



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 JULY 25 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. 26, 2017 - Bylaw No. 13774</u> | 1 |
| Rez . #16-19 | |
| 4095 Edinburgh Street | |
| From: R3 Residential District | |
| To: R3a Residential District | |
| The purpose of the proposed zoning bylaw amendment is to permit the construction of a single-family dwelling with a gross floor area beyond that permitted under the prevailing zoning. | |
| 2) <u>Burnaby Zoning Bylaw 1965,</u> <u>Amendment Bylaw No. 27, 2017 - Bylaw No. 13775</u> | 21 |
| Rez. #16-31 | |
| Portion of 4567 Lougheed Highway | |

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan) as guidelines, and in accordance with the development plan entitled “Brentwood Phase 2” prepared by IBI Group Architects (Canada) Inc.

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 51-storey high-rise residential building atop a 2-level commercial podium.

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 28, 2017 - Bylaw No. 13776

35

Rez . #16-43

4460, 4472 and 4482 Juneau Street

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), and in accordance with the development plan entitled “Juneau Street Rezoning Proposal” prepared by GBL Architects.

The purpose of the proposed zoning bylaw amendment is to permit construction of a 24-storey residential apartment building with ground-oriented townhouses and underground parking.

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 July 25 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 July 12 to 2017 July 25 .

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

D. Back
CITY CLERK



| |
|---------------------------|
| Item |
| Meeting2017 June 26 |

COUNCIL REPORT

TO: CITY MANAGER 2017 June 21
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: **REZONING REFERENCE # 16-19**
 Proposed single-family residence
ADDRESS: 4095 Edinburgh Street (see *attached* Sketch #1)
LEGAL: Lot 19, Block 40, DL 186, Group 1, NWD Plan 3755
FROM: R3 Residential District
TO: R3a Residential District
APPLICANT: Sean Ungemach
 4005 Triumph Street
 Burnaby, BC V5C 1Z1
PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 July 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 July 10 and to a Public Hearing on 2017 July 25 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The dedication of any rights-of-way deemed requisite.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-19
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- d) The registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single-family dwelling with a gross floor area beyond that permitted under the prevailing zoning.

2.0 BACKGROUND

- 2.1 The subject property at 4095 Edinburgh Street is located in an R3 District neighbourhood in the Burnaby Heights area and is designated in the Official Community Plan as Single-Family Suburban. With the exception of the newer two-storey single-family dwelling located directly to the west, the R3 District-zoned properties on the north side of Edinburgh Street to Macdonald Avenue North are generally occupied by older one-storey single-family dwellings. It is noted that due to the topography sloping down to the north, the one-storey dwellings on the subject block have a two-storey appearance at the rear of the properties, and the two-storey dwellings have a three-storey appearance at the rear.

The R3 District-zoned properties to the south across Edinburgh Street are of mixed age, with the majority being two-storeys in height and built since 1980. The four R5 District-zoned properties to the southeast are generally two storeys in height and were built between 1947 and 1991.

The City-owned properties directly to the east across Gilmore Avenue North are zoned P3 Park and Public Use District and are designated as park and public use in the Chevron Buffer Zone Conservation Area. Further to the east of the subject site is the industrially-zoned Chevron oil storage and distribution facility. Second Narrows Park, which is also zoned P3 District, is located directly across the lane to the north of the subject site. It is noted that the TransCanada Trail, which runs through both Second Narrows Park and the Chevron Buffer Zone, is located north and northeast of the subject site.

- 2.2 The subject lot contains an older single-family dwelling constructed in 1950. The dwelling has a one-storey appearance on the Edinburgh Street frontage and a two-storey appearance from the rear. Vehicular access to the site is currently from both Edinburgh Street and Gilmore Avenue North.
- 2.3 On 2016 May 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the

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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.

It is noted that the applicant applied for the subject rezoning and submitted architectural plans prior to the 2016 December 12 Council meeting, when rezoning application REZ# 15-27 raised concerns regarding the size of proposed developments in R "a" Districts, with a motion that the R "a" bylaw provisions and R "a" design guidelines be referred to the Planning and Development Committee (PDC) for review. This review of the R "a" Districts is ongoing. Any new applications for the R "a" District will be recommended to be held in abeyance until such time as the review is completed.

On 2017 June 12, Mayor Corrigan brought forward for reconsideration this rezoning application and directed staff to provide further information on the application which was not apparent in the previous report. This report provides the requested information.

3.0 GENERAL COMMENTS

3.1 The applicant proposes to rezone the subject property to the R3a District to allow for construction of a new single-family dwelling with attached and detached garage on a 1,051.35 m² (11,316.6 sq. ft.) lot. Specific development plans include:

- a two-storey 630.8 m² (6,789.8 sq. ft.) single-family dwelling with a sloped roof and primarily a two-storey appearance (see Attachment #1, drawings A3.0, A3.1, A3.2, A3.3, A5.1, A5.2, A5.3, and A5.4, *attached*);
- an attached two-car garage, measuring 62.67 m² (674.6 sq. ft.), located at cellar level below the covered deck and with vehicular access from the lane;
- a detached two-car garage, measuring 47.47 m² (511 sq. ft.), located below the raised back yard and with vehicular access from the lane;
- three bedrooms and a study area on the second floor; main living functions including an office/den and covered deck on the main floor; and storage, a recreation room, office, and aforementioned attached garage in the cellar; and,
- a landscaped front yard and a rear yard which includes a swimming pool and hot tub (see Attachment #1, drawing LBU-2.01R4, *attached*);

3.2 Under the prevailing R3 District, each lot shall have an area of not less than 557.40 m² (6,000 sq. ft.) and a width of not less than 15 m (49.2 ft.). Under the R3a District, each lot shall have an area of not less than 840 m² (9,041.9 sq. ft.) and a width of not less than 21 m (68.9 ft.). The subject property has a lot area of approximately 1,051.35 m² (11,316.6 sq. ft.), after dedication for corner truncation, and an average width of approximately 28.37 m (93.08 ft.), and, as such, exceeds the minimum lot area and width requirements for rezoning to the R3a District.

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3.3 With regard to development density, the R3 District permits a maximum gross floor area on the subject site of the lesser of 0.60 floor area ratio (FAR) or 370 m² (3,982.8 sq. ft.). The proposed R3a District permits a maximum gross floor area ratio of 0.60 FAR on lots, such as the subject site, that have a minimum width of 22.5 m (73.8 ft.). Applied to the subject property, after dedication for corner truncation, the 0.60 FAR would permit a dwelling with a maximum gross floor area of 630.81 m² (6,789.96 sq. ft.).

3.4 On 1989 January 03, Council adopted design guidelines for assessing single-family development proposals in the R “a” Residential Districts. The following is an assessment of the proposed development based on these guidelines:

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

All elevations of the proposed development have primarily a two-storey appearance and are considered to have minimal impact on the surrounding residential area (see Attachment #1, drawings A3.0, A3.1, A3.2, A3.3, A5.1, A5.2, A5.3, and A5.4, *attached*). While the proposed attached garage in the cellar with two stories above is visible on the rear elevation, the garage only covers a smaller portion of the elevation. In addition, the rear elevations of other properties on the subject block also have, as a result of grade change, an appearance that is one storey greater than that of the front elevation. The height of the dwelling is 9.0 m (29.5 ft.) as measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure, which is equal to the maximum permitted height for buildings with a sloping roof in the R3 and R3a Districts.

Though there are older one-storey dwellings on the subject block, the newer dwellings in the area are generally two storeys. Therefore, the proposed dwelling is considered to be in line with the scale and character of the current and future neighbouring properties.

With respect to the impact of the proposed development on views and sightlines from neighbouring properties, it is noted that the proposed development is higher than the existing one-storey single-family dwelling on the property but, as indicated above, is equal to the maximum permitted height and is similar to the maximum height achieved by the single family dwelling located directly to the west. It is also noted that the proposed development is approximately 5.6 m (18.25 ft.) wider than the existing single-family dwelling, though there are no Zoning Bylaw restrictions regarding width, apart from side yard setback requirements, which are met by the proposed development. Furthermore, properties to the south are at a higher grade than the subject property, mitigating

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impacts on views and sightlines; the proposed dwelling's two-storey component would largely overlap with the neighbouring residence to the west, which has views predominantly oriented to the north. Finally, as discussed below in Section 3.9, the applicant has indicated that he consulted with neighbouring properties on the proposed development, including discussion of architectural plans and renderings, and no objections were raised.

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

The front yard setback of the proposed dwelling is 6.0 m (19.7 ft.) and is consistent with the front yard setback required under the bylaw and the prevailing setback pattern of the two properties located to the west (see Attachment #1, drawing A1.0, *attached*). There is no development immediately to the east.

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

The proposed development provides an approximately 13.23 m (43.41 ft.) rear yard setback, which constitutes approximately 35.5% of the lot depth and is significantly more than the minimum R3 rear yard requirement of 7.5 m (24.6 ft.). The depth of the proposed dwelling is 17.98 m (59 ft.), which is within the recommended maximum building depth of the bylaw.

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

The R3 District requires a minimum side yard setback of 1.5 m (4.9 ft.). Development under the R3a District zoning requires a minimum side yard setback of 3 m (9.8 ft.). As seen in Attachment #1, drawing A1.0, *attached*, the west and east side yard setbacks for the proposed dwelling are 3 m (9.8 ft.), which meet the recommended side yard setback requirements. A portion of the proposed sunken patio on the east elevation encroaches approximately 0.76 m (2.5 ft.) into the side yard. The patio is proposed to be separated from the adjacent street (proposed to be a future lane) by landscaping and there are no residences on the east side of the street (future lane). The rest of the east elevation is well within the recommended side yard setback requirements.

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

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The proposed dwelling meets this guideline as it is proposed to be constructed with varied setbacks, a bay window, a covered/open to above porch entry, and variation in both roof lines and materials (see Attachment #1, drawings A1.0 and A3.0, *attached*).

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

The proposed dwelling's rear elevation (see Attachment #1, drawing A3.2, *attached*) features a number of large windows and two sets of sliding doors which lead to an approximate 61.95 m² (666.8 sq. ft.) covered deck area and to a raised back yard which includes a swimming pool, hot tub, and open hard landscaped area supplemented with soft landscaping. While the windows and doors overlooking the covered deck and raised back yard area are relatively large, they do not pose significant privacy concerns due to their orientation directly to the City-owned park land to the north. The side west and east elevations respectively (see Attachment #1, drawings A3.3 and A3.1, *attached*) have nine and eight windows of various sizes. Most of these windows are relatively small, are obscured from neighbouring properties by landscaping, or are located so as not to pose significant privacy concerns.

In addition, as seen in Attachment #1, drawing LBU-2.01R4, *attached*, the covered deck, though adjacent the neighbouring property to the west, is proposed to be screened by landscaping located within the required double side yard setback area. The raised back yard, including swimming pool, hot tub, and open hard landscaped area, is also not expected to pose significant privacy concerns due to its separation from the neighbouring property to the west by a driveway, location of parkland/open space to the north and east, and the location of proposed trees in the back yard.

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

The proposed landscape plan (see Attachment #1, drawing LBU-2.01R4, *attached*) shows extensive new landscaping, including numerous shrubs and other soft landscaping in the front yard, side yard, and portions of the back yard; landscaped front courtyard areas; deck planting; and a total of 28 trees, nine of which are in the front portion of the property. The City's Landscape Technician has determined that none of the few existing trees on site are suitable for retention. Therefore, the existing trees may be removed, subject to the requirements of the Burnaby Tree Bylaw.

