



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 DECEMBER 12 AT 7:00 PM

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

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 38, 2017 - Bylaw No. 13814

1

Rez . #16-42

6525, 6559 and 6585 Sussex Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM4 Multiple Family Residential District, C2 Community Commercial District, Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "6525, 6559 & 6585 Sussex Avenue, Burnaby, BC Proposed Mixed-Use Commercial & Residential Development" prepared by Chris Dikeakos Architects Inc. and Durante Kreuk Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single high-rise mixed-use tower comprised of retail, office and residential uses, with a residential townhouse podium oriented towards Sussex Avenue, and a second mid-rise non-market rental apartment building oriented towards Sussex Avenue.

2) **Burnaby Zoning Bylaw 1965,** 20
Amendment Bylaw No. 39, 2017 - Bylaw No. 13815

Rez . #16-56

Portion of 5115 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled “Dorigo Enterprises (Glenlyon) Corp.” prepared by Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light industrial office building in accordance with the Glenlyon Concept Plan.

3) **Burnaby Zoning Bylaw 1965,** 28
Amendment Bylaw No. 40, 2017 - Bylaw No. 13816

Rez . #17-11

Unit #21-06 – 4501 Lougheed Highway

From: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 and C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Rec Room – Brentwood” prepared by Shape Properties)

The purpose of the proposed zoning bylaw amendment is to permit a liquor primary establishment on the subject site with a Family Food Service (FFS) term and condition.

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 December 12 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 November 29 to December 12.

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

D. Back
CITY CLERK

The following items of correspondence which were received with regards to Rez Ref #16-42 present writers' comments and concerns.

From: Fang Fang [REDACTED]
Sent: December-05-17 1:03 PM
To: Clerks
Subject: Rezoning

Rez Ref # 16-42
Bylaw # 13814

To whom it may concern:

My name is Kate and I live at 6486 Telford Ave Burnaby. The rezoning plan has affected a lot for us who live in this area. We will be forced to pay much higher rent once we are evicted from here due to rezoning plan. After rezoning, the whole area housing will be increased and most of us will not be able to afford. I don't know what government is going to do about that.

A place that is proud of being one of the most livable places in the world should not leave their people in such situation that they couldn't even afford a place to stay, that's the basic of living.

Regards
Kate

Rez Ref # 16-42Bylaw # 13814

From: Magdalena Gonzalez [REDACTED]**Sent:** December-11-17 10:29 PM**To:** Clerks**Subject:** ZONING BYLAW 1965, AMENDMENT BY LAW NO 38, 207. BYLAW NO 13814- LOCATION 6525, 6559, AND 6585 SUSSEX AVENUE

When you planned the Metrotown downtown plan, you did not take in consideration that the whole neighbourhood will be destroyed. We are low income working families that have lived in this area for many years.

The city of Burnaby has approved the construction of the high rises; however, you have never gave options to us. You, as part of the city of Burnaby, have the obligation to work in pro of the community you serve, not against.

Before planning to turn down the whole neighbourhood, you had to plan how and where to relocate the thousands of people who will be displaced by this Metrotown Downtown Plan. Stop this rezoning until you have a plan to relocate this community, construct affordable units within the area. THIS IS CANADA, NO CHINA.

Magdalena Gonzalez
1-6486 TELFORD AVENUE
BURNABY, BC V5H 2Z2

From: Marlyn Ong [REDACTED]
Sent: December-12-17 11:18 AM
To: Clerks
Subject: RE: Bylaw No. 13814

Rez Ref # 1642
 Bylaw # 13814

From: Marlyn Ong
 111-6525 Sussex Avenue
 Burnaby, V5H3C5
Date: December 12, 2017

We are a family with two school age children who will be affected with this proposed rezoning. My family and especially my children are saddened with this proposal as it means displacing us in a community which they love and have grown into. We do not have relatives here but we have gained friends in this community. Me and my husband are earning meager income that we cannot afford at this moment to buy our own place with the housing prices increasing by leaps and bounds.

We too, are dreaming to have our own place and anybody among us living in this area are dreaming of it, also. As residents of the City of Burnaby, we try to be good citizens following all the rules and regulations of this city but this rezoning plan is tearing us apart from the community that helped us live a happy and peaceful life despite our limited income.

As parents, with the limited income we have we pay almost half of our monthly income for the apartment alone and if we are displaced it will be difficult for us to find a rental place with the same price. This would result to tightening of the house budget, and perhaps lesser food to serve on the table and we feel sorry for our children that we are helpless with our situation.

We appeal for your compassion that before a permit should be issued, a concrete plan for displaced families will be implemented to help them get affordable new homes. That this rezoning plan will not push more families to the poverty line and most especially the flight of children affected with this plan be given consideration. I am sure that every parent will agree that any pain inflicted on or children are more painful for us to bear. We all want to give them the best we can afford. Lastly, I would like to appeal for your wisdom and compassion to help me answer the following questions of my children:

- "What will happen to us if the apartment is demolished?"
- "Where do we go now?"
- "What will happen to us?"
- "We love to go to Maywood school, can we just stay here?"
- "We will miss our friends."

Thank you and I hope for your kind consideration.

Sincerely,
 Marlyn Ong

From: Paola Francescutto [REDACTED]
 Sent: December-11-17 10:05 PM
 To: Clerks
 Subject: Re-Burnaby Zoning Bylaw 1965 Rez # 16-42

Rez Ref # 16-42
 Bylaw # 13814

Good evening Councillors,

I am writing to voice my opinion regarding the rezoning of the north end of the 6500 block of Sussex Avenue. (6525, 6559, and 6585 Sussex)

I am living in my family home just south of Imperial Street on Sussex Avenue and have seen Burnaby change over the decades.

First of all I would like to thank the councillors for supporting the non-market rental housing that is proposed for part of that site. It is desperately needed.

However, I am also compelled to state that I am disappointed by what has been happening (or rather not happening) with the rezoning of Metrotown. There seems to be a general disregard for the people who live in these low-rent low-rise buildings in Metrotown. For every tower that has gone up, some form of low-rent housing should have been part of the equation . A plan to replace the homes that were lost to high-rise condo development should have been in place since the first re-zoning. I know many other homeowners in the neighbourhood who feel the same as I do about this matter. But it is not too late!!.

For the record, I am not opposed to re-zoning in general, But I am dismayed that so much affordable rental stock is disappearing and that so many of the residents are being displaced. Not only are they losing their homes, but often they are forced to leave this community in order to try to find an affordable place to live. These are people who have modest means and it is wrong for them to be displaced. It is not okay to push them out into other districts to perhaps become homeless. A fair society is one that makes and keeps places for all its members, regardless of wealth. Burnaby City Council should support all of it's citizens by ensuring that there are affordable homes for the financially disadvantaged. Low-rent housing is often the key that allows families and individuals to improve their future. Pushing someone out to the further suburbs will only make life harder for many of our community members. Metrotown has all the services within walking distance. It is a great place to raise a family! it is a great place for seniors, with parks and rec centres and pools and schools all within a short distance. Again, I repeat, it is not too late to right a wrong!!

Many of you councillors focus on services for youth and seniors. Many of you take pride in the 'liveability 'of our city, yet you overlook the most important issue. Housing stability and affordability are the foundation of a healthy community and are essential for the well-being of families, children, youth, and seniors. If you fail to provide/replace

housing then the services you work so hard to provide will be there only for the wealthy community members who can afford to live here. I urge you to please take the responsibility you have as city councillors and use the abilities you have as elected officials to take leadership and build new low-rent housing before any more units are lost and to include the replacement of low-rent housing stock as a condition to any application to build high-rise market housing and condos. It is never too late and I hope that you will do your best to 'catch up' and 'stand up' for all of the people living in this neighbourhood. Let's keep our community inclusive, not exclusive!

I thank you for your time and consideration,
Sincerely,
Paola Fracnescutto
6931 Sussex Avenue,
Burnaby , BC

**The following item(s) of
correspondence were received in
opposition to Rezoning Reference #
16-42**

From: Fred [REDACTED]
Sent: December-11-17 1:22 AM
To: Clerks
Subject: Oppose to Rezoning #16-42

Rez Ref # 16-42
Bylaw # 13814

Name: In Hak Bang

Address: 211-6540 Telford Ave Burnaby BC

Opinion: I am unable to attend the proposed public hearing on Dec 12, 2017 due to my shift work. But I oppose to the Rezoning #16-42 because the rezoning is to provide big favor to rich non-residents at the expense of long-time relatively low-income local residents of the area, threatening our right of choosing affordable housing. City of Burnaby should stop another act of fueling into realty inflation. Black money sourced home owners will replace low income residents who have been living the traffic convenient area up to decades just as a means of investment. We expect your wise discretion on the subject. We just want current cost of housing in the area.

**The following item(s) of
correspondence were received in
support of Rezoning Reference #
16-42**



LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA

Parliament Buildings
Victoria, BC V8V 1X4

December 12th, 2017

Mayor's Office
4949 Canada Way
Burnaby BC, V5G 1M2

Dear Council Members,

We are writing this letter in support of the zoning bylaw amendment for the proposed mixed-use commercial and residential development at 6525, 6559 and 6585 Sussex Avenue (*Amendment Bylaw No. 38, 2017 - Bylaw No. 13814*).

As in other parts of the Lower Mainland, people in Burnaby have been hard hit by British Columbia's housing crisis. Too many people in our community are struggling to find housing they can afford.

One housing project alone will not resolve the housing crisis in our community, but this proposal is an important step towards making housing affordable for people in Burnaby. We urge Council to support the zoning bylaw amendment.

We are very pleased to see the partnership between B.C. Housing, the City of Burnaby, the New Vista Society and Thind Properties. This is an excellent example of our government's commitment to working in partnership with local governments, First Nations, as well as the co-op, non-profit and private sectors to take action on housing affordability. This type of collaboration is crucial to addressing the housing crisis and moving our community forward.

The project will co-locate a 14-storey apartment building of non-market rentals with a second building of retail stores, commercial office space and residential condos. This mixed-use of land will increase Burnaby's supply of affordable housing by replacing 64 market rate units with 125 non-market rental units and will ensure residents of all income levels have access to nearby public transit and community services. The project is not only good news for building a strong, diverse Burnaby-Deer Lake community, but also for Burnaby as a whole.

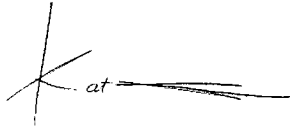
We recognize that this project is one of the first steps in addressing the housing crisis and that there is much more work to be done to provide affordable housing for people in Burnaby. After 16 years of neglect at the provincial level, our New Democrat government has been working hard to make housing more affordable for people, including developing a comprehensive housing strategy, closing the fixed-term lease loophole for renters, and increasing funding for the construction of affordable and supportive housing.

