Provided - 8 spaces
- Bicycle Parking – Required and Provided - 9 spaces

**Phase 1**

- Site Area - 18,708 m<sup>2</sup> (201,375 sq.ft.)
- Site Coverage - 79 % (14,771 m<sup>2</sup> 158,994 sq.ft.)

**Density and Gross Floor Area**

- Commercial Total - 0.76 FAR 14,129 m<sup>2</sup> (152,087 sq.ft.)
  - Retail uses - 0.64 FAR 11,948 m<sup>2</sup> (128,609 sq.ft.)
  - Office uses - 0.12 FAR 2,181 m<sup>2</sup> ( 23,478 sq.ft.)
- Residential Total - 6.99 FAR 130,704 m<sup>2</sup> (1,406,882 sq.ft.)

*Estimated Residential Unit Count (For parking calculation purposes only)*

- Total - 1506 units
  - Tower 1 (REZ #15-29) - 566 units
  - Tower 2 (future rezoning) - 474 units
  - Tower 3 (future rezoning) - 263 units
  - Tower 4 (rental – future rezoning) - 203 units

- Building Height – Commercial - 7 storeys, 23.7 m (72 ft.)

**Parking**

- Commercial Total - 247 spaces required
- (on weekdays, commercial stalls to be allocated for office use at a rate of 0.45 stalls per 92.9 m<sup>2</sup> (1,000 sq.ft.) gross floor area of office) - 393 spaces provided

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- Residential Total - 1,401 spaces required  
- 1,474 spaces provided
- Tower 1 - 566 spaces required  
566 units @ 1.0 spaces per unit - 590 spaces provided
- Tower 2 - 474 spaces required  
474 units @ 1.0 spaces per unit - 484 spaces provided
- Tower 3 - 263 spaces required  
263 units @ 1.0 spaces per unit - 290 spaces provided
- Tower 4 - 98 spaces required  
203 units @ .48 spaces per unit - 110 spaces provided
- Residential Visitor Total - 131 spaces required  
1303 market units @ 0.1 spaces per unit - 138 spaces provided
- Commercial Loading - 5 spaces required  
Total Required and Provided - 5 spaces provided

**Bicycle Parking**

- Secure Commercial Employee Total - 25 spaces required  
- 26 spaces provided
- Commercial Visitor Total - 25 racks required  
- 26 racks provided
- Secure Residential Total - 1,506 spaces required  
1506 units @ 2.0 spaces per unit - 1573 spaces provided
- Tower 1 - 1,132 spaces required  
566 units @ 2.0 spaces per unit - 1,140 spaces provided
- Tower 2 - 948 spaces required  
474 units @ 2.0 spaces per unit - 954 spaces provided
- Tower 3 - 526 spaces required  
263 units @ 2.0 spaces per unit - 612 spaces provided
- Tower 4 - 406 spaces required  
203 units @ 2.0 spaces per unit - 440 spaces provided
- Residential Visitor Total (all towers) - 151 racks required

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1506 units @ 0.1 spaces per unit

- 160 racks provided

Commercial End of Trip Facilities

- Commercial end-of-trip cycling facility containing min. 2 showers, 2 washbasins, and includes change rooms and lockers for each gender

