



CITY OF BURNABY
ZONING BYLAW AMENDMENTS
PUBLIC HEARING

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

TUESDAY, 2017 MAY 30 AT 7:00 PM

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

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 17, 2017 - Bylaw No. 13751

1

Rez . #15-32

3846 Sunset Street

From: RM2 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, and in accordance with the development plan entitled "3846 Sunset Street" prepared by GS - Sayers Engineering Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of rooftop antennas and an at-grade equipment compound.

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 18, 2017 - Bylaw No. 13752

6

Rez. #15-48

7349 Gilley Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and the development plan entitled “Multiple Family Development, 7349 Gilley Avenue, Burnaby, B.C.” prepared by Wilson Chang Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 3-storey stacked townhouse development (17 units) with full underground parking.

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 19, 2017 - Bylaw No. 13753

15

Rez. #16-25

4828, 4874 Lougheed Highway and 2099 Delta Avenue

From: CD Comprehensive Development District (based on RM4s and RM5s Multiple Family District)

To: Amended CD Comprehensive Development District (based on RM4s and RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Concord Brentwood Phase 1B” prepared by Franci Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of two high-rise buildings atop underground and structured parking.

4) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 20, 2017 - Bylaw No. 13754

30

Rez. #16-51

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 2” prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the second of four residential towers on the Lougheed Core Area Phase 1 site within the Lougheed Town Centre Core Area.

5) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 21, 2017 - Bylaw No. 13755

41

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to permit the manufacturing or finishing of household utensils, cutlery, hand and edge tools in the M4 Special Industrial District.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard:

- **in person** at the Public Hearing
- **in writing** should you be unable to attend the Public Hearing;
 - **Email:** clerks@burnaby.ca
 - **Letter:** Office of the City Clerk, 4949 Canada Way, Burnaby V5G 1M2
 - **Fax:** (604) 294-7537

Please note all submissions must be received by 4:45 p.m. on 2017 May 30 and contain the writer's name and address which will become a part of the public record.

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

Copies of the proposed bylaws may be inspected at the Office of the City Clerk at 4949 Canada Way, Burnaby, B.C., V5G 1M2 from 8:00 a.m. to 4:45 p.m. weekdays from 2017 May 17 to May 30.

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

D. Back
CITY CLERK



Item
Meeting 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-32**
Installation of rooftop antenna facility

ADDRESS: 3846 Sunset Street (see *attached* Sketch #1)

LEGAL: Parcel "C" (Explanatory Plan 28705), Lot 14, DL 68, Group 1, NWD Plan 12188

FROM: RM2 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, and in accordance with the development plan entitled "3846 Sunset Street" prepared by GS - Sayers Engineering Ltd.)

APPLICANT: TM Mobile Inc. (Telus)
c/o Cypress Land Services Inc.
120 – 736 Granville Street
Vancouver, BC V6Z 1G3
(Attention: Tawny Verigin)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15 and to a Public Hearing on 2017 May 30 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-32
 Installation of rooftop antenna facility
 2017 April 26..... Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the installation of rooftop antennas and an at-grade equipment compound.

2.0 BACKGROUND

- 2.1 The subject site is located on the south side of Sunset Street, between Smith Avenue and Ingleton Avenue, and is developed with a three-storey multiple-family residential building measuring approximately 841 m² (9,056 ft²) constructed in 1966. The building has a split-level design with two flat roofs; the higher roof is on the Sunset Street side of the building and the lower roof is on the lane side of the building. To the west of the subject site are one-storey commercial buildings. To the east are two- and three-storey multiple-family residential buildings, and across Ingleton Avenue is Burnaby Hospital. To the north across Sunset Street are two-storey commercial developments, a one-storey day care facility, and two- and three-storey multiple-family residential buildings. To the south across the lane are single-family dwellings zoned R5 Residential District.
- 2.2 The subject site is located within the Cascade Heights Community Plan Area, which is designated in Burnaby's Official Community Plan (OCP) as an urban village accommodating lower scale multiple family developments with a service commercial component.
- 2.3 On 2015 September 28, Council received a report from the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is seeking to rezone the site from the RM2 Multiple Family Residential District to the CD Comprehensive Development District (based on RM2 Multiple Family Residential District) for the purpose of installing a rooftop antenna facility and an at-grade equipment compound. The purpose of the proposed antenna development is to maintain and improve network services.
- 3.2 The proposed rooftop antenna installation is located on the higher roof of the apartment building and includes nine telecommunication antennas. Six of the proposed antennas measure approximately 1.83 m (6 ft.) high by 0.38 m (1.25 ft.) wide, and three of the proposed antennas measure approximately 2.02 m (6.63 ft.) high by 0.36 m (1.18 ft.)

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-32
 Installation of rooftop antenna facility
 2017 April 26..... Page 3

wide. The antennas would be mounted in groups of three – with two of the former size and one of the latter in each group – on the west, east, and south edges of the higher rooftop. In order to minimize the visual impacts of the antenna installation, the applicant is proposing to install a partial shroud on all sides of the higher rooftop as an addition of a parapet. The shroud colour and texture is proposed to match the existing building and, on the north elevation facing the street, includes details that reflect the building's architecture. In addition, in order to maintain the existing building's sense of proportion, the applicant is proposing to increase the height of the three existing chimneys by a height ranging from approximately 1.06 m (3.48 ft.) to 1.38 m (4.53 ft.).

It is noted that the addition of the parapet increases the height of the building by approximately 1.64 m (5.38 ft.) on the north side of the building and approximately 1.32 m (4.33 ft.) on the west, east, and south sides of the building. As the proposed total height of the building would be 13 m (42.65 ft.), which is above the maximum permitted height of 12 m (39.37 ft.) in the RM2 District, rezoning to the CD District is required. A maximum of 1 m (3.28 ft.) of the antennas would be visible above the parapet.

An accessory equipment compound, which includes four equipment cabinets in an approximately 3.8 m (12.47 ft.) by 3.0 m (9.84 ft.) area, is proposed to be located at grade on the west side of the property. The proposed compound would be enclosed on three sides by a 2.4 m (7.87 ft.) high wood fence with a double swing gate and a person gate.

- 3.3 Antenna developments and related infrastructure are recognized as a necessary utility that serves the mobile communications and information technology needs of Burnaby's businesses and residents. As such, this Department works with the telecommunications sector and its proponents to facilitate the development of antenna infrastructure as appropriate. In this case, the proposed antenna development meets the requirements of Section 6.21 of the Zoning Bylaw, as it is attached to a building, meets maximum dimensional standards, and, with the addition of the proposed parapet around the entire higher rooftop, would meet the maximum height requirement. As mentioned above, however, rezoning to the CD District is required to allow for a building height beyond what is permitted in the RM2 District, in order to appropriately screen the antenna installation.
- 3.4 The proposed antenna installation includes the extension of two chimneys on the north face of the building by 1.36 m (4.46 ft.) and 1.38 m (4.53 ft.), the extension of a third chimney in the middle of the building by 1.06 m (3.48 ft.), the addition of a maximum 1.64 m (5.38 ft.) parapet on the north face of the building, and the addition of a 1.32 m (4.33 ft.) parapet on the west, east, and south sides of the higher rooftop. This treatment will partially screen the proposed antennas from surrounding development, and the proposed parapet, in conjunction with the extended chimneys and the incorporation of architectural features on the north face, would help minimize the proposal's visual impacts from all directions. In doing so it would comply with Section 6.21 of the Zoning Bylaw.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #15-32
 Installation of rooftop antenna facility
 2017 April 26..... Page 4

- 3.5 Multiple family residences are located to the northeast and east of the subject site, and R5 District single-family homes are located directly across the lane to the south. The proposed antenna installation would be visible from all directions, including from the southern residential area which is at a higher elevation from the subject site. However, its visual impact is minimized by the proposed parapet, which would extend around the entire higher rooftop, and the proposed architectural integration on the north face of the building. Given the context of the antennas on a commercial street with multiple family residences, the visual impact is considered to be generally appropriately treated.
- 3.6 Regarding potential safety concerns, the proposed antenna installation must comply with the Safety Code 6 Guidelines administered by Health Canada. Overall, the proposed antenna facility is considered to be supportable.
- 3.7 The Director Engineering will be requested to provide an estimate for any required services to serve the site, including but not limited to:
- Design and payment in lieu of construction for a new 1.5 m (4.92 ft.) concrete separated sidewalk across the development frontage on Sunset Street.

