



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 JUNE 27 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

<u>CALL TO ORDER</u>	<u>PAGE</u>
<u>ZONING BYLAW AMENDMENTS</u>	
1) <u>Burnaby Zoning Bylaw 1965,</u> <u>Amendment Bylaw No. 22, 2017 - Bylaw No. 13764</u>	1
Rez . #08-14	
4437 Hastings Street	
From: C8a Urban Village Commercial District (Hastings)	
To: CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Area Plan as guidelines and in accordance with the development plan entitled "Sienna" prepared by Suva Architecture)	
The purpose of the proposed zoning bylaw amendment is to permit a five-storey mixed-use development.	
2) <u>Burnaby Zoning Bylaw 1965,</u> <u>Amendment Bylaw No. 23, 2017 - Bylaw No. 13765</u>	9
Rez. #15-58	

4390 Grange Street

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Town Centre Development Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit an expansion of the ground floor amenity area and to reconfigure parking to allow for improved bike, carwash, and garbage/waste facilities.

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 24, 2017 - Bylaw No. 13766

15

Rez. #16-06

3249 and 3355 North Road

From: CD Comprehensive Development District (based on C3 General Commercial District) and R2 Residential District

To: CD Comprehensive Development District (based on C2 Community Commercial District, RM4s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Mixed-Use Development" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two multi-family residential towers and a mid-rise office atop a commercial and townhouse podium within the Lougheed Town Centre Core area.

4) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 25, 2017 - Bylaw No. 13767

30

Rez. #17-05

4458 Beresford Street

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional District and Metrotown Town Centre Development Plan guidelines and in accordance with the development plan entitled “4458 Beresford Street” prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit amendments to the approved plan of development, including an expansion of the childcare component and the reconfiguration of the commercial area.

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 June 27 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 June 14 to 2017 June 27 .

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

D. Back
CITY CLERK



Item
Meeting 2017 May 24

COUNCIL REPORT

TO: CITY MANAGER 2017 May 29

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #08-14**
MIXED-USE COMMERCIAL/RESIDENTIAL
Hastings Street Area Plan

ADDRESS: 4437 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Lots 24 – 28, Blk 5, D.L. 121, Group 1, NWD Plan 1054

FROM: C8a Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Area Plan as guidelines and in accordance with the development plan entitled “Sienna” prepared by Suva Architecture)

APPLICANT: I4 Property Holdings Inc.
420-1112 West Pender Street
Vancouver, BC V6E 2S1
(Attention: Myron Calof)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 June 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 June 12, and to a Public Hearing on 2017 June 27 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.

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- 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 covenants, including, but not necessarily limited to, Section 219 Covenants:
 - restricting the enclosure of balconies;
 - ensuring compliance with the approved acoustical study
 - providing that all residential disabled parking to remain as common property.
- e) The dedication of any rights-of-way deemed requisite.
- f) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering within the residential portions of the development and a commitment to implement the recycling provisions.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable Parkland Acquisition Charge.
- i) The deposit of the applicable School Site Acquisition Charge.
- j) The provision of facilities for cyclists in accordance with this report.
- k) The undergrounding of existing overhead wiring adjacent to the site.
- l) Compliance with the Council-adopted sound criteria.
- m) The review of a detailed Sediment Control System by the Director Engineering.
- n) The submission of a Site Profile and resolution of any arising requirements.
- o) Compliance with the guidelines for underground parking for visitors.
- p) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the

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sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a five-storey mixed-use development.

2.0 BACKGROUND

- 2.1 On 2009 January 12, Council granted Second Reading to the rezoning amendment bylaw for the subject site. The property has recently transacted to a new owner, who is proposing revisions to the plan of development that was presented at Public Hearing. The proposed changes to the suitable plan of development are considered supportable but require the application to be advanced to a new Public Hearing.
- 2.2 The subject site is comprised of a single lot fronting Hastings Street which is currently vacant. The subject site is located within the Hastings Street Area Plan, and is zoned C8a Urban Village Commercial District (Hastings) which generally permits mixed-use commercial and residential development in a four to five storey form, and a maximum Floor Area Ratio (FAR) of 3.0.
- 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 development proposal is for a five-storey mixed-use residential/commercial development. The proposed form of development involves one level of retail/commercial, oriented towards Hastings Street, which includes a residential mezzanine facing the rear lane, and three storeys of residential above. Though the building height is five storeys by virtue of the residential mezzanine within the first storey commercial component, the height of the proposed development is within the 16.0 m (52.5 ft.) dimensional height limit of the C8a District, with the exception of the required access to the proposed rooftop amenity area. Vehicular access is provided from the rear lane and all required on-site parking is proposed to be located underground, with some excess parking at surface.
- 3.2 The proposed building projects into the upper storey 45 degree incline plane setback requirement of the Zoning Bylaw. Rather than terracing the upper storeys, the applicant proposes standardized setbacks for all three upper residential floors which front Hastings Street. Based on adopted Council policy, this setback may be adjusted subject to CD

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Comprehensive Development rezoning. The proposed projection is considered supportable through CD zoning as it also contributes to a stronger street wall and a more urban Hastings Street interface. The design provides for a high quality stone clad design with balconies on all residential floors. Finally, it is noted that the projection will not generate any shadows on the public realm, given its location on the north side of Hastings Street.

- 3.3 The developer is providing eight (8) adaptable units (20% of the total number of single-level residential units), in line with the Council-adopted adaptable housing policy. A 1.85 m² (20 sq.ft.) floor area exemption is available under the Burnaby Zoning Bylaw for every adaptable housing unit provided. A total floor area exemption of 14.80 m² (159 sq.ft.) is provided for under this application. A handicapped parking stall is located within the underground residential parking area. The residential handicapped parking stall will be protected by a Section 219 Covenant as Common Property to be administered by the strata corporation
- 3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to the following:
 - standard requirements for water main, sanitary sewers, and storm sewers;
 - provision of a new separated sidewalk on Hastings Street, abutting the site, including boulevard treatment, street lighting and street trees; and,
 - provision of new pedestrian lighting in the lane abutting the site.
- 3.5 A tapering dedication, in the amount of 0.25 m (0.82 ft.) at the west property line to 0.70 m (2.3 ft.) at the east property line, as well as an additional 1.5 m (4.9 ft.) wide statutory right-of-way is required on Hastings Street for separated sidewalk and boulevard improvements.
- 3.7 An approximate 1.8 m statutory right-of-way (walkway) through the development site is required for north/south pedestrian access. As per the C8 District, the area above the pedestrian breezeway is exempt from gross floor area. A total floor area exemption of 158.40 m² (1,705 sq.ft.) is provided for under this application.
- 3.8 Section 219 Covenants are required to restrict the enclosure of balconies, to ensure all disabled parking spaces remain as common property, and to ensure compliance with the accepted acoustical study.
- 3.9 Given the size of the site, being less than one acre, best management practices (BMPs) are acceptable in lieu of a formal stormwater management plan. A detailed list of the BMPs with their stormwater control, treatment, maintenance and performance must be

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approved by the Environmental Services Division, and the document will be required to be registered under a Section 219 Covenant to ensure continued maintenance.

