



**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

**MONDAY, 2017 AUGUST 28 AT 6:00 PM**

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

**A G E N D A**

**CALL TO ORDER**

**PAGE**

**ZONING BYLAW AMENDMENTS**

- 1) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 29, 2017 - Bylaw No. 13785**

1

Rez . #16-52

Portion of 9855 Austin Road

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

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled “Lougheed Town Centre – Phase 1 Tower 3” prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the third of four residential towers on the Lougheed Core Area Phase within the Lougheed Town Centre Core 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](mailto: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 2016 November 22 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 to .

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

D. Back  
CITY CLERK



Item .....
Meeting .....2017 July 24

## COUNCIL REPORT

**TO:** CITY MANAGER 2017 July 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-52**  
**High-Rise Apartment (Tower 3) in the Lougheed Town Centre Phase 1 Site**  
**Lougheed Town Centre Plan**

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

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

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

**TO:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Tower 3" prepared by GBL Architects Inc.)

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

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2017 August 29 (subject to Public Hearing meeting date change by Council).

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be advanced to First Reading on 2017 July 24, and to a Public Hearing on 2017 August 29 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.

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**From:** Director Planning and Building  
**Re:** Rezoning Reference #16-52  
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- c) The granting of Section 219 Covenants in accordance with the subject rezoning and Rezoning Reference #15-28:
  - restricting enclosure of balconies;
  - ensuring compliance with the approved acoustical study;
  - ensuring that the density of development of air space parcels and strata lots complies with the approved CD zoning and density allocation covenant for the site and to ensure that the overall site continues to function as a single, integrated development.
- d) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- e) Compliance with the Council-adopted sound criteria.
- f) The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building.
- g) The submission of a sustainability report detailing the initiatives for Tower 3 to contribute towards the environmental commitment of LEED ND Gold for the entire Phase 1 Development.
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The completion of Rezoning References #15-28 and #15-29.
- m) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

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## REPORT

### 1.0 REZONING PURPOSE

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

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The proposed residential tower is located within the southeast quadrant of Lougheed Core Area Phase 1 site, atop a commercial podium and parking component proposed as part of Rezoning Reference #15-28 (see Sketch #1 *attached*). There are four residential towers being advanced through separate rezonings atop the commercial podium: Tower 1 (Rezoning Reference #15-29), Tower 2 (Rezoning Reference #16-51), Tower 3 (Rezoning Reference #16-52 – subject rezoning), and Tower 4 (Rezoning Reference #16-53). At present, a small portion of the existing mall's above-ground parking structure and a portion of the mall building are located within the Phase 1 site. The balance of the mall complex and related parking facilities are located west and north of the Phase 1 site. To the east across North Road in the City of Coquitlam are low rise commercial and multiple-family developments that are planned for future higher density mixed-use development. To the south of the subject site across Austin Road are commercial uses, with the Lougheed Town Centre SkyTrain Station and a bus exchange slightly beyond to the southwest, across Gatineau Place (see Sketches #2 and #3 *attached*).

### 3.0 BACKGROUND INFORMATION

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

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- 3.2 On 2016 November 21, Council authorized staff to continue to work with the applicant to facilitate the approval for the third of the four high-rise apartment buildings (Rezoning Reference #16-52 – subject rezoning), with the understanding that a further and more detailed report would be submitted at a late date. The applicant has now submitted a plan of development for the subject rezoning that is suitable for presentation to a Public Hearing.
- 3.3 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 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 Lougheed, Brentwood, Edmonds and Metrotown 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.

- 3.4 The Lougheed Town Centre Core Area Master Plan includes eight major development phases. Consistent with the Master Plan, the entire Phase 1 development will be comprised of the following:
- a commercial podium that will provide diverse shops, services, and employment opportunities;
  - four high rise residential towers, with Tower 4 intended for purpose-built rental housing;