4.0 DEVELOPMENT PROPOSAL

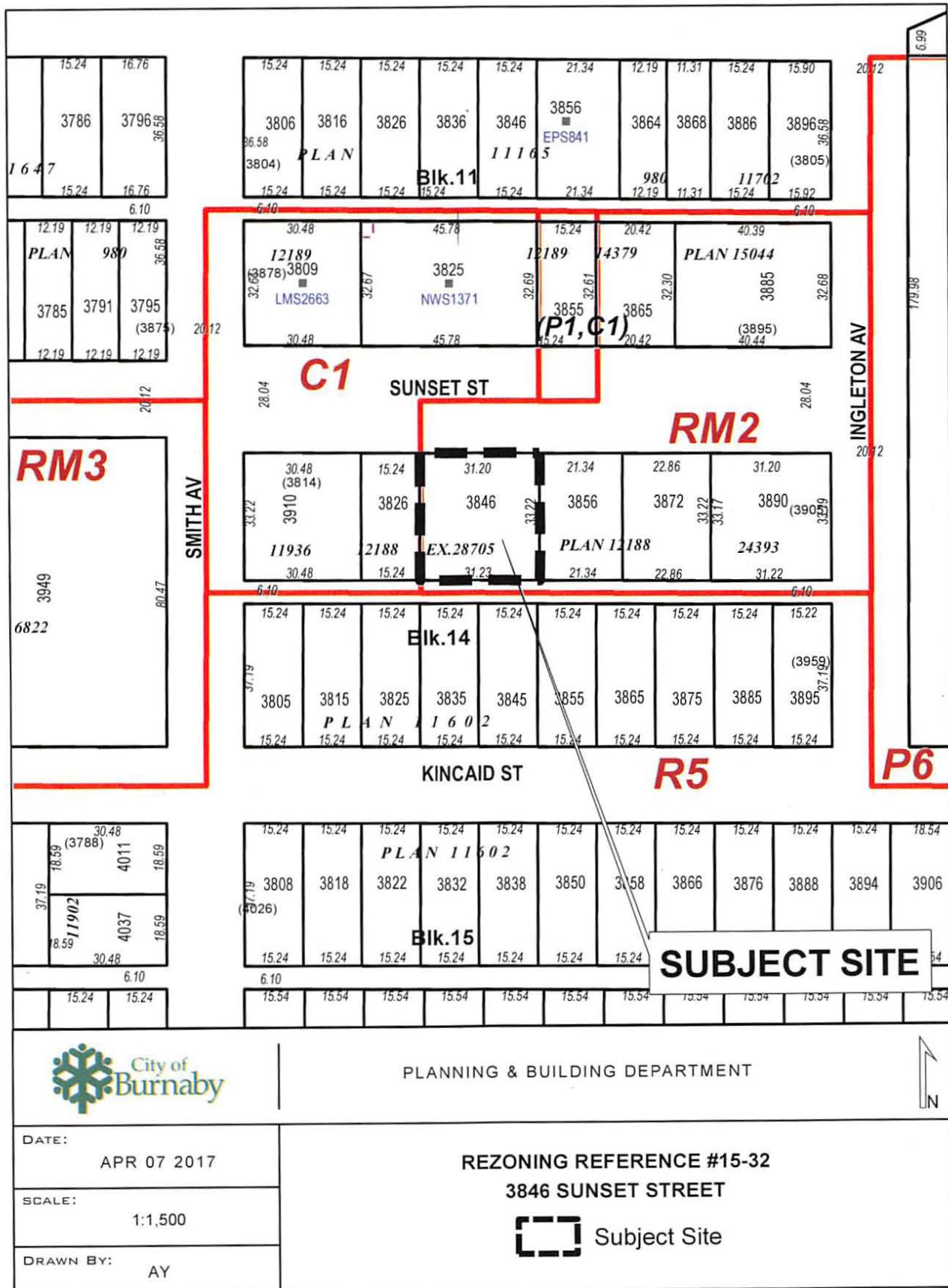
- | | | | |
|-----|---------------------------------------|---|--|
| 4.1 | Site Area | - | 1,036.95 m ² (11,161.64 ft ²) (unchanged) |
| 4.2 | Existing Building Height | - | 11.36 m (37.27 ft.) |
| | Building Height with Parapet Addition | - | 13 m (42.65 ft.) |
| 4.3 | Parking Required/Provided | - | unchanged |


 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:spf
Attachment

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2015\15-00032 3846 Sunset Street\Rezoning Reference 15-32 PH Report 20170501.docx





Item
Meeting 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-48**
Three-Storey Townhouse Development
Royal Oak Community Plan

ADDRESS: 7349 Gilley Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 97, Group 1, NWD Plan 4674

FROM: M2 General Industrial District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and the development plan entitled "Multiple Family Development, 7349 Gilley Avenue, Burnaby, B.C." prepared by Wilson Chang Architect Inc.)

APPLICANT: South Seas Developments Ltd.
 4521 Neville Street
 Burnaby, BC V5J 2G4
 (Attention: Gurpreet Rakhra)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15 and to a Public Hearing on 2017 May 30 at 7:00 p.m.
2. **THAT** a copy of this report be sent to the owners of 7379, 7399, 7413 and 7423 Gilley Avenue for information.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 2

Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The dedication of any rights-of-way deemed requisite.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The granting of any necessary Section 219 Covenants including:
 - restricting enclosure of balconies;
 - ensuring compliance with the approved acoustical study; and,
 - ensuring that handicap accessible parking stalls be held in common property to be administered by the Strata Corporation.
- h. Compliance with the guidelines for underground parking for residential visitors.
- i. The review of a detailed Sediment Control System by the Director Engineering.
- j. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- k. 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, with allocated disabled parking spaces protected by a Section 219 Covenant.
- l. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 3

- m. The submission of a Site Profile and resolution of any arising requirements.
- n. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- o. The provision of facilities for cyclists in accordance with this report.
- p. Compliance with the Council-adopted sound criteria.
- q. The undergrounding of existing overhead wiring abutting the site.
- r. The deposit of the applicable Parkland Acquisition Charge.
- s. The deposit of the applicable GVS & DD Sewerage Charge.
- t. The deposit of the applicable School Site Acquisition Charge.
- u. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 3-storey stacked townhouse development (17 units) with full underground parking.

2.0 BACKGROUND

- 2.1 The subject site is located at the southwest corner of Gilley Avenue and Beresford Street (see *attached* Sketch #1). The site is within the Council-adopted Royal Oak Community Plan area and was intended to develop as part of a five lot consolidation, involving the four properties to the south at 7379, 7399, 7413 and 7423 Gilley Avenue and an unopened City-owned road (lane) right-of-way, for rezoning to the CD Comprehensive Development District based on the RM3 Multiple Family Residential District as a guideline (see *attached* Sketch #2).

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 4

- 2.2 The applicant has made reasonable attempts to achieve the desirable assembly under the Council-adopted Plan, which has been verified by staff, but ultimately has been unsuccessful in acquiring the additional properties to the south. As the subject property exceeds the minimum site area to accommodate a multiple-family development under the RM3 guidelines it is considered appropriate to advance the subject rezoning application is for 7439 Gilley Avenue. The remaining four properties within the planned assembly could be suitably developed as part of a future rezoning and subdivision application in accordance with the RM3 District as a guideline.
- 2.3 At its meeting of 2016 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject property and authorized staff to work with the applicant towards a suitable plan of development in line with the RM3 Multiple Family Residential District, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a 17-unit, three-storey stacked townhouse development, with full underground parking. The maximum proposed density of the project is 1.1 FAR. Vehicular access is provided from Gilley Avenue.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site, including but not necessarily be limited to:
- the construction of Gilley Avenue to its final (collector) standard, including the construction of new curb, gutter and separated sidewalk with boulevard grass, street lighting, and street trees on the west side across the development frontage;
 - the construction of Beresford Street to its final (local road) standard (14.6m), including the construction of curb and gutter on both sides, a new separated sidewalk with boulevard grass, street lighting, and street trees on the south side across the development frontage;
 - removal of invasive species, and grading and grassing of the Highland Park Line right-of-way adjacent across the development frontage;
 - the construction of a new interim asphalt curb on the north side of Beresford Street to tie into the existing concrete curb and gutter across from 6088 Beresford Street, including the grading and grassing of the former gravel parking area,
 - installation of a new signalized pedestrian crossing at Gilley Avenue and Beresford Street, and the realignment of the existing Highland Park Line urban trail and pedestrian crossing to the south of the right-of-way in order to connect to the new signalized pedestrian crossing, and;
 - the upgrade of sanitary storm and water services as required.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 5

A 3.90m (12.8 ft.) dedication from the Beresford Street frontage, a 2.13m (7.0 ft.) dedication from the Gilley Avenue frontage and a 3.0m x 3.0m truncation at the corner of Gilley Avenue and Beresford Street are required to support the works described above. The total area of dedications is approximately 310.1 m² (3,338 sq.ft.) (subject to legal survey).

- 3.3 In regard to the re-alignment of the Highland Park Line trail and pedestrian crosswalk, and installation of a new pedestrian signal at Beresford Street and Gilley Avenue, the applicant would be responsible for the total costs associated with the design, trail construction and signal installation. However, additional road works on the north side of Beresford Street at Gilley Avenue are also necessary to improve intersection safety at this location. As these works are beyond the scope of the subject rezoning application, a funding allocation for the City component of the works will be advanced for consideration as part of the Development Coordinated Works – Roads component of the Financial Plan.
- 3.4 In accordance with the City's policy for adaptable units, one unit (20% of the total number of single-level residential units) has been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq. ft. for each adaptable unit is exempt from F.A.R., resulting in a total adaptable unit F.A.R. exemption of 1.85 m² (20 sq. ft.). One handicap accessible parking stall is provided in connection with this development within the residential parking area. The accessible parking stall will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.5 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 restricting the enclosure of balconies;
 - Section 219 Covenant providing that all disabled parking to remain as Common Property; and,
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis.
- 3.6 In light of the proximity to Gilley Avenue and the Expo SkyTrain Line, an acoustic study is required to ensure compliance with the Council-adopted sound criteria.
- 3.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.8 Due to the industrial history of the site, a Site Profile and the resolution of any arising issues will be required.
- 3.9 The developer is responsible for the undergrounding of overhead wiring abutting the site on Beresford Street.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 6

- 3.10 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 3.11 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.12 Applicable Development Cost Charges are:
- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$800.00 per unit
 - c) GVS&DD Sewerage Charge of \$1,515.00 per townhouse unit.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Gross Site	-	2,157.8 m ² (23,226 sq.ft.)
Dedications	-	310.1 m ² (3,338 sq.ft.)
Net Site	-	1,847.7 m ² (19,888 sq.ft.)
(Subject to detailed survey)		

4.2 Density:

FAR Permitted and Provided	-	1.1 FAR
Gross Floor Area (GFA)	-	2,030.6 m ² (21,857 sq.ft.)
Adaptable Unit Exemption (20 sq. ft./unit)	-	1.85 m ² (20 sq. ft.)
Amenity Space Exemption	-	34.7 m ² (374 sq. ft.)
Site Coverage	-	37.8 %

4.3 Height

- 3 Storeys

4.4 Unit Mix:

15	three-bedroom units:	-	104.4 – 124.0 m ² (1,124 – 1,335 sq.ft.)
2	three-bedroom + den units:	-	134.4 – 142.2 m ² (1,447 – 1,531 sq.ft.)