- 3.10 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 3.11 A Site Profile and resolution of any arising requirements will be required.
- 3.12 As the site is influenced by traffic noise from Hastings Street, an acoustical report will need to be undertaken, and a Section 219 Covenant required, ensuring compliance with Council-adopted sound criteria.
- 3.13 Undergrounding of overhead wiring in the lane, abutting the site, will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.14 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.
- 3.15 The following Development Cost Charges apply:
 - Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area for residential units;
 - School Site Acquisition Charge of \$700.00 per residential unit; and
 - GVS & DD Sewerage Development Cost Charge of \$590.00 per apartment unit and, \$0.443 per sq.ft. of commercial gross floor area.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Gross Site Area - 1,623.9 m² (17,480 sq.ft.)
 Dedications - 24.0 m² (258 sq.ft.)
 Net Site Area - 1,600.0 m² (17,222 sq.ft.)
- 4.2 Density:
 - Commercial - 0.49 FAR 786.2 m² (8,463 sq.ft.)
 - Residential - 2.57 FAR 4,114.7 m² (44,290 sq.ft.)
 - Accessible Unit Exemption - 14.80 m² (159 sq.ft.)
 - Area Above Walkway Exemption - 158.40 m² 1,705 sq.ft.)
 - Total - 2.95 FAR 4,727.7 m² (50,889 sq.ft.)
- 4.3 Site Coverage - 68%
- 4.4 Height: - 5 Storeys
- 4.5 Residential Unit Mix:

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10 – One bedroom units	- 56.0 - 90.1 m ² (603- 970 sq.ft.) per unit
20 – Two bedroom units	- 70.1 m ² to 112.9 m ² (755-1,215 sq.ft.) per unit
6 – Adaptable One Bedroom Units	- 65.5 m ² (705 sq.ft.) per unit
<u>2 – Adaptable Two Bedroom Units</u>	- 85.5 m ² (920 sq.ft.) per unit
38 units total	


4.6 Parking:

Total Required	- 59 spaces
- Commercial @ 1 per 495.16 sq.ft.	- 17 (including 1 accessible stalls)
- Residential @ 1 per unit	- 38 spaces
Total Provided	- 74 spaces
- Commercial	- 21 (including 1 accessible stall)
- Residential	- 53 spaces

4.7 Bicycle Parking

Total Required and Provided	- 3 spaces
Residential @ 1 per unit	- 38 spaces
Commercial	- 3 spaces
Visitor	- 10 spaces

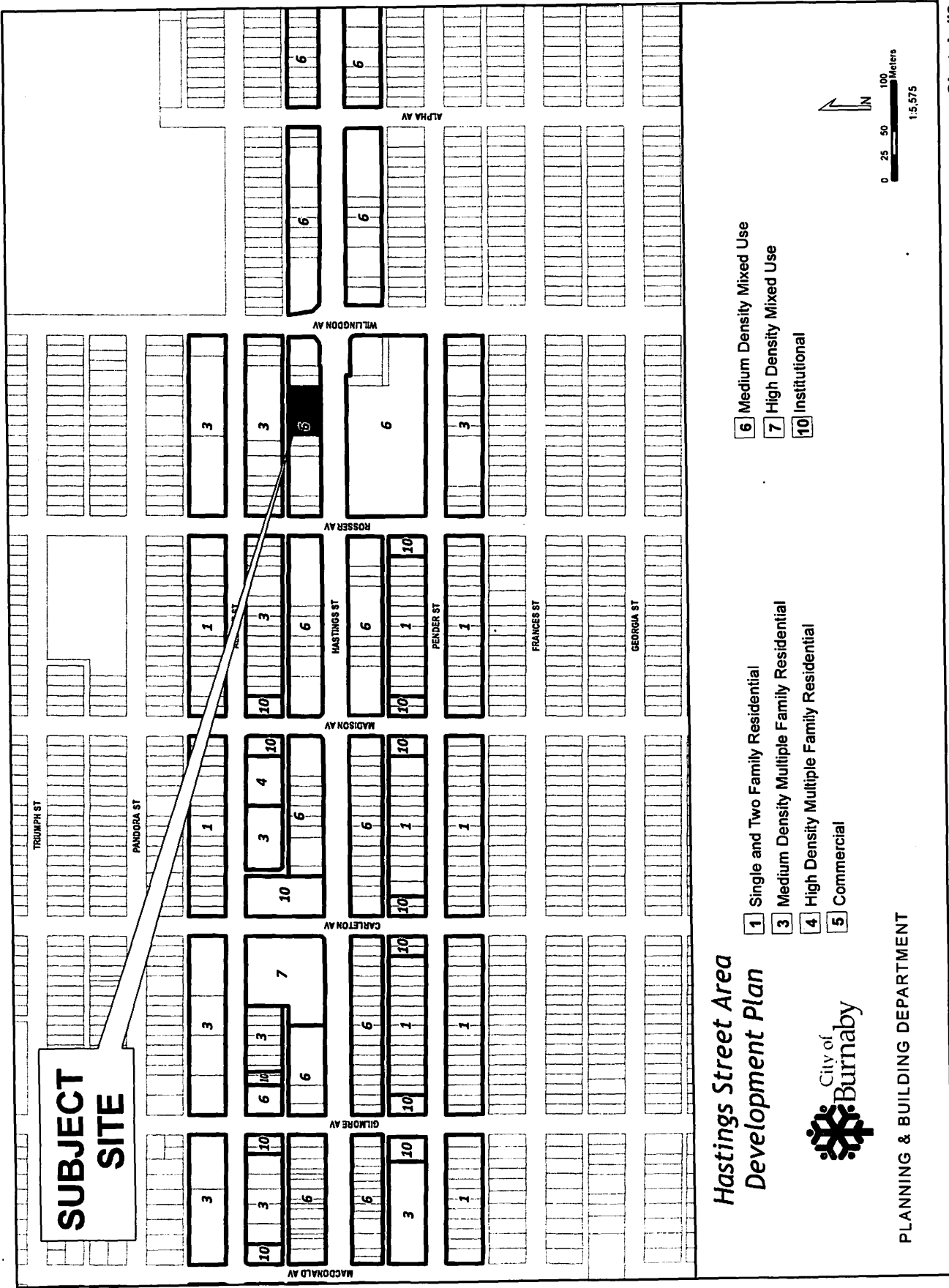
4.8 Loading: – Total Required & Provided **1 space**


 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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Item
Meeting 2017 May 24

COUNCIL REPORT

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-58**
Lobby Amenity and Parkade Improvements
Metrotown Town Centre

ADDRESS: 4390 Grange Street (Sketches #1 and #2 *attached*)

LEGAL: Lot 1, DL 153, Group 1, NWD Plan LMP40184

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Town Centre Development Plan guidelines)

APPLICANT: Franci Architecture
1684 West 2nd Avenue
Vancouver, BC V6J 1H4
(Attn: Walter Franci)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 June 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be advanced to First Reading on 2017 June 12 and to a Public Hearing on 2017 June 27 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 provision of two car/bike wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering.
 - c) The provision of facilities for cyclists in accordance with this report.

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 Lobby Amenity and Parkade Improvements
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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an expansion of the ground floor amenity area and to reconfigure parking to allow for improved bike, carwash, and garbage/waste facilities.

2.0 BACKGROUND

- 2.1 The subject property at 4390 Grange Street is improved with a 28-storey, 207 unit, rental apartment building, which was constructed in 1971. To the north, across Grange Street are older low-rise apartments. To the west, across Wilson Avenue, is a mixed-use development that encompasses two residential towers with a commercial component fronting Kingsway. To the east is the Old Orchard Shopping Centre. To the south is a two-storey commercial development.
- 2.2 The existing high-rise rental apartment tower on the subject property was principally developed under Rezoning Reference #16/70. A subsequent rezoning, Rezoning Reference #24/97, was adopted by Council to permit the conversion of amenity office and storage space into three additional units, as well as the development of a new recreation pavilion above the existing parking structure, south of the existing apartment building.
- 2.3 The subject site is within Sub-Area 3 of the Metrotown Town Centre Development Plan (see *attached* Sketch #2). The adopted Plan designates the subject site for higher-density multiple-family residential development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline. The proposed expansion and improvements under this rezoning application, however, are minor and do not require a higher density than that provided for under the prevailing CD(RM5) District zoning.
- 2.4 On 2015 January 25, Council received the report of the Planning and Building Department concerning the rezoning of the subject property 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. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting rezoning to the amended CD Comprehensive Development District (based on the RM5 Multiple Family Residential District and the Metrotown Town Centre Development Plan as guidelines) in order to permit an expansion of the

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ground floor amenity area and to reconfigure the parking to allow for improved bike, carwash, and garbage/waste facilities.