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

#### **4.0 DEVELOPMENT CONCEPT**

- 4.1 The intent of the subject rezoning bylaw amendment is to permit development of the third of four residential towers in the southeast quadrant of the Phase 1 site, atop a commercial development, the rezoning for which is being advanced separately under Rezoning Reference #15-28. The proposed residential building is intended to be a 37 storey apartment building. Street definition for four precincts identified in the Lougheed Core Area Master Plan is provided by the commercial podium: Austin Road, North Road, Cross Creek, and Grand Promenade. The development is in line with the Council adopted Lougheed Core Area Master Plan and the Lougheed Town Centre Plan.
- 4.2 In terms of the governing allowable residential form and density allocated to Tower 3, the allowable height is between 30 and 45 storeys with a residential gross floor area between 21,181.9 m<sup>2</sup> (228,000 sq.ft.) and 33,445.1 m<sup>2</sup> (360,000 sq.ft.). For Tower 3, the applicant has proposed a height of 37 storeys, and a gross floor area of 23,705 m<sup>2</sup> (255,160 sq.ft.) to accommodate 262 apartment units. The urban form and density of Tower 3 is consistent with the Master Plan density allocation covenant, and the approved design guidelines embedded in the Master Plan.
- 4.3 Overall, Tower 3 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. At 37 storeys, Tower 3 is the second shortest of the four towers. The floor plates of the subject Tower 3 are arranged in two massing volumes that offer a different height extrusion of one part against the other. The larger of the two parts extends up to 37 storeys while the smaller part sits at 32 storeys. This arrangement provides for a visibly landscaped terrace, exposed terraces and visible landscaping at the top of the building.

The primary entrance into Tower 3 faces an internally oriented courtyard on the commercial podium. The courtyard is raised slightly above North Road, offering a quieter environment above the commercial activity that will occur at street level. Residential amenity needs for all four towers are met with a two-level 2,050.3 m<sup>2</sup> (22,069 sq. ft.) residential amenity building integrated into the top level of the commercial podium in the southwest quadrant of the Phase 1 site, which is being advanced separately under Rezoning Reference #15-29 (Tower 1). As such, Final Adoption of the amendment bylaw for Rezoning Reference #15-29 is a requirement of the subject rezoning application. In addition to the shared residential amenities, a 170.9 m<sup>2</sup> (1,840 sq.ft.) amenity lobby is

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proposed for Tower 3, which is less amenity space than the permitted 1,185.3 m<sup>2</sup> (12,758 sq.ft.) for Tower 3 (i.e. 5% of total Gross Floor Area).

- 4.4 Vehicular access to the residential parking is available from Grand Promenade, Austin Road, Cross Creek, and the internal courtyard via North Road. All parking for the entire Phase 1 development, including Tower 3, is being advanced separately under Rezoning Reference #15-28. With regard to the residential parking for the development, the required parking ratio is 1.1 spaces per unit (of which 0.1 is for visitor parking), commensurate with the proposed transportation alternatives proposed for the site. The following transportation alternatives will be provided:

- provision of a 50% subsidy on two-zone transit passes for all residential units within Tower 3 for 12 months;
- provision of bike wash and bike repair areas in the underground parkade;
- provision of twice the required residential bicycle parking spaces to be provided in secured residential bicycle lockers;
- provision of one electric strata vehicle and one Level 2 Electric Vehicle (EV) Charging Station for the benefit of Tower 3 residents, with a trust with sufficient funds for the strata corporation to cover the maintenance cost of the vehicle for a ten year period;
- provision of eight parking stalls for public car share on-site and eight Level 2 Electric Vehicle (EV) Charging Stations for the entire Phase 1 development;
- 10% of the required parking stalls to have Level 2 Electric Vehicle (EV) charging stations for the entire Phase 1 development; and,
- delivery of a communication strategy to be used in the marketing of the project and for the initial strata meeting to properly inform potential and new residents of the various transportation alternatives provided.

- 4.5 Final Adoption of the Lougheed Town Centre Core Area Master Plan rezoning application included the registration of a density allocation covenant specifying the residential densities permitted for each individual development parcel on lands owned by the applicant, Shape Properties, including the subject site. Residential density on the subject site, which influences unit count and therefore required parking, has been allocated in accordance with the direction set by the Master Plan rezoning. The covenant clarifies that total residential density for each residential tower is calculated as 68% base density and 32% bonus density. Tower 3 proposes a gross floor area of 23,705 m<sup>2</sup> (255,160 sq.ft.), which would amount to a base density of 16,119.5 m<sup>2</sup> (173,508.8 sq.ft.) and a bonus density of 7,585.6 m<sup>2</sup> (81,651.2 sq.ft.). The Realty and Lands Division will provide an estimate of value for the bonus density in a future report.