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- 3.5 Overall, the proposed development is consistent with the guidelines for assessing single-family dwellings in the R3a District, as maximum height, minimum setback, building depth, building massing, privacy, and landscape provisions have been met or exceeded.

In addition, while it is noted that the GFA for the proposed dwelling is at the maximum permitted under the R3a District, the proposed above grade floor area (AGFA) of 382.88 m² (4,121.3 sq. ft.) is approximately 37.65 m² (405.3 sq. ft.) less than the maximum permitted AGFA of 420.54 m² (4,526.64 sq. ft.). Furthermore, approximately 14.75 m² (158.72 sq. ft.) of the calculated GFA and AGFA is not interior to the proposed dwelling but is calculated as excess covered deck and covered porch space. It is also noted that 247.91 m² (2,668.5 sq. ft.), or approximately 39%, of the permitted GFA, is located below grade and generally not visible. Specifically, approximately 68.15 m² (733.6 sq. ft.) of calculated GFA is garage space (both attached, located at cellar level, and detached, located below the raised yard), while approximately 179.76 m² (1,934.9 sq. ft.) of GFA includes other cellar space such as storage, mud room, recreation, and office.

- 3.6 The Director Engineering will be requested to provide an estimate for any required services to serve the site, including but not limited to:

- Vehicular access off the rear lane;
- Removal of driveway accesses from Edinburgh Street and Gilmore Avenue;
- Construction of separated sidewalk on Edinburgh Street;
- Extension of the rear lane to Edinburgh Street; and
- 3.0 m (9.84 ft.) by 3.0 m (9.84 ft.) corner truncation at northeast corner of the property.

- 3.7 In order to protect the City park property during construction and the initial demolition, protective fencing is required to be installed at the south property line of Second Narrows Park and extend along the entire width of the subject property plus 8 m (26.25 ft.) to the west.

- 3.8 The owner will be required to register a Section 219 Covenant to restrict the development of the property to that presented at the Public Hearing.

- 3.9 With respect to neighbourhood consultation, the applicant has advised the Planning Department that he personally met with the owners of 10 residential properties neighbouring the subject property (see Sketch #2, *attached*) and discussed with them the architectural plans and renderings for the proposed development. The applicant has indicated that all the owners, who are resident owners of the neighbouring properties, were interested to see what was proposed and he “believe[s] they are all happy to see [the] project happen.” Ten letters, dated from 2017 April 21 to 2017 April 26 and signed by the owner(s) of the relevant properties, were provided by the applicant and specifically


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indicate that the owner(s) reviewed the architectural drawings and have no objections to the proposal to build a new home under the R3a District guidelines.

4.0 DEVELOPMENT PROPOSAL

- | | | |
|-----|-------------------------------|--|
| 4.1 | <u>Site Area</u> | - 1,051.35 m ² (11,316.6 sq. ft.) |
| 4.2 | <u>Lot Coverage</u> | |
| | Permitted | - 40 % |
| | Proposed | - 29.5 % |
| 4.3 | <u>Floor Area Ratio</u> | |
| | Permitted | - 0.60 FAR |
| | Proposed | - 0.60 FAR |
| 4.4 | <u>Gross Floor Area</u> | |
| | Permitted | - 630.81 m ² (6,789.96 sq. ft.) |
| | Proposed | - 630.8 m ² (6,789.8 sq. ft.) |
| 4.5 | <u>Above Grade Floor Area</u> | |
| | Permitted | - 420.54 m ² (4,526.64 sq. ft.) |
| | Proposed | - 382.88 m ² (4,121.3 sq. ft.) |
| 4.6 | <u>Building Height</u> | |
| | Permitted | - 2 storeys |
| | | - 9.0 m (29.5 ft.) |
| | Proposed | - 2 storeys |
| | | - 9.0 m (29.5 ft.) |