- 3.2 The ground floor building addition proposes 151 m² (1,622 sq. ft.) of new amenity space, including a fitness centre (93.6 m² / 1,008 sq. ft.), office (25.5 m² / 275 sq. ft.), and lobby addition (31.5 m² / 339 sq. ft.). The new floor area is all amenity space, which is exempt from the total residential floor area for the site. Therefore, the residential density for the site remains unchanged as a result of the subject rezoning.
- 3.3 To accommodate the needed amenity and garbage/recycling areas, the on-site parking needs to be reduced. A Rental Parking Review, prepared by Bunt and Associates concludes that the parking demand for the rental stalls on-site is met. The current demand for residential rental parking on the subject site is 0.81 stalls per unit. The Parking Review ultimately recommends a minimum parking standard of 0.91 stalls per unit based on a resident parking demand of 0.81 stalls per unit, plus an additional 0.10 stalls per unit for visitor parking, should visitor parking be needed in the future. The proposed parking ratio of 0.91 stalls per unit is considered appropriate for the site. The reduced parking ratio is further supported by the proposed transportation alternatives for the site:
- provision of two bicycle wash stations and one bicycle repair room in the underground parking levels with a repair stand, bike pump, and repair tools;
 - provision of 49 long-term residential bicycle parking spaces to be provided in secured residential bicycle lockers; and,
 - provision of 6 visitor bike stalls at the front entrance of the development.

3.4 Servicing has been provided through Rezoning Reference #16/70.

3.5 Provision of two separate car wash stalls is required.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area - 4,980 m² (53,602 sq.ft.)

4.2 Density and Gross Floor Area

Existing Gross Floor Area (Unchanged from Rezoning Reference #24/97)

Mezzanine - 585.5 m² (6,303 sq. ft.)
L1-L26 - 18,058 m² (194,376 sq. ft.)
Total - 18,643 m² (200,679 sq. ft.)

Proposed New Amenity Floor Area - 151 m² (1,622 sq.ft.)
(exempt from residential gross floor area)

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 Lobby Amenity and Parkade Improvements
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4.6 **Vehicle Parking**

207 units @ 0.91 spaces per unit - Provided - 227 spaces
 Minimum Required - 290 spaces - Required - 189 spaces

4.7 **Bicycle Parking**

Secure Residential Total - 49 spaces
 Residential Visitor Total - 6 spaces

4.8 **Communal Facilities**

(Excluded from FAR Calculations)

The total amenity area on the subject site, including the new 1,622 sq. ft. fitness centre, lobby, and office addition area, is less than the permitted (5%) of Gross Floor Area permitted within the Zoning Bylaw.

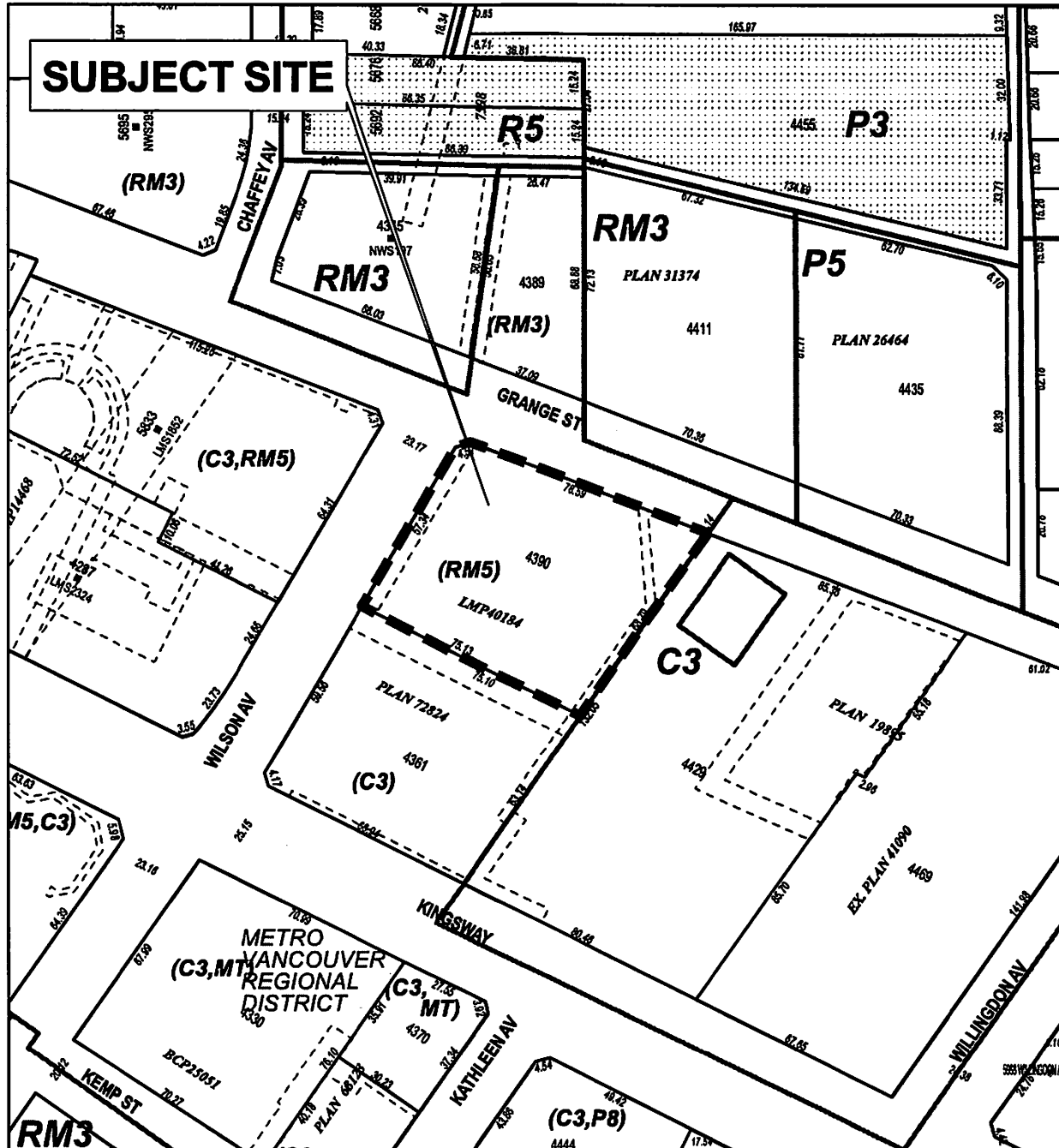

 Lou Pelletier, Director
 PLANNING AND BUILDING

JD:spf

Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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**PLANNING & BUILDING DEPARTMENT**

DATE:

MAY 18 2017

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #15-58
4390 GRANGE STREET



Subject Site

Sketch #1



Printed on March 18, 2017

Sketch #2



Item
Meeting 2017 May 29

COUNCIL REPORT

TO: CITY MANAGER 2017 May 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-06**
Two Multi-Family Residential Towers and an Office Mid-Rise atop a
Commercial and Townhouse Podium
Lougheed Town Centre Plan

ADDRESS: 3249 and 3355 North Road (see *attached* Sketches #1 and #2)

LEGAL: Lot 2, DL 6, Group 1, NWD Plan 4155 Except: Parcel B (Reference Plan 33125),
 Plan EPP 10718; Lot A, DL 6, Group 1, NWD Plan 77707 Except Plan EPP10717

FROM: CD Comprehensive Development District (based on C3 General Commercial
 District) and R2 Residential District

To: CD Comprehensive Development District (based on C2 Community Commercial
 District, RM4s Multiple Family Residential District, Lougheed Core Area Master
 Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the
 development plan entitled "Mixed-Use Development" prepared by Chris
 Dikeakos Architects Inc.)