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

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

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

## **5.0 REZONING REQUIREMENTS**

- 5.1 All necessary services to serve the subject site will be obtained through the Phase 1 commercial rezoning application (Rezoning Reference #15-28).
- 5.2 All necessary dedications will be obtained through the Phase 1 commercial rezoning application (Rezoning Reference #15-28).
- 5.3 In accordance with the City's policy for adaptable units, 53 units of the total 262 units meet adaptable standards. As permitted under the adopted policy, 1.86 m<sup>2</sup> (20 sq.ft.) for each adaptable unit is exempt from FAR, resulting in a total adaptable unit FAR exemption of 98.48 m<sup>2</sup> (1,060 sq.ft). A total of 14 handicap accessible parking stalls are provided in connection with this development. Accessible parking stalls will be protected by a Section 219 Covenant.
- 5.4 Necessary easements, covenants, and statutory rights-of-way for the overall Phase 1 site will be registered in connection with Rezoning Reference #15-28 (Phase 1 Commercial). Additional covenants directly related to Tower 3 that are to be provided include, but are not limited to:
- Section 219 Covenant restricting enclosure of balconies;
  - Section 219 Covenant ensuring compliance with the approved acoustical study; and,
  - Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning and density allocation covenant for the site and to ensure that the overall site continues to function as a single, integrated development.

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- 5.5 An acoustical study is required to ensure compliance with Council-adopted noise criteria.
- 5.6 The submission of a district energy pre-feasibility study to the approval of the Director Planning and Building is required.
- 5.7 The submission of a sustainability report detailing the initiatives for the development to meet its environmental commitments of LEED ND Gold is required.
- 5.8 Given the reliance of the proposed residential building on the commercial podium and residential amenity space provided as part of Tower 1, completion of Rezoning References #15-28 and #15-29 is a requirement of adoption of the subject rezoning bylaw.
- 5.9 a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area  
 b) School Site Acquisition Charge of \$600.00 per unit  
 c) GVS&DD Sewerage Charge of \$1,082.00 per apartment unit

## 6.0 DEVELOPMENT PROPOSAL

### Phase 1

Site Area	- 18,589 m <sup>2</sup> (200,090 sq.ft.)
Total Site Coverage	- 79% (14,771 m <sup>2</sup> 158,994 sq.ft.)

### Tower 3 - Density and Gross Floor Area

Tower 3 Residential Total	- 1.28 FAR 23,705 m <sup>2</sup> (255,160 sq.ft.)
Building Height – Residential (above podium)	- 37 storeys

### Residential Unit Mix

90 - One Bedroom	- 49.6 m <sup>2</sup> ( 534 sq.ft.) – 53.9 m <sup>2</sup> ( 580 sq.ft.)
30 - One Bedroom + Den	- 71.2 m <sup>2</sup> ( 766 sq.ft.) – 71.9 m <sup>2</sup> ( 774 sq.ft.)
54 - Two Bedroom	- 79.3 m <sup>2</sup> ( 854 sq.ft.) – 88.4 m <sup>2</sup> ( 952 sq.ft.)
78 - Two Bedroom + Den	- 81.7 m <sup>2</sup> ( 879 sq.ft.) – 91.4 m <sup>2</sup> ( 984 sq.ft.)
4 - Three Bedroom	- 118.7 m <sup>2</sup> (1,278 sq.ft.) – 118.8 m <sup>2</sup> (1,279 sq.ft.)
6 - Penthouse Units	- 87.9 m <sup>2</sup> ( 946 sq.ft.) – 141 m <sup>2</sup> (1,518 sq.ft.)

**TOTAL NUMBER OF UNITS:** - 262 units (inclusive of 64 adaptable units)

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### **Vehicle Parking**

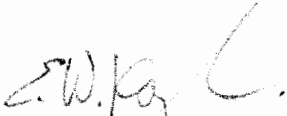
Tower 3	- 289 spaces required
262 units @ 1.1 spaces per unit	- 306 spaces provided

### **Bicycle Parking**

Secure Residential Total	- 524 spaces required
262 units @ 2.0 spaces per unit	- 558 spaces provided
Residential Visitor Total	- 27 racks required
262 units @ 0.1 spaces per unit	- 27 racks provided

### **Communal Facilities**

The amenity lobby area proposed for Tower 3 is 170.9 m<sup>2</sup> (1,840 sq.ft.), which is less than the permitted 1,185.3 m<sup>2</sup> (12,758 sq.ft.) for Tower 3 (i.e. 5% of total Gross Floor Area).