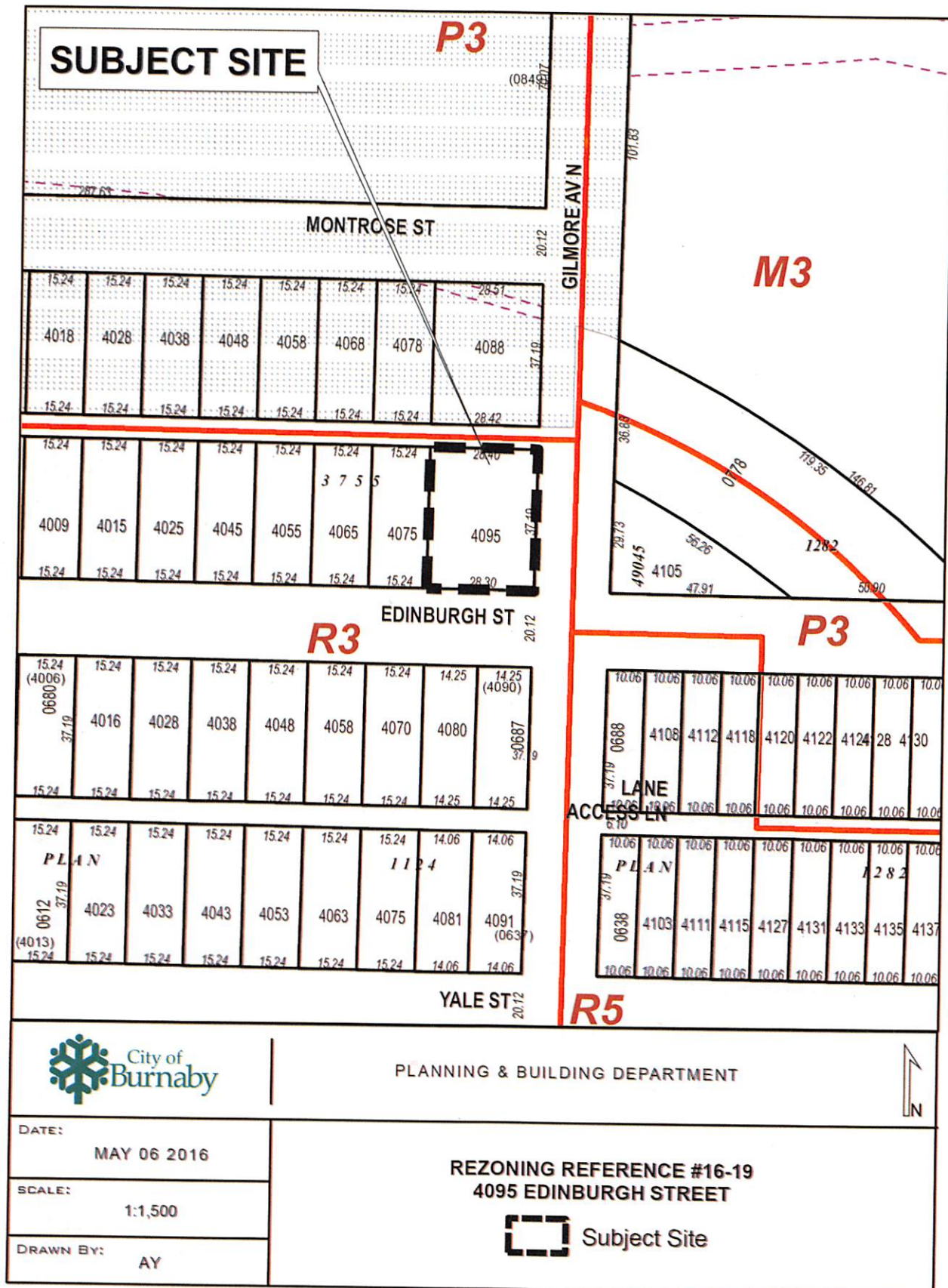

 Lou Pelletier, Director
 PLANNING AND BUILDING

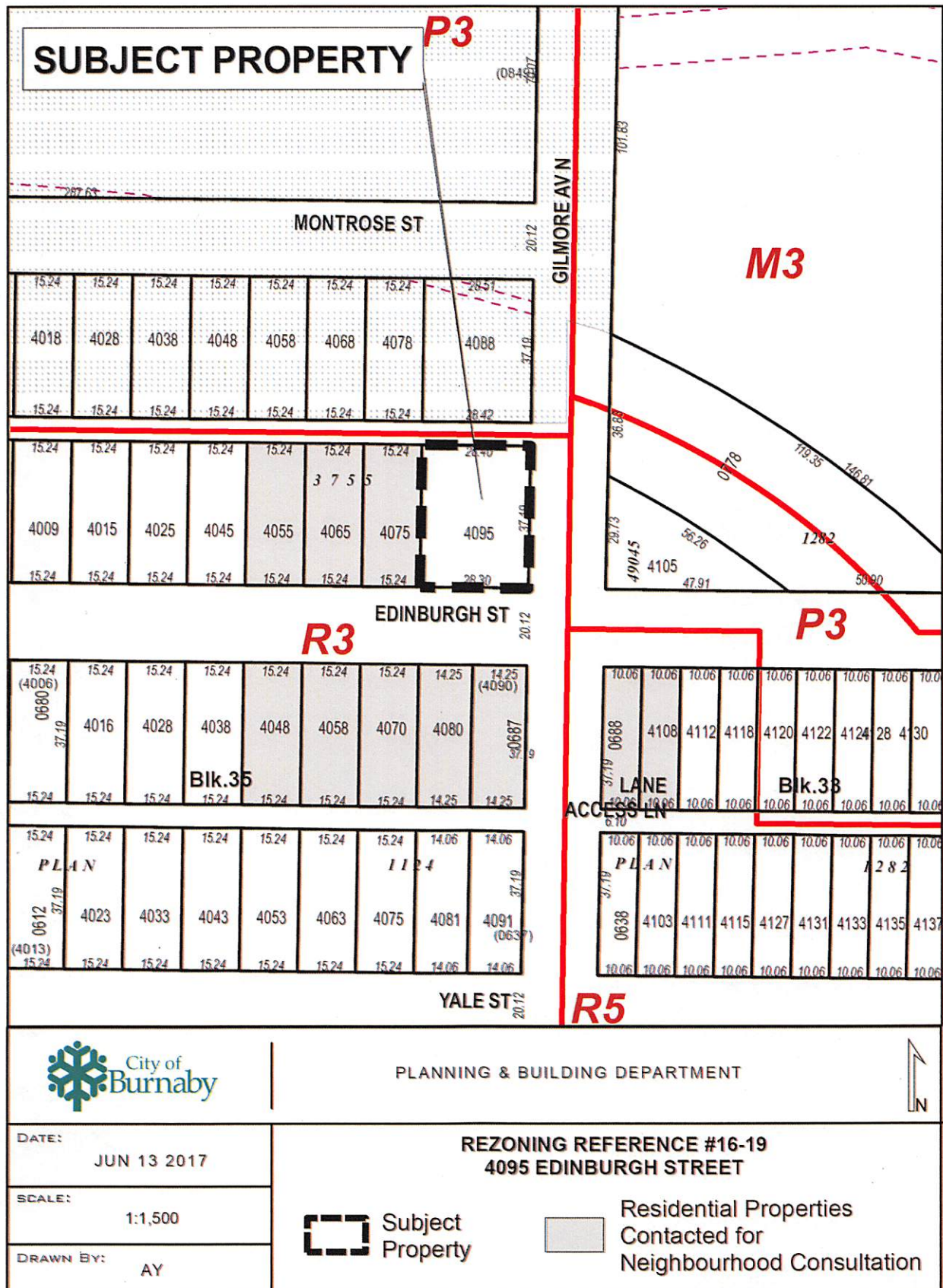
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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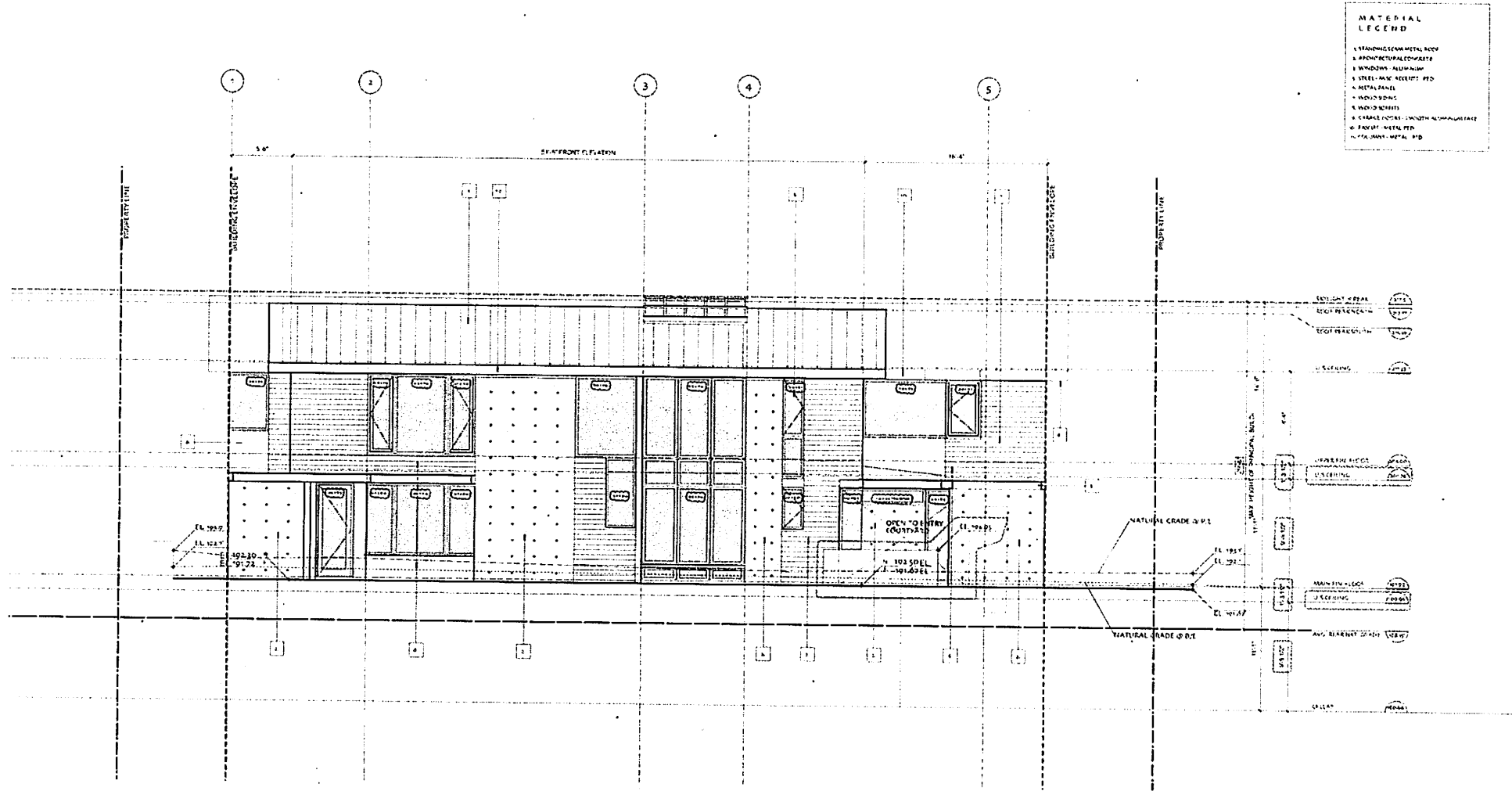






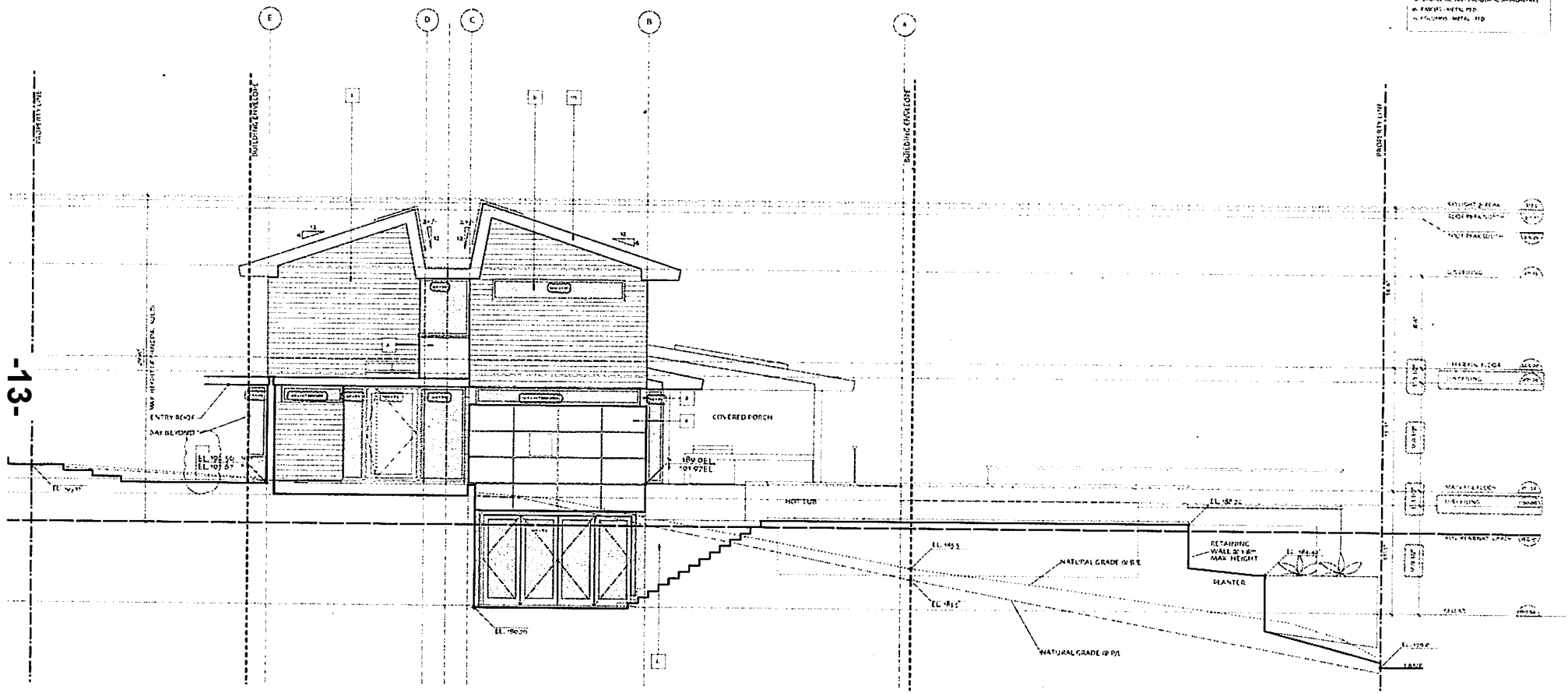
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Time: 12:24:54 PM

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|---|--|---|--|--|---|---|---|---|
| <p>THIS DOCUMENT IS THE PROPERTY OF LAMOREUX ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LAMOREUX ARCHITECT INC.</p> | | <p>LAMOREUX ARCHITECT INCORPORATED</p> | | <p>PROJECT: PRIVATE RESIDENCE 4085 EDINBURGH ST. BURNABY, BC</p> | <p>DATE: 18/APR/17 SCALE: 1" = 1/4"</p> | <p>DATE: 18/APR/17 CHECKED BY: DL DRAWN BY: MSL, JL</p> | <p>ISSUED DATE: 18/APR/17 REVISIONS NO: 01102 DATE: 18/APR/17 DRAWN BY: MSL, JL</p> | <p>PROJECT NO: 01102 DRAWING NO: A3.0</p> |
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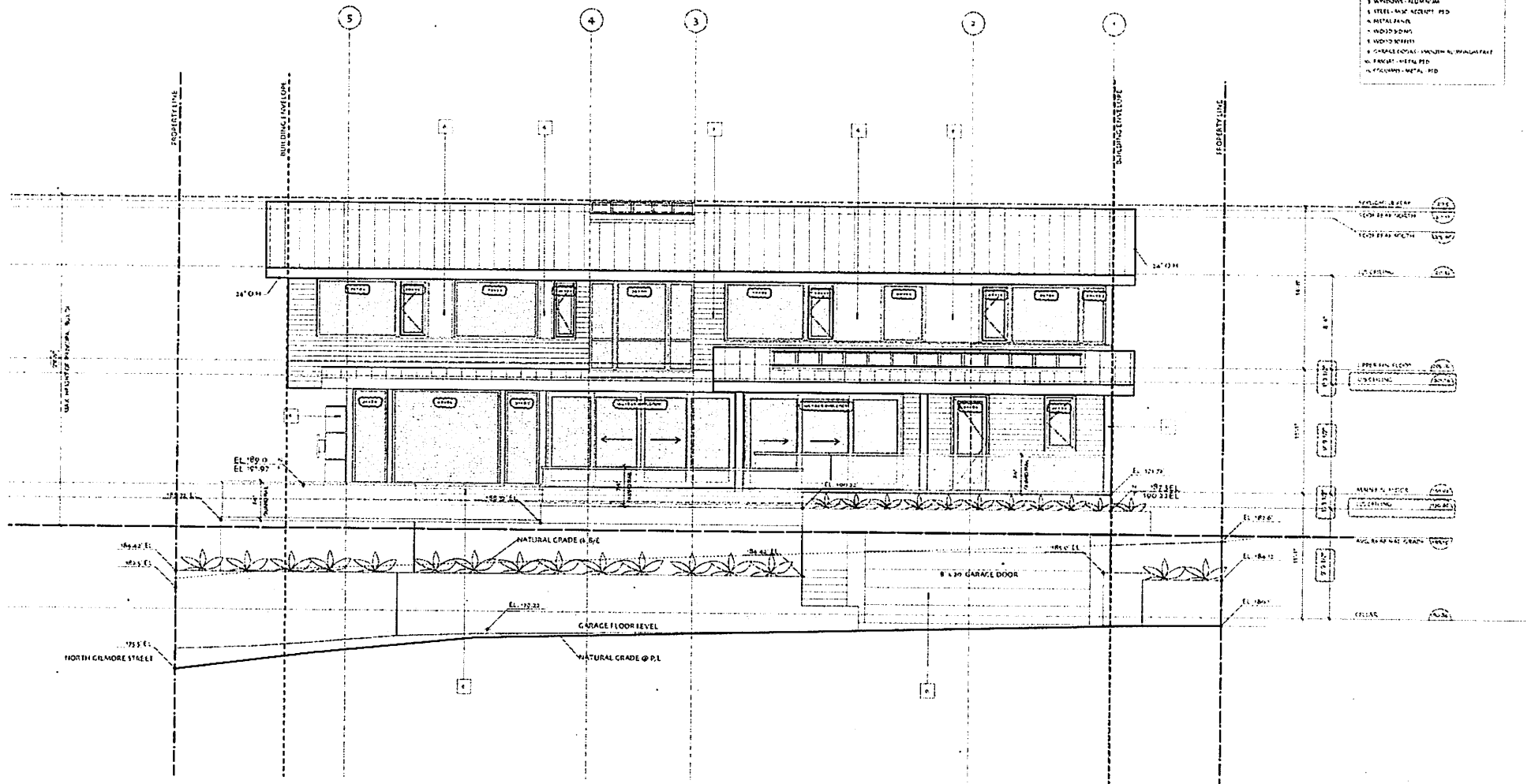
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| ISSUED | DATE | BY | REVISIONS | NO. | DATE | DESCRIPTION |
|-----------|-----------|----|-----------|------|------|-------------|
| 18/APR/17 | 18/APR/17 | DL | 01102 | A3.1 | | |

