



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, 2019 JANUARY 29 AT 6:00 PM

in the Council Chamber, 4949 Canada Way, Burnaby, B.C. to receive representations in connection with:

- A) proposed amendments to “Burnaby Zoning Bylaw 1965”, and
- B) proposed retention and protection of historic property seeking Heritage Designation

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENTS

- A1) Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 46, 2018 - Bylaw No. 13970

1

Rez. #17-10006

4041 Canada Way

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P3 Park and Public Use District, P2 Administration and Assembly District, and the Broadview Community Plan as guidelines, and in accordance with the development plan entitled “Schou Education Centre School District 41” prepared by Omicron)

The purpose of the proposed zoning bylaw amendment is to permit the facilitation of the heritage designation of the “Schou Street School”, and construction of a new adjoining building for the offices of the Burnaby School District.

**A2) Burnaby Zoning Bylaw 1965, 10
Amendment Bylaw No. 47, 2018 - Bylaw No. 13971**

Rez. #17-10017

5325 and 5385 Kincaid Street

From: P2 Administration and Assembly District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to facilitate subdivision of the subject property into 18 single family residential lots.

**A3) Burnaby Zoning Bylaw 1965, 17
Amendment Bylaw No. 48, 2018 - Bylaw No. 13972**

Rez. #17-33

2250 Yukon Crescent, 4827, 4829, Ptn. 4828 Dawson Street, 2235, 2285, Ptn. 2311 Delta Avenue, and Ptn. 2316 Beta Avenue

From: CD Comprehensive Development District (based on RM4s and RM5s Multiple Family District) and P3 Park and Public Use District

To: Amended CD Comprehensive Development District (based on RM4s and RM5s Multiple Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Concord Brentwood Phase 2” prepared by Francl Architecture) and P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to permit the development of two high-rise residential buildings, one mid-rise residential building, low-rise residential podium, common amenities (super club), and street oriented retail uses atop, and fronting, underground and structured parking.

**A4) Burnaby Zoning Bylaw 1965, 34
Amendment Bylaw No. 49, 2018 - Bylaw No. 13973**

Rez. #17-38

4455 Alaska Street and portion of lane and Willingdon Avenue

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Alaska Street Residential High-rise Development” prepared by dys Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 22-storey residential apartment building with ground oriented townhouses and underground parking.

A5) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 50, 2018 - Bylaw No. 13974

48

Rez. #17-41

6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled “Proposed Townhouse Development” prepared by Eric Law Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey 23-unit townhouse development in the Edmonds Town Centre Plan.

HERITAGE DESIGNATION

B1) Burnaby Heritage Designation
Bylaw No. 3, 2018 - Bylaw No. 13975

4041 Canada Way

The purpose of the proposed bylaw is to designate the “Schou Street School” as a protected heritage site.

(Please refer to the Council Report attached to Item A1) of this Agenda for more information.)

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 2019 January 29 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 until 2019 January 29.

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

K. O'Connell
CITY CLERK



Item
Meeting 2018 Dec 10

COUNCIL REPORT

TO: CITY MANAGER 2018 December 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-10006**
School District 41 Board and Administration Offices
Broadview Community Plan

ADDRESS: 4041 Canada Way

LEGAL: Lots 1-7, Block 47, District Lot 69, Group 1, New Westminster District Plan 1321

FROM: P3 Park and Public Use District

TO: CD Comprehensive Development District (based on P3 Park and Public Use District, P2 Administration and Assembly District, and the Broadview Community Plan as guidelines, and in accordance with the development plan entitled "Schou Education Centre School District 41" prepared by Omicron)

APPLICANT: Colliers International
19th Floor - 200 Granville Street
Vancouver, BC V6C 2R6
Attn: Gordon Easton

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 January 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
2. **THAT** a Heritage Designation Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
3. **THAT** a copy of this report be forwarded to the Burnaby Heritage Commission for information.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-10006
 School District 41 Board and Administrative Offices
 Broadview Community Plan
 2018 December 05..... Page 2