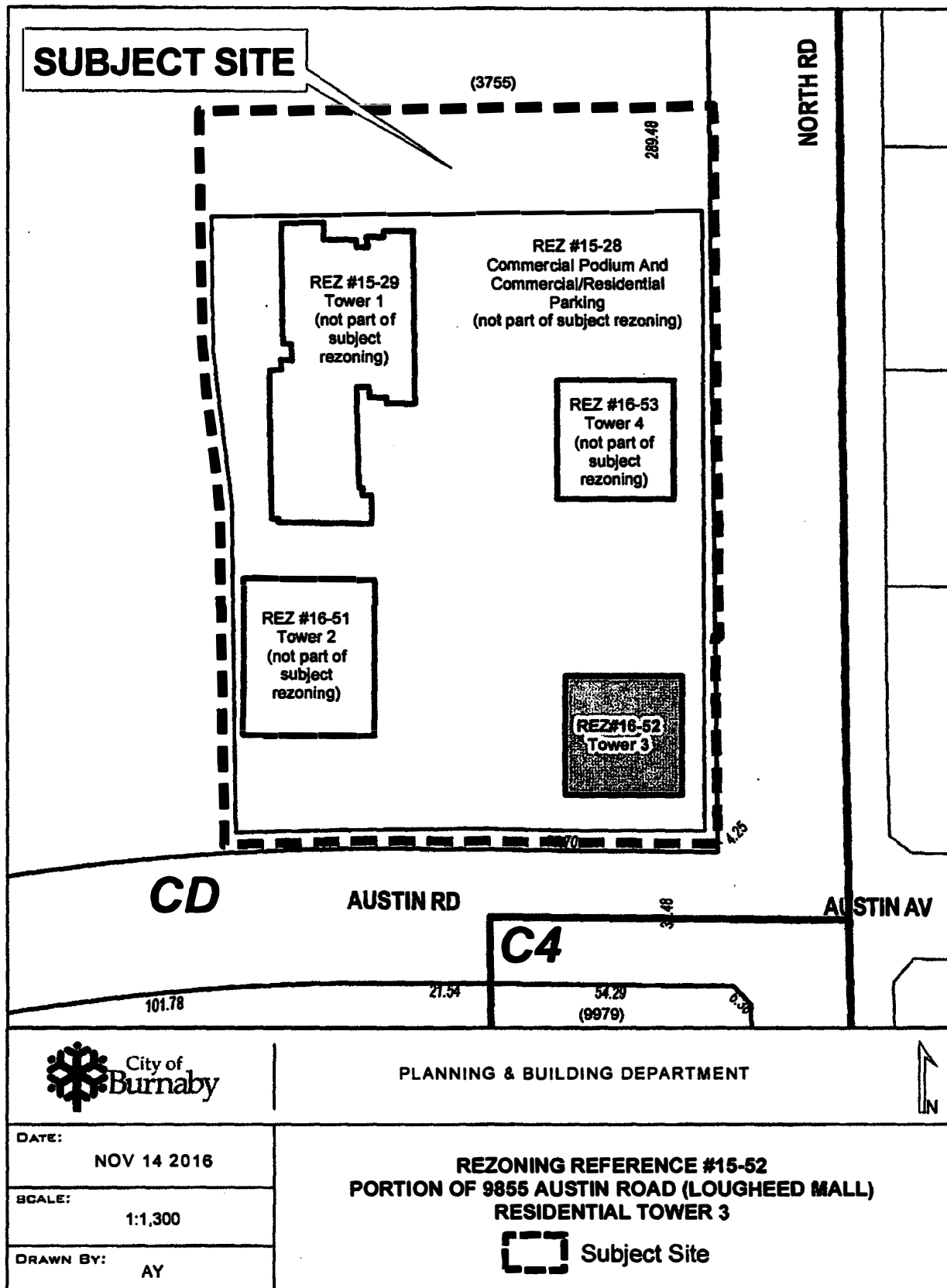
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