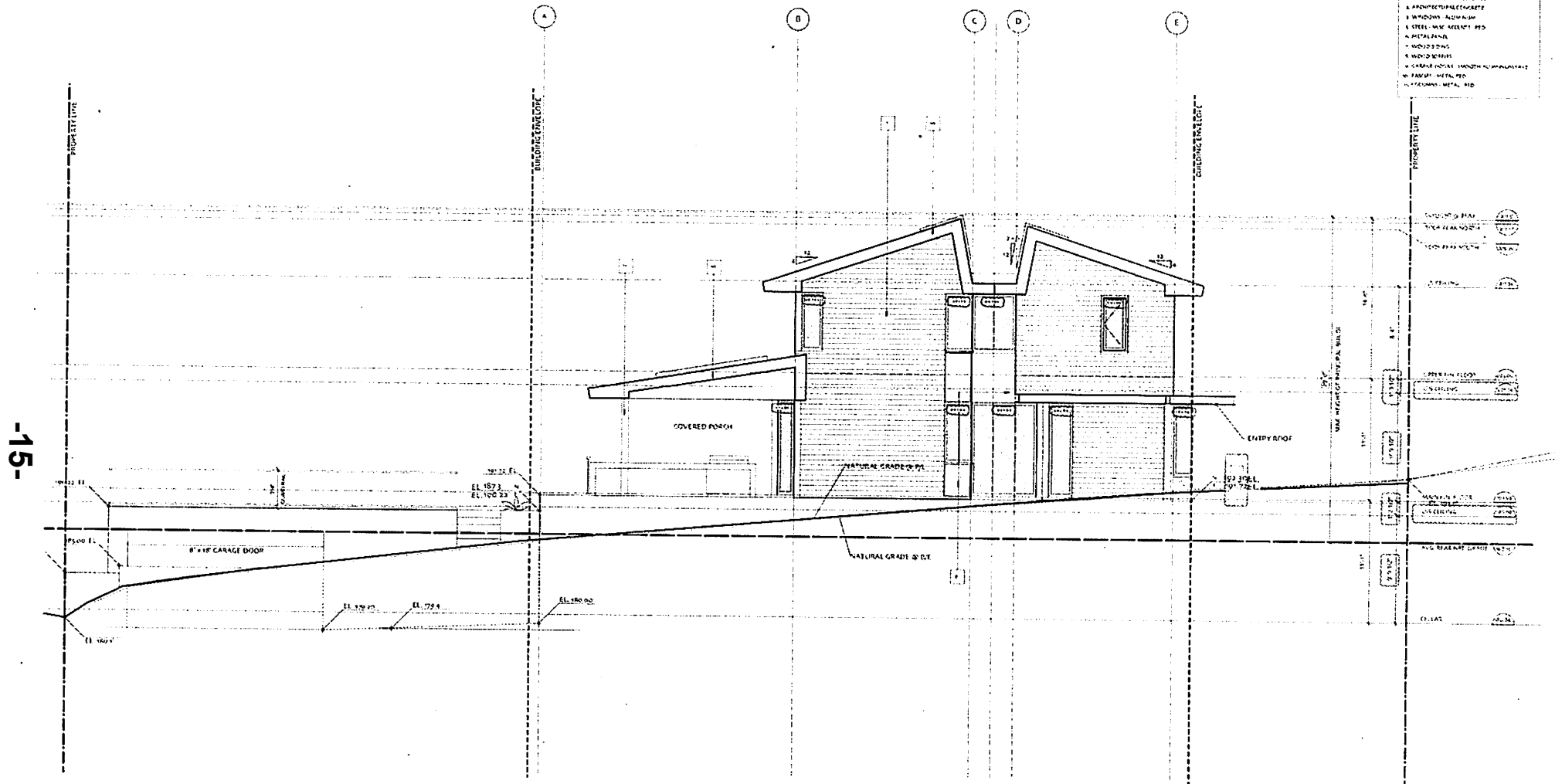
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| MATERIAL LEGEND | |
|-----------------|--------------------------------------|
| 1 | STANDARD LEAD METAL ROOF |
| 2 | BRICK/PORCELANE TILE |
| 3 | WINDSHIELD - ALUMINUM |
| 4 | STEEL - 40% RECYCLED PFD |
| 5 | METAL PANEL |
| 6 | WOOD SIDING |
| 7 | WOOD SIDING |
| 8 | CHALKBOARD - ALUMINUM AL BRASS PLATE |
| 9 | PAINT - METAL PFD |
| 10 | PAINT - METAL PFD |
| 11 | PAINT - METAL PFD |

| | | | | | | | | |
|--|--|---|--|--|--|--|---|--|
| <p>This drawing is for the use of the property of the client and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing. The client is responsible for providing accurate information and for obtaining all necessary permits and approvals. The architect is not responsible for any construction or installation of the project.</p> | | <p>LANOUREUX ARCHITECT INCORPORATED 4086 EDINBURGH ST. BURNABY, BC TEL: 604-661-1111 FAX: 604-661-1112 WWW.LANOUREUXARCHITECT.COM</p> | | <p>DATE: 18/APR/17 SCALE: 1" = 1/4"</p> | <p>DESIGNER: DL CHECKER: DL</p> | <p>PROJECT: PRIVATE RESIDENCE 4086 EDINBURGH ST. BURNABY, BC</p> | <p>REVISED: 04/17 REVISIONS: 04/17 DATE: 04/17 DRAWN BY: NCM, JL</p> | <p>PROJECT NO: 01102 DRAWING NO: A3.2</p> |
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DATE: 2017, APR 18
 TIME: 11:06 AM PST



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**PRIVATE RESIDENCE
4095 EDINBURGH ST.
BURNADY, BO**

12 APR 17

DATE

CHIEF OF POLICE

19/APR/77
CHARGE 1

01102 **A3.3**

2017 APR 26
12:06 PM



LANE

| DATE | PROJECT STATUS |
|---------|---|
| 11/1/00 | CONCEPTUAL MASTER PLAN OF DEVELOPMENT PERMIT |
| 1/1/01 | BUILDING PERMIT TENDER |
| 1/1/01 | CONSTRUCTION |

| DATE | ISSUE / REVISION |
|----------|---|
| 11-10-06 | ISSUED FOR PERMIT SUBMISSION |
| 11-30-16 | REVISED AS PER COMMENTS |
| 11-30-20 | UPDATED AS PER VISION CLEARANCE BY LAIR |
| 11-30-21 | NORTHEAST CORNER TRUNCATION REVISION |
| 11-24-25 | REWORK & DELT'D |

[illegible]

PRUE SANDRA LANDSCAPE ARCHITECTURE



PRIVATE RESIDENCE
4095 EDINBURGH STREET
BURNABY BC

DATE: APRIL 5, 2017
JOB: 16-25
SCALE: 1/2" = 1'-0"
DRAWN BY: EN
CHECKED BY: MAFK

LBU-2.01R4

| ITEM | | | | SCHEDULED RATE | |
|--------|----------|---------------------------------|---------------------------|-------------------------|--|
| ID | QUANTITY | LATIN NAME | COMMON NAME | | |
| AP | 5 | ACEF ALBASTUM | APARCE WHITE | 2.12 GAL | |
| AP | 5 | ACEF RUBER | APARCE RED | 2.12 GAL | |
| 2 | 2 | CLADONIA FUSCATA | FLY FUNGUS | 2.12 GAL | |
| 3 | 3 | MANNA A GRACIOLIA CO. BLU-GARD | SOUTHERN MANICOLA | AS ORDERED | |
| MS | 5 | MANNA A GRACIOLIA CO. BLU-GARD | SOUTHERN MANICOLA | 5 MT. SHIPPED TO GROUND | |
| 2 | 2 | FRAXINUS PRINCEA | FRAXINUS PRINCEA | 2.12 GAL | |
| BUSHES | | | | SCHEDULED RATE | |
| ID | QUANTITY | LATIN NAME | COMMON NAME | | |
| AN | 12 | ARTICULUS UNICOLOR COMPACTA | COMPACT STAMBERBERRY BUSH | 12.00 @ 1.00 EAC | |
| CH | 12 | CHAMAELIRIUM LUTESCENS | INTERMEDIATE CHAMILLAR | 12.00 @ 1.00 EAC | |
| 2 | 2 | FRAXINUS PRINCEA CO. BLU-GARD | FLY FUNGUS BARKED | 2.12 GAL | |
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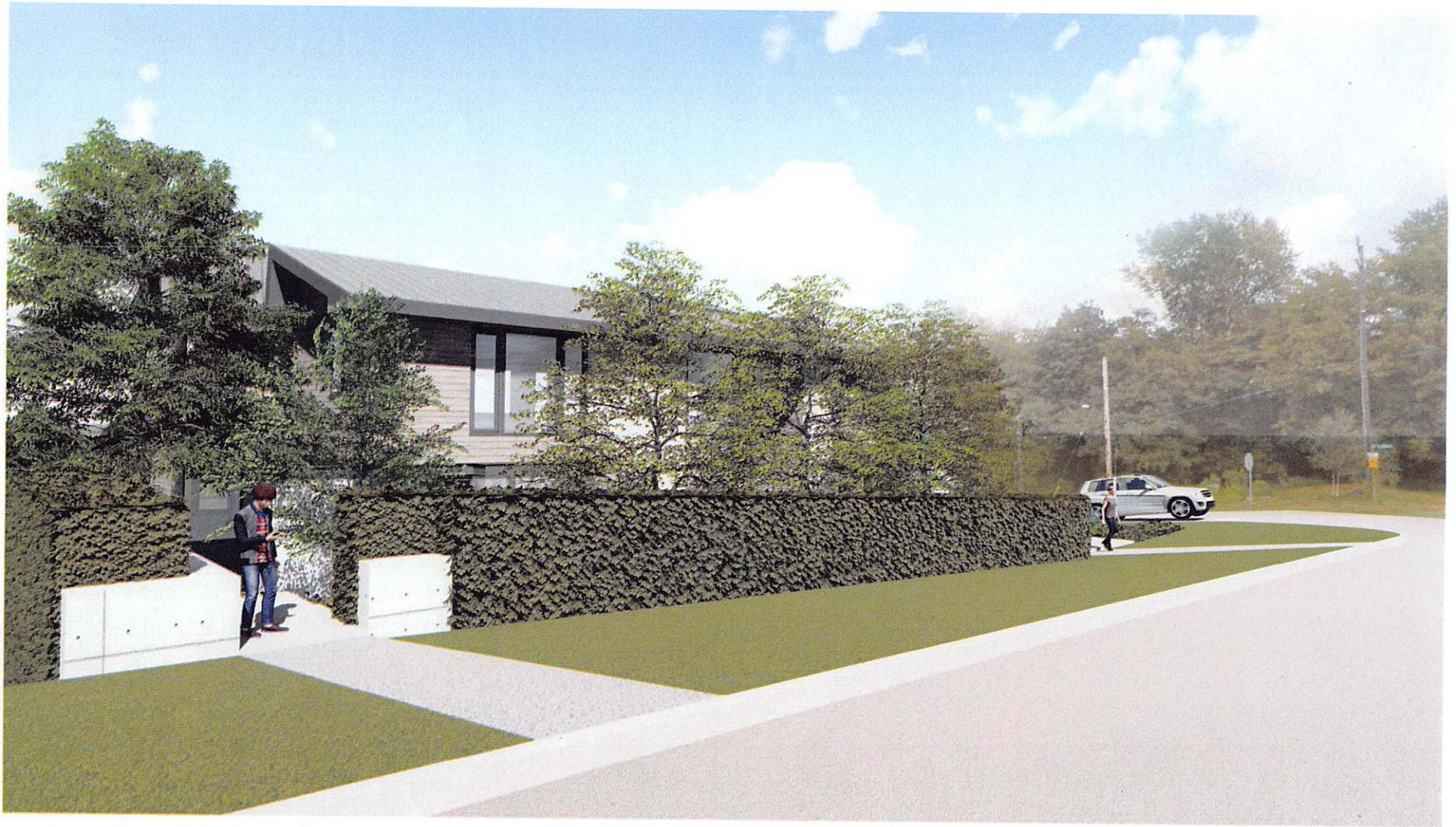
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1 Front view of the proposed house from Edinburgh St