TOTAL NUMBER OF UNITS - **17 units** (inclusive of 1 adaptable unit)

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #15-48
 2017 April 26Page 7

4.5 Vehicle Parking and Loading:

Residential @ 1.75 spaces/unit		<u>Required</u>	<u>Provided</u>
	-	30	31 (incl. 5 visitor parking spaces)
Total Parking Provided	-	31	
Car Wash Stall Required and Provided	-	1	
Disabled spaces (included in parking total)	-	1 residential space provided underground	

4.6 Bicycle Parking:

		<u>Required</u>	<u>Provided</u>
Secure Residential @ 1 locker/unit	-	17	22
Visitor Racks @ 0.2 spaces/unit Required and Provided	-	4	

4.7 Communal Facilities (Excluded from FAR Calculations)

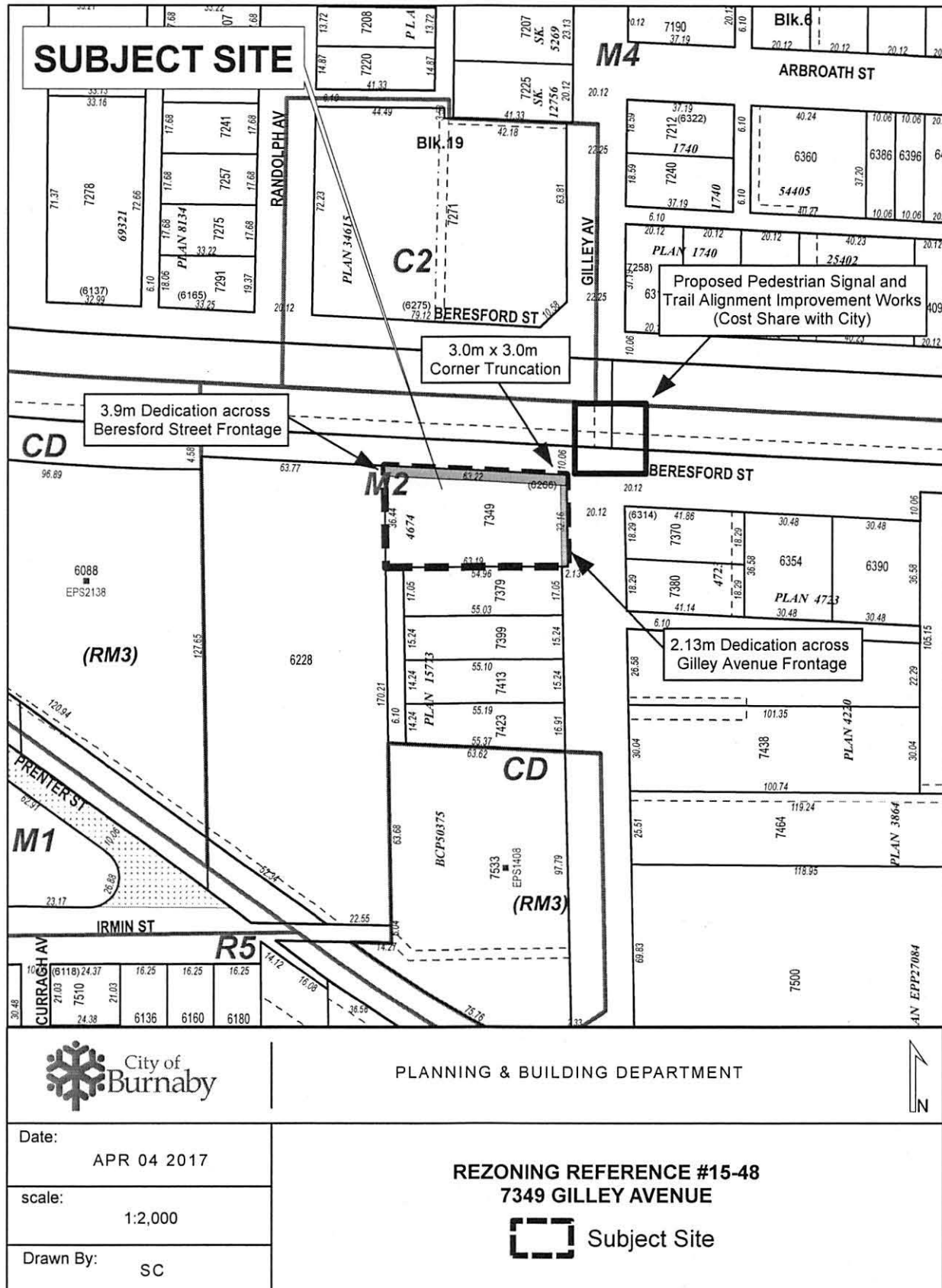
Communal facilities for residents are located on the ground floor of the development. Amenities include an amenity vestibule and handicapped accessible elevator. The total amenity area measures 34.7 m² (374 sq. ft.), which is less than the 101.6 m² (1,094 sq.ft.) permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw.


 Lou Pelletier, Director
 PLANNING AND BUILDING

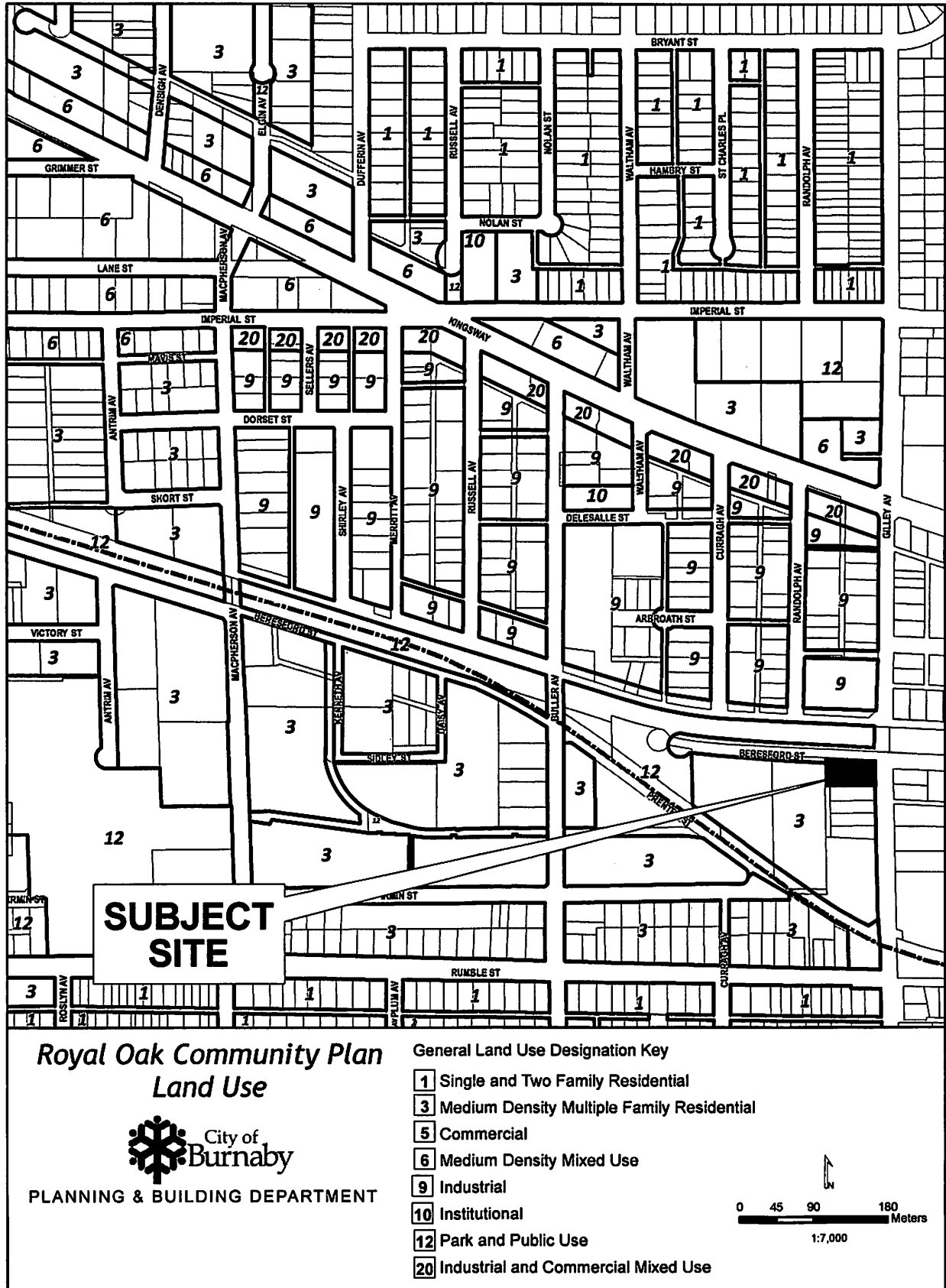
GT:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2015\15-00048 7349 Gilley Avenue\Rezoning Reference 15-48 PH Report 20170501.docx