4. **THAT** the following be established as prerequisites to the completion of the rezoning:

- a. The submission of a suitable plan of development.
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The completion of a Heritage Conservation Plan of the historic "Schou Street School" within the development site.
- e. The dedication of any rights-of-way deemed requisite.
- f. The consolidation of the net site into one legal lot.
- g. The granting of any necessary Easements, Covenants, and Statutory rights-of-way.
- h. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i. The review of required on-site loading facilities by the Director Engineering.
- j. The provision of facilities for cyclists in accordance with this report.
- k. The review of a detailed Sediment Control System by the Director Engineering.
- l. Compliance with the guidelines for surface and underground parking.
- m. The submission of a detailed Comprehensive Sign Plan.
- n. The submission of suitable on-site stormwater management system best practices to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-10006
 School District 41 Board and Administrative Offices
 Broadview Community Plan
 2018 December 05..... Page 3

- o. The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the heritage designation of the “Schou Street School”, and construction of a new adjoining building for the offices of the Burnaby School District.

2.0 BACKGROUND

- 2.1 On 2017 December 06, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2.2 The subject property is currently occupied by the Schou School constructed in 1914, which is on the Burnaby Heritage Register. The adjoining annex was constructed in 1979, along with surface parking and an open field adjacent Broadview Park. To the north of the subject site, across Norfolk Street is a ground oriented townhouse development. To the east across Gilmore Avenue is the Carleton Gardens seniors housing development. To the south across Canada Way is the Burnaby Ismaili Centre. Directly to the west is Broadview Park. Vehicular access to the site is from Norfolk Street.
- 2.3 The protection of the “Schou Street School” as an integral component of the development proposal will be accommodated through the application of a Heritage Designation Bylaw to provide for its adaptive reuse and long term protection as a designated Heritage Site. The 1914 “Schou Street School” is listed on the Burnaby Heritage Inventory. The heritage designation will include detailed a heritage assessment, conservation plan, restoration and preparation of a maintenance plan prepared by a qualified heritage consultant. A landscape plan pursuing plant and hardscape materials compatible with the heritage building design will be required, including retention of the existing Horse Chestnut trees.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-10006
 School District 41 Board and Administrative Offices
 Broadview Community Plan
 2018 December 05..... Page 4

3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for the revitalization of the historic Schou Street School to accommodate the School District 41 Board chambers and offices, international student programming, Information Technology and computer training lab. The existing annex building will be demolished and replaced with a new signature building connected to the heritage structure, which will house the School District 41 offices. Some of the key elements in the heritage restoration is the removal of the exterior stucco, to be replaced with cedar shingle siding consistent with the original siding material, as well as the replacement of the original cupola that was removed as part of subsequent renovations. Other key elements will be retained and restored including the front entry porch and stairs. A detailed heritage conservation plan has been received by Donald Luxton and Associates Inc. with several recommendations for retention, restoration and replacement. A detailed set of architectural conservation plans will be provided as part of the Building Permit submission prior to Third Reading of the Rezoning Amendment Bylaw.

The required parking and loading for the site is based on office uses of 1 space per 46m² (495.16 sq.ft.). This results in a parking requirement of 63 stalls and loading requirements of 2 loading bays. Given the anticipated demand by School District 41 employees, board chairs, visitors and patrons the provision of parking has been increased to 120 spaces. 20 parking spaces are located under the new building, with 100 parking stalls located at surface along Norfolk Street and adjacent Broadview Park.

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

- construction of Canada Way across the development frontage to its final Arterial Secondary standard with a separated sidewalk, street trees, and street lighting;
- construction of Gilmore Avenue to its final Local Road standard with separated sidewalks, street trees, and street lighting;
- construction of Norfolk Street to its final Local Road standard with separated sidewalks, street trees, and street lighting; and,
- storm, sanitary sewer and water main upgrades as required;

To support the foregoing servicing requirements, an approximate 1.5 m (5 ft.) dedication will be required as part of the subject rezoning application.