As local MLAs, we look forward to continuing to support the types of partnerships this project represents as our government works to make life more affordable for people in Burnaby.

Yours sincerely,



Anne Kang
Burnaby-Deer Lake



Katrina Chen
Burnaby-Lougheed



Raj Chouhan
Burnaby-Edmonds



Janet Routledge
Burnaby North





December 12, 2017

Office of the City Clerk
4949 Canada Way
Burnaby BC

Re: Letter in Support of rezoning to accommodate non-market housing –
6525, 6559, 6585 Sussex Avenue

On behalf of the Burnaby Neighbourhood House I am writing this letter in support of the rezoning application of 6525, 6559, 6585 Sussex to make way for a redevelopment which will include 125 units of non-market housing by New Vista, BC Housing, and the City of Burnaby.

The Burnaby Neighbourhood House is very active in addressing the social needs of vulnerable populations living in Burnaby. Our Outreach coordinators and staff members have seen first-hand the stress being experienced by individuals who are being displaced due to new Metrotown developments. This project will have a positive impact on our community as it will increase the number of affordable housing units for low income individual and families. We have witnessed the displacement of so many of our neighbours and feel that this project is a good beginning to addressing the housing crisis that our city currently faces.

Our understanding is that the New Vista Society will work with the tenants being displaced on a relocation plan during the redevelopment. We believe that this is a primary consideration when redeveloping as we want to ensure that Burnaby residents continue to live in the neighbourhoods and City that they know, feel comfortable with, and love.

We look forward to a favorable outcome with this being the beginning of mixed use developments that will include non-market housing in the transformation of our town centres.

Sincerely,

Antonia Beck
Executive Director

Our Mission is to make neighbourhoods better places to live.

4460 Beresford St. Burnaby, BC V5H 0B8 P: 604-431-0400 F: 604-431-9499 info@burnabynh.ca www.burnabynh.ca





Item
Meeting 2017 November 27

COUNCIL REPORT

TO: CITY MANAGER 2017 November 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-42**
Mixed-use Tower with Townhousing and a
Non-Market Rental Apartment Component
Metrotown Downtown Plan

ADDRESS: 6525, 6559 and 6585 Sussex Avenue (see *attached* Sketches #1 and #2)

LEGAL: See *attached* Schedule A

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM4 Multiple Family Residential District, C2 Community Commercial District, Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "6525, 6559 & 6585 Sussex Avenue, Burnaby, BC Proposed Mixed-Use Commercial & Residential Development" prepared by Chris Dikeakos Architects Inc. and Durante Kreuk Ltd.)

APPLICANT: Thind Properties Ltd.
 700 – 4211 Kingsway
 Burnaby, BC V5H 1Z6
 (Attention: Dave Westley)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 December 12.

RECOMMENDATIONS:

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

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-42
 Mixed-use tower with townhousing and a non-market rental
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standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all improvements prior to Final Adoption 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 3.4 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The consolidation of the net project site into two legal parcels.
- h) Completion of the City acquisition of the non-market housing parcel.
- i) The provision of a Housing Agreement for the non-market rental housing component of the development, as outlined in Section 3.5 of this report.
- j) The granting of any necessary statutory rights-of-way, easements and/or covenants including a statutory right-of-way guaranteeing public pedestrian and vehicular access to the proposed east-west mews indicated on the development plans.
- k) The granting of a Section 219 Covenant:
 - restricting the enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - ensuring 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;

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-42
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- ensuring compliance with the approved acoustical study;
 - ensuring the provision and ongoing maintenance of one electric vehicle and one Level 2 DC EV charging station within the residential parking area, and to ensure that they remain common property;
 - restricting the use of guest suites;
 - 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 the provision and ongoing maintenance of End of Trip facilities and bicycle storage room within the commercial parking area; and,
 - ensuring the provision of a Housing Agreement, as outlined under Section 3.5 of this report.
- l) The review of a detailed Sediment Control System by the Director Engineering.
- m) 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.
- n) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- o) 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.
- p) The submission of a tenant assistance plan.
- q) The provision of five covered car wash stalls.
- r) The review of on-site residential loading facilities by the Director Engineering.
- s) Compliance with the Council-adopted sound criteria.
- t) The submission of a detailed comprehensive sign plan.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable Metrotown Public Open Space Charge.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #16-42
 Mixed-use tower with townhousing and a non-market rental
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- w) The deposit of the applicable GVS & DD Sewerage Charge.
- x) The deposit of the applicable School Site Acquisition Charge.
- y) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise mixed-use tower comprised of retail, office and residential uses, with a residential townhouse podium oriented towards Sussex Avenue, and a second mid-rise non-market rental apartment building oriented towards Sussex Avenue.

2.0 BACKGROUND

- 2.1 The subject development site consists of the lots at 6525, 6559 and 6585 Sussex Avenue, which are improved with three older rental apartment buildings which were constructed in 1964, 1972 and 1965, respectively. Business licence records indicate that the rental apartment at 6525 Sussex Avenue is licenced for 25 units; the rental apartment at 6559 Sussex Avenue is licenced for 10 units; and the rental apartment at 6585 Sussex Avenue is licenced for 29 units. Vehicular access to the apartment buildings is currently provided via the rear lane.
- 2.2 On 2016 October 03, Council received an initial rezoning report, Rezoning Reference #16-42, for the subject site, which proposed to rezone the site from its prevailing RM3 District zoning to the CD Comprehensive Development District, utilizing the RM5s, RM3 and C2 Districts as guidelines, in order to permit a mixed-use development (see *attached* Sketch #1). The preliminary development concept indicated a single high-rise apartment tower with a low-rise street-oriented commercial office and retail component fronting Beresford Street and residential fronting Sussex Avenue. The preliminary development concept also included a proposal for a non-market rental apartment building. As indicated in the initial report, the applicant (Thind Properties Ltd.) would achieve a maximum market residential density of 5.0 FAR (of which 1.6 FAR is bonus density with payment to the City); a commercial density of 1.3 FAR (retail and office component); and, a non-market rental density of 1.1 FAR on the site. Council authorized the Planning Department to continue to work with the applicant towards a suitable plan of development for presentation to a Public Hearing at a future date.

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 From: Director Planning and Building
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The development concept as it relates to building form has been refined to respond to site conditions and constraints, including its narrow frontage along Beresford Street (40.58 m/133 ft.) and tower relationship to the SkyTrain guideway. Work with the applicant, New Vista Society (non-profit housing provider), and BC Housing to achieve a significant number of non-market housing units within the development has also contributed to the refinement of the overall development concept. In summary, the refined development concept encompasses a single mixed-use tower oriented towards Beresford Street, with a three storey townhouse form oriented towards Sussex Avenue over the north portion of the development site; and, a 14-storey, 125-unit non-market rental apartment over the south portion of the site. An east-west mews, between the north and south portions of the site is also proposed, providing access to both buildings, as well as connecting Sussex Avenue to the rear lane. For the market residential mixed-use component of the project, a maximum residential density of 5.0 FAR (inclusive of 1.6 FAR density bonus) and a maximum commercial density of 1.3 FAR are proposed (applied to the gross site), consistent with the RM5s and C2 District guidelines. To accommodate the non-market rental housing component of the project as described above, the inclusion of the RM4 District is proposed to provide for an additional density of up to 1.7 FAR maximum. The increase in the designation from the RM3 District to RM4 District as a guideline for the non-market component of the site is considered appropriate in order to achieve the maximum number of affordable housing units, and in keeping with the form and character of RM4s designated sites to the south of the subject site.

- 2.3 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 Centre 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 on 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, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options; improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining

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the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

The subject rezoning application is consistent with these regional and municipal plans and policies.

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

3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for a single 48-storey mixed-use tower oriented towards Beresford Street, with a four-storey townhouse form along Sussex Avenue over the north portion of the site. A 14-storey, 125-unit non-market rental apartment building is also proposed over the south portion of the site. While the proposed development plan is being advanced under the rezoning application as a single development site, it is the intent of the applicant to subdivide the site into two separate legal lots, with ownership over the future southern lot occupied by the non-market housing component being transferred to the City.

The mixed-use tower, which is oriented towards Beresford Street, consists of 327 market residential units (of which 20% are adaptable) including 9 townhouse units, atop 10-storeys of commercial offices and at-grade retail. The proposed composition of uses within the tower and its architectural detail, including a strong vertical frame element along its northeast corner, crenulation of the office floor plates, and use of glazing to distinguish office and residential uses, is a suitable design response to site conditions and constraints, and its relationship to Beresford Street and the Expo Line SkyTrain guideway. The Sussex Street townhouses engage the public realm through individual unit accesses on the ground level, extensive glazing, and defined frame elements, all of which also adds interest to the streetscape.

The non-market housing component, a 14-storey, 125-unit non-market rental apartment building over the south portion of the site is oriented towards Sussex Avenue, and relates to the overall development through the use of similar architecture and materiality. The proposed built form is also an appropriate height and scale in relation to the taller tower oriented towards Beresford Street. Details regarding the intended tenants, development, operations and funding terms of the non-market housing component are discussed in Section 3.5 of this report.

Overall, the proposed development exemplifies 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. To complement the built form, a progressive landscape treatment is proposed for the amenity podium roof deck, front and side yards and bounding street and lane, including broad separated sidewalks on Sussex Avenue, complete with Rainwater Management Amenities

To: City Manager
 From: Director Planning and Building
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(RMAs) within curb bulges to help soften the urban environment, and landscape screening along the rear lane. Substantial on-site landscaping is also proposed including treed patio frontages and an outdoor amenity area for leisure and children's play area. However, most significant is the continuation of the Beresford Art Walk, complete with widened sidewalks, outdoor seating, rainwater management amenities and the integration of public art into the architecture of the building through the use of multi-coloured LED lighting to highlight the tower base, middle and top.

- 3.2 A total of 327 market residential units and 125 non-market residential units are proposed. All required residential (market and non-market) and commercial parking is proposed to be located underground. Residential and commercial accesses for the north tower, as well as the non-market rental apartment building are internal to the site from the internal east-west mews.