Sketch #1



Printed on April 04, 2017

Sketch #2



Item
Meeting 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-25
Two High Rise Apartment Towers
Brentwood Town Centre Plan

ADDRESS: 4828, 4874 Lougheed Highway and 2099 Delta Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 124, DL 124, Group 1, NWD Plan 36610; Lot 8, Block 84, DL 124, Group 1, NWD Plan 1543; That Part of DL 124, Group 1, NWD Shown on Plan EPP56449 as Parcel 2

FROM: CD Comprehensive Development District (based on RM4s and RM5s Multiple Family District)

TO: Amended CD Comprehensive Development District (based on RM4s and RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Concord Brentwood Phase 1B" prepared by Franc Architecture)

APPLICANT: Concord Pacific Holdings Ltd.
 9th Floor – 1095 West Pender Street
 Vancouver, BC V6E 2M6
 (Attn: Matt Meehan)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15 and to a Public Hearing on 2017 May 30 at 7:00 p.m.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site, in accordance with the terms outlined in Section 3.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 2

3. **THAT** the following be established as prerequisites to the completion of the rezoning:
- a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
 - e. The completion of the sale of City property.
 - f. The dedication of any rights-of-way deemed requisite.
 - g. The consolidation and re-subdivision of the net site into two legal lots.
 - h. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - guaranteeing provision and maintenance of public art;
 - guaranteeing the provision and continued operation of stormwater management facilities;
 - ensuring compliance with the approved acoustical study;
 - for the provision and ongoing maintenance of the Stickleback Creek Streamside Protection and Enhancement Area;
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 3

- ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - for the provision and ongoing maintenance of on-site car share vehicles and parking stalls;
 - ensuring the protection of suitable trees on-site during construction; and,
 - ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table.
- i. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development.
 - j. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
 - k. Compliance with the Council-adopted sound criteria.
 - l. Submission of a Site Profile and resolution of any arising requirements.
 - m. 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.
 - n. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - o. The review of on-site residential loading facilities by the Director Engineering.
 - p. The provision of facilities for cyclists in accordance with this report.
 - q. The review of a detailed Sediment Control System by the Director Engineering.
 - r. Compliance with the guidelines for underground parking for visitors.
 - s. 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.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 4

- t. The deposit of the applicable Parkland Acquisition Charge.
- u. The deposit of the applicable GVS & DD Sewerage Charge.
- v. The deposit of the applicable School Site Acquisition Charge.
- w. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of two high-rise buildings atop underground and structured parking.

2.0 BACKGROUND

- 2.1 On 2016 June 13, Council gave Final Adoption to Rezoning Reference #13-20, which established a Conceptual Master Plan framework and companion Design Guidelines and a detailed first phase of development for the subject site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment development, with ground-oriented townhousing, street-fronting commercial uses on Dawson Street and a neighbourhood park south of Dawson and east of Beta Avenue to serve the Brentwood Town Centre.
- 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 towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2.3 The site is comprised of portions of three lots (see Sketch #1 *attached*) and is currently vacant. Directly to the west is Phase Ia of the Woodlands Site Master Plan, which has been approved for the development of two high-rise multiple-family buildings (Rezoning Reference #13-20). To the east and west of the subject site are recent high-rise and low-rise multiple-family buildings developed under Rezoning References #04-19, #06-40 and

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 5

#06-60. Across Lougheed Highway to the north is the Brentwood Gate multiple-family development (Rezoning Reference #03-69) and to the northwest is Brentwood Mall which is advancing under a Master Plan for mixed-use high-rise development under rezoning references #11-22, #12-44, #12-45, #12-46, #15-05 and #16-31. To the south are future phases of the Woodlands Site, including a new City-owned park, with the Burlington Northern Santa Fe (BNSF) Rail Tracks and the Still Creek Works Yard beyond. Vehicular access to the site is from both Lougheed Highway and Yukon Crescent.

2.4 The Brentwood Town Centre Development Plan designates the overall site for high density multiple-family development under the adopted master plan, and permits a blended average residential floor area ratio (FAR) of 3.0 for the overall site which permits concentrations of FAR on specific sites, as anticipated by the master plan. The subject site has a FAR of 6.43. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit given its strategic location in relation to the nearby Metrotown SkyTrain station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

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

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

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

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 6

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

3.0 GENERAL COMMENTS

- 3.1 “Phase Ib” is the second phase of Woodlands Master Plan development, and is located within the Hillside character area. The site measures approximately 11,268.1 m² (121,289 sq.ft.) in area (subject to detailed survey) and fronts Lougheed Highway with a secondary access via the Yukon Crescent cul-de-sac to the southwest. Phase Ib consists of two of the four residential high-rise apartment buildings within the Hillside character area, with Phase Ia approved under Rezoning Reference #13-20 comprising Tower 1 and Tower 2. Under the subject application, Tower 3 (west) measures 55 floors in height, and Tower 4 (east) measures 45 floors in height.

Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building’s siting, massing, pedestrian orientation and materiality; thus meeting the high standard for such development in the City’s town centre areas. As noted, the proposed development plan is for two high-rise apartment towers of 55 and 45 storeys. Both buildings are elevated three storeys above Lougheed Highway grade on elegant Y-shaped columns, with a one storey glass lobby connecting the two buildings at ground level. In the background of the site connecting the two towers is a glazed amenity podium, while in the foreground is an arrival court and central lobby that are accessed from a right-in / right-out driveway off Lougheed Highway. In line with the intent of the Master Plan, the elevated towers and amenity podium enables residents and passers-by at street level to have clear views of the Metrotown Skyline to the south.

To maximize the setbacks to the future multiple-family development in Phase II to the south, a naturalized planting area adjacent to the parkade is proposed with an active play area and pedestrian connection between Yukon Crescent and the Stickleback Creek walkway. To animate the southern facade, the exposed parkade is treated as an architectural feature with sculpted concrete panels that blend into the whimsical roofline of the amenity podium above. To the west of the site is the proposed grand stair, which provides access from Lougheed Highway to Yukon Crescent. Set within the middle of the stair feature is a cantilevered belvedere, which provides overlook to the future park to the south and unobstructed vistas of Metrotown. At its end is a glass elevator that provides universal access to Yukon Crescent, Dawson Street and the future park to the south.

The towers themselves, designed by Franci Architecture, are provided with unique details and features. The orientation and scale of the buildings are as prescribed in the Woodlands Master Plan, but as juxtaposition to the rectilinear nature of Towers 1 and 2,

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 7

the subject Tower 3 and 4 are curvilinear in nature with undulating balcony slabs of varying sizes. To express this building form at the pedestrian level along the Lougheed Parkway, large reflective pools under the towers coupled with reflective metal panels on the underside of the towers allow light to react to changing light levels, intensities and sources throughout the day and time of year.

- 3.2 A total of 900 apartment units are proposed for Phase Ib. Due to the slope of the site, 3 levels of parking are to be located below Lougheed Highway grade, but above Yukon Crescent grade (cut into the hillside). The remaining 5 levels of parking are proposed to be located underground. Resident and visitors parking access is provided off of Lougheed Highway, and resident only access is provided from Yukon Crescent.

The development proposal meets the required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per residential unit (0.1 of which is for visitor parking). To support the residential and commercial parking ratio, the developer has also provided for transportation alternatives. First, given the subject site's proximity to the Brentwood SkyTrain Station, the developer is providing 135 (15% of total residential units provided) transit passes (two zones) for two years to be made available to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking. Finally, the development will provide a minimum of 997 Electric Vehicle (EV) plug-in stations (100% of off street residential and visitor parking) including all necessary wiring, electrical transformer and mechanical ventilation modifications, as well as 9 electric vehicles to be owned, operated and maintained by the future strata corporation. This arrangement would provide greater access to alternative transportation for a greater number of residents in that the cars would be for the exclusive use of the development's residents, with ownership resting with the strata corporation. Moreover, by providing EV plug-ins for every parking spot, electric vehicle ownership in a multi-family context is facilitated, thus further enabling sustainable transportation choices. A Section 219 Covenant and sufficient security will be required to guarantee the provision and ongoing maintenance of Electric Vehicles (EV) and EV Plug-in stations.

The developer is also proposing to pursue green building design by committing to achieve a Leadership in Energy and Environmental Design (LEED-ND) Gold rating or equivalent for the site as a whole, and LEED Silver rating or equivalent for the two proposed towers.

- 3.3 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 140,342 sq.ft. of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Public Safety and Community Services Department has initiated discussion with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 8

amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

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

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

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

- construction of Lougheed Highway across the development frontage to its final Town Centre arterial standard with separated sidewalks and bicycle lanes, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
- construction of the Douglas Road and Lougheed Highway intersection to improve vehicular sightlines and pedestrian and cyclist safety;
- construction of Yukon Crescent to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
- construction of a new public pedestrian walkway with cycling provisions adjacent Stickleback Creek and between Phase 1b and Phase 2;
- storm, sanitary sewer and water main upgrades as required;
- site design and proportionate contribution toward replacement of the Beta Avenue sanitary pump station; and,
- proportionate contribution toward proposed Beta Avenue pedestrian and cycling overpass.