- 3.3 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 guaranteeing the provision and ongoing maintenance of stormwater management facilities; and,

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-10006
 School District 41 Board and Administrative Offices
 Broadview Community Plan
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- Section 219 Covenant guaranteeing the ongoing maintenance of heritage components in accordance with the approved Schou Street School heritage conservation plan.
- 3.4 A suitable engineered design to the approval of the Director Engineering will be required for a site specific on-site stormwater management system in line with best practices, 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.
- 3.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.6 Bicycle storage space and surface parking racks are to be provided for the office users and visitors is required.
- 3.7 The submission of a suitable Solid Waste and Recycling Plan for to the approval of the Director Engineering is required.
- 3.8 The submission of a detailed loading management plan to the approval of the Director Engineering is required.
- 3.9 The GVS&DD Sewerage Charge is applicable.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site	-	7,672.00 m ² (82,581 sq.ft.) (subject to detailed survey)
Dedications	-	180.99 m ² (1,948 sq.ft.) (subject to detailed survey)
Net Site	-	7,491.01 m ² (80,633 sq.ft.) (subject to detailed survey)

4.2 Density

Permitted and Provided

Floor Area Ratio (FAR)	-	0.38 FAR
Office/Institutional Gross Floor Area (GFA)	-	2,900 m ² (31,215 sq.ft.)

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-10006
 School District 41 Board and Administrative Offices
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4.3 Height (above grade) - 2-3 storeys

4.4 **Parking**

Vehicle Parking

<u>Parking</u>	<u>Required</u>	<u>Provided Spaces</u>
2,900.00 m ² @ 1/46 m ²	- 63	120
Loading	- 2	2

Bicycle Parking

Required and Provided Spaces

Commercial – 10% of required parking	- 10 in lockers
	- 2 in racks

Lou Pelletier, Director
 PLANNING AND BUILDING

JBS:tn/rh
Attachments

cc: City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2017\17-10006 4041 Canada Way\Council Reports\Rezoning Reference 17-10006 PH Report 20181210.Docx

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-10006
 School District 41 Board and Administrative Offices
 Broadview Community Plan
 2018 December 05..... Page 6

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 Lou Pelletier, Director
 PLANNING AND BUILDING

JBS:tn/rh
Attachments

cc: City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2017\17-10006 4041 Canada Way\Council Reports\Rezoning Reference 17-10006 PH Report 20181210.Docx

DOMINION ST

R5

~~Blk.38~~ *BCP14942*

(RM3)

NORFOLK ST

GILMORE AV

CANADA WY

P3

(RM3, M

CD (P5)

11, RM3)

CURLE AV



PLANNING & BUILDING DEPARTMENT.

DATE:

OCT 26 2017

SCALE:

1:1,500

DRAWN BY:

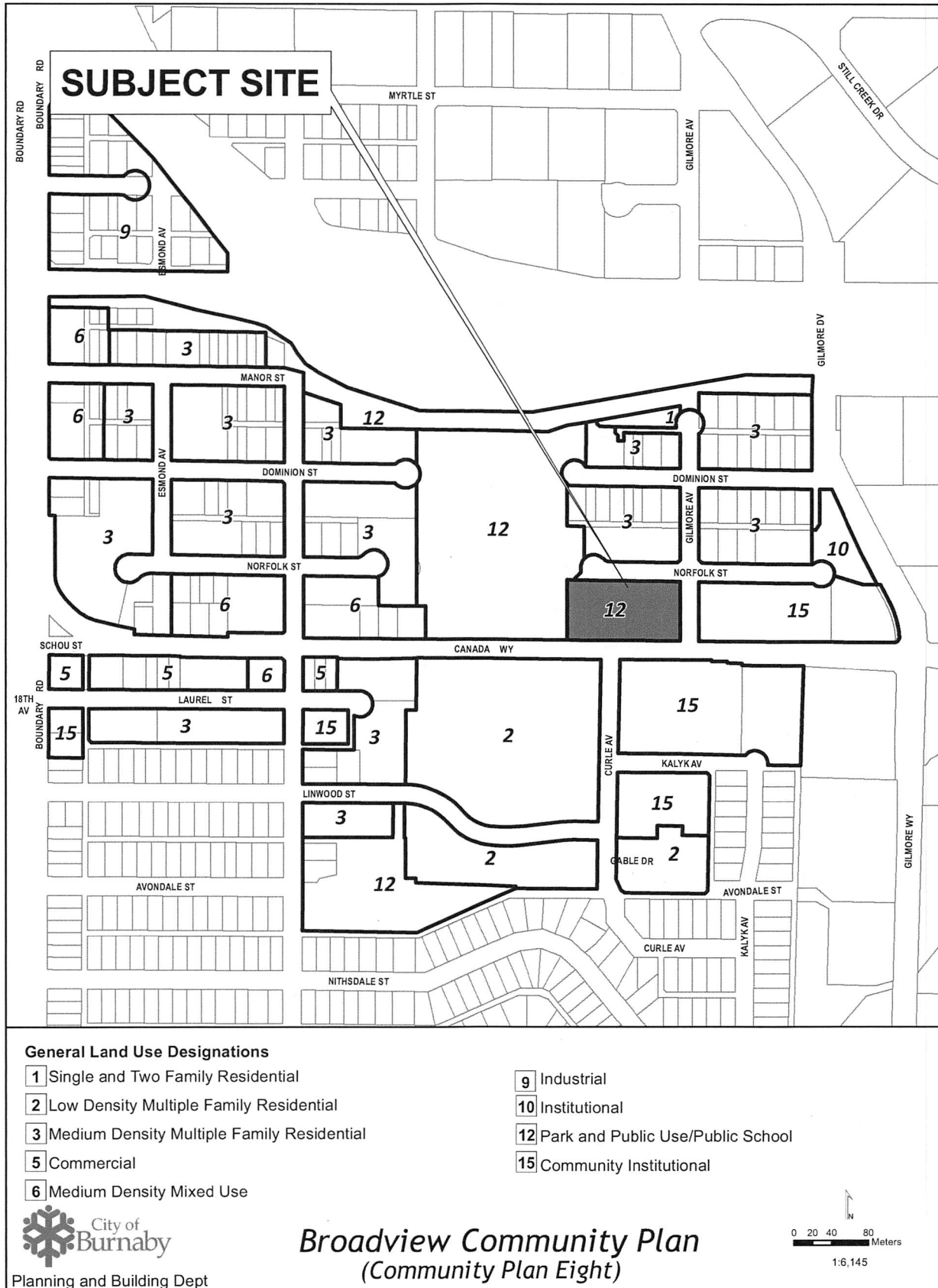
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REZONING REFERENCE #17-10006
4041 CANADA WAY



Subject Site

Sketch #1



Arriola, Ginger

From: Bard <[REDACTED]>
Sent: January 24, 2019 11:13 AM
To: Clerks
Subject: rezoning #17-10006

We oppose the above.
b.w. Bard
3980 canada way

Rez Ref # 17-10006
Bylaw # 13970

Arriola, Ginger

From: Lili Anne Bouchard [REDACTED]
Sent: January 29, 2019 11:54 AM
To: Clerks
Subject: Rezoning #17-10006

Rez Ref # 17-10006
 Bylaw # 13970

Hello

I live in Cascade Village across from the proposed property being rezoned.

I don't have a problem with the proposed building. As proposed, it blends in well with the current Schou building.