The market residential component of the project proposes a parking standard of 1.14 parking spaces per unit (0.1 of which is for visitor parking), which exceeds the minimum standard of 1.1 parking spaces per unit required by the Burnaby Zoning Bylaw. In addition to meeting the proposed parking standard, the developer has also provided transportation alternatives. Given the subject site's proximity to the Metrotown SkyTrain Station, the development is providing a transit pass subsidy of 50% of the cost of a monthly pass for each residential strata unit for 12 months to support residents seeking an alternative to car use and ownership. The development is providing 33 individually metered (Level 2 AC) Electric Vehicle (EV) charging stations in the residents parking area as part of the required parking. The development is providing one electric vehicle equipped with a Level 2 DC EV charging station for the benefit of all residents. A Section 219 Covenant will be required to guarantee the provision and continued maintenance and operation of the 33 EV charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modification), and the provision and continued maintenance and operation of the electric vehicle and related EV charging station, held as common property, for the benefit of the residents. The residential visitor parking stalls are to be held as common property for the benefit of residents and their visitors. The development is also providing twice the required secured bicycle parking/storage area, as well as a bicycle repair and maintenance station within the residential parking area. 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 their measures.

The non-market rental component of the project has submitted a Rental Parking Analysis and Transportation Demand Management Analysis, which has determined that the parking demand for residential rental spaces is significantly below that of residential strata developments. The current demand for residential rental parking for the site and the immediate area is approximately 1 space for every two units. As such, the applicant is proposing that 0.50 spaces per rental unit be applied to the residential rental units with an additional 0.10 spaces per unit allocated to visitors. The proposed parking standard is considered appropriate for the site and has been reviewed by the Planning Department -

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Transportation Division. In addition, given the subject site's proximity to the Metrotown SkyTrain Station, the non-market component is providing a transit pass subsidy of 55% of the cost of a monthly pass for each rental unit for 12 months to support residents seeking an alternative to car use and ownership. The non-market component is providing 7 individually metered (Level 2 AC) Electric Vehicle (EV) charging stations in the residents parking area as part of the required parking. The non-market component is also providing twice the required secured bicycle parking/storage area, as well as a bicycle repair and maintenance station within the residential parking area. Finally, the New Vista Society is providing a communications strategy that provides residents with an understanding of how best to utilize each of their measures.

- 3.3 The developer has also agreed to pursue green building design by committing to achieve a Silver rating under the Leadership in Energy and Environmental Design (LEED) program or equivalent alternative standard.
- 3.4 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 1.6 FAR in amenity bonus, which translates into 91,342 sq. ft. of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Public Safety and Community Services 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.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Metrotown Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Metrotown Performance / Events Centre. 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.

- 3.5 The non-market housing component of the development, which has an estimated project value of approximately \$35.0 million, is being advanced by the proponent, the New Vista Society (also the housing operator for this project) in partnership with Thind Properties Ltd., BC Housing and the City. Thind Properties Ltd., as the rezoning applicant, has agreed to make the site available for the non-market housing component, and to undertake the construction and completion of the development, including the non-market housing component, as part of the overall rezoning process (Rezoning Reference #16-42). A financial contribution to the non-market housing is not being made by Thind Properties Ltd.

BC Housing has advised that it is prepared to commit up to \$9.1 million to the project through direct contribution, and has committed to supporting the Society by financing the

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non-market rental housing component under the Community Partnership Initiative (CPI) financing program.

At its 2017 October 11 meeting, Council adopted the recommendations of a report that was advanced through the Planning and Development Committee report recommending that Council approve the use of the Community Benefit Bonus Housing Funds for the New Vista Society's requested housing grant of up to \$7.0 million. The report indicated that the grant is intended to off-set City servicing and permit fees for the non-market housing component of the development (\$1.4 million), as well as to create the fee simple parcel that will accommodate the non-market housing (\$5.6 million), with the City contribution capped at \$7.0 million.

To secure the City's contributions, the Society has agreed to the prerequisite requirement of a Housing Agreement, as part of the rezoning process. This agreement would address the following:

- Affordability levels – Rent levels for the units will range from core need rents to low-end of market rents. BC Housing indicates that while the operating and tenant mix has not been finalized, the non-market units will target at least 51% of BC Housing's affordability criteria with the remaining 49% at a range of Household Income Limits (HIL's) to Low End of Market (LEM) rent levels.
- Non-profit nature of the housing project with provision of 125 non-market units.
- The City would receive fee simple ownership of the future parcel of land that would accommodate the non-market housing component at Final Adoption of the rezoning.
- The lands would be subject to a nominal cost (\$10), 60-year land lease to BC Housing.

The created City-owned parcel, as well as the Housing Agreement and Section 219 Covenant outlining the terms of the City's contribution, would be registered at the Land Title Office prior to Final Adoption.

The funds would be released to the applicant on issuance of the Building Permit for the project. Should a Building Permit not be issued within the two year period of approval of Council for the rezoning, the applicant would need to seek Committee and Council approval to have the funding commitment extended for a further period; otherwise the reservation of the approved allocation of funds would be cancelled.

To secure the City's investment of Community Benefit Bonus Funds in the project, the applicant would also be required to execute the applicable Housing Agreement and Section 219 Covenant which would indicate that:

- a) the project is in receipt of the Community Benefit Housing Funds from the City;
- b) the property is intended to be used for affordable housing purposes in accordance with its adopted plan of development; and,

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- c) if the project fails to advance to completion within a five year period, or if the project reverts to a use other than non-market affordable housing at a future date, the City would be repaid the funds received with applicable interest.

The purpose of these guidelines is to ensure that projects receiving funds are substantially viable, and advance to completion within a timely manner to avoid the unnecessary reservation of density bonus funds that could otherwise be made available to other projects. They also ensure that the public benefit is secured with regard to the use of the funds.

- 3.6 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
 - construction of Beresford Street “Art Walk” to its final standard with separated sidewalks, street trees, rain gardens, street and pedestrian lighting with related public amenities;
 - construction of Sussex Avenue to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
 - improvement to the existing north-south lane adjacent the site as necessary, including the provision of pedestrian lighting;
 - construction of a new east-west mews for vehicular and pedestrian movement through the site to be protected by statutory right-of-way; and,
 - storm, sanitary sewer and water main upgrades as required.
- 3.7 A 10.06 m (33 ft.) dedication, equalling 407.75 m² (4,389 sq. ft.) in area, is required along the Beresford Street frontage to accommodate the road’s ultimate widening to 20.12 m (66 ft.). Given the considerable dedications required from the site, it is proposed that the development density related to the required 10.06 m dedication on Beresford Street be contributed to the net development site.

No road dedication is required on Sussex Avenue. A statutory right-of-way to ensure public vehicular and pedestrian access is required for the east-west mews, connecting Sussex Avenue to the north-south lane.

- 3.8 The development is providing 66 adaptable units within the market residential component of the mixed-use tower (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. A total of 5 handicap parking stalls have been provided in relation to the market residential component of the development (5 spaces within the residential parking area; 1 space within the visitors’ parking area). 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.

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The development is also providing 20 adaptable units within the non-market rental apartment (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. A total of 2 handicap parking stalls have been provided in relation to the non-market housing component of the development (1 space in the residential parking area; 1 space within the visitors' parking area). Residential handicap parking stall will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

- 3.9 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant 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 ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of one electric vehicle and one Level 2 DC EV charging station within the residential parking area, and to ensure that they remain common property;
 - Section 219 Covenant restricting the use of guest suites;
 - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of End of Trip facilities within the commercial parking area;
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.5 of this report; and,
 - Statutory right-of-way guaranteeing public pedestrian and vehicular access to the proposed east-west mews indicated on the development plans.
- 3.10 Due to the proximity of the subject site to the Expo SkyTrain Line and Central Boulevard, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.

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- 3.11 Provision of four separate car wash stalls is required for the market residential development and one car wash stall is required for the non-market rental apartment component of the development.
- 3.12 As the site will be fully excavated for development an arborist's report and 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.
- 3.13 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.
- 3.14 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.
- 3.15 Bicycle storage space surface parking racks are to be provided for the residential and commercial tenants and visitors of the development.
- 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 and commercial loading management plan to the approval of the Director Engineering is required.
- 3.18 A site profile application is not required given the sites past residential use.
- 3.19 A Comprehensive Sign Plan detailing sign numbers, locations sizes and attachment details will be required.
- 3.20 The submission of a Tenant Assistance Plan is required in line with Council's adopted policy.
- 3.21
 - 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
 - d) Metrotown Public Open Space Charge of \$0.50 per sq. ft. of commercial floor area

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4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

Gross Site Area	5,303.7 m ² (57,089 sq. ft.)
Density Transfer (Future Road/City Lot)	407.8 m ² (4,389 sq. ft.)
Net Site	4,896.0 m ² (52,700 sq. ft.)
Net site for Calculation of Density	5,303.7 m ² (57,089 sq. ft.) (subject to detailed survey)

4.2 Site Coverage 42 %

4.3 Density and Gross Floor Area

Residential Floor Area Ratio (FAR)	5.0 FAR (inclusive of 1.6 FAR amenity bonus)
Commercial Floor Area Ratio (FAR)	1.3 FAR
Non-Market Residential Floor Area Ratio	1.7 FAR
Combined Total FAR	8.0 FAR

Mixed-Use Tower

Residential Gross Floor Area (GFA)	- 26,518.7 m ² (285,445 sq. ft.)
Residential Amenity Space (Exempt from FAR calculations)	- 1,017.5 m ² (10,952 sq. ft.)
Adaptable Unit Exemption (20 sq. ft./unit)	- 122.6 m ² (1,320 sq. ft.)
Commercial Gross Floor Area (GFA)	- 6,894.8 m ² (74,215 sq. ft.)

Non-Market Rental Apartment

Non-Market Residential Gross Floor Area (GFA)	- 9,016.3 m ² (97,051 sq. ft.)
Residential Amenity Space (Exempt from FAR calculations)	- 210.2 m ² (2,663 sq. ft.)
Adaptable Unit Exemption (20 sq. ft./unit)	- 46.5 m ² (500 sq. ft.)
Combined Total GFA	- 43,826.6 m² (471,746 sq. ft.)