APPLICANT: Onni Group
 Suite 300 – 550 Robson Street
 Vancouver, BC V6B 2B7
 (Attn: Bayan Ferzandi)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
 2017 June 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 June 12
 and to a Public Hearing on 2017 June 27 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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- 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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.7 of this report.
- 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 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.
- g) The dedication of any rights-of-way deemed requisite.
- h) The completion of the necessary subdivision to create the subject site.
- i) The granting of any necessary easements and statutory rights-of-way.
- j) The granting of any necessary Section 219 Covenants, including but not limited to those listed in Section 5.6 of this report.
- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) 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.
- m) The review of commercial and residential loading facilities by the Director Engineering.
- n) The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.

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- o) The provision of facilities for cyclists in accordance with this report.
- p) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- q) The submission of a Site Profile and resolution of any arising requirements.
- r) The submission of a detailed Comprehensive Sign Plan.
- s) The submission of a detailed Public Art Plan.
- t) The submission of a detailed construction management plan including a schedule for the construction/development phasing of the subject proposal.
- 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.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable GVS & DD Sewerage Charge.
- x) The deposit of the applicable School Site Acquisition Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of two multi-family residential towers and a mid-rise office atop a commercial and townhouse podium (see Sketch #1 *attached*) within the Lougheed Town Centre Core area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site encompasses two properties at 3355 and 3249 North Road that are zoned CD Comprehensive Development District (based on the C3 General Commercial District and R2 Residential District), respectively. The property located at 3355 North Road is improved with a one and two-storey commercial and office strip mall constructed in 1989. The abutting property to the north, located at 3249 North Road, is currently undeveloped and treed.

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To the north of the subject site is an established single-family residential neighbourhood. To the west is a place of public worship, with a low-rise multiple family development beyond. To the east across North Road, in the City of Coquitlam, are low-rise multiple family developments. To the south across Cameron Street is Northgate Village, a high-density mixed-use development completed in 2009.

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 for the 29.1 hectare (72 acre) area bordered by North Road to the east, Lougheed Highway to the south, Bartlett Court to the west, and Cameron Street to the north, and includes the subject site at its northeast boundary. 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 RM4's' and C2 designations as development guidelines for 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 2016 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site. Council 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. The applicant has now submitted a plan of development for the subject site that is suitable for presentation to a Public Hearing.

4.0 PROPOSED DEVELOPMENT CONCEPT

- 4.1 The subject site is located within the Lougheed Town Centre, at the northwest corner of North Road and Cameron Street (see *attached* Sketch #2). The proposed development on the subject site is comprised of the following:
- 2-storey commercial podium with 1624 m² (17,475 sq. ft.) of retail space fronting North Road and Cameron Street;
 - 14-storey mid-rise office building with 14,068 m² (151,428 sq. ft.) of floor area at the southeast corner of the site;

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- 36-storey high rise residential at the southwest corner of the site with 276 residential units;
- 32-storey high rise residential at the northeast corner of the site with 254 residential units;
- 10-two-storey townhouses fronting the private road along the west property line; and
- highly-visible pedestrian plaza at the corner of Cameron and North Road, which is the focus for the site's public art component.

- 4.2 The Lougheed Core Area Master Plan provides a guideline for tower siting locations and tower heights for the subject site. The subject rezoning application is generally consistent with the tower siting in the Master Plan, with the exception of the south tower shifting further west to create the necessary distance from the mid-rise office building at the corner of North Road and Cameron Street. With respect to residential building heights, the Master Plan identifies 30-45 storeys for the south tower, and 10-25 storeys for the north tower. The subject rezoning application proposes the 36 storeys for the south tower and 32 storeys for the north tower. Although the north tower is higher than 25 storeys, the average height of the two towers (34 storeys) is lower than the average maximum height supported under the Master Plan (35 storeys). The proposed tower heights positively relate to each other and the anchor mid-rise office building at the corner of the site.
- 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. To complement the built form, a progressive landscape treatment is proposed which includes boulevards and street trees on North Road and Cameron Street to help soften the urban environment. Landscaping is also integrated into the outdoor amenity space for residents located on the roof of the podium for residents, which includes a pool, hot tub, barbeque area, urban agriculture, dog run and children's play area.
- 4.4 A quality public realm is proposed that is consistent with the Lougheed Core Area Master Plan and Burnaby's enhanced Town Centre standards. The bounding streets of North Road and Cameron Street will be developed with separated bicycle and pedestrian facilities, double rows of street trees, and rainwater management amenities. Public realm improvements also include the removal of the abutting church site's existing driveway off Cameron Street and provision of new concrete sidewalk and boulevard landscaping in its place, with vehicle access to the church to be provided from the subject site as described below.

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- 4.5 A private internal road with access from Cameron Street and North Road provides circulation through the site. The internal road extends along the northern property line where loading and commercial parking is accessed (Level 4). Access to the residential parking levels is provided along the west side of the site (Level 2). A section of the internal road extending along the west side of the site will be protected by an easement to provide shared access to the abutting church site to the west. The applicant and the church have come to an agreement for the shared access. As part of the agreement, the applicant will complete the following: construct a new driveway to the church site accessed from the internal road; remove the existing access to the church site fronting Cameron Street and replace it with sidewalk and boulevard landscaping; and, enhance the landscaping and parking scheme on the church site.
- 4.6 Parking spaces for the subject development are provided on four levels to meet the needs of the proposed commercial, office, and residential uses. All of the parking is either underground or concealed by the commercial uses along North Road and Cameron Street. The parking requirements are 1 stall per 46 m² of floor area for commercial and office uses and 1.1 stalls per unit (of which 0.1 is for visitor parking) for residential. 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 residential units for 12 months;
 - commercial end-of-trip facilities to include male and female change rooms, shower facilities, secure personal storage, and private bicycle lockers;
 - commercial and residential bike wash / bicycle repair rooms in the underground parking levels with a repair stand, bike pump and washing station;
 - five commuter bicycles for each residential strata (10 total) to be held as common property;
 - twice the required residential bicycle parking spaces to be provided in secured residential bicycle lockers for the apartment towers;
 - one electric car share vehicle and one Level 2 Electric Vehicle (EV) Charging Station for each strata, and a trust account with sufficient funds for the strata corporation to cover the maintenance cost of the vehicles for a ten year period;
 - three parking stalls for public car share vehicle on-site and three Level 2 Electric Vehicle (EV) Charging Stations;
 - 15% of the residential 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.

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- 4.7 Given the site's Town Centre location, the applicant is proposing to use the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR, which translates into 152,960.5 sq. ft. of additional gross floor area (GFA) included in the development proposal. The Legal and Lands Department will provide an estimate of value for the residential density of 1.1 FAR amenity density bonus. In accordance with Council's adopted Community Benefit Bonus Policy, it is recommended that the community benefit funds be received as an undesignated cash in-lieu contribution for the future provision of a community benefit. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Legal and Lands Department has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

Under the Priority Amenity Program, the community benefit funds received will be directed into the 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.

- 4.8 The subject rezoning embodies an environmentally sustainable approach through its high densities, mix of uses, transit-oriented design, support for alternative modes of transportation, 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.
- 4.9 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 signs that are primarily designed to be at a human-scale to provide welcoming experiences for pedestrians moving around the commercial podium.
- 4.10 The proposed development is consistent with the objectives of the Lougheed Town Centre Plan and the Lougheed Town Centre Core Area Master Plan, which is 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 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 Cameron Street 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; and,
 - storm, sanitary sewer and water main upgrades as required.
- 5.2 Required road widening dedications include a dedication along North Road of 7.5 m (24.6 ft.) at the south end of the site, tapering down to 3.77 m (12.4 ft.) at the north end of the site, and a dedication along Cameron Street of 2.3 m (7.5 ft.).
- 5.3 In accordance with the City's policy for adaptable units, a total of 108 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 200.7 m² (2,160 sq. ft.). A total of 11 handicap accessible parking stalls are provided in connection with this development. Accessible parking stalls will be protected by a Section 219 Covenant.
- 5.4 The completion of the necessary subdivision to create the subject site will be required.
- 5.5 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.
- 5.6 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;

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- Section 219 Covenant restricting the use of guest rooms;
- Section 219 Covenant restricting commercial/retail uses on North Road and Cameron Street 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 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;
- Easement over portion of internal private road to facilitate shared access to the abutting church site; and,
- Statutory right-of way along the north perimeter of the site to provide for City sanitary servicing extension.