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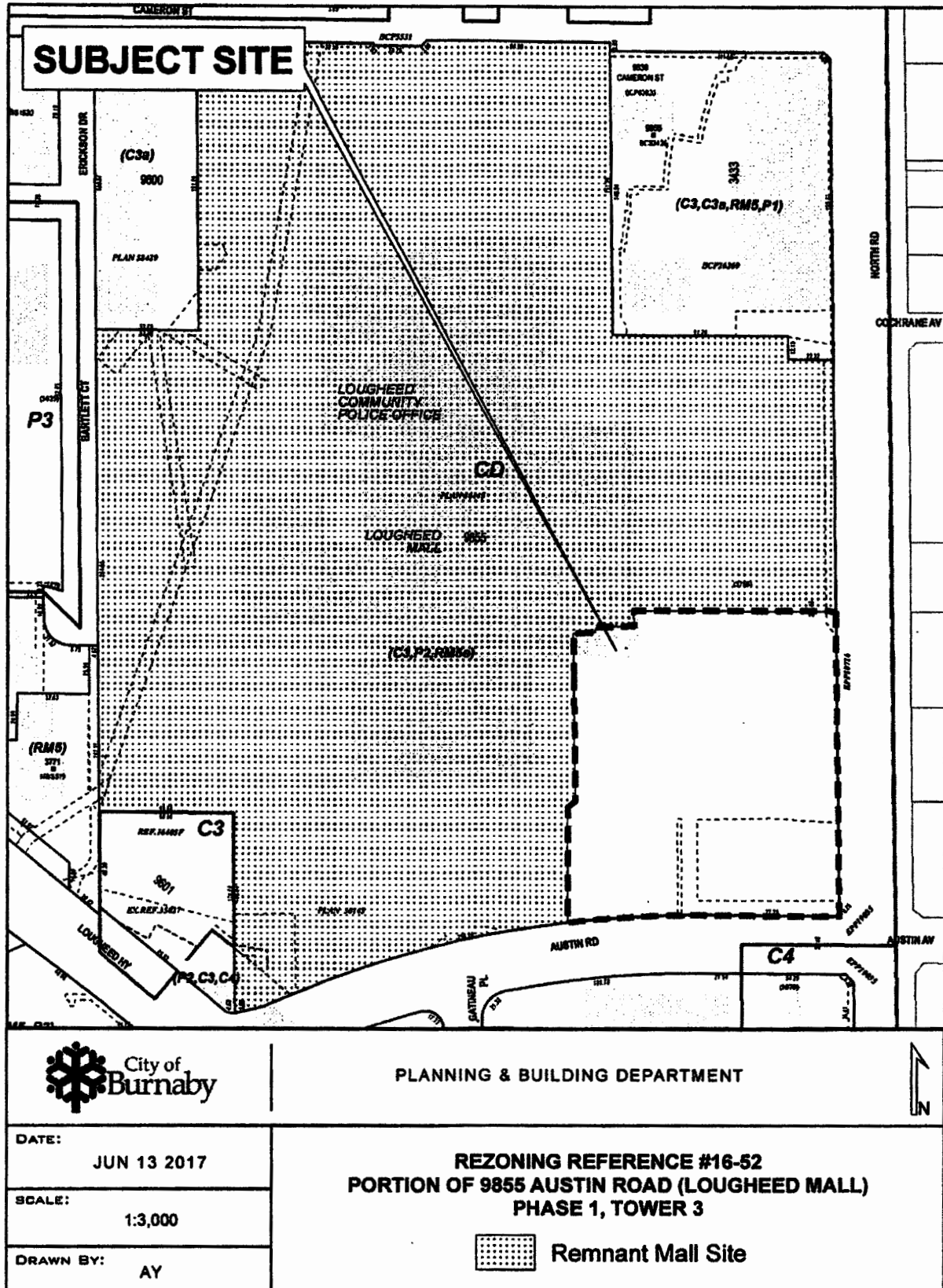
### **Attachments**