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4.4 Residential Unit Mix

Market Residential (Mixed-Use Tower)

<u>Unit Type</u>	<u>Unit Size</u>
33 – Three bedroom units	- 89.0 m ² – 136.8 m ² (958 sq. ft. – 1,472 sq. ft.)
33 – Two bedroom + den units	- 78.3 m ² – 79.0 m ² (843 sq. ft. – 845 sq. ft.)
12 – Two bedroom units	- 78.5 m ² (845 sq. ft.)
80 – Two bedroom units	- 71.0 m ² – 78.5 m ² (764 sq. ft. – 850 sq. ft.)
1 – One bedroom + den units	- 56.1 m ² (604 sq. ft.)
93 – One bedroom + den units	- 56.0 m ² – 60.3 m ² (603 sq. ft. – 649 sq. ft.)
33 – One bedroom units (adaptable)	- 50.3 m ² – 50.5 m ² (542 sq. ft. – 544 sq. ft.)
33 – One bedroom units	- 50.0 m ² – 50.5 m ² (538 sq. ft. – 544 sq. ft.)
<u>9 – Townhouse Three bedroom units</u>	- 112.2 m ² – 113.0 m ² (1208 sq. ft. – 1219 sq. ft.)

Total Number of Market Units 327

Non-Market Residential (Apartment Building)

<u>Unit Type</u>	<u>Unit Size</u>
2 – Three bedroom units	- 94.0 m ² – 98.5 m ² (1014 sq. ft. – 1,061 sq. ft.)
9 – Three bedroom units	- 94.0 m ² – 98.5 m ² (1014 sq. ft. – 1,061 sq. ft.)
3 – Two bedroom + den units	- 74.0 m ² – 91.0 m ² (797 sq. ft. – 982 sq. ft.)
1 – Two bedroom + den units	- 74.0 m ² – 91.0 m ² (797 sq. ft. – 982 sq. ft.)
10 – Two bedroom units (adaptable)	- 75.7 m ² (815 sq. ft.)
28 – Two bedroom units	- 70.0 m ² – 78.0 m ² (754 sq. ft. – 844 sq. ft.)
2 – One bedroom + den units	- 58.0 m ² – 59.0 m ² (627 sq. ft. – 636 sq. ft.)
10 – One bedroom units (adaptable)	- 50.4 m ² – 60.0 m ² (543 sq. ft. – 624 sq. ft.)
38 – One bedroom units	- 50.0 m ² – 64.0 m ² (539 sq. ft. – 689 sq. ft.)
<u>22 – Studio units</u>	- 31.0 m ² – 40.0 m ² (335 sq. ft. – 438 sq. ft.)

Total Number of Non-Market Units 125

Total Number of Residential Units: 452 units (327 market and 125 non-market units)

4.5 Building Height

Mixed-Use Tower	48 storeys; 158.5 m (520 ft.)
Non-Market Apartment Building	14 storeys; 47.1 m (155 ft.)

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4.6 Vehicle Parking

Mixed-Use Tower

Vehicular Parking

Required and Provided

Market Residential - 327 units @ 1.13 spaces per unit: (inclusive of 33 visitors' parking spaces, 5 handicap parking spaces and 33 EV charging stations)	360 spaces
Retail - 4700 sq. ft. @ 1 space per 495.16 sq. ft.:	10 spaces
Office - 69,515 sq. ft. @ 1 space per 750.0 sq. ft.:	93 spaces
Residential Car Wash Stalls:	4 spaces

Non-Market Rental Apartment

Vehicular Parking

Required and Provided

Non-Market Residential - 125 units @ 0.6 spaces per unit: (inclusive of 13 visitors parking spaces, 2 handicap parking spaces, and 7 EV charging stations)	76
Residential Car Wash Stall:	1

4.7 Bicycle Parking/Storage Area

Mixed-Tower

Required and Provided

Residential - 327 units @ 2.2 spaces per unit:	720 spaces (including 66 visitors racks)
Commercial - 10% of required parking:	11 spaces*

*900 sq. ft. End of Trip facilities provided within commercial parking area

Non-Market Rental Apartment

Required and Provided

Residential - 125 units @ 2.2 spaces per unit:	275 spaces (including 25 visitors racks)
--	--

Total Number of Bicycle Parking Spaces: 1,008 spaces

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4.8 Loading

Mixed-Tower (Required and Provided)

Residential: 1 loading bay
 Commercial: 1 loading bay

Non-Market Rental Apartment (Required and Provided)

Residential: 1 loading bay

Total Number of Loading Bays: 3 spaces

4.9 Communal Facilities *(Excluded from FAR Calculations)*

Primary communal facilities for the market residential tower residents are located over levels one, three, four and eleven. Level one includes an amenity lobby, seating area, mail room and concierge. Level three includes a residential meeting room. Level four includes an open concept dining-entertaining-living room, games room, music room, study room and two guest suites, as well as an outdoor roof deck (townhouse podium) that includes an outdoor kitchen and dining area, lawn and children's play space, dog run, and lounge. Level eleven provides a gym, yoga studio, steam room and sauna, indoor and outdoor lounge areas, and meeting room. The amenity area amounts to 10,952 sq. ft., which is less than the permitted 5% exemption (14,272 sq. ft.) from Gross Floor Area permitted within the Zoning Bylaw.

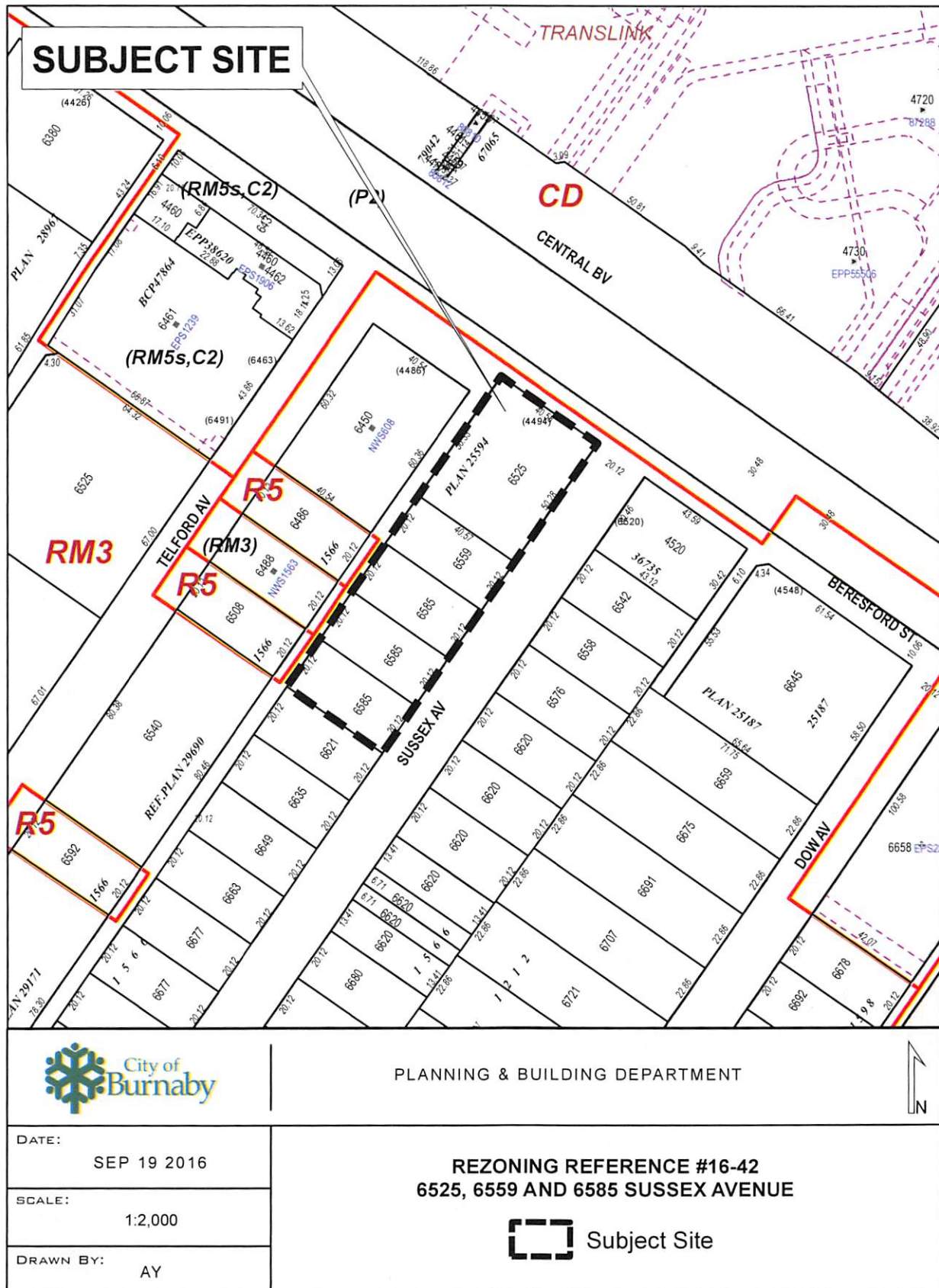
Primary communal facilities for the non-market rental apartment tenants are located on level one: residential lobby encompassing a lounge, mailroom and office; amenity room; and, meeting room. The amenity area amounts to 2,663 sq. ft., which is less than the permitted 5% (4,853 sq. ft.) exemption from Gross Floor Area permitted within the Zoning Bylaw.