To support the foregoing servicing requirements of Phase 1b, an approximate 8.5 m (28ft.) dedication from 4874 Lougheed Highway will be required as part of the subject rezoning application.

3.5 The consolidation of the proposed development site includes two City-owned properties at 4874 Lougheed Highway and 2099 Delta Avenue (former road right-of-way). Given that the dedications for Lougheed Highway, Yukon Crescent and Dawson Street, measuring 8,718 m² (93,839 sq.ft.), exceeds the road closure area within the Woodlands Site, measuring 8,485 m² (91,332 sq.ft.), Council in a report dated 2015 June 30 approved the transfer of road closure areas to the applicant at no cost through each site specific rezoning application. Based on this, 2099 Delta Avenue will be transferred to the

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26..... Page 9

applicant at no cost, with the exception of document and registration fees, and Provincial Property Transfer Tax. The City property at 4874 Lougheed Highway will be sold, net of required dedication, to the applicant at market value to be determined by the Realty and Lands Division of the Department of Public Safety and Community Services. The net area of 4874 Lougheed Highway measures approximately 260.0 m² (2,798 sq.ft.) (subject to detailed survey). A separate report detailing the value of the City property will be forwarded to Council for consideration. Council approval of the sale of City land is a prerequisite condition of the rezoning.

3.6 The developer is providing 184 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. A total of 10 handicapped parking stalls have been provided in relation to the residential components of the development. All of the handicapped stalls are located within the underground residential parking areas. Residential handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

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

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
- Section 219 Covenant guaranteeing the provision and maintenance of public art;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring the provision and ongoing maintenance of Electric Vehicles (EV) and EV plug-in stations, and to ensure that they remain common property;
- Section 219 Covenant to protect existing on-site trees;
- Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
- Section 219 Covenant for the provision and ongoing maintenance of on-site car share vehicles and parking stalls;
- Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table;
- Section 219 Covenant for the protection and enhancement of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA); and,

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26.....Page 10

- Statutory right-of-way guaranteeing public pedestrian access to the proposed staircase and trail along Stickleback Creek, and between Phase 1b and II, connecting Lougheed Highway and Yukon Crescent.
- 3.8 Due to the proximity of the subject site to the Millennium SkyTrain Line and Lougheed Highway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
 - 3.9 Provision of nine separate car wash stalls is required.
 - 3.10 As the site will be extensively excavated for the proposed development and site remediation, an arbourist's report and tree survey will be required prior to Final Adoption identifying on-site trees to be removed or retained. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. Any trees to be retained will be protected by Section 219 Covenant. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
 - 3.11 A suitable engineered design to the approval of the Director Engineering will be required for a site specific on-site stormwater management system in line with the approved master storm water management plan, 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.
 - 3.12 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System for Phase Ib prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
 - 3.13 The review of a site profile application and resolution of any resultant conditions is required.
 - 3.14 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the Phase Ib development.
 - 3.15 The submission of a suitable Solid Waste and Recycling Plan for Phase Ib to the approval of the Director Engineering is required.
 - 3.16 The submission of a detailed residential loading management plan for Phase Ib to the approval of the Director Engineering is required.
 - 3.17 The review of a site profile application and resolution of any resultant conditions is required.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26.....Page 11

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

4.0 DEVELOPMENT PROPOSAL – PHASE Ib

4.1 Site Area

Phase Ia - 11,300 m² (121,632 sq.ft.)
 (subject to detailed survey)

4.2 Density

Permitted and Provided

Residential Floor Area Ratio FAR

- 6.43 FAR

Residential Gross Floor Area (GFA)

- 72,434.64 m² (779,680 sq.ft.)
 (inclusive of 140,342 sq.ft. amenity bonus)

Residential Amenity Space

- 1,217.68m² (13,107 sq.ft.)
 (exempted from FAR calculations)

Adaptable Unit Exemption (20 sq.ft. / unit)
 Site Coverage:

- 341.88m² (3,680 sq.ft.)
 - 20%

4.3 Height (all above grade)

- 55 storey high-rise apartment fronting Lougheed Highway
- 45 storey high-rise apartment fronting Lougheed Highway
- 1 storey amenity/lobby

4.4 Residential Unit Mix

Unit Type

Unit Size

Tower 3

157	Studio	521 – 533 sq.ft.
51	Studio (Adaptable)	533 sq.ft.
42	1 Bedroom	563 sq.ft.
1	1 Bedroom + Den	714 sq.ft.
123	2 Bedroom	756 - 757 sq.ft.
51	2 Bedroom + Den	873 – 1037 sq.ft.
51	2 Bedroom + Den (Adaptable)	915 - 1037 sq.ft.
20	3 Bedroom	1,272 sq.ft.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26.....Page 12

2	2 Bedroom Penthouse	1,645 sq.ft.
2	3 Bedroom Penthouse	2,067 sq.ft.

TOTAL: 500 High Rise Apartment Units

Tower 4

127	Studio	521 – 533 sq.ft.
41	Studio (Adaptable)	533 sq.ft.
32	1 Bedroom	563 sq.ft.
1	1 Bedroom + Den	714 sq.ft.
93	2 Bedroom	756 - 757 sq.ft.
41	2 Bedroom + Den	873 – 1037 sq.ft.
41	2 Bedroom + Den (Adaptable)	915 - 1037 sq.ft.
20	3 Bedroom	1,272 sq.ft.
2	2 Bedroom Penthouse	1,645 sq.ft.
2	3 Bedroom Penthouse	2,067 sq.ft.

TOTAL: 400 High Rise Apartment Units

TOTAL UNITS: 900 UNITS

4.5 Parking

Vehicle Parking

Residential Parking

900 Units @ 1.1 spaces/unit

Required

- 990

Provided Spaces

997

(inclusive of 90 visitor spaces, 10 handicapped parking stalls and a minimum of 90 EV plug-in stations)

Car Wash Stalls

- 9

9

Electric Vehicles

- 9

9

Residential Loading

- 4

4

Bicycle Parking

Required

Provided Spaces

Resident – 2.0/unit @ 892 units

- 1800 lockers

905 double lockers

Visitor - 0.1/unit @892 units

- 90 spaces

90 spaces

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-25
 Two High Rise Apartment Towers
 Brentwood Town Centre Plan

2017 April 26.....Page 13

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

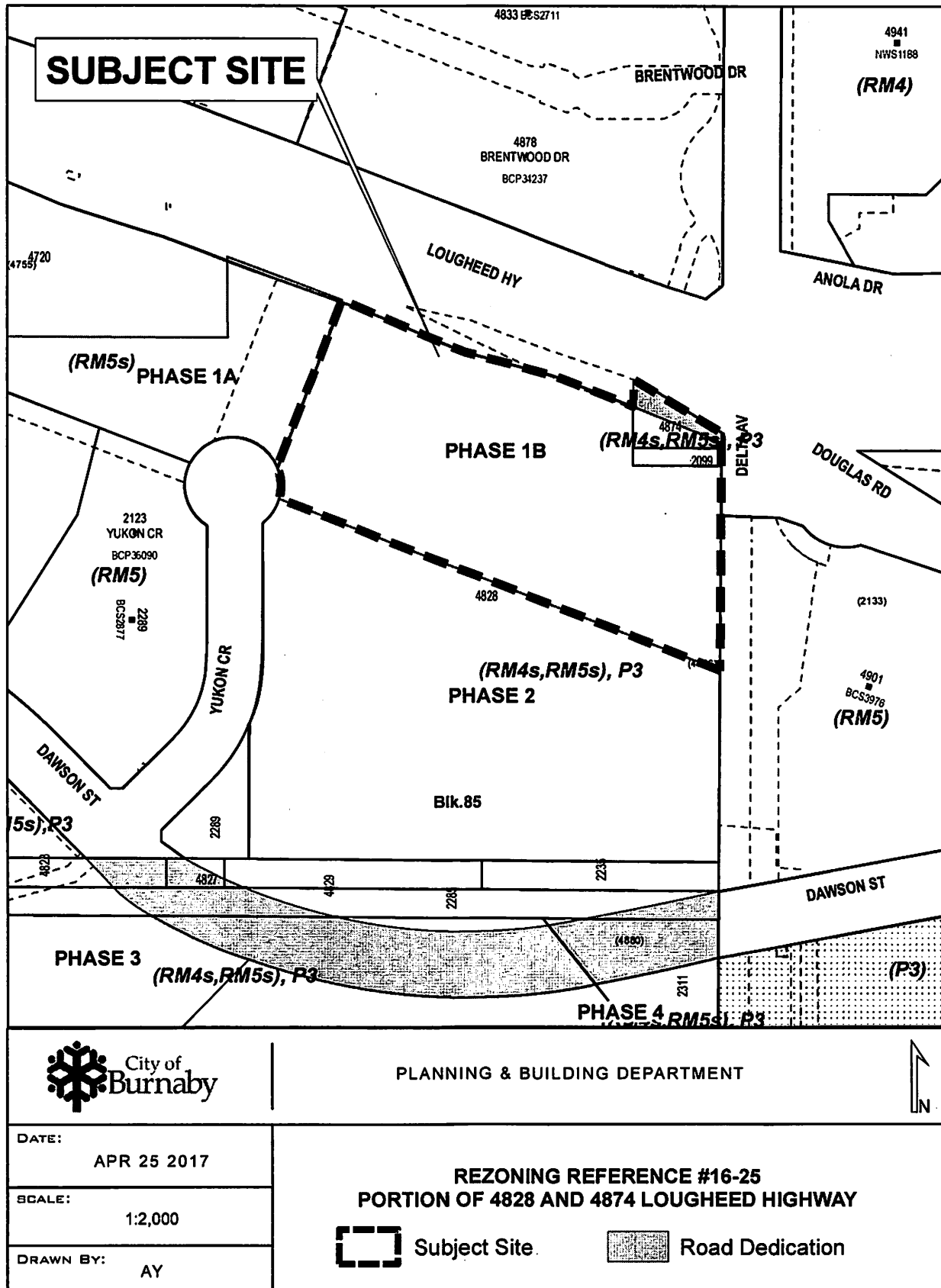
Communal facilities are located on the ground floor connecting both buildings. Amenities include amenity lobbies with seating area and concierge; multi-purpose lounge with kitchen facilities; games room; media/music rooms; and fitness rooms. There are also two outdoor amenity areas, one on the terrace off the amenity lobby area including covered seating, and fire pits with access to the lounge kitchen; and the other at ground level between Phase Ib and Phase II with a spray park, climbing mounds, unstructured play field, walking track and ping pong tables. The total internal amenity area measures 1,217.68m² (13,107 sq.ft.), which is less than the permitted 5% or 38,984 sq.ft. (3,621.73 m²) to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw.