- 5.7 An acoustical study is required to ensure compliance with Council-adopted noise criteria.
- 5.8 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.
- 5.9 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

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proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.

- 5.10 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 5.11 The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.
- 5.12 The submission of a detailed loading management plan to the approval of the Director Engineering is required.
- 5.13 The submission of a Site Profile and resolution of any arising conditions is required.
- 5.14 Provision of adequately sized and sited garbage and recycling areas and separate car wash stalls are required.
- 5.15 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.
- 5.16 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.
- 5.17 A Comprehensive Sign Plan, to be approved through the CD rezoning of the site, will be required.
- 5.18
 - 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 \$1,082.00 per apartment unit
- 5.19 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

6.1 Site Area (*subject to detailed survey*)

Gross Site Area	- 14,039 m ² (151,116 sq.ft.)
Dedications	- 1,120 m ² (12,061 sq.ft.)
Net Site Area	- 12,919 m ² (139,055 sq.ft.)

- 6.2 Site Coverage - 64% 8,266 m² (88,979 sq.ft.)

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6.3 Density and Gross Floor Area

Commercial Total	- 1.28 FAR 16,542 m ² (178,060 sq.ft.)
- Retail uses	- 0.12 FAR 1,571 m ² (16,906 sq.ft.)
- Office uses	- 1.16 FAR 14,972 m ² (161,154 sq.ft.)
Residential Total	- 3.60 FAR 46,507 m ² (500,598 sq.ft.)
TOTAL:	- 4.88 FAR 63,044 m ² (678,658 sq.ft.)

6.4 Residential Unit Mix

Tower 1 Southwest

56– Studio	- 50.5 m ² (543 sq. ft.) – 53.3 m ² (574 sq. ft.)
59 - One Bedroom (inclusive of 28 adaptable units)	- 52.0 m ² (560 sq. ft.) – 53.3 m ² (574 sq. ft.)
30 - One Bedroom + Den	- 59.1 m ² (636 sq. ft.)
68 - Two Bedroom (inclusive of 28 adaptable units)	- 83.6 m ² (900 sq. ft.) – 113.3 m ² (1,220 sq. ft.)
30 - Two Bedrooms + Den	- 86.4 m ² (930 sq. ft.) – 90.5 m ² (974 sq. ft.)
30 – Three Bedroom	- 105.7 m ² (1,138 sq. ft.)
3 – Penthouse (3 Bedroom)	

Tower 2 Northeast

54– Studio	- 50.5 m ² (543 sq. ft.) – 53.3 m ² (574 sq. ft.)
55 - One Bedroom (inclusive of 26 adaptable units)	- 52.0 m ² (560 sq. ft.) – 62.7 m ² (675 sq. ft.)
27 - One Bedroom + Den	- 59.1 m ² (636 sq. ft.)
62 - Two Bedroom (inclusive of 26 adaptable units)	- 83.6 m ² (900 sq. ft.) – 113.3 m ² (1,220 sq. ft.)
26 - Two Bedrooms + Den	- 86.4 m ² (930 sq. ft.) – 90.5 m ² (974 sq. ft.)
27 – Three Bedroom	- 105.7 m ² (1,138 sq. ft.)
3 – Penthouse (3 Bedroom)	
10 – Townhouses (Two Bedroom + Dens and Three Bedroom)	- 162.1 m ² (1,745 sq. ft.) – 164.4 m ² (1,770 sq. ft.)

Total Number of Units: - 540 units (inclusive of 108 adaptable units)

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6.5 Vehicle Parking

Retail Total	- 34 spaces required
<i>1 stall per 46 m²</i>	- 34 spaces provided
Office Total	- 307 spaces required
<i>1 stall per 46 m²</i>	- 317 spaces provided
<i>excluding amenity areas</i>	
Residential Total	- 594 spaces required
<i>1.1 stalls per unit</i>	- 712 spaces provided
Tower 1	- 276 spaces required
<i>276 units @ 1.0 spaces per unit</i>	- 325 spaces provided
Tower 2	- 254 spaces required
<i>254 units @ 1.0 spaces per unit</i>	- 312 spaces provided
Townhousing	- 10 spaces required
<i>10 units @ 1.0 spaces per unit</i>	- 20 spaces provided
Residential Visitor Total	- 54 spaces required
<i>530 units @ 0.1 spaces per unit</i>	- 55 spaces provided
Commercial Loading	- 2 spaces required
	- 2 spaces provided


6.6 Bicycle Parking

Secure Commercial Total	- 48 spaces provided
Commercial Visitor Total	- 17 spaces provided
Secure Residential Total	- 1,060 spaces required
<i>530 units @ 2.0 spaces per unit</i>	- 1,116 spaces provided
Residential Visitor Total	- 106 spaces provided
(both towers)	
<i>530 units @ 0.1 spaces per unit</i>	
Commercial End of Trip Facilities	- Commercial end-of-trip cycling facility contains one washroom, two showers, and two change rooms for each gender

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6.7 Communal Facilities (*Excluded from FAR Calculations*)

Indoor amenity areas include a gym, party room, and yoga room. The total indoor amenity space amounts to 16,220 sq. ft., which is less than the permitted 25,030 sq. ft. (5%) of Gross Floor Area permitted within the Zoning Bylaw.