 Lou Pelletier, Director
 PLANNING AND BUILDING

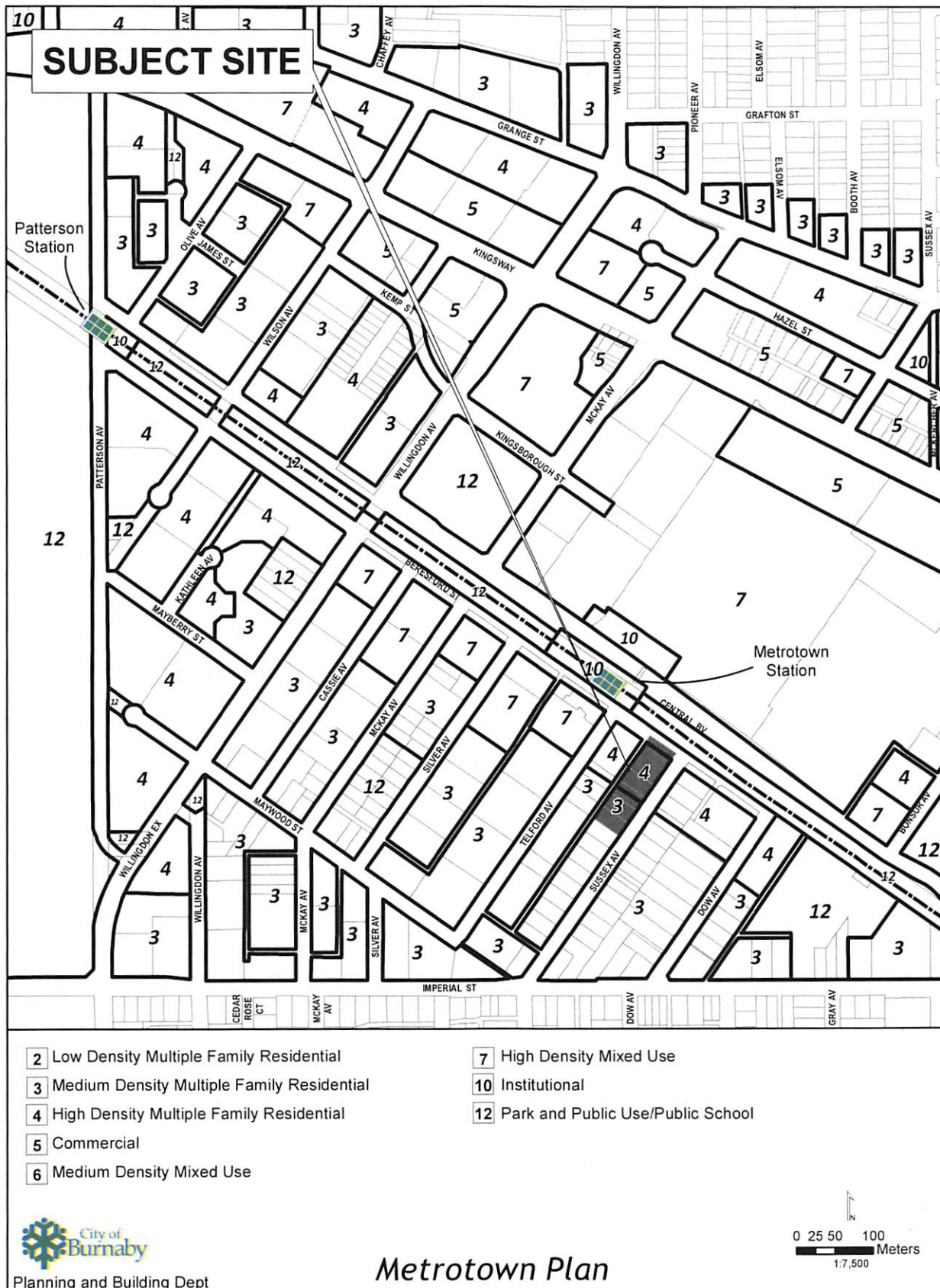
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



Sketch #1



SCHEDULE A
REZONING 16-00042

ADDRESS	LEGAL DESCRIPTION	PID
6525 Sussex Ave	Lot 55 District Lot 153 Group 1 New Westminster District Plan 25594	003-388-662
6559 Sussex Ave	Lot 33 District Lot 153 Group 1 New Westminster District Plan 1566	002-904-811
6585 Sussex Ave	Lot 30 District Lot 153 Group 1 New Westminster District Plan 1566	010-985-735
6585 Sussex Ave	Lot 31 District Lot 153 Group 1 New Westminster District Plan 1566	010-985-778
6585 Sussex Ave	Lot 32 District Lot 153 Group 1 New Westminster District Plan 1566	010-985-808

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Item
Meeting 2017 November 27

COUNCIL REPORT

TO: CITY MANAGER 2017 November 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-56**
Two-Storey Light Industrial and Office Development
Big Bend Development Plan

ADDRESS: Portion of 5115 North Fraser Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993 Except Plans LMP46623, BCP47255 and EPP30960

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Dorigo Enterprises (Glenlyon) Corp." prepared by Bozyk Architects Ltd.)

APPLICANT: Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4
(Attn: Jaret Lang)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 December 12.

RECOMMENDATIONS:

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

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designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The completion of the necessary subdivision.
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- j) The provision of facilities for cyclists, including end-of-trip facilities, in accordance with Section 4.8 of the rezoning report.
- k) The submission of a detailed comprehensive sign plan.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of a two-storey light industrial office building in accordance with the Glenlyon Concept Plan.

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2.0 BACKGROUND

2.1 The subject site is located within Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was approved by Council in 1994. The Council-adopted Glenlyon Concept Plan established high quality and unique architecture that complements the natural features of the area in order to attract cleaner and lighter industrial users to the business park. Since 2002, a majority of the business park has been developed with single tenant office and research and development uses, which collectively, has established a distinct character for the business centre. A number of high-quality research and development, and office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Bros. Auctioneers, the Hospital Employees Union, CGA-Canada and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan.

2.2 In 2015, Beedie Development Group purchased the remaining undeveloped parcels of the Glenlyon Business Park from Canada Lands Company Ltd., which includes the properties located at 5115 North Fraser Way and the subject property at 9702 Glenlyon Parkway, with the intent of developing the remaining properties with a broader mix of multi-tenant industrial uses. As this is a departure from what has been developed within Glenlyon Business Park, staff are reviewing options with the new owners for amendments to the Glenlyon Concept Plan for the appropriate accommodation of multi-tenant industrial/warehouse developments as the primary use.

However, the concept for the subject rezoning application reflects the established high quality form and character, landscaping treatment, quality of architecture, and single-user nature of development that has been accepted within the Glenlyon Business Park. Therefore, this Department supports the advancement of the subject rezoning application in advance of others within the business park. Given that the subject rezoning application reflects the established form and character of the business centre that has been developed over the past 20 years, it is noted that the subject rezoning could be completed prior to the completion of the noted review of the Glenlyon Concept Plan.

2.3 On 2017 January 30, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey

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light industrial office and research building with surface parking for Dorigo Systems Ltd., an electronics manufacturer that specializes in the assembly of printed circuit boards for use in various electronic products. Dorigo Systems Ltd. is currently located at 3885 Henning Drive and is seeking to relocate its offices to the subject site in order to accommodate the company's growth.

The total area of the proposed building will be approximately 9,862.7 m² (106,161 sq.ft.). The concept includes approximately 2,952.4 m² (31,779 sq.ft.) of office, 3,407.5 m² (36,678 sq.ft.) of manufacturing space, and 3,502.8 m² (37,704 sq.ft.) of warehouse space. The applicant is proposing to improve the western portion of the subject site (approximately 2.63 acres) with an amenity open space for the use of employees and will be available for future development, which will require a future rezoning application. Vehicular access will be provided from North Fraser Way.

- 3.2 The applicant is pursuing development in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping. The development proposal is for a light-industrial building with an office component.
- 3.3 As noted in the Council report for Rezoning Reference #17-10 (Portion of 9701 Glenlyon Parkway), which is proposing the construction of a two-storey light industrial office building for Coanda Research and Development Corporation, a parking study has been submitted that supports a proposed reduction in the parking standard for the Glenlyon Concept Plan. The applicant for both Rezoning Reference #17-10 and the subject rezoning application is proposing to provide the Zoning Bylaw parking requirement for all uses, with the exception of warehouse uses, which will remain at the existing higher Glenlyon parking requirement. This will ensure that flexibility is provided for any future conversion of warehouse uses to manufacturing uses, should it be required. The submitted parking study demonstrates that the additional parking requirements under the Glenlyon Concept Plan are no longer required in part due to the inclusion of bus service to the area since the Glenlyon parking standard was established. As such, the proposal to reduce the parking requirements is generally supported. However, the parking study will be finalized and approved prior to Third Reading of the subject bylaw amendment. As noted in the Council Report for Rezoning Reference #17-10, the results of the parking study may be appropriately applied to all future rezoning applications in the Glenlyon Concept Plan area.
- 3.4 Primary servicing for the subject site has been provided for through Subdivision Reference #02-10. North Fraser Way has already been constructed to a 23 metre standard fronting the development site. The Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

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- the rehabilitation of the rear boulevard on North Fraser Way across the development frontage, complete with grass and street trees;
 - the design and construction of a crushed granite trail within the existing 10.0 m Metro Vancouver right-of-way adjacent to the property, from North Fraser Way connecting to the existing trail to the north side of the site. The design should include a 4.0 m crushed granite meandering trail, with grass and trees on both sides, and pedestrian lighting; and,
 - confirmation of the construction of Gray Creek trail abutting the site, as required by Subdivision Reference #02-10.
- 3.5 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m² (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.6 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Director Engineering for Subdivision Reference #39/97. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance are in accordance with the accepted stormwater management plan.
- 3.7 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #44/92) and master subdivision (Subdivision Reference #39/97). As significant time has lapsed since the original environmental assessment, the submission of a Site Profile and resolution of any arising requirements is required.
- 3.8 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.9 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	3.21 hectares (7.94 acres)
4.2	Site Coverage:	-	26%
4.3	Floor Area:	-	9,862.7 m ² (106,161 sq.ft.)
	Office Space:	-	2,952.4 m ² (31,779 sq.ft.)
	Manufacturing:	-	3,407.5 m ² (36,678 sq.ft.)
	Warehousing:	-	3,502.8 m ² (37,704 sq.ft.)
	Total G.F.A.:	-	9,862.7 m ² (106,161 sq.ft.)