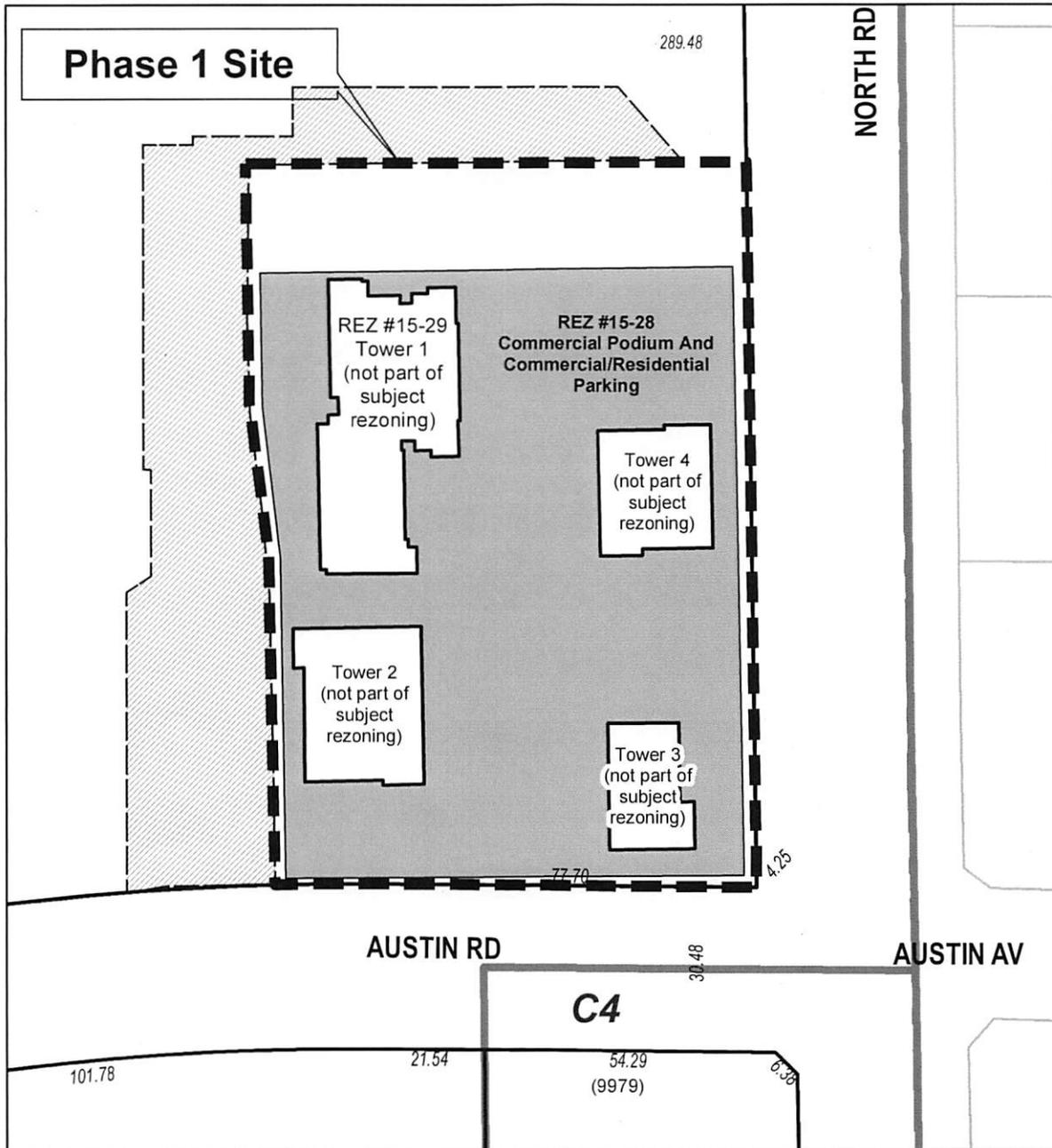
  
Lou Pelletier, Director  
PLANNING AND BUILDING

JD/KH:tn

**Attachments**

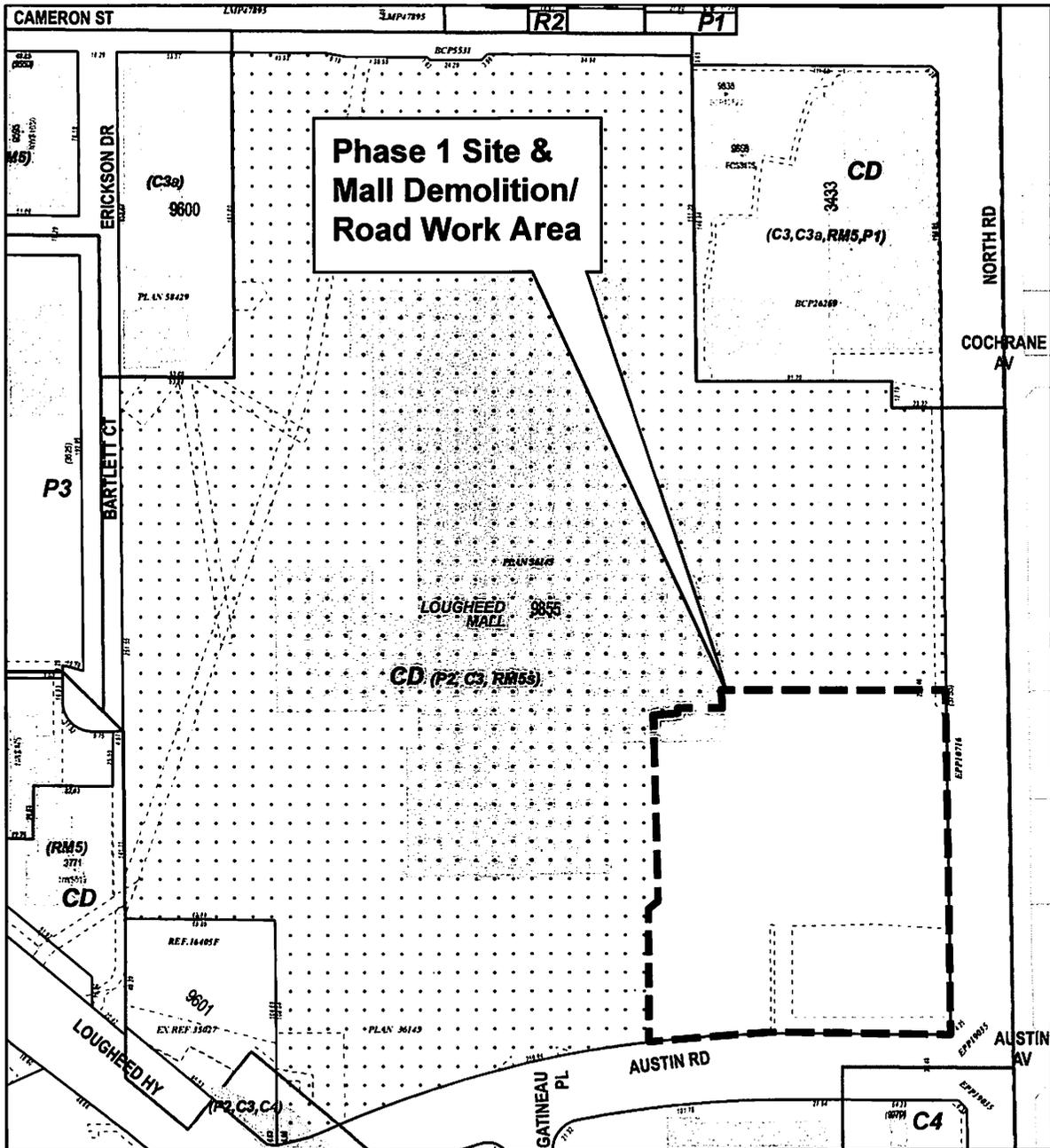
- cc: Director Engineering
- Director Finance
- Director Parks, Recreation and Cultural Services
- City Solicitor
- City Clerk

P:\REZONING\Applications\2015\15-00028 Louheed Mall - Ptn 9855 Austin Road (Commercial)\01 Council reports\PH Report\Rezoning Reference 15-28 Commercial Podium PH Report 20160919.docx