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

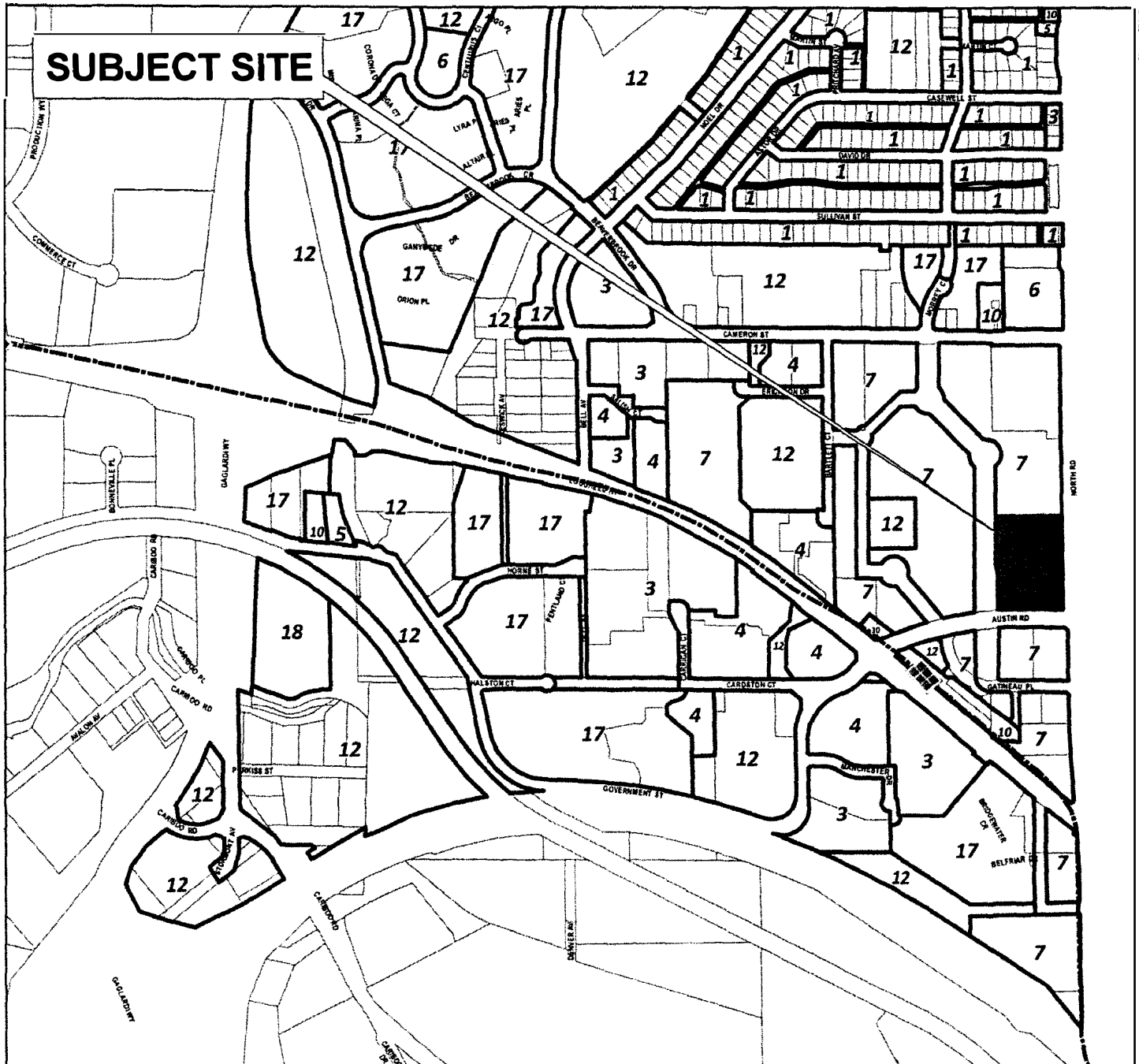
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Sketch #1

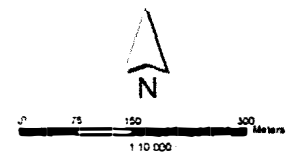


Sketch #2



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

- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential
- 18 Recreational Vehicle Park



PLANNING & BUILDING DEPARTMENT

## Lougheed Town Centre Plan

**The following item(s) of  
correspondence were received  
expressing concerns regarding  
Rezoning Reference #16-52.**

**From:** KFM LOH [REDACTED]  
**Sent:** August 24, 2017 9:51 PM  
**To:** Clerks  
**Subject:** Public Hearing - Rezoning#16-52

Dear Sir/Madam,

We, as small business owner in Loughheed Town Center, are keeping watching the process of the rezoning of this Mall. We are always concerning about how much big impact it could be after construction starts.

At present, even before the construction is started, this Mall's traffic is slowing down. Daily customer number has lost almost 100 per day. and sales has had 2-digit drop comparing to last year. Many customers are asking us if current retailers will keep there open after construction starts. We are facing very difficult time.

We always support Mall development plan and believe the future will be very beautiful. We sincerely hope that Landlord can minimize impact during construction and access to Mall on Austin Road can keep open. In the meantime, loading zone should be operating as normal on daily basis. Also there needs to have enough customer parking on east side of the Mall. Surrounding areas should be well managed and should be kept clean and safe.

Thank you for your understand and support.

Bill Zhang  
Kin's Farm Market of Loughheed Town Center

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