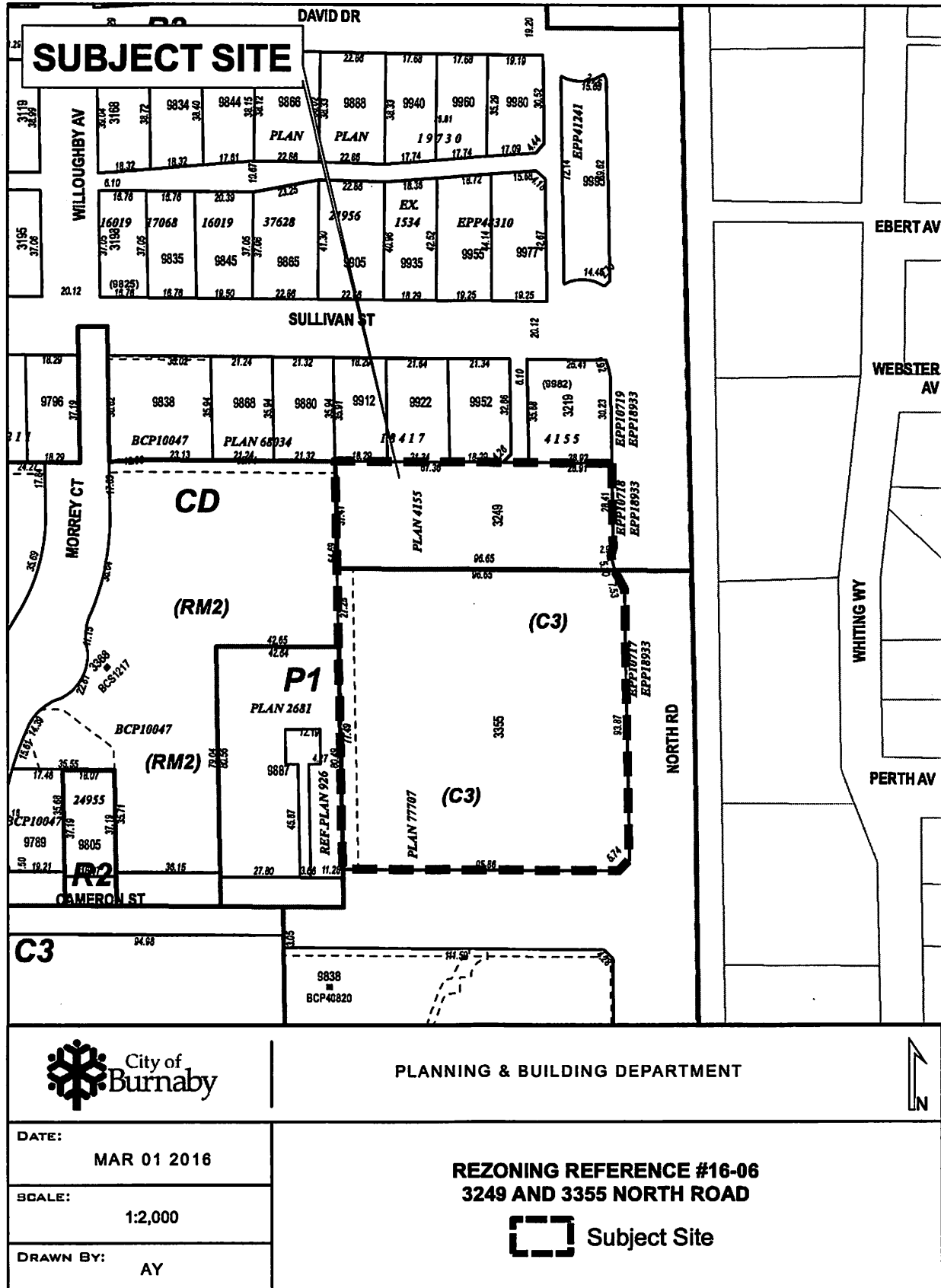

 Lou Pelletier, Director
 PLANNING AND BUILDING

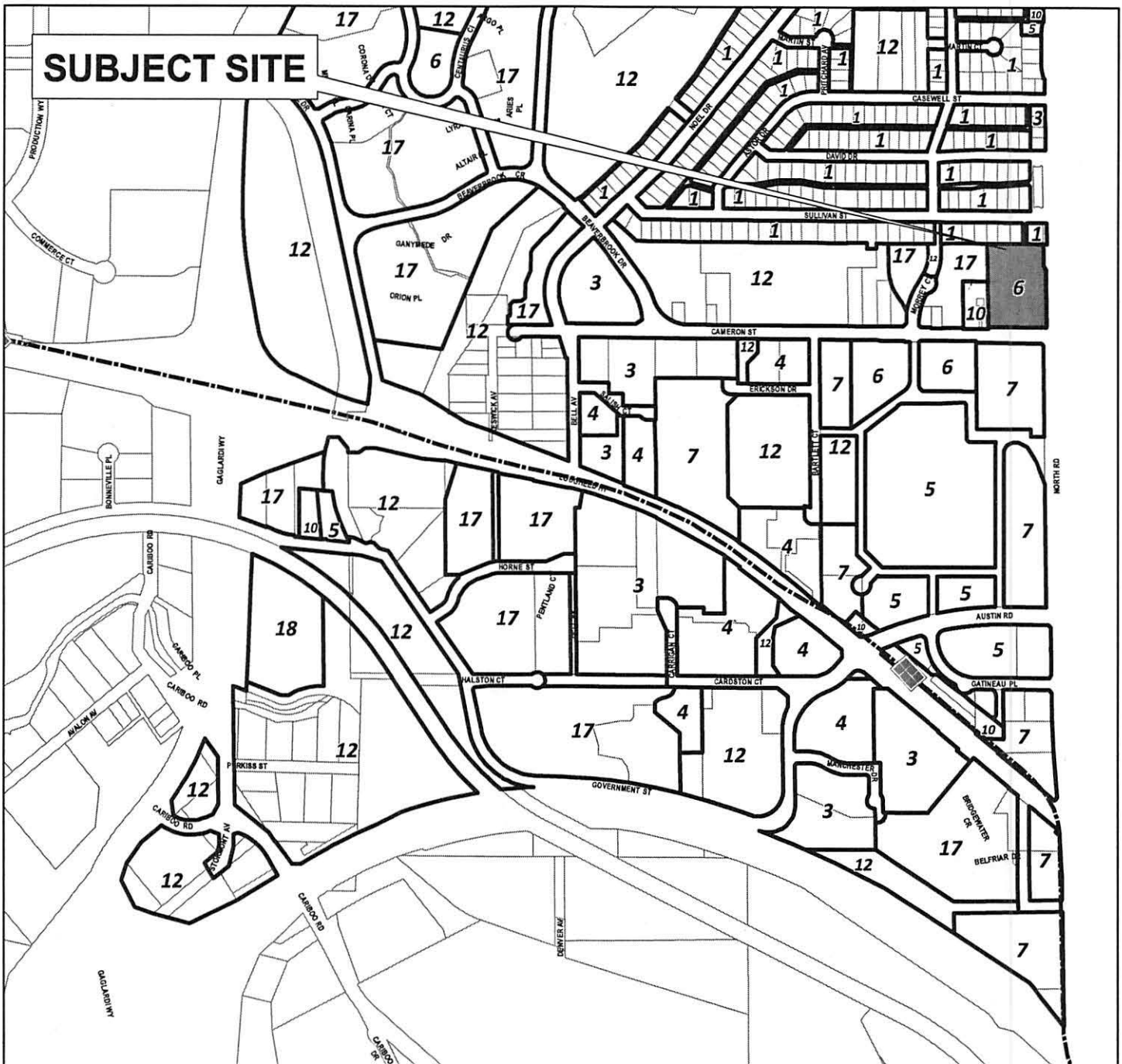
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Attachments

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

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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 29

COUNCIL REPORT

TO: CITY MANAGER 2017 May 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-05
Childcare and Commercial Podium Amendment

ADDRESS: 4458 Beresford Street (see *attached* Sketches #1 and #2)

LEGAL: Lot B, DL 153, Group 1, NWD Plan EPP61157

FROM: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District and P1 Neighbourhood Institutional District)

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional District and Metrotown Town Centre Development Plan guidelines and in accordance with the development plan entitled "4458 Beresford Street" prepared by IBI Group)

APPLICANT: Belford Properties Ltd.
 788 – 601 West Broadway
 Vancouver, BC V5Z 4C2
(Attention: Lu Tang)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 June 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 June 12, and to a Public Hearing on 2017 June 27 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 statutory rights-of-way, easements and/or covenants.
 - c. The deposit of the applicable GVS & DD Sewerage Charge.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit amendments to the approved plan of development, including an expansion of the childcare component and the reconfiguration of the commercial area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 To the north of the subject site, across Beresford Street, is the Expo SkyTrain Line, Metrotown SkyTrain Station and the BC Parkway. Further to the north beyond Central Boulevard is the Station Square shopping centre and Metropolis at Metrotown shopping centre. Directly to the south is Lot A (Tower 2) of the Sun Towers development, approved under Rezoning Reference #14-19, with older, low rise, apartment buildings beyond. To the west across Silver Avenue is the Silver development (Rezoning Reference #10-39) and to the east across the lane is the Metroplace development (Rezoning Reference #08-05), which are similar mixed-use high-rise residential developments in accordance with the RM5s/C2 Districts.
- 2.2 The subject development site is comprised of one lot (Lot B) (see Sketch #1 *attached*). Vehicular access to the property is currently taken from the rear lane.