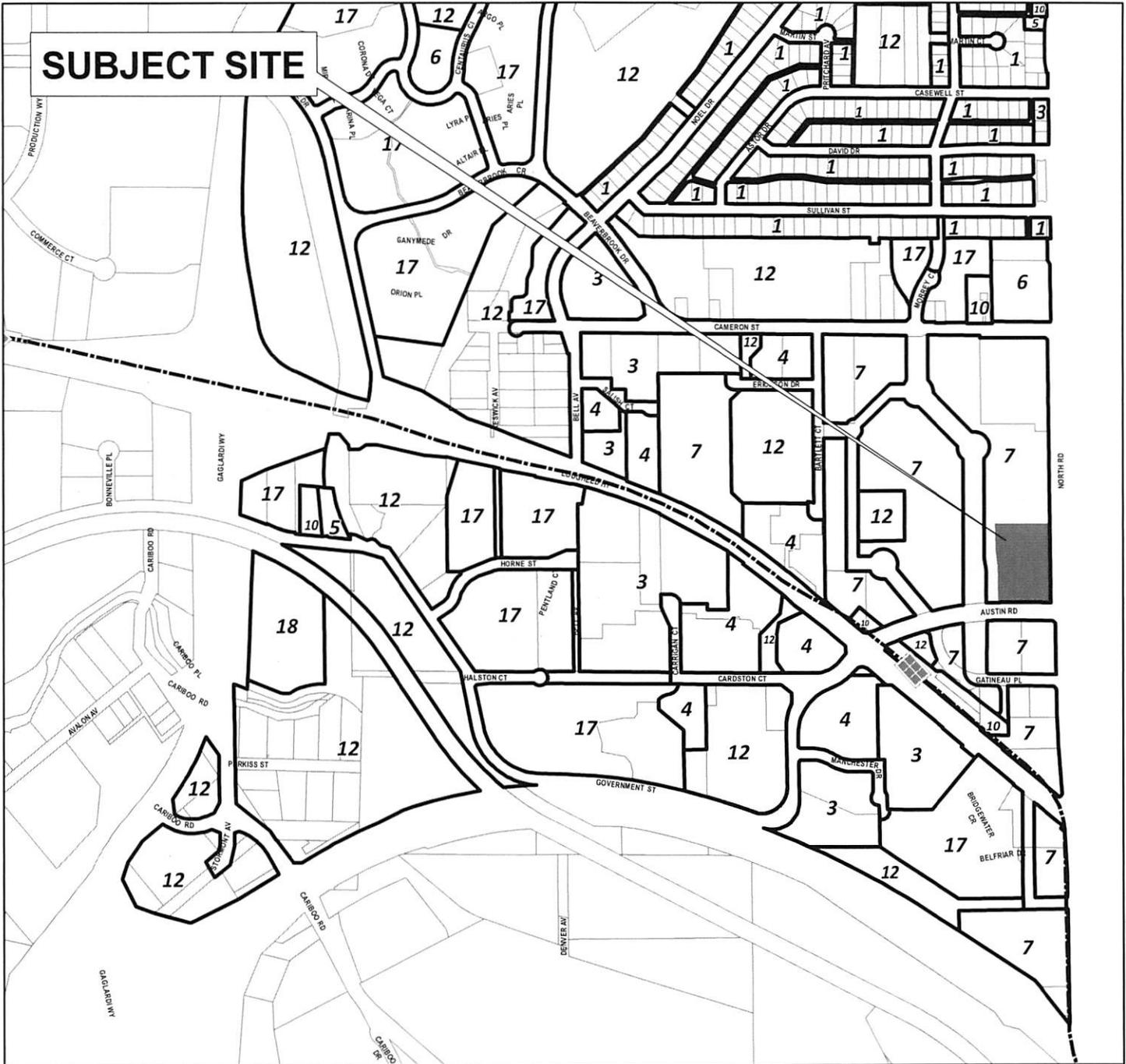
	PLANNING & BUILDING DEPARTMENT 
Date: SEP 09 2016	<b>REZONING REFERENCE #15-28          PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL)          PHASE 1, COMMERCIAL AND PARKING</b>
scale: 1:1,200	<div style="display: flex; justify-content: space-around;"> <div data-bbox="548 1795 828 1858">  Phase 1 Site         </div> <div data-bbox="844 1795 1295 1858">  Extent of mall demolition and road works         </div> </div>
Drawn By: AY	

Sketch #1

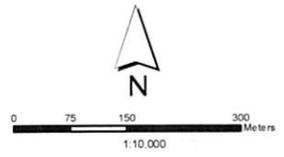


	<p>PLANNING &amp; BUILDING DEPARTMENT</p> 
<p>Date: Sep 09 2016</p>	<p><b>REZONING REFERENCE #15-28</b>  <b>PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL)</b>  <b>PHASE 1, COMMERCIAL AND PARKING</b></p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <p>REMNANT MALL SITE</p> </div>
<p>scale: 1:3,000</p>	
<p>Drawn By: AY</p>	

Sketch #2



- |  |  |
|--|--|
| 1 Single and Two Family Residential          | 9 Industrial   |
| 3 Medium Density Multiple Family Residential | 10 Institutional                                     |
| 4 High Density Multiple Family Residential   | 12 Park and Public Use/Public School                 |
| 5 Commercial                                 | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use                   | 18 Recreational Vehicle Park                         |
| 7 High Density Mixed Use                     |  |



## Lougheed Town Centre Plan

PLANNING & BUILDING DEPARTMENT



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

**REZONING REFERENCE # 15-00029**

**Meeting Date: 2016 October 13**

**ADDRESS: Portion of 9855 Austin Road - High-Rise Apartment (Tower 1)**

**DEVELOPMENT PROPOSAL:**

Permit the construction of the first residential tower on the Lougheed Core Area Phase I site within the Lougheed Town Centre Core Area.

- 1. **Site Area:** 18,708 m2 (201,375 sq.ft.)
- 2. **Existing Use:** Shopping centre, parking
- Adjacent Use:** Existing Lougheed Mall (north/west); Austin Road and commercial development (south); North Road, low rise commercial and multiple family development (east)
- Proposed Use:** Multi-family residential (high-rise)

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	48,032 m2 (517,007 sq.ft.)	48,032 m2 (517,007 sq.ft.)
4. <b>Site Coverage:</b>	N/A - On top of commercial podium	N/A - On top of commercial podium
5. <b>Building Height:</b>	55 Storeys	55 Storeys
6. <b>Vehicular Access from:</b>	Grand Promenade, Austin Road, Cross Creek and North Road	Grand Promenade, Austin Road, Cross Creek and North Road
7. <b>Parking Spaces:</b>	566 Spaces	590 Spaces
8. <b>Loading Spaces:</b>	2 Spaces	2 Spaces
9. <b>Communal Facilities:</b>	Two level residential amenity facility over 1,951 m2 (21,000 sq.ft.)	Two level residential amenity facility over 1,951 m2 (21,000 sq.ft.)
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

*cl*  
JD  
Note: N/A where not applicable



Item .....
Meeting .....2016 September 19

COUNCIL REPORT

**TO:** CITY MANAGER 2016 September 14

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #15-29  
High-Rise Apartment (Tower 1) in the Lougheed Town Centre Phase I Site  
Lougheed Town Centre Plan

**ADDRESS:** Portion of 9855 Austin Road (see *attached* Sketches #1, #2 and #3)

**LEGAL:** Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 and EPP10716

**FROM:** CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Tower 1" prepared by GBL Architects Inc.)

**APPLICANT:** Shape Properties Corp.  
2020 One Bentall Centre  
505 Burrard Street, Box 206  
Vancouver, BC V7X 1M6  
(Attention: Jim Rinzema)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 October 25.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 October 03, and to a Public Hearing on 2016 October 25 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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.