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2 Looking towards NE from Edinburgh St

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3 Front entry view of proposed house from Edinburgh St

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4 Side view of proposed house from N. Gilmore Ave (lane)

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| Item |
| Meeting 2017 June 26 |

COUNCIL REPORT

TO: CITY MANAGER 2017 June 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-31**
Residential Tower 5
Brentwood Town Centre Development Plan

ADDRESS: Ptn. 4567 Lougheed Highway (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990- Except Plan EPP40171

FROM: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District; RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan) as guidelines, and in accordance with the development plan entitled "Brentwood Phase 2" prepared by IBI Group Architects (Canada) Inc.

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 July 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 July 10, and to a Public Hearing on 2017 July 25 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of

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 Re: Rezoning Reference #16-31
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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 3.7 of this report.
- e. The granting of any necessary Covenants, including but not necessary limited to, Section 219 Covenants:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - guaranteeing the provision and maintenance of public art;
 - providing for future air space parcels covering both the commercial and residential components to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as an integrated development;
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
 - ensuring compliance with the approved acoustic study;
 - ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - ensuring the provision and ongoing maintenance of end-of-trip facilities;
 - restricting the use of guest rooms;
 - ensuring provision of a breakout panel to provide secondary access to the parkade no later than 5 years after final occupancy of the building; and
 - restricting residential parking for Tower 5 to those areas identified in the CD set.
- f. The granting of any necessary easements and statutory rights-of-way.
- g. The completion of the necessary subdivision.
- h. Compliance with the guidelines for underground parking for visitors and commercial patrons.
- i. The provision of facilities for cyclists in accordance with this report.

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- j. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- 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. Compliance with the Council-adopted sound criteria.
- n. 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.
- o. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- p. The review of on-site residential and commercial loading facilities by the Director Engineering.
- q. The submission of a comprehensive sign plan.
- 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 this rezoning amendment is to permit the construction of a 51 storey high-rise residential building atop a 2 level commercial podium.

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2.0 BACKGROUND

- 2.1 On 2013 September 23, Council granted Final Adoption to Rezoning Reference #11-22, which established the Brentwood Site Conceptual Master Plan and associated Development Guidelines for phased mixed use retail, office and multiple family redevelopment of the Brentwood Mall site in line with the adopted Brentwood Town Centre Development Plan. As a result, the site is zoned CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s Multiple Family Residential District and RM5s Multiple Family Residential District as guidelines).
- 2.2 On 2016 July 25, Council received the rezoning report from the Planning and Building Department regarding the subject Tower 5 Phase II development site, which encompasses a portion of 4567 Lougheed Highway on the northeast corner of Willingdon Avenue and Halifax Street, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.3 The subject development site encompasses a portion of 4567 Lougheed Highway, at the northeast corner of Willingdon Avenue and Halifax Street (see *attached* Sketches #1 and #2), which is currently vacant and accommodates construction staging for Phase I. To the east is the Brentwood Town Centre mall. To the west across Willingdon Avenue is a three story office building and beyond are high rise multi-family residential buildings. To the north is a surface parking lot, serving the Brentwood Town Centre mall. To the south is Phase I – Towers 1, 2 and the Brentwood Plaza, and Tower 3 Phase III, which are currently under construction, and beyond, across Lougheed Highway and the Millennium SkyTrain guideway, are automobile dealerships identified for future multiple-family mixed-used redevelopment. Vehicular access to the broader Brentwood Mall site is currently taken from Lougheed Highway, Willingdon Avenue and Beta Avenue.
- 2.4 As noted above, Brentwood Phase I and Tower 3 of Brentwood Phase III are currently under development. The plan of development of Phase I is comprised of two high-rise residential apartment buildings atop 50,801.24 m² (546,820 sq.ft.) of new commercial floor area with full underground parking. A significant component of Phase I also includes the development of a multi-level Central Civic Plaza which is directly connected to the adjacent SkyTrain station.
- 2.5 As outlined in the Master Plan rezoning (Rezoning Reference #11-22), the applicant is to undertake public information meetings for each phase of development. Prior to Public Hearing, a public information meeting will be held at the residential sales centre for the Brentwood site concerning the Phase II of the Master Plan with specific information provided on Tower 5. Advertisements of the information meeting will be placed in local papers, provided to local residents and posted on site.
- 2.6 In terms of the governing allowable residential density for the entire Brentwood site as under the RM4s and RM5s Districts as designated in the Council adopted Brentwood Town Centre Plan is an aggregate 3.4 FAR. This equates to a maximum Residential Gross Floor Area for the Brentwood Site of 4,084,908 sq.ft. The form and density allocated to Tower 5 through

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the adopted Brentwood Site Conceptual Master Plan and density allocation covenant, limits the the maximum allowable height to 55 storeys, and the maximum residential Gross Floor Area (GFA) to 550,000 sq.ft.

- 2.7 Burnaby has and continues to benefit from 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, and environmental programs, in addition to the Town Centre Plan, encourage: a varied range of housing and employment options; improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as environmental and green building policies.

The subject rezoning application is consistent with the aforementioned policy context.

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

3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for a single 51 storey apartment tower, located at the corner of Willingdon Avenue and Halifax Street, above a 2 storey commercial podium. The proposed development is in line with the Council adopted Brentwood Site Conceptual Master Plan and the Brentwood Town Centre Development Plan.

A total of 506 stratified apartment units are proposed. All parking for the proposed residential development will be located underground. Vehicular access to the residential parking area is through a right-in right-out driveway off of Willingdon Avenue to be shared with the future Tower 6. Construction of Tower 6 will also permit a connection into the commercial parkade providing residents with additional options to access Brentwood Boulevard, Lougheed Highway and Willingdon Avenue. A Section 219 covenant will ensure that the underground connection is secured in a timely manner. Overall, the subject proposal

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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.

- 3.2 The proposed tower design complements the Tower 1 and Tower 2 designs and anticipates the future Tower 6 in its architecture and in its use of high quality materials, including metal panel, stone and art glass elements. The commercial component matches the vernacular established in Phase I with fine grained commercial uses on the ground level fronting the High Street (Brentwood Boulevard) and Willingdon Avenue. Inspired by the tripartite architectural language of the Phase I towers, Tower 05's Eastern edge is characterized by a two part expression. Its south East corner is rectilinear with a special white metal panel at slab edge, this marks the corner and terminates the view as one approaches from the South. The remainder of the façade is composed of a "chevron" balcony in an asymmetric composition to reduce the building's overall sense of mass when viewed from the North or South as it naturally recedes from the viewer's gaze, and give a sense of identity to the building which sets it apart from its immediate neighbours who share a more orthogonal orientation and open up a clearer view of the future potential Community Centre and Tower 6. The buildings other facades offer a timeless design to match Tower 1 with tonal variation offered by having one third of the façade in a lighter grey at the corner of Halifax Street and Willingdon through the use of glass, soffits and exposed white painted concrete slabs and the remaining two thirds a darker grey. On the northwest corner a gracious amenity lobby is proposed fronting Willingdon Avenue, complete with seating area, mail room, separate elevator banks, and concierge services. Residential entries are clearly demarcated on the exterior of the building with floor to ceiling glass, wood, metal and stone elements. Atop the commercial podium is an amenity level, complete with a 9,004 sq.ft. indoor amenity area with fitness facility, multi-purpose lounge and games room, business/study centre, music room, meeting rooms, and two guest suites. The outdoor amenity area includes an outdoor fitness area, outdoor seating, children's play, BBQ area, vegetable garden and extensive rooftop landscaping.

- 3.3 The applicant has submitted several transportation studies to support the proposed development including a Master Transportation Study, Transit Integration Study, Site Specific Commercial Transportation Analysis, Rental Parking Analysis, Residential Parking Study and a Site Specific Residential Transportation Analysis. The subject development proposal will comply with the findings and recommendations of these studies and will provide for the servicing applicable to this phase of development.

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) and 1 space per 46.6 m² (502 sq.ft.) of commercial gross floor area. 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 equivalent value of two zone transit passes are to be provided to 15% of the units for two years (or alternatively 30% of the units for 1 year) to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking. The development will provide two car share options to residents, with 3 vehicles provided to the strata exclusively for strata use, including 1 larger vehicle, 1 compact vehicle and 1 electric/hybrid vehicle

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equipped with an EV plug in station. An additional 3 Car2Go smart cars will be made available to both commercial users and strata residents and will be located within the commercial parking area. Finally, 53 Electric Vehicle (EV) plug-in stations (10% of the residential parking) including all necessary wiring, electrical transformer and mechanical ventilation modifications will be provided. This arrangement would provide greater access to alternative transportation for a greater number of residents. Moreover, by providing a significant number of EV plug-ins, electric vehicle ownership in a multi-family context is facilitated, thus further enabling sustainable transportation choices. A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision and ongoing maintenance of provided vehicles, car share memberships, and EV plug-in stations.