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 From: Director Planning and Building
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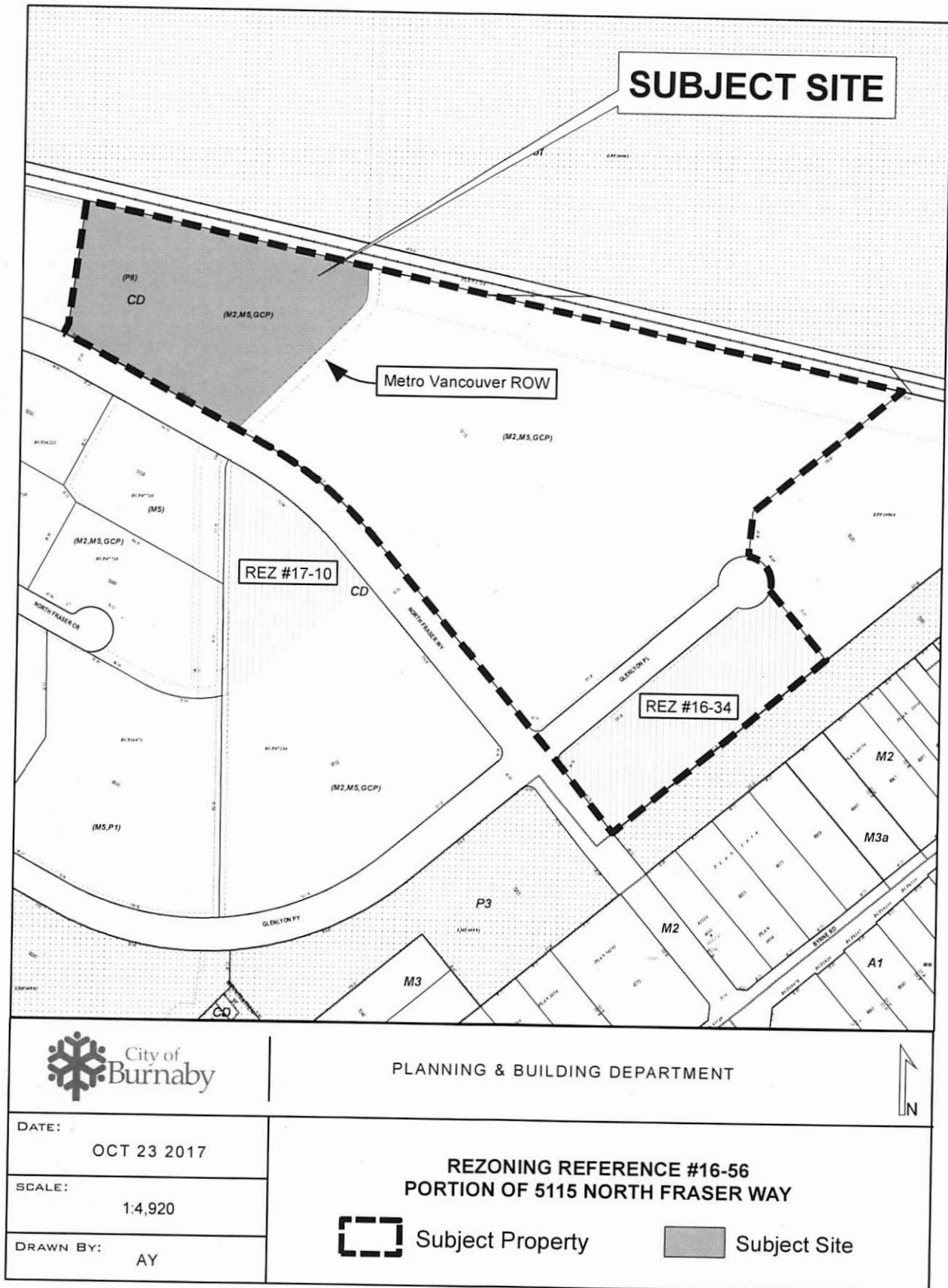
4.4	Floor Area Ratio:	-	0.31 FAR	
4.5	Building Height:	-	2 storeys	
4.6	Parking:		<u>Required</u>	<u>Provided</u>
	2,952.4 m ² Office @ 1/46 m ²	-	64 spaces	95 spaces
	3,407.5 m ² Manufacturing @ 1/93 m ²	-	37 spaces	61 spaces
	3,502.8 m ² Warehousing @ 1/93 m ²	-	38 spaces	39 spaces
	Total Parking Required and Provided:	-	139 spaces	195 spaces
4.7	Loading Bays Required and Provided:	-	04 spaces	
4.8	Bicycle Provisions Required and Provided: (including end-of-trip facilities)	-	19 spaces	


 Lou Pelletier, Director
 PLANNING AND BUILDING

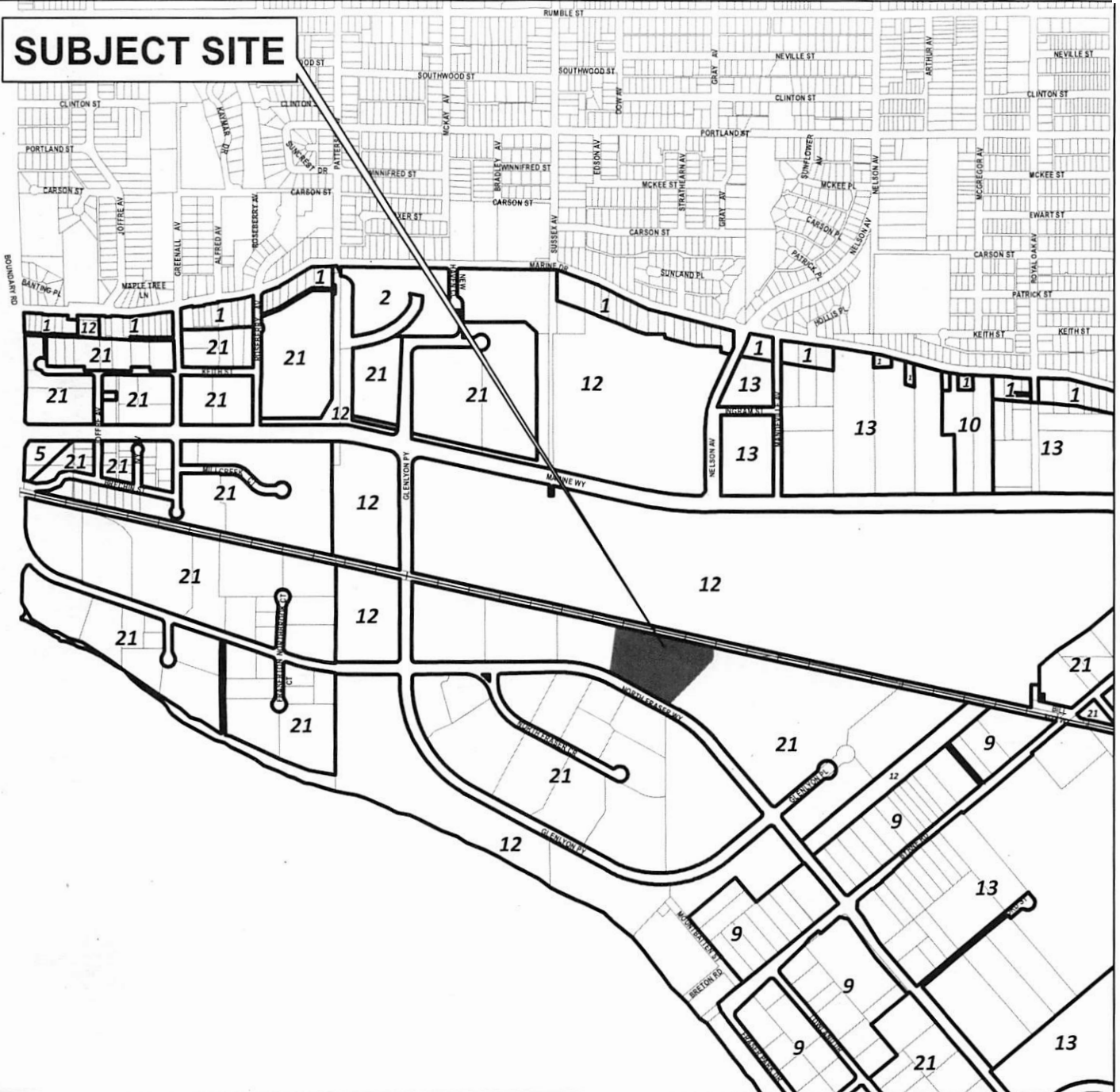
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Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

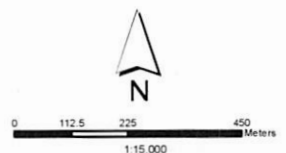
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SUBJECT SITE



- | | |
|---|-----------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan



Item
Meeting 2017 November 27

COUNCIL REPORT

TO: CITY MANAGER 2017 November 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-11

ADDRESS: Unit #21-06 – 4501 Lougheed Highway (see *attached* Sketches #1 & #2)

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

FROM: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C3 and C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Rec Room – Brentwood" prepared by Shape Properties)

APPLICANT: Shape Properties
2020 One Bentall Centre
505 Burrard Street, Box 206
Vancouver, BC V7X 1M6
Attn: Amy Smith

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 December 12.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 November 27 and to a Public Hearing on 2017 December 12 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 submission of a suitable Security Operation Procedure (SOP).

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- c) The granting of any necessary Section 219 Covenants, including to ensure that licensed capacity and operating hours are maintained as described in Section 3.2 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a liquor primary establishment on the subject site with a Family Food Service (FFS) term and condition.

2.0 BACKGROUND

- 2.1 The subject tenant space is located in the west building of Phase I of the Brentwood Mall redevelopment, in a one-level commercial retail unit facing southeast onto the civic plaza. To the east and southeast are other commercial retail units intended for a variety of food service and retail tenants. There are two future residential towers in proximity to the proposed liquor primary establishment: "Tower 1," located above the proposed establishment, and "Tower 2," located approximately 85 m (279 ft.) to the southeast within the south building of the development. To the north across Halifax Street is Phase II – future "Tower 5" of the Brentwood Mall redevelopment. To the east across Alpha Avenue is Phase III – future "Tower 3" of the Brentwood Mall redevelopment. To the south of the public plaza is the Brentwood SkyTrain Station, with older car dealership uses across Lougheed Highway. To the southwest across Lougheed Highway and Willingdon Avenue is the Solo District development. To the west across Willingdon Avenue are older lower scaled commercial, office and gas station developments.
- 2.2 On 2013 September 23, Council granted Final Adoption to Rezoning Reference #11-22, which established a Conceptual Master Plan framework and companion Design Guidelines for the Brentwood Mall site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment and office development, with ground-oriented townhousing, street-fronting commercial uses and several public open space elements, including a central civic plaza at the corner of Willingdon Avenue and Lougheed Highway. The Master Plan identified a number of thematic precincts, including an entertainment precinct at the corner of Willingdon Avenue and Lougheed Highway, which included the central civic plaza.
- 2.3 On 2014 July 21, Council granted Final Adoption to the rezoning amendment bylaw for the commercial, public plaza and high street components of Phase I of the Brentwood Mall redevelopment (Rezoning Reference #12-44). The approved development plan features a pedestrian-oriented, architecturally vibrant design, with signature commercial

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buildings ranging from two to four storeys in height set around the central plaza, high street, and connecting pedestrian mews. Zoning for the commercial portion of the site is based on the C3 and C3a General Commercial Districts.