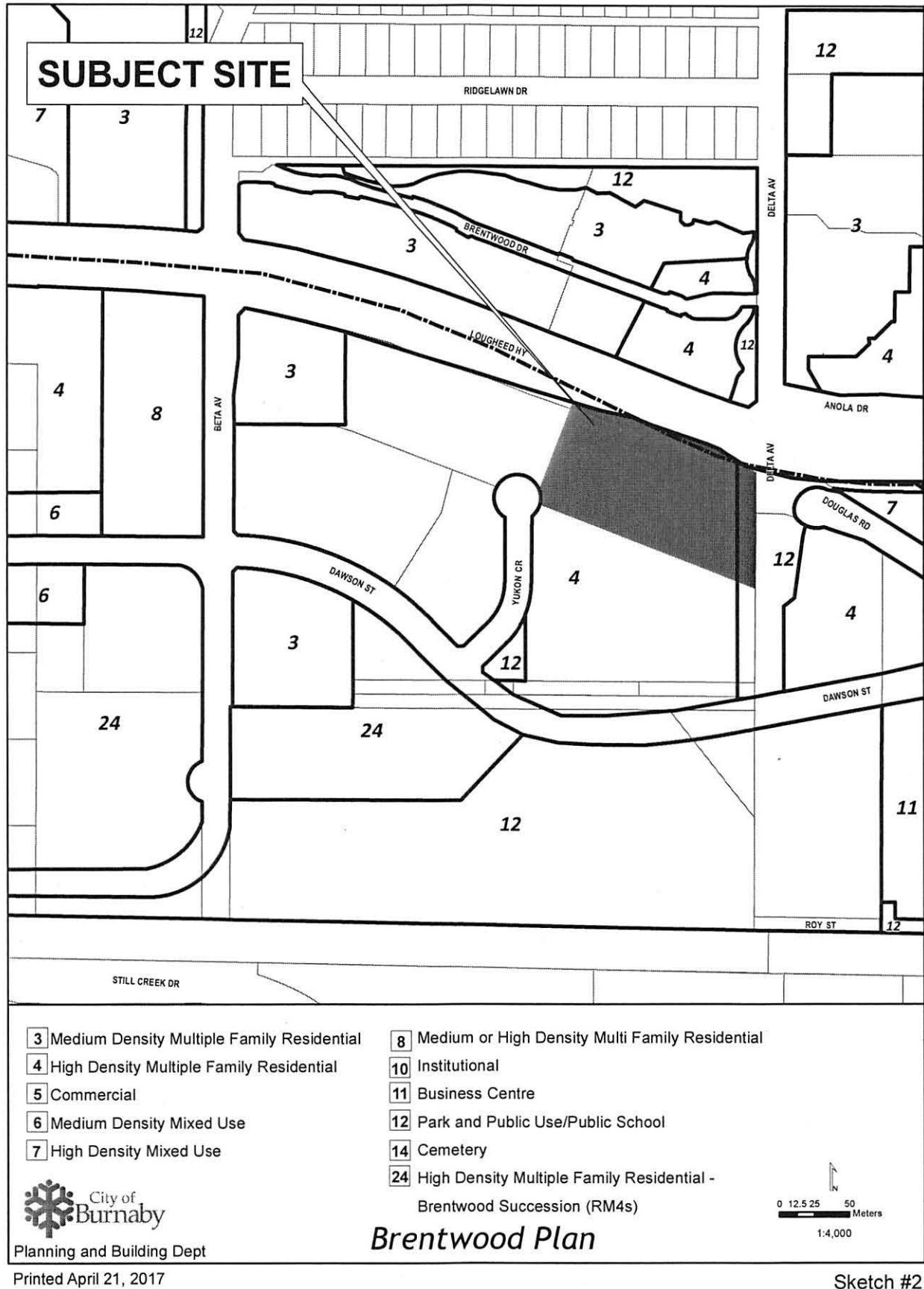

 Lou Pelletier, Director
 PLANNING AND BUILDING

IW/JBS:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-25 4828, 4874 Lougheed & 2099 Delta Ph 1B\Council Reports\Rezoning Reference 16-25 PH Report 20170501.Docx







Item
Meeting 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-51**
High-Rise Apartment (Tower 2) in the Lougheed Town Centre Phase 1 Site
Lougheed Town Centre Plan

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

LEGAL: Portion of 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 2" prepared by GBL Architects Inc.)

APPLICANT: Shape Properties Corp.
 2020 One Bentall Centre
 505 Burrard Street, Box 206
 Vancouver, BC V7X 1M6
 (Attn: Natanya Funk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15, and to a Public Hearing on 2017 May 30 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.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 2

- 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 complies 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 Tower 2 to contribute towards the environmental commitment of LEED ND Gold for the entire Phase 1 Development.
- 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 and #15-29.
- 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.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 3

REPORT

1.0 REZONING PURPOSE

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

2.0 NEIGHBOURHOOD CHARACTERISTICS

The proposed residential tower is located within the southwest quadrant of Lougheed Core Area Phase 1 site, atop a commercial podium and parking component proposed as part of Rezoning Reference #15-28 (see Sketch #1 *attached*). There are four residential towers being advanced through separate rezonings atop the commercial podium: Tower 1 (Rezoning Reference #15-29), Tower 2 (Rezoning Reference #16-51 – subject rezoning), Tower 3 (Rezoning Reference #16-52), and Tower 4 (Rezoning Reference #16-53). 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 a 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 represents a 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.

To: *City Manager*
 From: *Director Planning and Building*
 Re: *Rezoning Reference #16-51*
 2017 April 26..... Page 4

- 3.2 On 2016 November 21, Council authorized staff to continue to work with the applicant to facilitate the approval for the second of the four high-rise apartment towers (Rezoning Reference #16-51 – subject rezoning). At this meeting, Council authorized the Department to work with the applicant in the preparation of suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development for the subject rezoning that is suitable for presentation to a Public Hearing.
- 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 second of four residential towers in the southwest 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 48 storey apartment building. 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 Core Area Master Plan and the Lougheed Town Centre Plan.
- 4.2 In terms of the governing allowable residential form and density allocated to Tower 2, the allowable height is between 40 and 55 storeys with a residential gross floor area between 28,242.5 m² (304,000 sq.ft.) and 51,096.7 m² (550,000 sq.ft.). For Tower 2, the applicant has proposed a height of 48 storeys, and a gross floor area of 39,421.5 m² (424,330 sq.ft.) to accommodate 474 apartment units. The urban form and density of Tower 2 is consistent with the Master Plan density allocation covenant, and the approved design guidelines embedded in the Master Plan.
- 4.3 Overall, Tower 2 exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality, meeting

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 5

the standard expected for 's' category development in the City's Town Centre areas. At 48 storeys, Tower 2 is the second tallest of the four towers. The floor plates of the subject Tower 2 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 48 storeys while the smaller part sits at 43 storeys. This arrangement provides for a visibly landscaped terrace. Exposed terraces and visible landscaping at the top of the building.

The primary entrance into Tower 2 faces an internally oriented courtyard atop the commercial podium. The courtyard is raised slightly above North Road, offering a quieter environment above the commercial activity that will occur at grade of the commercial podium. Residential amenity needs for all four towers are met with a two-level 1965 m² (21,150 sq.ft.) residential amenity building integrated into the top level of the commercial podium in the southwest quadrant of the Phase 1 site, which is being advanced separately under Rezoning Reference #15-29 (Tower 1). As such, Final Adoption of the amendment bylaw for Rezoning Reference #15-29 is a requirement of the subject rezoning application. In addition to the shared residential amenities, a 219.7 m² (2,365 sq.ft.) amenity lobby is proposed for Tower 2, which is less amenity space than the permitted 972.3 m² (21,230 sq.ft.) for Tower 2 (i.e. 5% of total Gross Floor Area).