- 3.4 The developer has also agreed to pursue green building practices by committing to achieve Leadership in Energy and Environmental Design Neighbourhood District (LEED - ND) certification for the entire site, in addition to specific design features to reduce energy consumption, water uses and waste. Further, a comprehensive Master Stormwater Management Plan has been approved for the site, with a site specific stormwater management plan required as part of the subject rezoning application.
- 3.5 In line with the Public Art Strategy adopted within the Brentwood Site Conceptual Master Plan, a significant public art piece will be provided within the Statutory Right-of-Way at the corner of Halifax and Brentwood Boulevard, acting as a strong visual reference to the proposed development. This piece is in addition to the public art proposed as part of the commercial development (Rezoning Reference #12-44), and residential Towers 1 (Rezoning Reference #12-45), 2 (Rezoning Reference #12-46) and 3 (Rezoning Reference #15-05).
- 3.6 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, the one bedroom unit sizes are generally based on the Zoning Bylaw minimum unit sizes for such dwellings in the P11e District (SFU), which requires a minimum area of 50m² (538.21 sq.ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership. This approach is considered appropriate for sites closer to the Plaza and Brentwood SkyTrain Station which will appeal to residents who wish to capitalize on the site's transit accessibility and more active commercial services and amenities.
- 3.7 Given the site's Town Centre location, the applicant is proposing to utilize the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 149,845 sq.ft. of additional gross floor area (GFA) included in the development proposal. The Legal and Lands Department has initiated discussion with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

In accordance with Council's adopted Community Benefit Bonus Policy, it is recommended that the community benefit funds be received as an undesignated cash contribution-in-lieu for the future provision of a community benefit with 80% of the cash-in-lieu contributions applied toward a Town Centre Financial Account to be utilized in the future to achieve

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priority amenities, as established by Council, including a new Brentwood Community Centre and Willingdon Parkway and 20% to the Community Benefit Housing Fund.

- 3.8 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Willingdon Avenue to its final standard across the development frontage, with separated sidewalks and bicycle facilities, street trees, rain gardens, street and pedestrian lighting with related public amenities;
 - construction of Brentwood Boulevard to its approved standard across the development frontage, to be maintained by the remainder owner of the future airspace parcel subdivision;
 - construction of the Halifax extension to its approved standard across the development frontage, to be maintained by the remainder owner of the future airspace parcel subdivision; and,
 - storm, sanitary sewer and water main upgrades as required.
- 3.9 All necessary dedications have been obtained as part of subject site's master rezoning (Rezoning Reference #11-22). Under the master rezoning, the site was consolidated into one parcel. A subdivision to create the subject site is required. Prior to occupancy of the subject residential building, an airspace parcel subdivision will be required.
- 3.10 The developer is providing 105 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. A total of 6 handicapped parking stalls are required in relation to the residential components of the development. All of the 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.
- 3.11 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
 - Section 219 Covenant restricting the use of guest rooms;
 - Section 219 Covenant guaranteeing the provision and maintenance of public art;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of electric vehicles and EV plug-in stations;

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- Section 219 Covenant ensuring the provision and ongoing maintenance of car share vehicles;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of End of Trip facilities;
 - 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 ensuring provision of a breakout panel to provide secondary access to the parkade no later than 5 years after final occupancy of the building;
 - Section 219 restricting residential parking for Tower 5 to those areas identified in the CD set; and,
 - Easement, allowing access to commercial, residential and car share parking stalls located within Lots 1 and 2 of the Brentwood Site.
- 3.12 Due to the proximity of the subject site to the Millennium SkyTrain Line, Willingdon Avenue, Lougheed Highway, and entertainment uses within the future Brentwood plaza, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.13 Provision of six separate car wash stalls are required.
- 3.14 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.15 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.
- 3.16 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.17 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 3.18 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the development.
- 3.19 A Comprehensive Sign Plan detailing sign numbers, locations, sizes and attachment details will be required.

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- 3.20 a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area
 b) School Site Acquisition Charge of \$600.00 per unit
 c) GVS&DD Sewerage Charge of \$590.00 per apartment unit

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

| | | |
|---------------------------|---|--|
| Brentwood Gross Site Area | - | 111,428.00 m ² (1,199,401 sq.ft.) |
| Tower 5 Net Site Area | - | 4,012 m ² (43,185 sq.ft.) |
| | | (Subject to detailed survey) |

4.2 Density

Floor Area Ratio (FAR) on Net Site

| | | |
|--|---|-----------------|
| Residential Floor Area Ratio (FAR) | - | 10.34 FAR |
| <u>Commercial Floor Area Ratio (FAR)</u> | - | <u>0.87 FAR</u> |
| Combined TOTAL FAR | - | 11.21 FAR |

Floor Area Ratio on Brentwood Gross Site

| | | |
|--|---|-----------------|
| Residential Floor Area Ratio (FAR) | - | 0.37 FAR |
| <u>Commercial Floor Area Ratio (FAR)</u> | - | <u>0.03 FAR</u> |
| Combined TOTAL FAR | - | 0.40 FAR |

| | | |
|------------------------------------|---|--|
| Residential Gross Floor Area (GFA) | - | 41,480.46 m ² (446,492 sq.ft.) (inclusive of 153,302 sq.ft. amenity bonus) |
|------------------------------------|---|--|

| | | |
|---------------------------|---|---|
| Residential Amenity Space | - | 1,181.26 m ² (12,715 sq.ft.) (exempted from FAR calculations) |
|---------------------------|---|---|

| | | |
|---|---|--------------------------------------|
| Adaptable Unit Exemption (20 sq.ft./unit) | - | 195.10 m ² (2,100 sq.ft.) |
|---|---|--------------------------------------|

| | | |
|-----------------------------------|---|---|
| Commercial Gross Floor Area (GFA) | - | 7,923.51 m ² (37,542 sq.ft.) |
|-----------------------------------|---|---|

| | | |
|--------------------|---|---|
| Combined TOTAL GFA | - | 48,761.64 m ² (524,866 sq.ft.) |
|--------------------|---|---|

4.3 Height (Above Grade)

| | | |
|----------------------------|---|------------|
| Proposed Residential Tower | - | 51 storeys |
| Phase II Commercial Podium | - | 2 storeys |

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4.4 Residential Unit Mix

| <u>Unit Type</u> | <u>Unit Size</u> |
|---|----------------------------|
| 155 – 1 Bedroom (P11e) | 538.21 – 602.8 sq.ft. |
| 45 – Adaptable 1 Bedroom (P11e) | 538.21 – 602.8 sq.ft. |
| 57 – 1 Bedroom + Den | 726.89 sq.ft. |
| 30 – Adaptable 1 Bedroom + Den | 726.0 – 727.60 sq.ft. |
| 67 – 2 Bedroom | 786.50 – 890.10 sq.ft. |
| 30 – Adaptable 2 Bedroom | 789.70 – 792.10 sq.ft. |
| 93 – 2 Bedroom + Den | 956.70 – 1,094.10 sq.ft. |
| 12 – 3 Bedroom | 1,069.90 – 1,731.70 sq.ft. |
| 15 – 3 Bedroom + Den | 1,536.6 sq.ft. |
| 2 – 4 Bedroom | 1,773.00 – 1,777.80 sq.ft. |
| TOTAL: 506 High Rise Apartment Units | |

4.5 Parking

| Vehicle Parking | <u>Required</u> | <u>Provided Spaces</u> |
|--|--|------------------------|
| <u>Residential Parking</u> | | |
| 506 Units (Required 1.1 spaces/unit) | - 557 (inclusive of 51 visitor spaces, 5 handicapped parking stalls and 51 EV plug-in stations) | 596 |
| Car Wash Stalls | - 5 | 6 |
| Car Share Vehicles | - 5 | 6 |
| Residential Loading | - 3 | 3 |
| <u>Commercial Parking</u> | | |
| <u>Retail</u> | | |
| 34,338 sq.ft. @ 2.23 spaces / 1,000 sq.ft. of Gross Leasable Area | - 77 | 77 |
| Commercial Loading | - 4 | 4 |
| <u>Bicycle Parking</u> | | |
| Resident - 2/unit @ 506 units | - 1,012 in double storage lockers | |
| Visitor - 0.2/unit @ 506 units | - 101 in racks | |
| Commercial – 10% of required parking | - 8 in racks | |

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4.6 Communal Facilities
 (Excluded from F.A.R. Calculations)

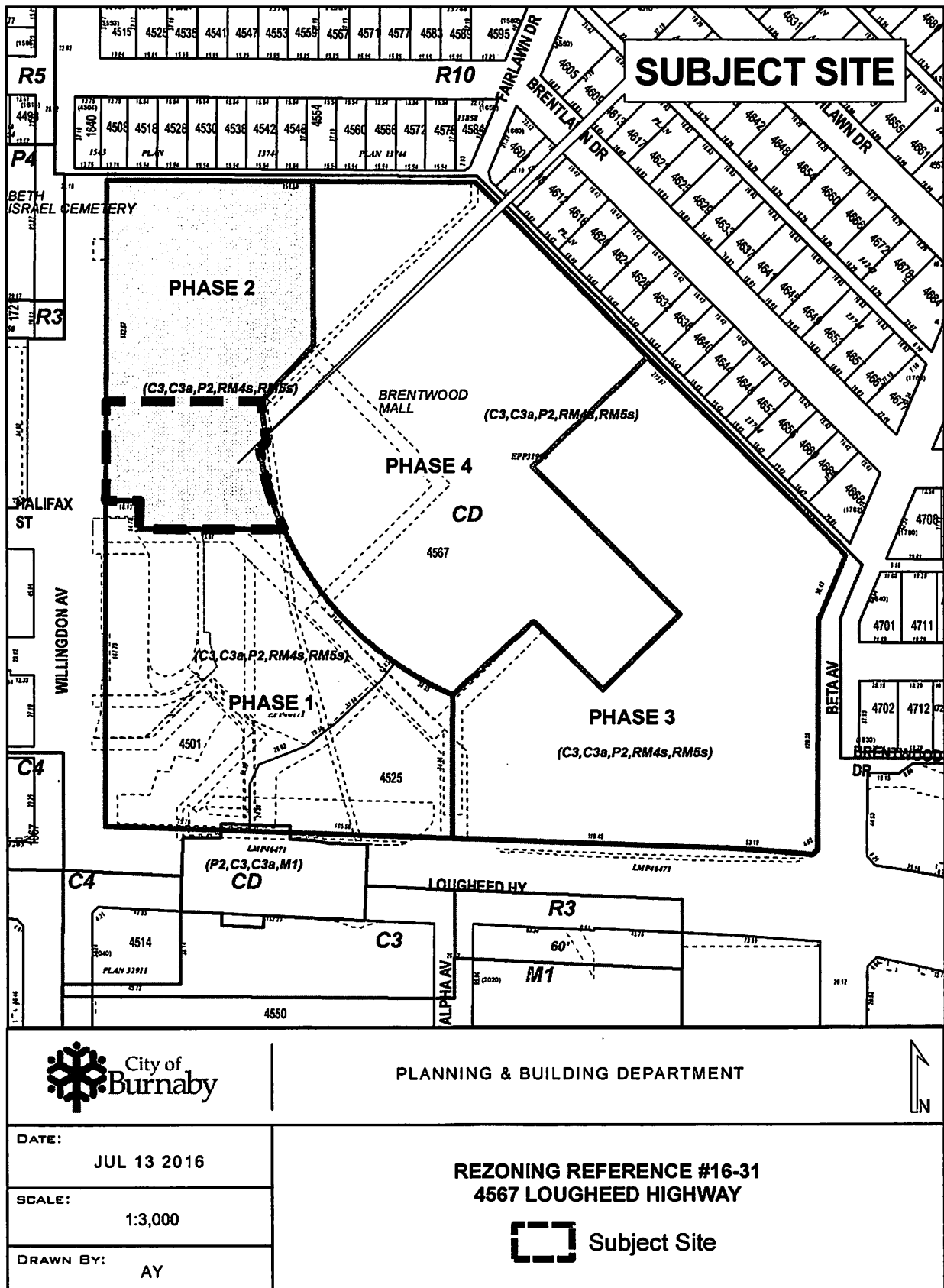
Primary communal facilities for residents include an amenity lobby located at the ground floor level fronting Willingdon Avenue and at the podium deck level of the residential tower, which includes an indoor fitness facility, media room, games room, business/study centre, music room, kitchen and dining area, lounge, meeting rooms and two guest suites. The outdoor amenity area includes an outdoor fitness area, outdoor seating, children's play, vegetable garden, dining area and extensive rooftop landscaping. The internal amenity area amounts to 1,181.26 m² (12,715 sq.ft.), which is permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw. The applicant will also provide a feature art contribution, in accordance with the Brentwood Master Plan.