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- c) The granting of Section 219 Covenants in accordance with the subject rezoning and Rezoning Reference #15-28:
  - restricting enclosure of balconies;
  - ensuring compliance with the approved acoustical study;
  - ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning and density allocation covenant for the site and to ensure that the overall site continues to function as a single, integrated development; and,
  - restricting the use of guest rooms.
- d) 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.
- e) Compliance with the Council-adopted sound criteria.
- f) The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building.
- g) The submission of a sustainability report detailing the initiatives for the Phase 1 development to meet its environmental commitment of LEED ND.
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The completion of Rezoning Reference #15-28.
- m) 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.

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## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of the first residential tower on the Lougheed Core Area Phase I site (see Sketch #1 *attached*), within the Lougheed Town Centre Core Area.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The proposed residential tower is located within the northwest quadrant of Lougheed Core Area Phase I site, atop a commercial podium and parking component proposed as part of Rezoning Reference #15-28 (see Sketch #1 *attached*). The proposed residential tower is the first of four residential towers to be developed atop the Phase 1 commercial podium. At present, a small portion of the existing mall's above-ground parking structure and a portion of the mall building are located within the Phase 1 site. The balance of the mall complex and related parking facilities are located west and north of the Phase 1 site. To the east across North Road in the City of Coquitlam are low rise commercial and multiple-family developments that are planned for future higher density mixed-use development. To the south of the subject site across Austin Road are commercial uses, with the Lougheed Town Centre SkyTrain Station and bus exchange slightly beyond to the southwest, across Gatineau Place (see Sketches #2 and #3 *attached*).

### 3.0 BACKGROUND INFORMATION

- 3.1 On 2016 August 29, Council granted Final Adoption to Rezoning Reference #15-23, which established the Lougheed Town Centre Core Area Master Plan. The Master Plan is a dramatic reconceptualization of a 29.1 hectare (72 acre) area, which includes the 14.9 hectare (37 acre) shopping mall – into a vibrant, pedestrian and transit-connected, mixed-use community with diverse housing, employment, service, and recreation opportunities. The Master Plan provides direction related to the general land use, form, massing, subdivision pattern, site servicing, development phasing, and distribution of applicable development densities in the Core Area. Upon Second Reading of the Master Plan rezoning on 2016 March 7, the Lougheed Town Centre Plan was amended to reflect RM5's' and C3 designations as development guidelines for lands within the Core Area south of Cameron Street (excluding land owned by Translink to accommodate transit uses), including the subject site. The intent of the Master Plan and the Lougheed Town Centre Plan amendment is to facilitate the phased development of the Lougheed Core Area into a high-density, mixed-use area with a variety of housing opportunities, a system of shopping streets, more diverse employment and service opportunities, strong pedestrian and transit orientation, and significant amounts of public open space.
- 3.2 On 2015 July 15, Council authorized staff to continue to work with the applicant to facilitate the approvals for two sub-phases: the commercial podium and parking component of Phase 1 (Rezoning Reference #15-28); and, the first of the four high-rise

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apartment towers (Rezoning Reference #15-29 – subject rezoning). At this meeting, Council authorized the Department to work with the applicant in the preparation of suitable plans of development for both rezoning applications with the understanding that further and more detailed reports would be submitted at a later date. The applicant has now submitted a plan of development for the subject rezoning that is suitable for presentation to a Public Hearing. The plan of development for the commercial podium and parking component of Phase 1 (Rezoning Reference #15-29) appears elsewhere on tonight's Council agenda.

3.3 The Lougheed Town Centre Core Area Master Plan includes eight major development phases. Consistent with the Master Plan, the entire Phase 1 development will be comprised of the following:

- a commercial podium that will provide diverse shops, services, and employment opportunities;
- four high rise residential towers, one of which is intended for purpose-built rental housing use;
- extensive landscaping features that will contribute towards environmental sustainability and provide opportunities for community building; and,
- significant public realm components that will help create a strong sense of place, community, and identity, and provide improved connections with the surrounding neighbourhood.

#### 4.0 DEVELOPMENT CONCEPT

4.1 The intent of the subject rezoning bylaw amendment is to permit development of the first of four residential podium towers in the northwest quadrant of the Phase 1 site, atop four storey commercial development, the rezoning for which is being advanced separately under Rezoning Reference #15-28. The proposed residential building is intended to be a landmark 55 storey apartment building, given its location at one of the easterly gateways into the Lougheed Core Area. Street definition for four precincts identified in the Lougheed Core Area Master Plan is provided by the commercial podium: Austin Road, North Road, Cross Creek, and Grand Promenade. The development is in line with the Council adopted Lougheed Town Centre Core Area Master Plan and the Lougheed Town Centre Plan.

4.2 In terms of the governing allowable residential form and density allocated to the residential tower, the allowable height is between 55 and 65 storeys with a residential gross floor area between 45,290 m<sup>2</sup> (487,500 sq.ft.) and 60,387 m<sup>2</sup> (650,000 sq.ft.). For Tower 1, the applicant has proposed a height of 55 storeys, and a gross floor area of 48,031.5 m<sup>2</sup> (517,007 sq.ft.) to accommodate 566 apartment units. The urban form and density of Tower 1 is consistent with the Master Plan density allocation covenant, and the approved design guidelines embedded in the Master Plan.