- 2.4 On 2003 May 05, Council adopted guidelines for assessing applications for new liquor licence establishments. On 2003 May 12, Council granted Final Adoption to a Zoning Bylaw text amendment restricting new liquor licence establishments with more than 100 seats to the C3f General Commercial District, the P2f Administration and Assembly District, the P3f Park and Public Use District, and the P6f Regional Institutional District.
- 2.5 On 2015 March 30, Council received the report of the Planning and Building Department concerning a rezoning application (Rezoning Reference #15-06) for a proposed brewpub restaurant in an approximate 1,200 m² (12,921 ft²) two storey commercial retail unit with roof top patio, located directly east of the subject tenant space in the middle building of Phase 1 of the Brentwood Mall redevelopment. Council authorized the Department to continue to work with the applicant towards the preparation of a suitable plan of development for the proposal, which includes a barbershop, brewing area, liquor primary licensed area with a patio, and a food primary restaurant with a patio. That rezoning application remains active, with the applicant working towards a suitable plan of development for presentation at a future Public Hearing.
- 2.6 On 2017 April 03, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is seeking to rezone the subject tenant space, with a total area of approximately 4,065 m² (43,755 ft²) from the Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) to the Amended CD Comprehensive Development District (based on C3 and C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines) in order to locate a liquor primary establishment on the subject site. The proposed facility is "The Rec Room" (TRR), a Cineplex Entertainment concept which has locations in Edmonton, Calgary, and Toronto. TRR Brentwood is proposed to be located within the entertainment precinct component of the Brentwood Mall redevelopment, which is intended to include: retail, office, café, restaurant, movie theatres, a live entertainment venue, and civic public plaza. Under the master plan, proposals for liquor primary licences for other components

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of the Brentwood Mall redevelopment would be subject to separate rezoning applications and evaluated on a case-by-case basis.

The proposed facility faces southeast onto the civic plaza and includes an approximate 2,081 m² (22,401 ft²) liquor primary licensed area which includes the following components:

- Two food outlets (Three10, for full service seated dining, and The Shed, for casual, walk-up dining) and two outlets selling liquor (the Main Bar adjacent Three10 and a walk-up station that operates as part of The Shed);
- A multi-purpose live entertainment/auditorium/stage/dance floor area (The Hall), much of which can be used for seating and which has removable partitions but is otherwise open to the The Main Bar/Three10;
- An amusement gaming area; and,
- Redemption area.

Games within the facility include redemption games (e.g. arcade games) that issue electronic prizes that can be redeemed for prizes; billiards, ping pong, interactive games, and simulators; and virtual reality experiences. Screens are proposed throughout the facility and a dance floor and entertainment such as music, DJs, comedy, trivia nights, and screenings are also proposed. Space within The Shed may be made available for private corporate and other group bookings. Food and beverage is permitted throughout the venue including in the games area and The Hall, where a portable bar may be brought in during special events. The proposed hours of liquor service are 9:00 am to 2:00 am, seven days a week. The applicant is requesting a person capacity (including staff) of 1,511, with final permitted occupancy numbers to be confirmed by the Chief Building Inspector.

Minors (anyone under 19 years of age), under the Liquor Control and Licensing Branch's (LCLB) FFS term and condition, would only be permitted in the facility until 10:00 pm, provided they are accompanied by a parent or guardian and meal service is available. Appropriate signage must be posted notifying the public of the FFS term and condition, and minors are not permitted if there is adult entertainment or licensed gaming events.¹

- 3.2 In order to permit the proposed liquor licence establishment, the inclusion of the C3f District zoning designation is required. The subject use must also meet Council adopted guidelines for assessing the location of new liquor primary establishments. The following is an assessment of the proposal's consistency with pertinent Council adopted guidelines:

¹ Adult entertainment, as per LCLB policy, includes exotic dancers, adult-oriented performers, and adult-oriented activities that are not suitable for viewing by minors. Licensed gaming events do not include ticket raffles, bingo events, or tele-theatres licensed by the Gaming Policy and Enforcement Branch.

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3.2.1 Observance of a sufficient distance from, or physical separation from:

- Existing liquor primary establishments;
- Residential uses;
- Schools;
- Care facilities; and,
- Other uses such as gaming facilities, cyber centres, amusement arcades and billiard halls.

Two existing liquor primary establishments are located in the vicinity: Joey Burnaby at 1899 Rosser Avenue and the Executive Inn at 4210 Lougheed Highway. In addition, as mentioned above, a rezoning application has been received for a liquor primary facility located directly east of the subject site, on the other side of the civic plaza. It is also expected that additional liquor primary venues may be approved in the immediate vicinity, each of which would be assessed on a case-by-case basis through subsequent rezoning processes.

Two residential towers will be located in proximity to the proposed liquor primary establishment – one above the proposed establishment and the other approximately 85 m (279 ft.) to the southeast. Information on the approved development concept for the subject site, including its function as a public event and entertainment venue, has been included in the disclosure statements for the sale of all units in these towers. The residential towers also meet Council adopted sound guidelines and an acoustical study for the residential towers was previously submitted in association with a preceding rezoning application. In addition, the applicant notes that tenancies above and below the proposed site require “quiet enjoyment,” and the landlord and Cineplex have engaged sound consultants to review sound attenuation. Furthermore, a vestibule will be required on the south entrance of the proposed establishment to mitigate noise spilling out from the establishment. It is also noted that all uses are subject to the *Burnaby Noise or Sound Abatement Bylaw*.

The proposed liquor licence establishment is located at least 650 m (2,133 ft.) from the nearest school (Brentwood Park Elementary) and at least 225 m (738 ft.) from the nearest child care facility (located in the residential neighbourhood to the northeast). The site is located approximately 2 km (1.2 miles) north of the nearest gaming facility (Grand Villa Casino) and approximately 1.4 km (0.9 miles) west of Rev’s Bowling Centre, which offers billiards and arcade games.

3.2.2 Nature of proposed establishment (e.g. entertainment, outdoor patio, hours and person capacity).

The nature of the proposed establishment is consistent with the approved development concept for the subject site, including its function as a public event and entertainment

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venue. As indicated above, the applicant is seeking a liquor primary licence with a FFS term and condition, which permits minors until 10:00 pm. In that respect, Cineplex has developed a Minors Exclusion Operation Plan for the proposed establishment which is consistent with the operation of its other TRR locations and clarifies how minors' access to the facility would be prohibited after 10:00 pm. Cineplex has also outlined specific measures to control minors' access to alcohol, in accordance with applicable legislation and LCLB licensing requirements. In addition, Cineplex has indicated that, regarding event programming, they will comply with the requirements of the FFS term and condition and that the proposed TRR at Brentwood would not program events prior to 10:00 pm that would restrict minors from attending.

No outdoor patios are proposed. The proposed hours of liquor service are 9:00 am to 2:00 am, seven days a week. While the closing hour of liquor service is considered appropriate, given its location within a Town Centre development, it is noted that on 2003 March 10, Council adopted a policy establishing 11:00 am as the standard earliest opening time for considering new requests to change the permitted hours of liquor sale for liquor primary establishments. Therefore, permitted hours of liquor service would be limited to 11:00 am to 2:00 am, seven days a week. The applicant is requesting a person capacity of 1,511, to be confirmed by the Chief Building Inspector based on the permitted occupant load of the proposed liquor licence establishment.

3.2.3 Satisfaction of all parking requirements on site.

The adopted Comprehensive Development (CD) plan for the site requires 2.4 parking spaces per 100 m² of gross leasable area. It is noted that the site will have a surplus of commercial parking, once fully constructed.

3.2.4 Safe and convenient access for vehicular traffic to the site, as well as safe access for pedestrians to the liquor licence establishment.

Safe and convenient vehicular access to underground parking is provided via Halifax Street, Alpha Avenue, Lougheed Highway, and the approved internal high street. The approved concept for the Phase I Brentwood Mall redevelopment is pedestrian oriented and the approved CD plan for the site includes extensive pedestrian facilities and linkages (including to adjacent bus and SkyTrain service).

3.2.5 Good proximity (within 250 meters) of public transit.

The development site is directly adjacent and connected to the Brentwood SkyTrain Station and transit services along Willingdon Avenue.

In general, the proposed development is consistent with the Council adopted guidelines for assessing applications for new liquor primary licences. It is also noted that the above

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guidelines are to be used in the context of surrounding land uses and density of development, such that applications for liquor primary facilities in a Town Centre context would be considered differently from those in a single family area.

- 3.3 The LCLB, as part of its assessment process for liquor primary liquor licence applications, requests that local government provide comments on the additional following criteria:

3.3.1 The impact of noise on nearby residents

Given the nature of the proposed liquor licence establishment within the Brentwood Development entertainment precinct, staff do not anticipate potential noise impacts beyond what would otherwise be expected in this location. Furthermore, as indicated above in Section 3.2.1, information on the site's function as a public event and entertainment venue has been included in the disclosure statements on the property, the residential towers meet Council adopted sound guidelines and an acoustical study for the residential towers was previously submitted in association with a preceding rezoning application, sound consultants have been engaged to review sound attenuation. A vestibule will also be required on the south entrance of the proposed establishment to mitigate noise transmission from the site, and the use would be subject to the *Burnaby Noise or Sound Abatement Bylaw*.

3.3.2 The impact on the community if the application is approved

The proposed liquor licence establishment is recognized as a suitable component of the subject mixed-use development and, if approved, is not expected to have a significant impact on the community relative to the larger development as a whole.

With respect to safety and security, it is noted that the Brentwood development was designed to meet Crime Prevention Through Environment Design (CPTED) principles to ensure the project will be safe and comfortable. Cineplex also has a Guest Code of Conduct which outlines prohibited behaviour in order to provide a safe and comfortable experience. In addition to the security plan to be implemented by the developer and onsite security to be provided by TRR staff, Cineplex has indicated that they would engage the services of an outside vendor to provide security. An example of standard Security Operating Procedures (SOP) for a currently operating TRR, which would be the same or similar procedures that would be required of the security vendor for the proposed Brentwood location, has been reviewed, and it is recommended that a prerequisite of this rezoning application would be the development of an acceptable SOP prepared for the proposed TRR at Brentwood. The SOP would be reviewed by the RCMP and the Director Public Safety and Community Services prior to Final Adoption. Cineplex has also indicated that sophisticated and centrally controlled security measures – including CCTV at all points of entry, service, and high traffic areas (typically amounting to 80 cameras at

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TRR facilities); established protocols for reporting and documenting incidents when the occur and to assist in minimizing hazards and improving safety and security; and established protocols to provide evidence and assistance to support law enforcement – would be deployed to monitor the facility and proactively respond to safety and security concerns.

With respect to concerns around potential criminal activity in the venue, Cineplex has indicated they would provide the full support of its staff, security vendor, and technology to assist law enforcement in responding to any such activity at TRR, and noted that Cineplex would seek out the advice and recommendations of the RCMP and local law enforcement to identify and prepare for all community-specific safety and policing concerns, well before a proposed opening of TRR. Cineplex has noted it is their standard practice to work proactively with local law enforcement; for example in Edmonton, Cineplex worked with the Edmonton's Public Safety Compliance Team and implemented recommended door policies and safety measures to discourage criminal activity.