3.0 BACKGROUND

- 3.1 The development site is within Sub-Area 7 of the Metrotown Development Plan (see Sketch #2 *attached*). The adopted Metrotown Plan identifies sites on the south side of Beresford Street, between Willingdon and Dow Avenues and adjacent to the BC Hydro right-of-way, for high density multiple-family residential development. Development sites along this corridor are achieved through the appropriate consolidation of lands of an area suitable for development under the RM5s/C2 District designation.
- 3.2 The subject site was the subject of Rezoning Reference #14-19, which was granted Final Adoption by Council on 2016 December 12. The rezoning application approved the development of two high-rise residential towers on two lots (Lot B - 4458 Beresford Street and Lot A - 6398 Silver Avenue). The subject site is to accommodate retail and residential amenity on the ground level, and 6 1/2 levels of office, restaurant and childcare uses above. With regard to the approved mix of commercial/institutional uses within the development's podium, the ground floor is intended for a range of retail and service-commercial uses (10,758 sq. ft.). The second floor is intended for a mix of restaurant (14,882 sq. ft.) and childcare uses (approx. 5,000 sq. ft.), with four and a half levels of office floors above (53,724 sq. ft.). At the time of rezoning, the floor area identified for child care component and P1 Neighbourhood Institutional District guideline was added to the site without a specific childcare operator in place. The applicant is now in consultation with a specific childcare operator, and wishes to increase the floor area of

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the childcare component, with the reallocation of office and restaurant floor area within the commercial podium.

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

4.0 GENERAL COMMENTS

- 4.1 The applicant is seeking a rezoning amendment to Lot B (4458 Beresford Street) to permit the expansion of the childcare floor area on the second floor from approximately 5,000 sq. ft. to 14,000 sq. ft. in order to accommodate a licensed child care facility with up to 156 children and 28 staff. The proposal includes the provision of two outdoor play spaces totalling approximately 6,000 sq. ft. located on the second floor podium level. Pick up and drop off for the childcare facility would be facilitated via the planned east-west mews, with parking provided underground.

The licensed child care facility is proposed to be a multi-service program in which the child care operations are detailed as follows:

- 3 infant and toddler programs (under 36 months) with up to 12 children per space; and,
- 5 group child care programs (36 months to school aged) with up to 24 children per classroom.

The hours of operation are proposed to be between 7:30 a.m. – 5:30 p.m., Monday to Friday. The alternative use of the commercial floor area, should the child care facility cease to operate in the future, would be offices. It is noted that the size and configuration of the indoor and outdoor components of the childcare facility, and number of children proposed, are subject to the requirements of the Child Care Licensing Regulation of the *Community Care and Assisted Living Act* and approval of the Fraser Health Authority prior to Final Adoption.

- 4.2 The residential component of the site is unchanged from that approved under Rezoning Reference #14-19, with the maximum residential density of 5.0 FAR on the overall development, inclusive of the available 1.6 amenity density bonus, permitted under the RM5s District as a guideline. The configuration of the commercial floor area requires an amendment to accommodate the proposed child care facility, as well as a minor augmentation of the office floorplates on levels 3-6 to accommodate the reallocation of office floor area. However, the overall form, height and bulk of the podium building is not affected as a result of the proposed amendment. The overall maximum permitted C2 District commercial density of 1.3 FAR, as permitted under Rezoning Reference #14-19, remains unchanged. The expanded child care facility, as permitted under the P1 District guideline, would have a permitted maximum density of 0.8 FAR. The applicant is proposing a density of 0.29 FAR on the net site, which would be 0.17 FAR on the gross site. As such the proposed amendment is considered suitable and appropriate.

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- 4.3 The institutional parking is provided as per the Burnaby Zoning Bylaw with the provision of 1 space for every 2 employees plus 1 space for every 10 child care spaces licenced for the facility. As such, there are a total of 122 commercial spaces, 49 restaurant spaces and 31 child care spaces provided within the commercial component of the underground parking. This meets the parking standards established as part of Rezoning Reference #14-19.
- 4.4 All required services to serve the site have been secured as part of Rezoning Reference #14-19.
- 4.5 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided.
- 4.6 GVS&DD Sewerage Charge of \$590.00 per apartment unit will apply to any additional institutional gross floor area.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area

Total Site Area (Lots A and B)	-	7,195.06 m ² (77,447 sq.ft.)
Beresford Street Lot (Dedication)	-	617.53 m ² (6,647 sq.ft.)
Subject Site (Lot B)	-	4,549.74 m ² (48,973 sq.ft.)

5.2 Density

Permitted and Provided

Total Residential Floor Area Ratio FAR	-	5.0 FAR. (Unchanged)
Total Commercial Floor Area Ratio (FAR)	-	1.3 FAR (Unchanged)
Total Institutional Floor Area Ratio (FAR)	-	0.17 FAR
Lot B Institutional Floor Area Ratio (FAR)	-	0.29 FAR
Total Residential Gross Floor Area (GFA)	-	39,062.94 m ² (420,470 sq.ft.) (Unchanged)
Total Commercial Gross Floor Area (GFA)	-	10,156.37 m ² (109,322 sq.ft.) (Unchanged)
Total Institutional Gross Floor Area (GFA)	-	1,322.29 m ² (14,233 sq.ft.)
COMBINED TOTAL GFA	-	50,541.58 m ² (544,025 sq.ft.)

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5.3 Height (Unchanged)

- 6 ½ storey retail, amenity, institutional and office podium fronting Beresford Street and Silver Avenue
- 3 storey townhouses fronting Silver Avenue and internal mews
- 41 storey high-rise apartment tower fronting Beresford Street inclusive of a 6 ½ storey podium
- 26 storey high-rise apartment tower fronting Silver Avenue

5.4 Parking

Vehicle Parking

Residential Parking (Unchanged)

479 Units @ 1.1 spaces/unit

<u>Required</u>	<u>Provided Spaces</u>
- 527	529
(inclusive of 48 visitor spaces, 10 handicapped parking stalls and 48 EV plug-in stations)	

Car Wash Stalls

- 5	5
-----	---

Electric Vehicles

- 5	5
-----	---

Residential Loading

- 2	2
-----	---

Commercial Parking

91,054 sq.ft. retail/office @ 1 space / 750 sq.ft.

<u>Required</u>	<u>Provided Spaces</u>
- 122	122

245 seat restaurant @ 1space / 5 seats

- 49	49
------	----

Commercial Loading

- 4	4
-----	---

Childcare Parking

28 employees + 156 children @
 1 space / 2 employees + 1 space/ 10 children

<u>Required</u>	<u>Provided Spaces</u>
- 30	30

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<u>Bicycle Parking (Unchanged)</u>	<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 479 units	- 958 lockers	958 lockers
Visitor - 0.2/unit @ 479 units	- 96 spaces	96 spaces
Commercial – 10% of required parking	- 20 spaces	20 spaces