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- 4.3 Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality, meeting the standard expected for 's' category development in the City's Town Centre areas. The floor plates of the subject Tower 1 are arranged in two massing volumes that offer a different height extrusion of one part against the other. The larger of the two parts extends up to 55 storeys while the smaller part sits at 47 storeys. This arrangement provides for a landscaped terrace and exposed elevator core. The primary entrance into Tower 1 faces an internally oriented courtyard and a pocket park atop the commercial podium. The courtyard and pocket park is raised slightly above North Road, offering a quieter environment above the commercial activity that will occur at grade of the commercial podium. On top of the podium, vehicles will be able to slowly navigate through the plaza, secondary to pedestrian movements and landscaped areas. Atop the commercial podium at the corner of Austin Road and Grand Promenade, a two-level residential amenity facility over 1,951 m<sup>2</sup> (21,000 sq.ft), will serve residents in all four residential towers proposed on the subject site. The residential amenity room is being advanced separately under Rezoning Reference #15-28 and will include such amenities as an exercise gym, yoga room / dance studio, billiards, ping pong, children's play area, business area, private event rooms, multi-purpose rooms, study stations, craft rooms, and music rooms.
- 4.4 Vehicular access to the residential parking is available from Grand Promenade, Austin Road, Cross Creek, and the internal courtyard via North Road. All parking for the entire Phase 1 development, including Tower 1, is being advanced separately under Rezoning Reference #15-28. 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 following transportation alternatives will be provided for Tower 1:
- provision of a 50% subsidy on two-zone transit passes for all residential units within the development for 12 months;
  - provision of a bike wash / bicycle repair room in the underground parking levels;
  - provision of twice the required residential bicycle parking spaces to be provided in secured residential bicycle lockers;
  - provision of three electric strata vehicles and three Level 2 Electric Vehicle (EV) Charging Stations for the benefit of Tower 1 residents, with a trust with sufficient funds for the strata corporation to cover the maintenance cost of the vehicles for a ten year period;
  - provision of eight parking stalls for public car share on-site and eight Level 2 Electric Vehicle (EV) Charging Stations for the entire Phase 1 development;
  - 10% of the required parking stalls to have Level 2 electric vehicle charging stations for the entire Phase 1 development; and,

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- delivery of a communication strategy to be used in the marketing of the project and for the initial strata meeting to properly inform potential and new residents of the various transportation alternative provided.

4.5 Final Adoption of the Lougheed Town Centre Core Area Master Plan rezoning application included the registration of a density allocation covenant specifying the residential densities permitted for each individual development parcel on lands owned by the applicant, Shape Properties, including the subject site. Residential density on the subject site, which influences unit count and therefore required parking, has been allocated in accordance with the direction set by the Master Plan rezoning. The covenant clarifies that total residential density for each residential tower is calculated as 68% base density and 32% bonus density. Tower 1 proposes a gross floor area of 48,031.5 m<sup>2</sup> (517,007 sq.ft.), which would amount to a base density of 32661.4 m<sup>2</sup> (351,564.4 sq.ft.) and a bonus density of 15,370.1 m<sup>2</sup> (165,442.4 sq.ft.). The Legal and Lands Department will provide an estimate of value for the bonus density in a future report.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Lougheed Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new community centre, library and pool.

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.

4.6 Overall, the development proposal embodies the goals and ideals of the Lougheed Town Centre Plan and the Lougheed Town Centre Core Area Master Plan, to strengthen the surrounding community, promote exceptional urban design, encourage sustainable development, establish a transit oriented development and create a diverse and inclusive community. With these goals as a foundation, the realization of this development reinforces Burnaby as a destination for employment, residential livability and continued investment.

## 5.0 REZONING REQUIREMENTS

- 5.1 All necessary services to serve the subject site will be obtained through the Phase I commercial rezoning application (Rezoning Reference #15-28).
- 5.2 All necessary dedications will be obtained through the Phase I commercial rezoning application (Rezoning Reference #15-28).
- 5.3 In accordance with the City's policy for adaptable units, a total of 114 units have 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 FAR, resulting in a total adaptable unit FAR exemption of 211.8 m<sup>2</sup> (2,280 sq. ft.). A total of 28 handicap accessible parking

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stalls are provided in connection with this development. Accessible parking stalls will be protected by a Section 219 Covenant.

5.4 Necessary easements, covenants, and statutory rights-of-way for the overall Phase 1 site will be registered in connection with Rezoning Reference #15-28 (Phase 1 Commercial). Additional covenants directly related to Tower 1 that are to be provided include, but are not limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning and density allocation covenant for the site and to ensure that the overall site continues to function as a single, integrated development;
- Section 219 Covenant restricting the use of guest rooms.

5.5 An acoustical study is required to ensure compliance with Council-adopted noise criteria.

5.6 The submission of a district energy pre-feasibility study to the approval of the Director Planning and Building is required.

5.7 The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.

5.8 Given the reliance of the proposed residential building on the commercial podium, completion of Rezoning Reference #15-28 is a requirement of adoption of the subject rezoning bylaw.

- 5.9 a) Parkland Acquisition Charge of \$3.55 per sq. ft. of residential gross floor area
- b) School Site Acquisition Charge of \$600.00 per unit
- c) GVS&DD Sewerage Charge of \$1,082.00 per apartment unit

**6.0 DEVELOPMENT PROPOSAL**

**Phase 1**

Site Area	- 18,708 m <sup>2</sup> (201,375 sq.ft.)
Total Site Coverage	- 79 % (14,771 m <sup>2</sup> 158,994 sq.ft.)

**Density and Gross Floor Area**

Residential Total	- 2.6 FAR 48,032 m <sup>2</sup> (517,007 sq.ft.)
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Building Height – Residential (above podium) - 55 storeys, 159 m (520 ft.)

**Residential Unit Mix**

- Studio - 1 unit
- Jr. One Bedroom - 249 units
- One Bedroom - 5 units
- One Bedroom + Den - 90 units
- Two Bedroom - 53 units
- Two Bedroom + Den - 147 units
- Three Bedroom + Den - 18 units
- Penthouse Units (# of Bedrooms) - 3 units (8 bedrooms total)
  
- TOTAL Units - 566 units**

**Vehicle Parking**

- Tower 1 - 566 spaces required
- 566 units @ 1.0 spaces per unit - 590 spaces provided

**Bicycle Parking**

- Secure Residential Total - 1,132 spaces required
- 566 units @ 2.0 spaces per unit - 1,140 spaces provided
  
- Residential Visitor Total - 57 racks required
- 566 units @ 0.1 spaces per unit - 58 racks provided