 Lou Pelletier, Director
 PLANNING AND BUILDING

IW:eb
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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| |
|----------------------------|
| Item |
| Meeting 2017 June 26 |

COUNCIL REPORT

TO: CITY MANAGER 2017 June 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-43**
High Rise Apartment Tower with Street-Oriented Townhouses
Brentwood Town Centre Plan

ADDRESS: 4460, 4472 and 4482 Juneau Street (see *attached* Sketches #1 and #2)

LEGAL: Lots' 6 and 7, Block 11, DL 119, Group 1, NWD Plan 2855; Lot 19, DL 119, Group 1, NWD Plan 34795

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), and in accordance with the development plan entitled "Juneau Street Rezoning Proposal" prepared by GBL Architects

APPLICANT: Solterra Development Corp.
 1 – 460 Frasersview Place
 Delta, BC V3M 6H4
 (Attn: Carl Funk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 July 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 July 10 and to a Public Hearing on 2017 July 25 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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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 submission of an undertaking to remove all improvements prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.6 of this report.
- f. The dedication of any rights-of-way deemed requisite.
- g. The completion of the Highway Closure Bylaw.
- h. The completion of the sale of City property.
- i. The consolidation of the net site into one legal lot.
- j. The granting of any necessary Easements, Covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
 - restricting enclosure of balconies;
 - guaranteeing the provision and maintenance of signature art;
 - ensuring public access to the plaza 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;
 - ensuring compliance with the approved acoustic study;
 - ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - ensuring the provision and ongoing maintenance of end-of-trip facilities;

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- guaranteeing the continued operation and maintenance of stormwater management facilities;
 - ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
 - ensuring the site can be used safely in accordance with the approved geotechnical report; and
 - ensuring that the project does not draw down the water table.
- k. 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.
- l. The approval of the Ministry of Transportation to the rezoning application.
- m. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- n. The undergrounding of existing overhead wiring abutting the site.
- o. Compliance with the Council-adopted sound criteria.
- p. Submission of a Site Profile and resolution of any arising requirements.
- q. 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.
- r. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- s. The review of on-site residential loading facilities by the Director Engineering.
- t. The provision of facilities for cyclists in accordance with this report.
- u. The review of a detailed Sediment Control System by the Director Engineering.
- v. Compliance with the guidelines for underground parking for visitors.

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- x. 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.
- y. The deposit of the applicable Parkland Acquisition Charge.
- z. The deposit of the applicable GVS & DD Sewerage Charge.
- aa. The deposit of the applicable School Site Acquisition Charge.
- bb. 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 construction of a 24-storey residential apartment building with ground oriented townhouses and underground parking.

2.0 BACKGROUND

- 2.1 On 2016 October 03, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2.2 The subject site is comprised of three lots, which are currently occupied by older industrial buildings. Directly to the west are older industrial buildings with the CN Railway beyond. To the south are older industrial buildings with Alaska Street beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a proposed 23 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #15-51 (currently at Third Reading). Vehicular access to the site is from the lane south of Juneau Street.

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- 2.3 The Brentwood Town Centre Development Plan designates the subject site for high-density multiple-family residential development based on the RM4s Multiple Family Residential District as a guideline. In accordance with the Council-adopted policy regarding application of 's' category zoning, the development is subject to there being significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, a high quality urban design and superior architectural expression. This site is also considered suitable for the proposed development given its strategic location in relation to the Millennium SkyTrain line and the nearby Brentwood SkyTrain station.

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

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

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

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

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

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3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is for a single 24-storey apartment tower above structured and partially underground parking, with ground oriented townhousing fronting Juneau Street and amenity areas fronting Willingdon Avenue. The development form provides a strong street-oriented relationship to Juneau Street and Willingdon Avenue, as well as a strong contextual relationship to surrounding, existing and planned development.

A total of 141 apartment units (46% of which are adaptable units) and 7 townhouse units are proposed. Parking is proposed to be located partially underground (3 levels), and partially within an above ground structure (1 level). Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expectation for 's' Category development in the City's Town Centre areas. The townhouses engage the adjacent street and their public realm through individual unit accesses on the ground level, extensive glazing and use of masonry cladding and articulated rooflines, all of which also adds interest to the streetscape.

To complement the built form, a progressive landscape treatment is proposed for the amenity deck and courtyard, entry court, side yards and bounding streets, including broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs) on Willingdon Avenue and broad separated sidewalks on Juneau Street, complete with Rainwater Management Amenities (RMAs) within curb bulges to help soften the urban environment. Substantial on-site landscaping is also proposed including treed patio frontages, an outdoor amenity area for leisure and children's play area. A public art component will be provided on site in a plaza at the corner of Willingdon Avenue and Juneau Street, acting as a strong visual reference to the proposed development.

- 3.2 The Brentwood Area Plan anticipated streetscape improvements at the intersection of Juneau Street and Willingdon Avenue. These will be provided through the City's adopted public realm standards for Town Centre streets, to provide continuous green corridors with street furniture, plant material and public art. Under Rezoning Reference #15-51 a public plaza with signature art is also being developed on the northwest corner of Juneau and Willingdon. Complementary design elements are also proposed to be provided on this site to achieve a suitable plan of development. The plan for closure of Juneau Street at Willingdon Avenue is not being implemented at this time, given the need for local access to individual development sites in this area.
- 3.3 All required parking is proposed to be located below the grade of Juneau Street, with access taken from the lane south of Juneau Street. Through the site's servicing, upgraded pedestrian and on-street parking facilities on Juneau Street will be undertaken, including the provision 3.0 m sidewalks, street trees and pedestrian lighting. The development

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proposal exceeds the minimum required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit (of which 0.1 spaces is for visitors), but is short of supplying the standard multiple family parking requirement of 1.6 spaces per unit for apartment units. To meet the proposed parking standard the developer has also provided transportation alternatives.

The development is providing 22 individually metered (Level 2 AC) Electric Vehicle charging stations, of which 2 are to be provided within the visitors' parking area for the benefit of the residents and their visitors, and 20 are to be provided in the residents parking area as part of the required parking. A Section 219 Covenant will be required to guarantee the provision and continued maintenance and operation of the 22 electric vehicle car charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications). The Visitor stalls are to be held as common property for the benefit of all residents and their visitors. The development is also providing twice the required secured bicycle parking, a 2 station bicycle repair/maintenance area and bike trailer storage area. And finally the development is providing a communications strategy that provides the Owners, Strata and Strata Management Company with an understanding of how best to utilize each of these measures.

- 3.4 The developer has agreed to pursue green building practices by committing to achieve a Silver rating under the Leadership in Energy and Environmental Design (LEED) program or equivalent alternative standard.
- 3.5 The consolidation of the proposed development site includes the closure of the north-south lane between 4472 and 4482 Juneau Street measuring approximately 291 m² (954.72 sq.ft.), which will be achieved through a Highway Closure Bylaw and required dedications equal 74.3 m² (243.77 sq.ft.) in area. Dedications are required on Willingdon Avenue for the Public Realm "Arterial Road" Standard and corner truncation at Juneau Street. The applicant will receive credit for the necessary road dedication area towards the purchase of the lane closure.
- 3.6 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR in amenity bonus, which translates into 39,852 sq.ft. of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division has initiated discussion with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus and lane closure area will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

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Under the Priority Amenity Program, the community benefit funds received will be directed into the Brentwood Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Brentwood Community Centre and a new linear public park and walkway along Willingdon Avenue, from Brentwood Mall to Hastings Street.

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

- 3.7 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- construction of Willingdon Avenue across the development frontage to its final Town Centre arterial standard with separated sidewalks and bicycle lanes, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
 - construction of Juneau Street frontage to its final Town Centre local road standard with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - undergrounding of overhead lines across the development frontage on Willingdon Avenue and the lane south of Juneau Street;
 - a contribution towards the proposed pedestrian and cycling overpasses within the Brentwood Town Centre across the CN/BNSF Rail Lines; and
 - storm, sanitary sewer and water main upgrades as required.
- 3.8 In accordance with the City's policy for adaptable units, a total of 62 units (46% of the total number of apartment units) have been provided meeting adaptable housing standards. As permitted under the adopted policy, 20 sq.ft. for each adaptable unit is exempt from FAR, resulting in a total adaptable unit FAR exemption of 1,240 sq.ft. As required by the Burnaby Zoning Bylaw and BC Building Code, three accessible parking stalls are to be provided (one handicap stall per 100 stalls). Accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.9 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, the one bedroom unit sizes are generally based on the Zoning Bylaw minimum unit sizes for such dwellings in the P11e District (SFU), which requires a minimum area of 50m² (538.21 sq.ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership, providing access to the market

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for first time home buyers. To offset the number of smaller one bedroom units, larger two bedroom and den, and three bedroom units are proposed.

- 3.10 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant guaranteeing the provision and maintenance of public art;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of 22 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);
 - Section 219 Covenant ensuring the provision of a minimum of 3 handicap accessible parking stalls in the resident parking area for the sole use of the required 62 adaptable units, and that these stalls, as well as any other handicap accessible parking provided in the residential component of the underground parking, be held in common property to be administered by the Strata Corporation;
 - Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical study;
 - Section 219 Covenant ensuring that the water table will not be drawn down during and after development; and
 - Statutory Right-of-Way guaranteeing public pedestrian access to the proposed Car Co-op Parking Stalls.
- 3.11 Due to the proximity of the subject site to Willingdon Avenue, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.12 As underground parking is requested for a site with known geotechnical and hydrological conditions, as well as the potential for groundwater contamination in the area, and given the site's proximity to civic and other major infrastructure, an indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits.

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- 3.13 As the site will be fully excavated for development, a tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 3.14 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well, separate car wash stalls are required.
- 3.15 Provision of one residential loading space is required in conjunction with this application.
- 3.16 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Willingdon Avenue and the lane south of Juneau Street.
- 3.17 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.18 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.19 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.20 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 3.21 A site profile application is required for the subject development site, given its past industrial use.
- 3.22
 - a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$600.00 per unit
 - c) GVS&DD Sewerage Charge of \$590.00 per apartment unit

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area: - 3149.1 m² (33,896.70 sq.ft.)