In addition to security proposed to be provided by TRR, the applicant has indicated that the Brentwood development will be secured and patrolled by security staff 24 hours a day, seven days a week, the development's high-technology CCTV system will be used to monitor activity on the site and assist in any police investigation, and security staff and technology systems will assist in crime deterrence at TRR. Furthermore, the applicant has noted that the security office at Brentwood Town Centre Mall currently works closely with the RCMP and other law enforcement agencies to mitigate unwanted activity on the site, and would continue this practice on the development site, including TRR. Prior Division 1 CPAC meetings have been attended by the security manager for Brentwood Town Centre, and it is planned that the security manager of the Brentwood development would resume regular participation with CPAC.

Finally, Cineplex has indicated that TransLink Police, like the RCMP, would be approached and consulted well before a proposed opening of TRR. It is also noted that Planning and Building Department staff have advised TransLink Police of the rezoning application, but have not received any comments to date.

It is noted that the LCLB also requires that local government gather public input for the community within the immediate vicinity of the establishment. The Public Hearing process for this rezoning would be utilized to satisfy this provincial public input process, including written notice to residents/tenants and property owners within 30 m of the subject site and advertisement in two consecutive local newspapers. In addition, should the proposed rezoning advance, a separate liquor licence application (LLA) would be received by Council for consideration, concurrent with Final Adoption of the subject rezoning.

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- 3.4 In summary, given the internal location of the proposed liquor licence establishment within Brentwood's entertainment precinct, the LCLB's FFS term and condition regarding minors, the applicant's and Cineplex's commitment regarding operation and security, the site generally meeting the Council adopted guidelines for new liquor licence establishments, and the proposal's minimal noise impact and impact on the community, the proposed liquor primary licence is considered supportable.
- 3.5 A Section 219 Covenant will be required to ensure that licensed capacity and operating hours are maintained as described in Section 3.2 of this report, as well as any other required covenants.
- 3.6 Servicing has been provided under Rezoning Reference #12-44 and Subdivision #13-27. The Director Engineering will be required to provide an estimate for any additional servicing upgrades necessary to serve the proposed use.
- 3.7 It is also noted that this rezoning application does not preclude the processing of other liquor primary applications on the subject site, with the aforementioned Rezoning Reference #15-06 and any future liquor primary proposals to be evaluated on a case-by-case basis.
- 3.8 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

4.0 DEVELOPMENT PROPOSAL

4.1 Gross Floor Area

Unit #21-06

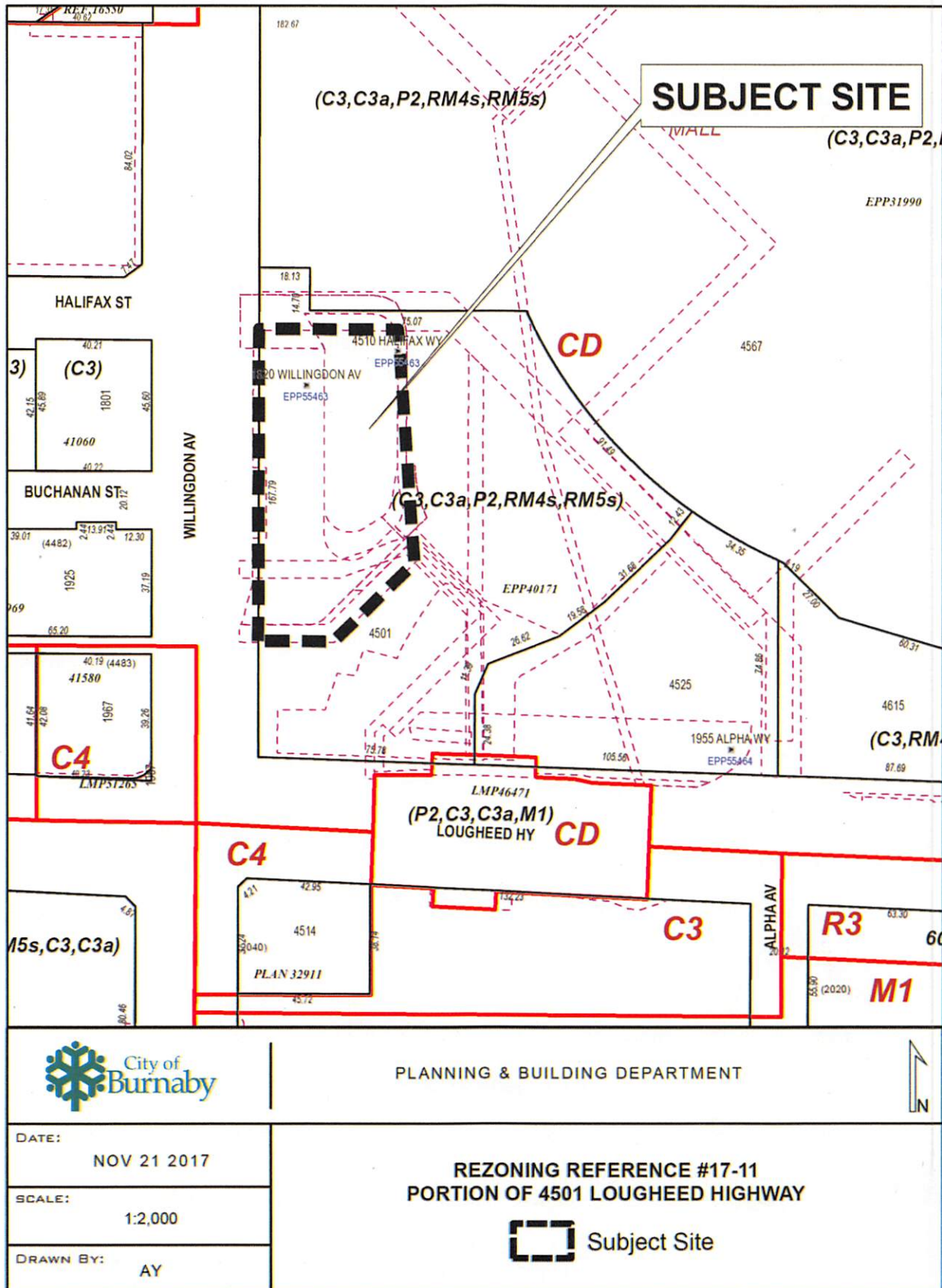
4,065 m² (43,755 ft²)

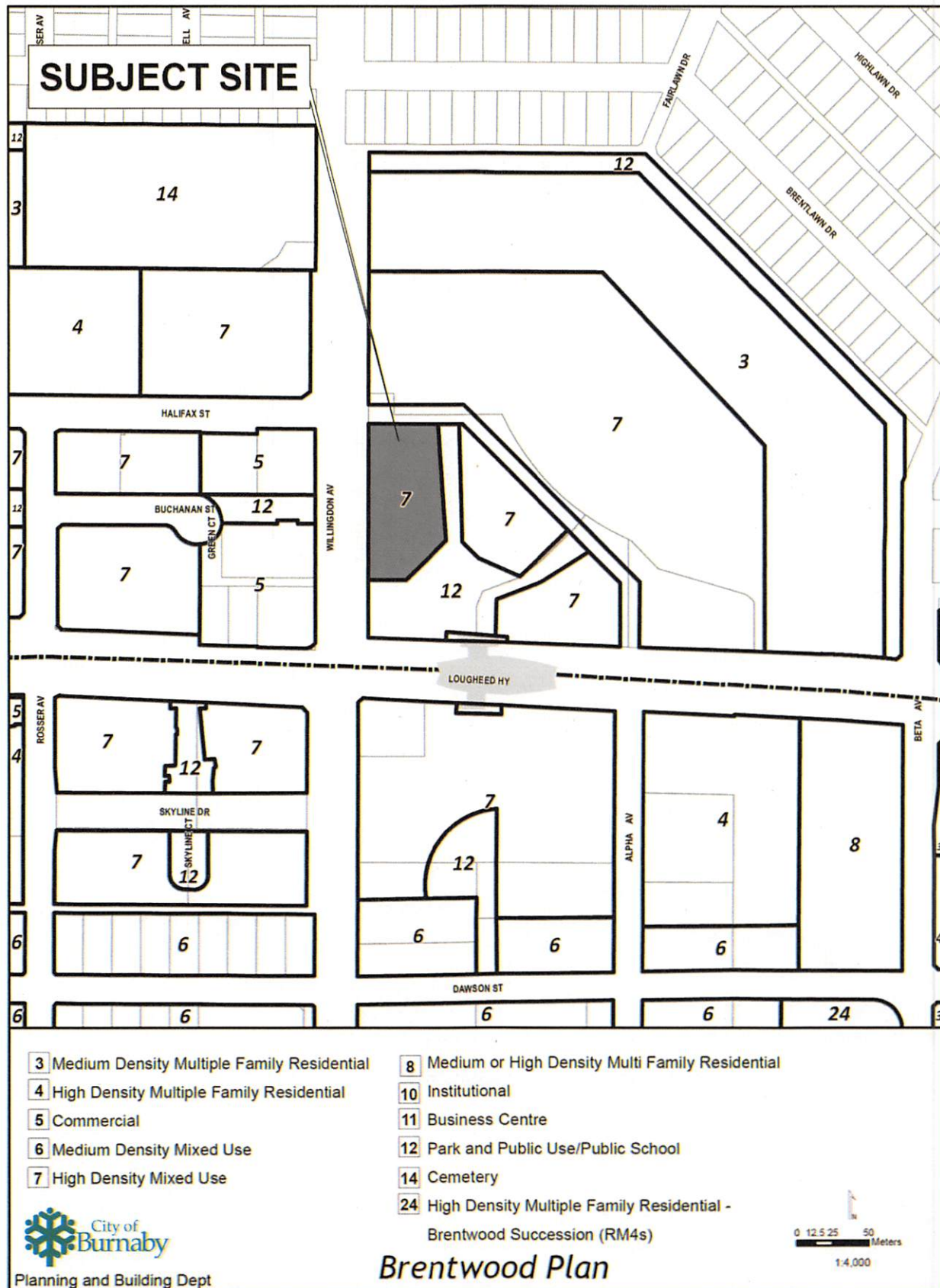

 Lou Pelletier, Director
 PLANNING AND BUILDING

LS:eb

Attachments

cc: Director Engineering
 Director Public Safety and Community Services
 Officer-in-Charge, RCMP, Burnaby Detachment
 Chief Licence Inspector
 City Solicitor
 City Clerk





Sketch #2