**Communal Facilities**

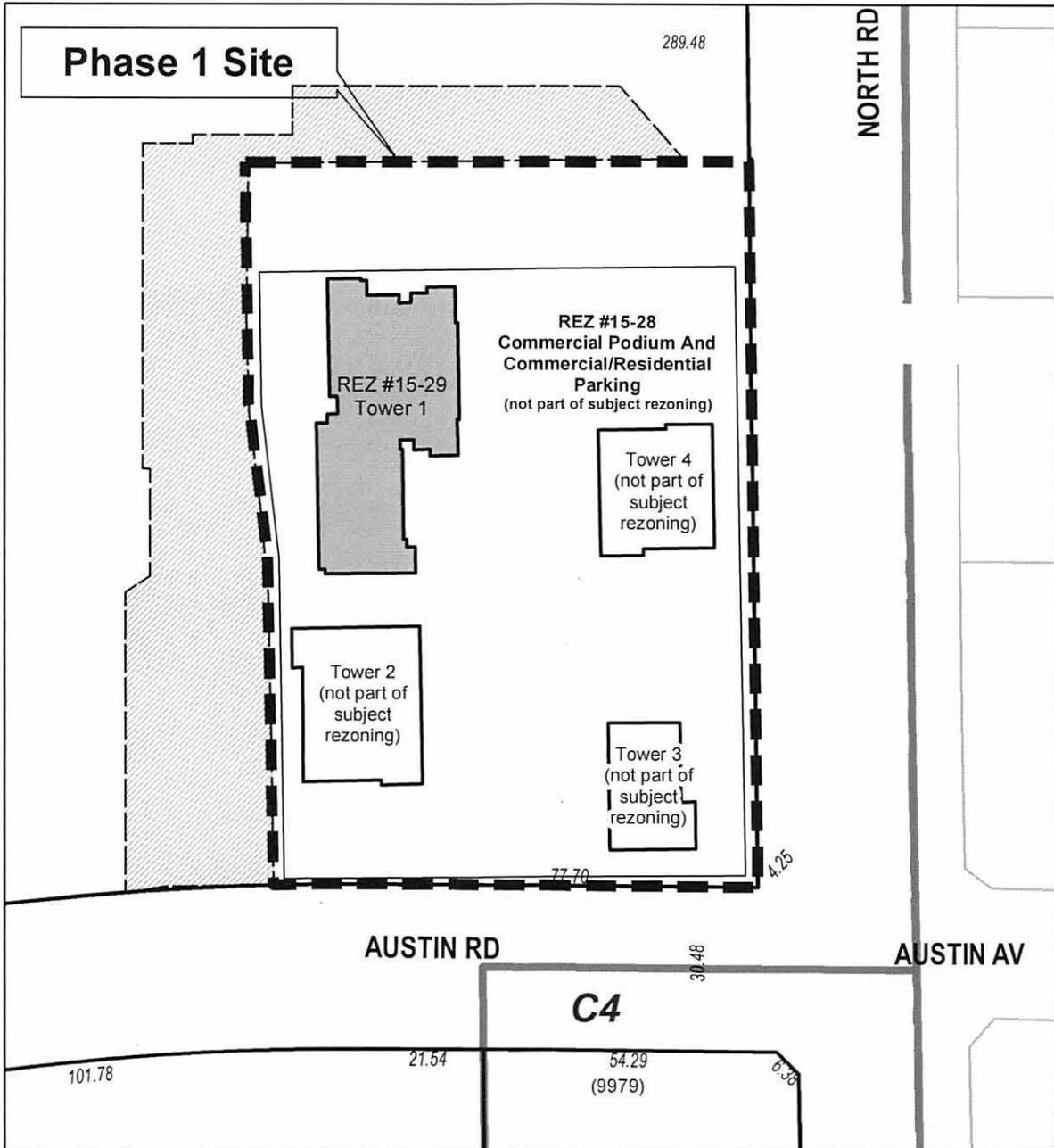
The proposed amenity area amounts to 24,646 sq. ft., which is less than the 25,850 sq. ft. (5%) of Tower 1 gross floor area permitted within the Zoning Bylaw.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JD/KH:tn