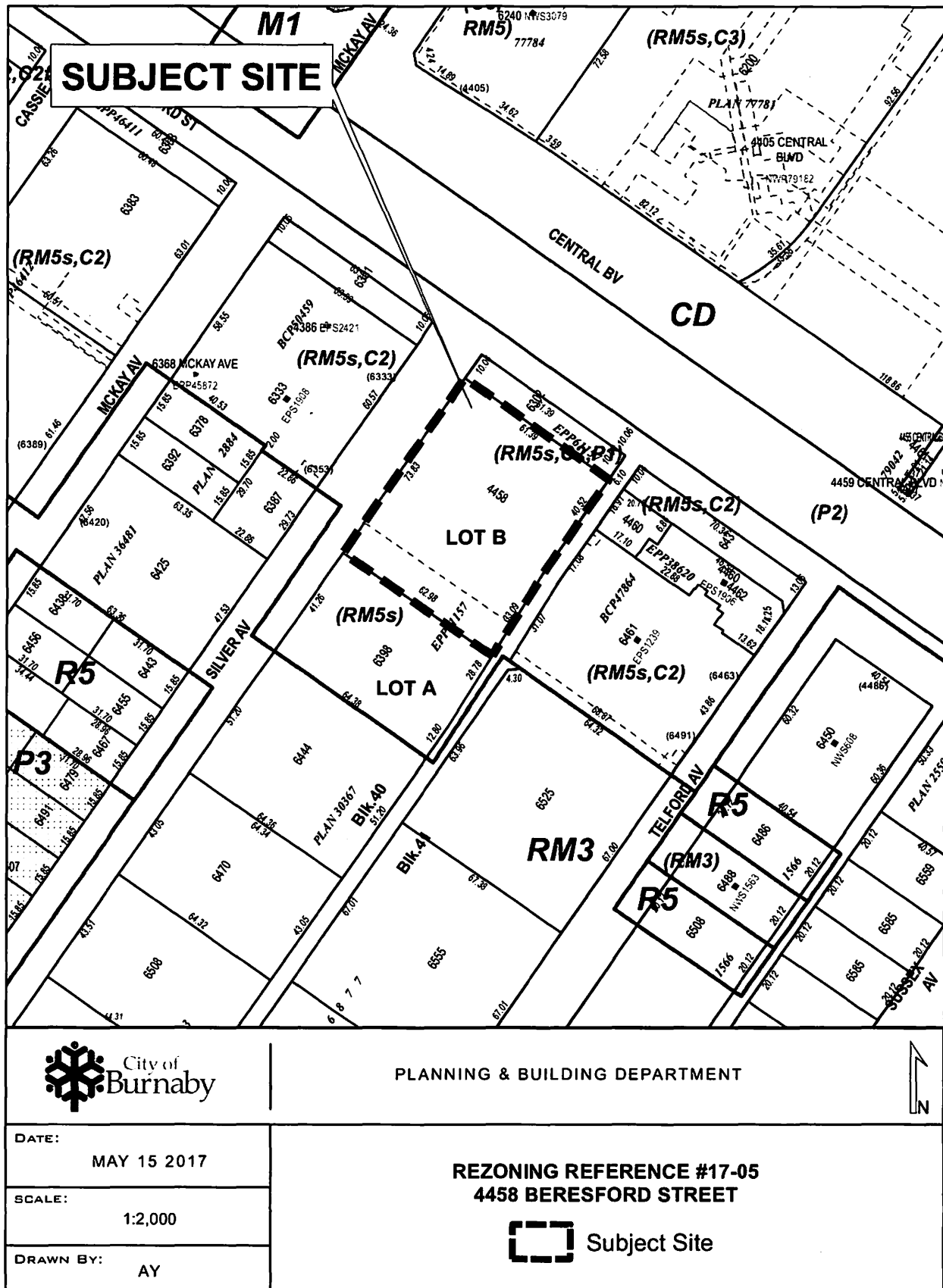

 Lou Pelletier, Director
 PLANNING AND BUILDING

JBS:tn

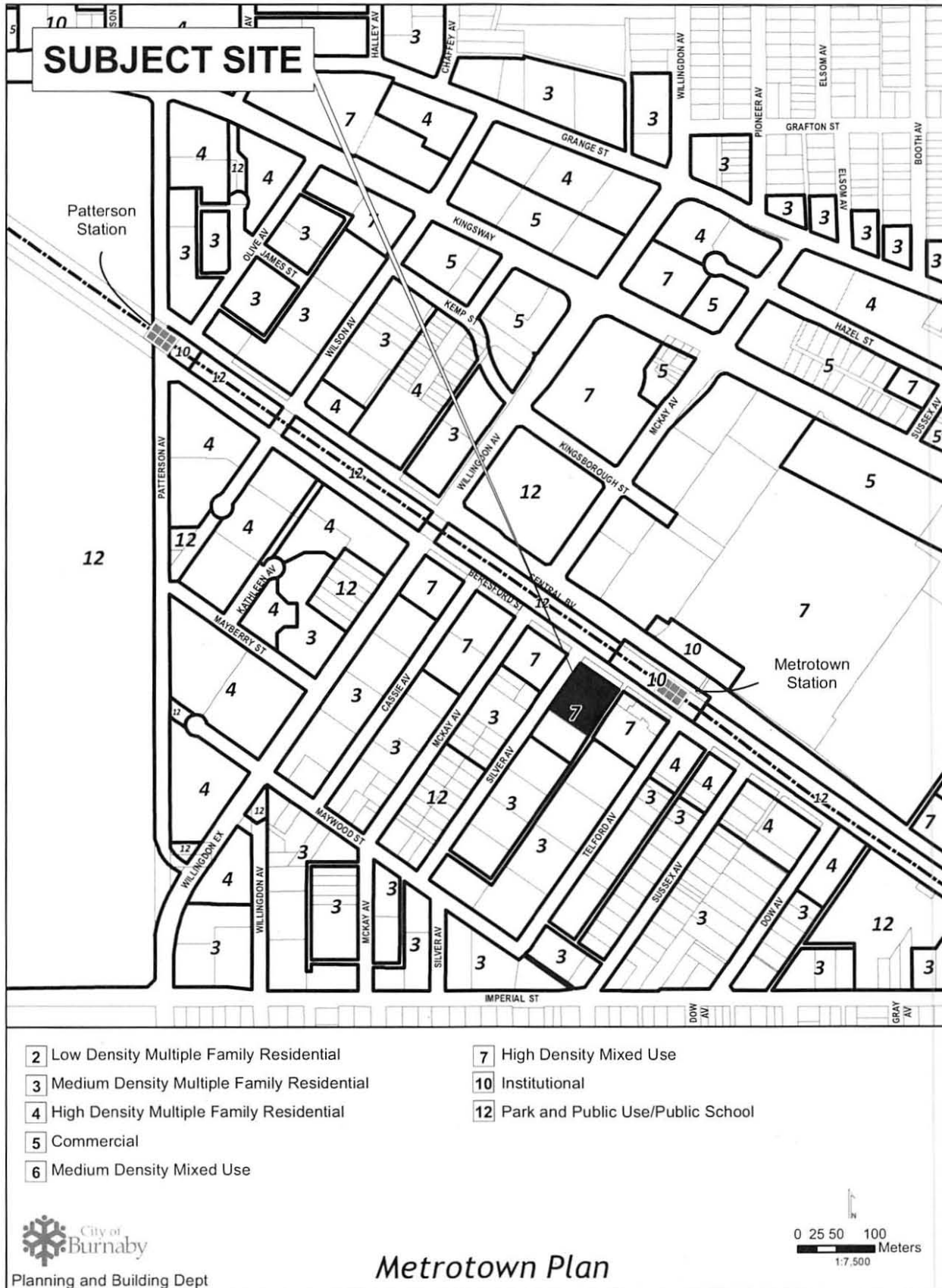
Attachments

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

P:\REZONING\Applications\2017\17-05 4458 Beresford St\Rezoning Reference 17-05 Initial And PH Report 20170529.Docx



Sketch #1



Lu Tang, Vice President, Development
 Belford Properties Limited Partnership
 788-601 W Broadway
 Vancouver, BC V5Z 4C2
 tel: 604-559-3359

May 23, 2017

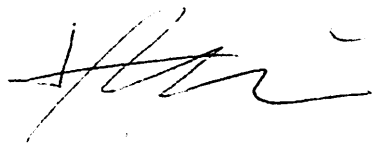
Lou Pelletier, Director
 City of Burnaby Planning Department
 4949 Canada Way
 Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
 4458 Beresford Street
 Metrotown Town Centre Plan

I, Lu Tang, on behalf of Belford Properties have submitted this application for an amendment rezoning to Rezoning Reference #14-19, in order to rezone 4458 Beresford Street from the current CD Comprehensive Development District (based on the P1 Neighbourhood Institutional District, C2 Community Commercial District and RM5s Multiple Family Residential District) to the Amended CD Comprehensive Development District (based on the P1 Neighbourhood Institutional District, C2 Community Commercial District and RM5s Multiple Family Residential District) and Metrotown Town Centre Plan as guidelines. The intent of this rezoning application is to make minor amendments to the approved plan of development, including an expansion the proposed childcare component, the redistribution of the commercial component, and a revision to the architecture resulting from these internal changes.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Lu Tang, Vice president, Development
 Belford Properties Limited Partnership