- 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 2, 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:

- provision of a 50% subsidy on two-zone transit passes for all residential units within Tower 2 for 12 months;
- provision of bike wash and bike repair areas in the underground parkade;
- provision of twice the required residential bicycle parking spaces to be provided in secured residential bicycle lockers;
- provision of two electric strata vehicles and two Level 2 Electric Vehicle (EV) Charging Stations for the benefit of Tower 2 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 (EV) charging stations for the entire Phase 1 development; 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 alternatives provided.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 6

- 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 2 proposes a gross floor area of 39,421.5 m² (424,330 sq.ft.), which would amount to a base density of 26,806.7 m² (288,544 sq.ft.) and a bonus density of 12,614.9 m² (135,786 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 1 commercial rezoning application (Rezoning Reference #15-28).
- 5.2 All necessary dedications will be obtained through the Phase 1 commercial rezoning application (Rezoning Reference #15-28).
- 5.3 In accordance with the City's policy for adaptable units, 99 units of the total 474 units meet adaptable standards. As permitted under the adopted policy, 1.86 m² (20 sq.ft.) for each adaptable unit is exempt from FAR, resulting in a total adaptable unit FAR exemption of 184.14 m² (1,980 sq.ft.). A total of 25 handicap accessible parking stalls are provided in connection with this development. Accessible parking stalls will be protected by a Section 219 Covenant.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 7

- 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 2 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; and,
 - Section 219 Covenant restricting the use of guest rooms in Tower 2.
- 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 and residential amenity space, completion of Rezoning Reference #15-28 and #15-29 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	- 18,589 m ² (200,090 sq.ft.)
Total Site Coverage	- 79% (14,771 m ² 158,994 sq.ft.)

Tower 2 - Density and Gross Floor Area

Tower 2 Residential Total	- 2.1 FAR 39,421.5 m ² (424,330 sq.ft.)
Building Height – Residential (above podium)	- 48 storeys

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-51
 2017 April 26..... Page 8

Residential Unit Mix

Jr. One Bedroom	- 205 units
One Bedroom + Den	- 82 units
Two Bedroom	- 45 units
Two Bedroom + Den	- 131 units
Three Bedroom	- 4 units
Three Bedroom + Den	- 4 units
Penthouse Units (# of Bedrooms)	- 3 units (8 bedrooms total)
Total Units	- 474 units

Vehicle Parking

Tower 2	- 474 spaces required
474 units @ 1.0 spaces per unit	- 505 spaces provided

Bicycle Parking

Secure Residential Total	- 948 spaces required
474 units @ 2.0 spaces per unit	- 956 spaces provided
Residential Visitor Total	- 48 racks required
474 units @ 0.1 spaces per unit	- 48 racks provided

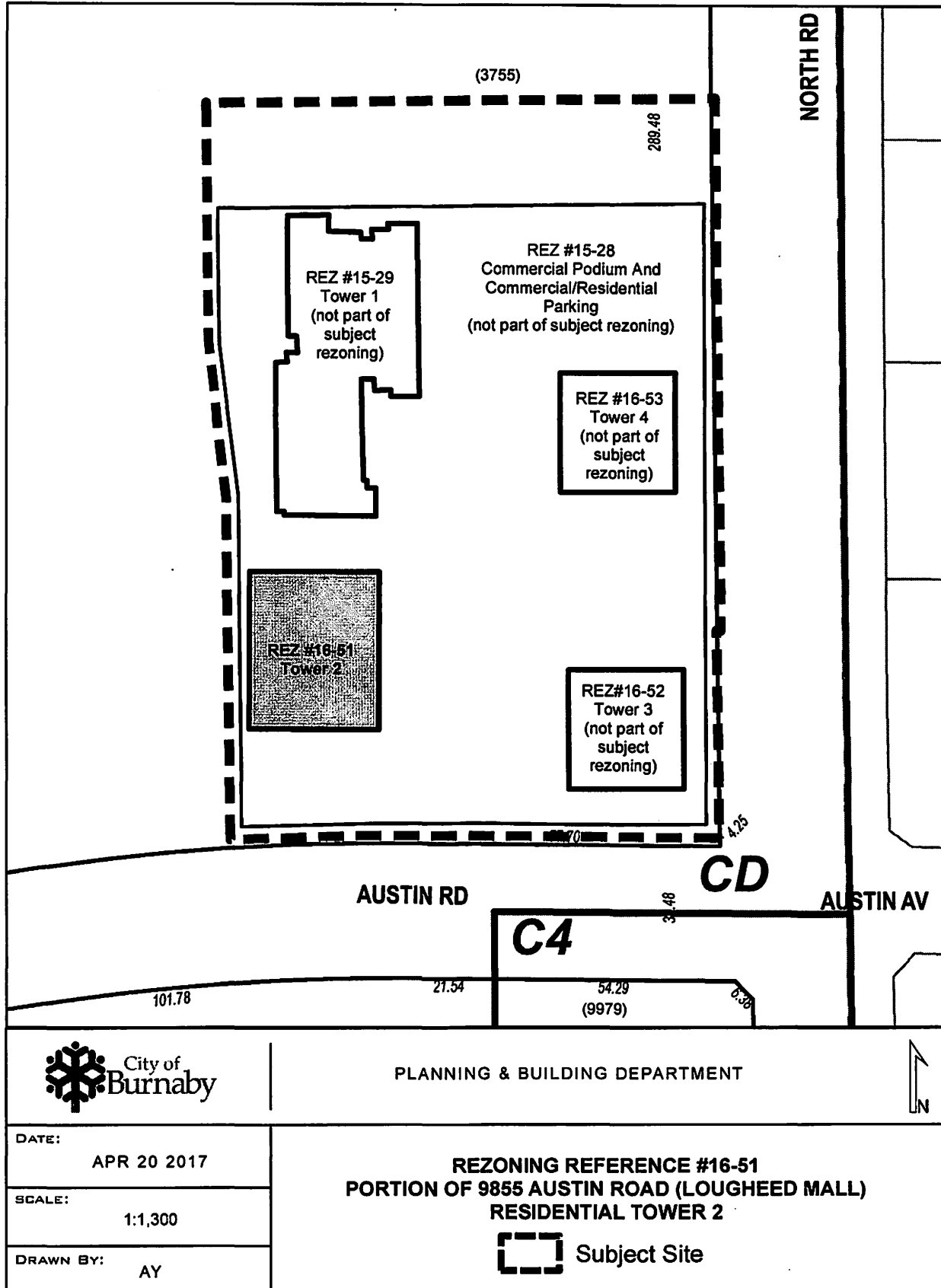
Communal Facilities

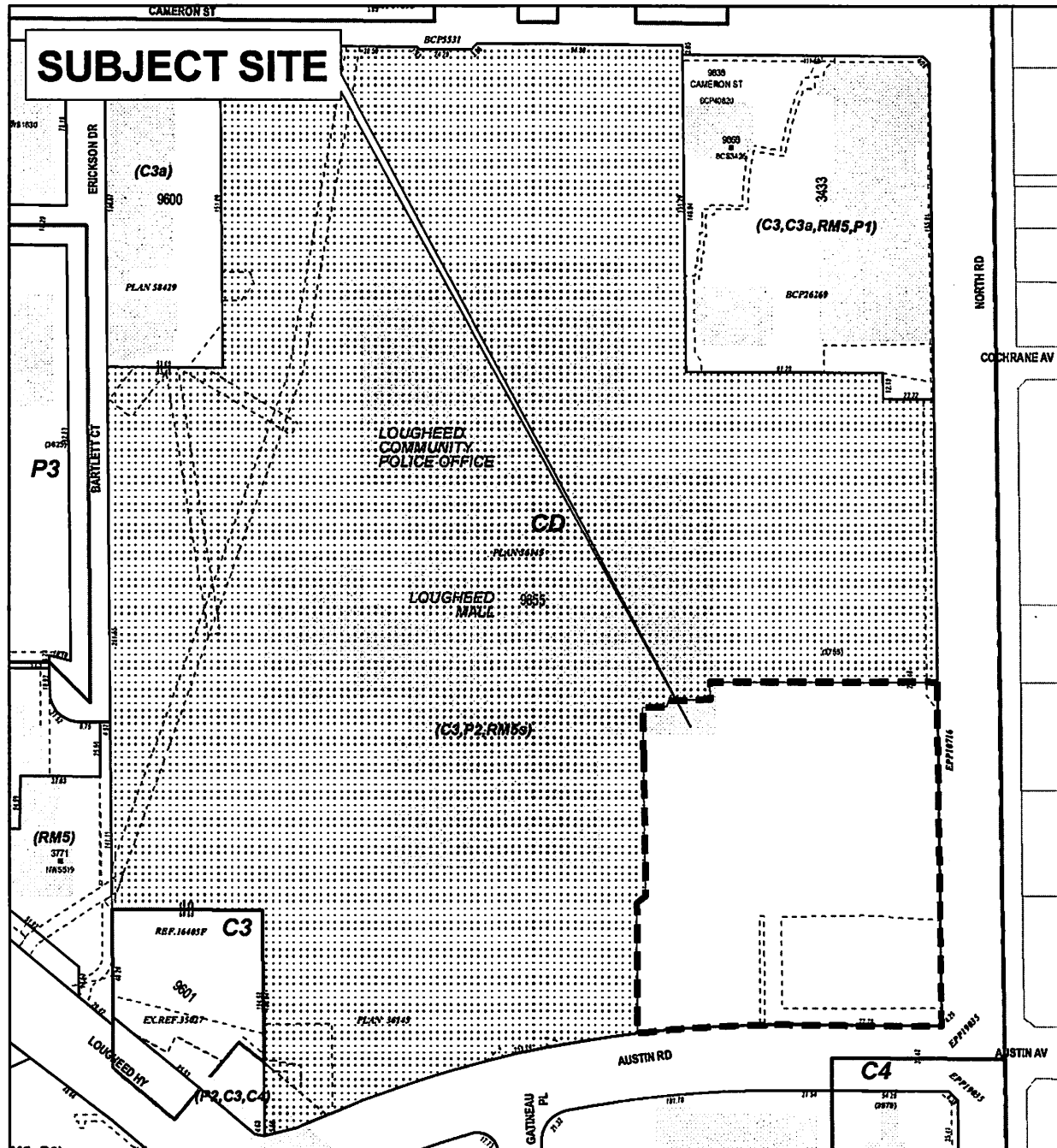
The amenity lobby area proposed for Tower 2 is 219.7 m² (2,365 sq.ft.), which is less than the permitted 1,971 m² (21,217 sq. ft.) for Tower 2 (i.e. 5% of total Gross Floor Area).