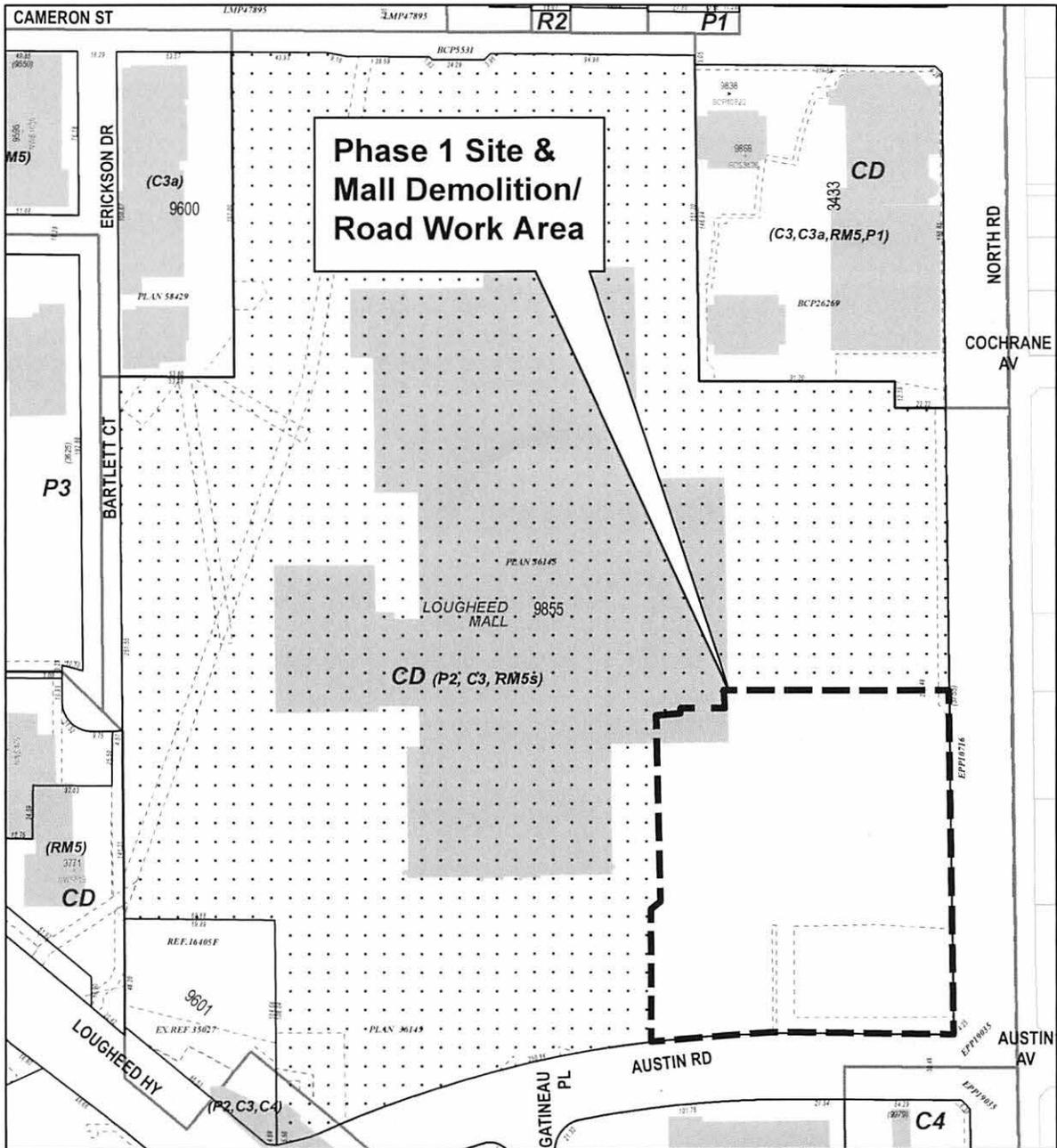
**Attachments**

- cc: Director Engineering
- Director Parks, Recreation and Cultural Services
- City Clerk
- Director Finance
- City Solicitor



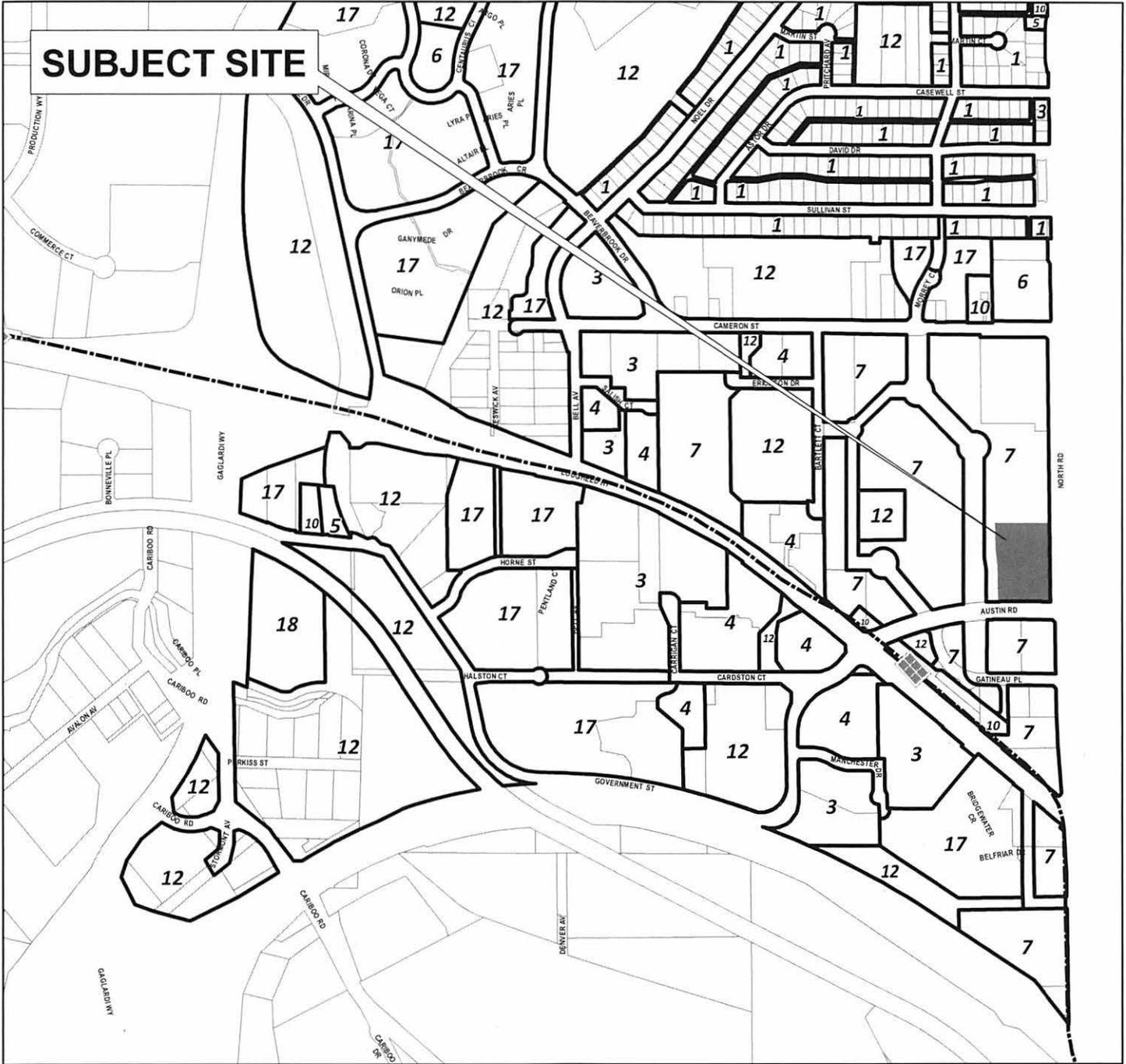
 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p> 
<p>Date: SEP 09 2016</p>	<p>REZONING REFERENCE #15-29 PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL) PHASE 1, TOWER 1</p>
<p>Scale: 1:1,200</p>	<p> Phase 1 Site     Extent of mall demolition and road works</p>
<p>Drawn By: AY</p>	

Sketch #1

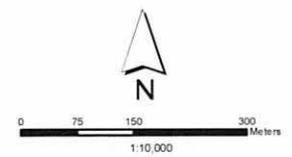


 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p> 
<p>Date: Sep 09 2016</p>	<p><b>REZONING REFERENCE #15-29</b>  <b>PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL)</b>  <b>PHASE 1, TOWER 1</b></p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; margin-right: 5px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div> <p>REMNANT MALL SITE</p> </div>
<p>scale: 1:3,000</p>	
<p>Drawn By: AY</p>	

Sketch #2



- 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
- 18 Recreational Vehicle Park



Lougheed Town Centre Plan

PLANNING & BUILDING DEPARTMENT



Meeting 2016 October 03

COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2016 September 28

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 42000 20  
*Reference: Boarding, Lodging and Rooming Houses*

**SUBJECT: BOARDING, LODGING, AND ROOMING HOUSES**

**PURPOSE:** To propose text amendments to the Burnaby Zoning Bylaw regarding regulation of boarding, lodging, and rooming houses.