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| | | |
|---|--|---|
| Willingdon Ave. Dedication | - | 74.3 m ² (800.00 sq.ft.) |
| Road Closure Area | - | 291.0 m ² (3,132.30 sq.ft.) |
| Net Area for Calculation of Density | - | 3,365.8 m ² (36,229.17 sq.ft.) (subject to detailed survey) |
| 4.2 | <u>Density</u> | |
| FAR Permitted and Provided: | | |
| Residential | - | 3.6 FAR (inclusive of 1.1 FAR amenity bonus) |
| Gross Floor Area Permitted and Provided: | | |
| Residential | - | 12,116.88 m ² (130,425 sq.ft.) (inclusive of 39,852.09sq.ft. amenity bonus) |
| Residential Amenity Space | - | maximum 605.84 m ² (6,521.25 sq.ft.) of residential amenity space exempted from FAR calculations |
| Adaptable Unit exemption (20 sq.ft./unit) | - | 115.20 m ² (1,240 sq.ft.) |
| Site Coverage: | - | 81% |
| 4.3 | <u>Height</u> (all above grade) | |
| | - | 3 storeys for ground-oriented townhouses / amenity area fronting Willingdon Avenue and Juneau Street |
| | - | 24 storeys for the high-rise apartments fronting Juneau Street |
| 4.4 | <u>Residential Unit Mix</u> | |
| | <u>Unit Type</u> | <u>Unit Size</u> |
| Townhouse Units | | |
| 6 – 3 Bedroom + Den | | 161.93 m ² (1,743 sq.ft.) |
| 1 – 2 Bedroom + Den | | 123.84 m ² (1,333 sq.ft.) |

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High Rise Apartment Units

| | |
|----------------------------------|--|
| 42 – Studio (adaptable) | 43.11 – 48.77 m ² (464 – 525 sq.ft.) |
| 14– 1 Bedroom (P11e) | 50.63 m ² (545 sq.ft.) |
| 54 – 2 Bedroom | 70.61 – 209.77 m ² (760 – 2,258 sq.ft.) |
| 6 – 2 Bedroom (adaptable) | 79.34 – 93.18 m ² (854 – 1,003 sq.ft.) |
| 2 – 2 Bedroom + Den | 90.86 – 141.21 m ² (978 – 1,520 sq.ft.) |
| 14 – 2 Bedroom + Den (adaptable) | 87.33 – 94.48 m ² (940 – 1,017 sq.ft.) |
| 2 – 3 Bedroom | 90.39 – 101.73 m ² (973 – 1,095 sq.ft.) |

Total Apartment Units 134

TOTAL RESIDENTIAL UNITS: 141 UNITS

4.5 Parking

| Vehicle Parking | <u>Required</u> | <u>Provided Spaces</u> |
|--|---|------------------------|
| 134 Apartment Units (1.1 spaces/unit) | 148 (inclusive of 27 visitor spaces) | 216 |
| 7 Townhouse Units (1.75 spaces/unit) | 13 (inclusive of 2 visitor spaces) | 13 |
| Car Wash Stalls | 2 | 2 |
| Residential Loading | 1 | 1 |
| Bicycle Parking | <u>Required</u> | <u>Provided Spaces</u> |
| Resident - 2/unit @ 141 units | 282 spaces | 296 spaces |
| Visitor - 0.2/unit @ 141 units | 29 spaces | 30 spaces |

4.6 Communal Facilities (Excluded from FAR Calculations)

Primary communal facilities for residential units are located within the first two floors of the residential tower fronting Willingdon Avenue and accessing the podium level gardens, including an amenity lobby, mail room, gym, business centre, yoga studio, washrooms and meeting room / game room / party room with kitchenette walking out to the podium level. The amenity area amounts to 605.75 m² (6,509.5 sq.ft.), which is less than the permitted 5% (6,521.25 sq.ft.) exemption from Gross Floor Area permitted

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within the Zoning Bylaw. The applicant has also provided an expansive landscaped court yard, including a children's play area, barbeque area, and seating, on the podium level accessible from the elevator on the 3rd Floor. At ground level are various landscape elements located around the site, as well as a signature art installation to be located in a publically accessible plaza at the corner of Willingdon Avenue and Juneau Street.

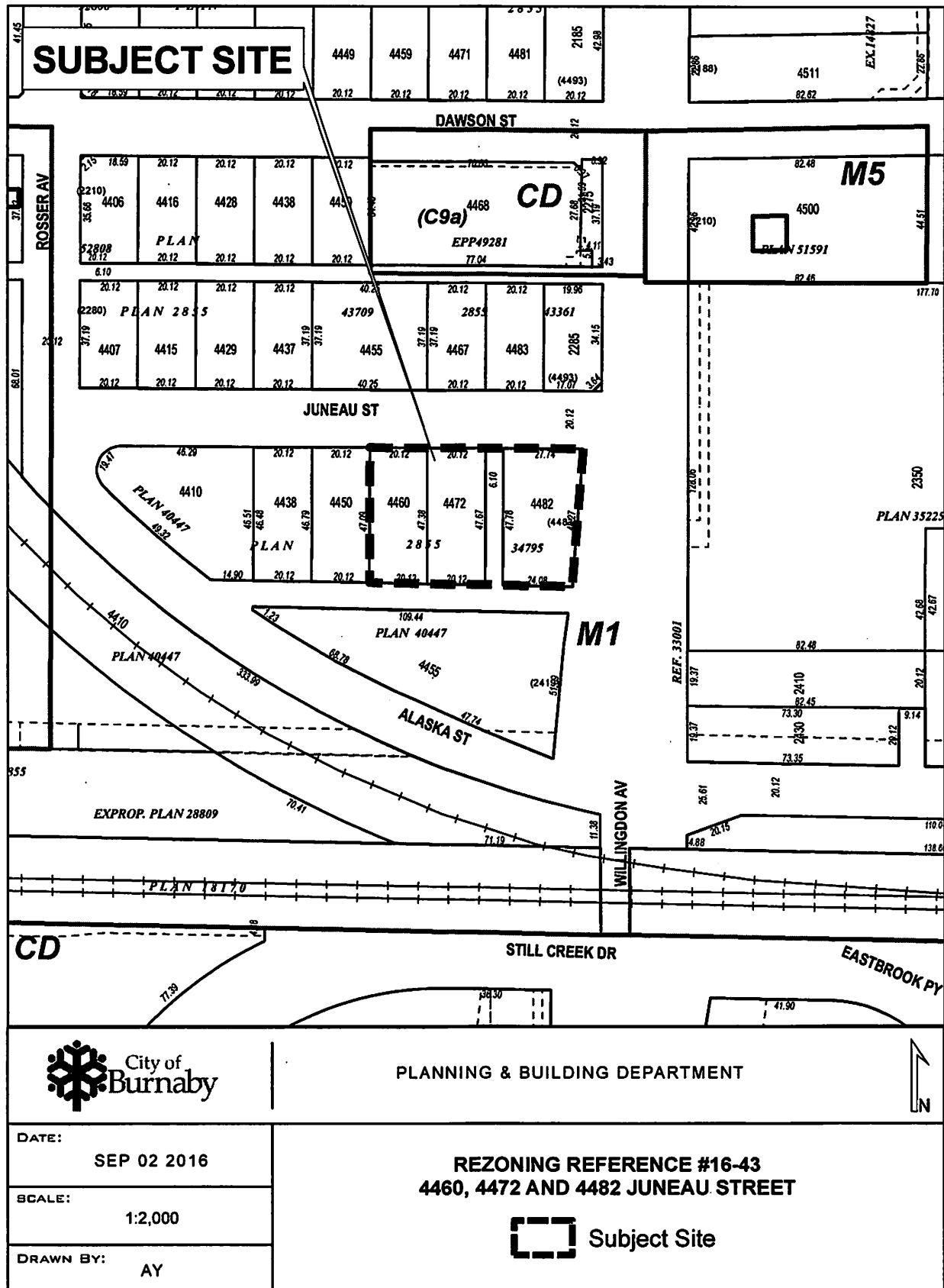

 Lou Pelletier, Director
 PLANNING AND BUILDING

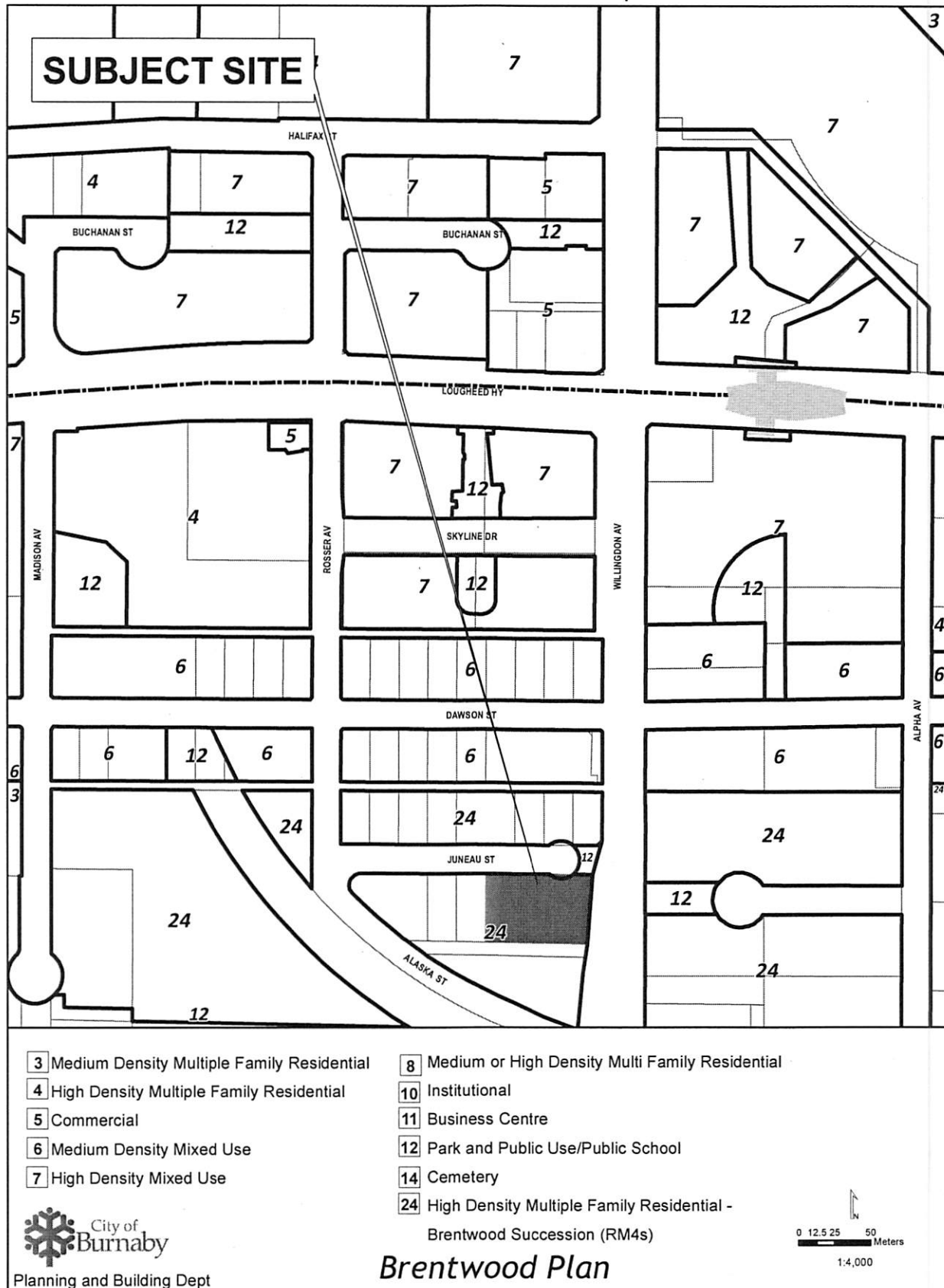
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\20 Applications\2016\16-43 4460, 4472 & 4482 Juneau Street\Council Reports\Rezoning Reference 16-43 PH Report
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Sketch #2