 Lou Pelletier, Director
 PLANNING AND BUILDING

JD:spf
Attachments

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



**PLANNING & BUILDING DEPARTMENT**

DATE:

APR 12 2017

SCALE:

1:3,000

DRAWN BY:

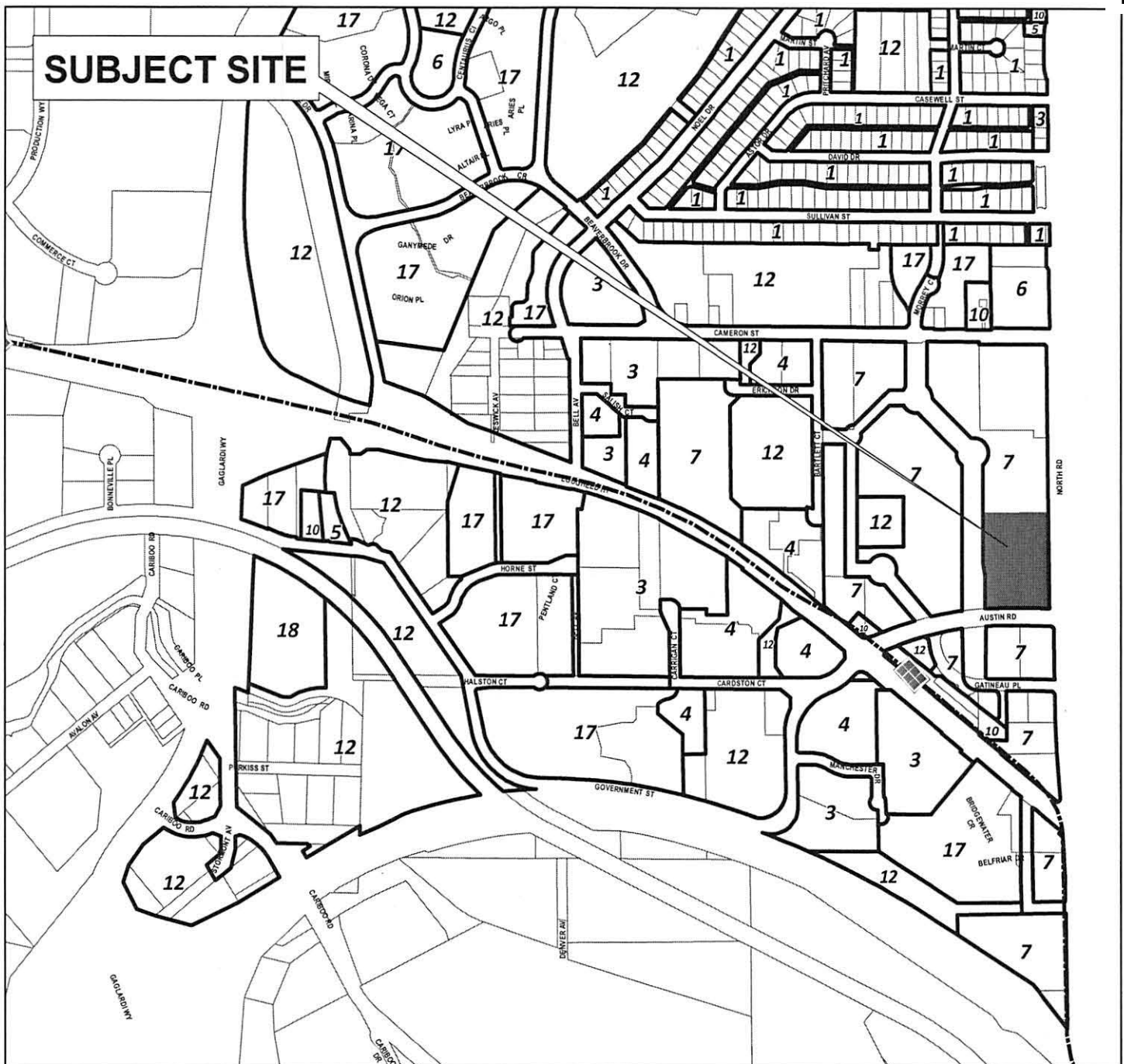
AY

**REZONING REFERENCE #16-51
PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL)
PHASE 1, TOWER 2**



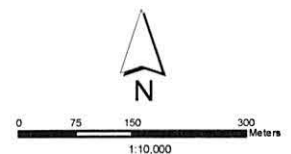
Remnant Mall Site

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



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan



Item.....
Meeting..... 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 42000 20
Reference: Bylaw Text Amendment

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT – ADDITION OF A PERMITTED USE TO THE M4 SPECIAL INDUSTRIAL DISTRICT

PURPOSE: To seek Council authorization to forward the proposed text amendment to the Burnaby Zoning Bylaw to a Public Hearing on 2017 May 30 at 7:00 pm.

RECOMMENDATION:

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw as outlined in Section 2.0 of this report, and that the bylaw be advanced to First Reading on 2017 May 15, and to a Public Hearing on 2017 May 30 at 7:00 p.m.

REPORT**1.0 BACKGROUND INFORMATION**

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the intent of the bylaw and the general need to update the bylaw, text amendments are brought forward from time to time. These text amendment reports are submitted in order to provide clarification and improvements to the wording of the bylaw, and to respond to changes in related legislation and changes in forms of development, land uses, and social trends.

This report proposes one Zoning Bylaw text amendment to permit the manufacturing or finishing of household utensils, cutlery, hand and edge tools in the M4 Special Industrial District.

2.0 PROPOSED BYLAW TEXT AMENDMENT**Issue**

The manufacturing or finishing of household utensils, cutlery, hand and edge tools is permitted in the M1, M2, M3 and M5 Districts, but not in the M4 District. The restriction of the subject use in the M4 District is not consistent given comparable permitted uses within the M4 District, and its inclusion in similar Industrial Districts such as the M1 and M5 Districts.

Discussion

At its meeting on 2017 March 28, the Planning and Development Committee, in response to a delegation from North Arm Knives Ltd., requested a text amendment to the Zoning Bylaw to permit

To: City Manager
 From: Director Planning and Building
 Re: Burnaby Zoning Bylaw Text Amendment
 2017 April 26..... Page 2

the manufacturing or finishing of household utensils, cutlery, hand and edge tools in the M4 Special Industrial District.

Currently, the manufacturing of household utensils, cutlery, hand and edge tools is permitted under the "manufacturing or finishing of wood, metal and paper products" in the M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District, and M5 Light Industrial District. A review of the original copy of the Zoning Bylaw from 1965, indicates that "manufacturing or finishing of household utensils, cutlery, hand and edge tools" was never permitted in the M4 Special Industrial District. It is not clear why the subject use was omitted from the M4 District, despite its inclusion in the M1 and M5 Districts, which similar to the M4 District, permit light industrial activities under conditions designed to minimize conflict with surrounding uses. Furthermore, a number of permitted uses within the M4 District are comparable to the manufacturing or finishing of household utensils, cutlery, hand and edge tools, both in scale and manufacturing process. Therefore, the inclusion of the subject use in the M4 District should not adversely affect surrounding uses.

Given the above, it is recommended that the subject use be permitted in the M4 Special Industrial District, to bring parity between the M1, M4, and M5 Industrial Districts in this regard.

Recommended Bylaw Amendment

1. THAT Section 404.1(3) of the Zoning Bylaw be amended to permit the manufacturing or finishing of household utensils, cutlery, hand and edge tools.

3.0 CONCLUSION

The above Zoning Bylaw text amendment is proposed to improve the consistency of permitted uses within the M4 Special Industrial District, and between districts with similar intent. It is recommended that Council approve the above proposed text amendment as outlined in Section 2.0 of this report, and that the bylaw be advanced to First Reading on 2017 May 15, and to a Public Hearing on 2017 May 30 at 7:00 p.m.


 Lou Pelletier, Director
 PLANNING AND BUILDING

MN:spf

cc: Director Public Safety and Community Services
 Director Engineering
 OIC, RCMP Burnaby Detachment
 Chief Building Inspector
 Chief Licence Inspector
 City Solicitor
 City Clerk

P:\Bylaw\Housekeeping Text Amendment\Bylaw Text Amendments- M4 Special Industrial District 20170501.Docx