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**RECOMMENDATION:**

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.0 of this report, and that the bylaw be advanced to First Reading on 2016 October 03 and to a Public Hearing on 2016 October 25 at 7:00 pm.

**REPORT****1.0 INTRODUCTION**

The Burnaby Zoning Bylaw permits “boarding, lodging, and rooming houses” (“boarding houses”) as a principal permitted use in the R5 and R6 Residential Districts, subject to conditions, and in the RM1, RM2, and RM3 Multiple Family Residential Districts. Given the absence of detailed requirements for boarding houses in the Zoning Bylaw, and their potential impacts on surrounding development and services, this report recommends that these facilities be subject to review and Council approval through the Comprehensive Development (CD) rezoning process.

**2.0 ZONING BYLAW DEFINITION AND REGULATIONS**

Section 3 of the Zoning Bylaw defines a “boarding, lodging, and rooming house” (boarding house) as

*a dwelling in which more than 2 sleeping units are rented, with or without meals being provided, to more than 2 and not exceeding 15 persons, other than members of the family of the lessee, tenant or owner, and excludes the preparation of meals within the rented units.*

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It defines a “sleeping unit” as

*one or more habitable rooms used or intended to be used for sleeping, or sleeping and living purposes, but not including a sink or cooking facilities. A bathroom containing a water closet, wash basin and a bath or shower may be shared.*

It defines a “family” as

*(a) persons related by blood, marriage, adoption or foster care, or*

*(b) a group of not more than three unrelated non-transient persons living together as a single non-profit group in a dwelling unit and using common cooking facilities*

*and excludes boarders, lodgers and servants but includes a person living alone.*

Although not separately defined, use of the term “dwelling” in the Zoning Bylaw indicates a separate building that contains a specified number of “dwelling units.” For instance, a “two family dwelling” is defined as “a building containing two dwelling units,” and a “multiple family dwelling” is defined as “any building consisting of three or more dwelling units.”

A “dwelling unit” is defined as

*one or more habitable rooms constituting one self-contained unit with a separate entrance, and used or intended to be used for living and sleeping purposes for not more than one family and containing only one kitchen equipped with a sink, one set of cooking facilities, and one or more bathrooms with a water closet, wash basin and bath or shower, and not more than one electrical service.*

Under these definitions, a boarding house consists of a separate building that contains at least 3 sleeping units (rooms or sets of rooms) that are each rented individually. These rooms have no kitchens or separate bathroom facilities. A resident family may provide meals to the boarders.

The Zoning Bylaw permits boarding houses as an outright use in the following districts:

- R5 Residential District, subject to the following conditions
  - five or fewer residents
  - located in a single family dwelling
  - minimum lot size of 668.88 m<sup>2</sup> (7,200 ft<sup>2</sup>)
- R6 Residential District, subject to the following conditions
  - five or fewer residents
  - located in a single family dwelling
  - minimum lot size of 670 m<sup>2</sup> (7,212.06 ft<sup>2</sup>)

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- RM1 Multiple Family Residential District
- RM2 Multiple Family Residential District
- RM3 Multiple Family Residential District

**3.0 PROPOSED ZONING BYLAW AMENDMENTS**

With the exception of those provided in the R5 and R6 Districts, few conditions apply to a boarding house use. The size of sleeping units, the required facilities, meal provisions, and other features and amenities, remain unspecified. In addition, compatibility with surrounding development is not comprehensively addressed.

In contrast, the more recently adopted regulations for supportive housing facilities, which provide similar living arrangements as boarding houses, are subject to provisions regulating all of the above. Also, supportive housing facilities are permitted only as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. This requirement provides an opportunity for review through the rezoning process, which can help to ensure that residents are provided adequate accommodations and community plan objectives are met.

It is noted that supportive housing facilities specifically serve seniors that have specialized needs, and therefore lend themselves to more uniform design criteria. Boarding houses may accommodate a variety of tenants and vary in size and amenities. For this reason, it is recommended that, in lieu of standard requirements, boarding houses be subject to rezoning through the CD (Comprehensive Development) District, and that design issues be addressed during review of the associated comprehensive development plan. This requirement will also help to ensure that any proposed boarding house is considered in relation to the scale and intensity of development in the surrounding community.

Therefore, in order to ensure that all boarding house proposals require approval through the rezoning process, it is recommended that the R5, R6, RM1, RM2, and RM3 District schedules be amended to only permit boarding, lodging, and rooming houses if that use is included as part of a comprehensive development plan subject to the CD Comprehensive Development District.

**Recommended Zoning Bylaw Amendments**

1. **THAT** Section 105.1(4) (R5 District) be amended similar to the following (proposed additions are underlined):

*Boarding, lodging, and rooming houses, for not more than 5 persons when situated in a single family dwelling on a lot with an area of not less than 668.88m<sup>2</sup> (7,200 sq.ft.) subject to the condition that such use is included as part of a*

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comprehensive development plan to which the provisions of the Comprehensive Development District apply.

- 2. THAT Section 106.1(5) (R6 District) be amended similar to the following (proposed additions are underlined):

Boarding, lodging, and rooming houses, for not more than 5 persons when situated in a single family dwelling on a lot with an area of not less than 670 m<sup>2</sup> (7,212.06 sq.ft.) subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

- 3. THAT Sections 201.1(5) (RM1 District), 202.1(5) (RM2 District), and 203.1(5) (RM3 District) be amended similar to the following (proposed additions are underlined):

Boarding, lodging, and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

4.0 CONCLUSION

This report presents Zoning Bylaw text amendments in order to ensure that boarding, lodging, and rooming houses require review and Council approval through the CD rezoning process. It is recommended that Council approve the proposed Zoning Bylaw amendments, as outlined in Section 3.0 of this report, for advancement to First Reading on 2016 October 03 and Public Hearing on 2016 October 25 at 7:00 pm.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

LF

cc: Deputy City Manager  
City Solicitor  
City Clerk

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