My concern is with parking on Curle Ave from Canada Way to Linwood in front of our buildings. Currently it is 2 hour parking and already on days when courses are held at Schou School people park on this street. My concern is that during construction, workers will park here all day as there is very little street parking that isn't 2 hours. Also with more building and thus people when completed, I am concerned that this parking will constantly be full as is the other side of the street.

Will The city increase monitoring of this parking so that this doesn't occur?

Best Regards

Lili-Anne Bouchard
 Cascade Village

Sent from my iPad
 Lili

Arriola, Ginger

From: Rosie Dhaliwal [REDACTED]
Sent: January 29, 2019 3:20 PM
To: Clerks
Cc: Roselene Dhaliwal
Subject: Objection to Burnaby Zoning Bylaw 1965, for public hearing Jan. 29. 2019
Attachments: Objection to Rezoning Proposals R.Dhaliwal.pdf

Hello,

Please find attached my letter of objection as I am not able to attend the public hearing.

Thank you,

--

Roselene Dhaliwal
 7 - 3728 Thurston Street, Burnaby BC, V5H 0E6
 P: [REDACTED]

Rez Ref # 17-10006 ; 17-10017 ; 17-33
Bylaw # 13970 ; 13971 ; 13972

7 – 3728 Thurston Street
Burnaby BC, V5H 0E6

January 29, 2019

Re: Public Hearing January 29, 2019, Burnaby Zoning Bylaw 1965

Dear Mayor Hurley and City Council:

I am writing as a property owner in Burnaby, my address is 7 – 3728 Thurston Street. I object to the following resolutions:

- Rez. #17-10017 to change 5325 and 5385 Kincaid Street From: P2 Administration and Assembly District To: R2 Residential District.
- Rez. #17-10006 for 4041 Canada Way which would permit construction of an adjoining building to Schou Street School for the Burnaby School District Offices.
- Rez. #17-33 which would permit the construction of two high rise buildings and one low rise.

My reasons for these objections are as follows:

- 1) Infrastructure in the City of Burnaby has not caught up with the recent development boom. Our streets are crowded already, we cannot afford to add additional highrises.
- 2) I use the field adjacent to the Schou Street School and appreciate the community programming from the existing structure. We cannot accommodate a new building for the School District at this site. It is currently a family oriented neighborhood with kids playing and residents enjoying the street and park with their family and pets. In addition the Carleton Seniors Centre, which has residents also using the sidewalks and crosswalk. The additional density of adding the School District offices is just not logical.
- 3) The City of Burnaby has already overdeveloped the Brentwood area without improving transit or roads for all of our residents and owners. This has become a safety hazard and a concern from my position as an existing home owner.

On another note, I've asked the City on multiple occasions to complete a sidewalk on Thurston Street where I own a townhouse, and despite it being a safety concern the City has not agreed to this request. It seems rather surprising that all of the proposed developments profit the City and do not consider the needs of all of the taxpayers.

May I add that your process for community consultation is flawed. Signs posted on the site of development should also include alternative methods for community members to share their feedback. It is simply not feasible or inclusive to ask folks with full time jobs, and families to attend a public hearing at City Hall. Thankfully the Burnaby Now highlighted the alternate method to provide feedback.

Sincerely,



Roselene Dhaliwal

7 – 3728 Thurston Street, Burnaby BC, V5H0E6



Arriola, Ginger

From: Shane Chow [REDACTED]
Sent: January 29, 2019 3:25 PM
To: Clerks
Subject: Objection to Rezoning
Attachments: Objection to Rezoning for School Board.pdf

Good Afternoon,

I would like to formally submit my objection to rezoning in Burnaby.

Regards,
Shane Chow

Rez Ref # 17-10006; 17-10017; 17-33
Bylaw # 13970; 13971; 13972

7 – 3728 Thurston Street
Burnaby BC, V5H 0E6

January 29, 2019

Re: Public Hearing January 29, 2019, Burnaby Zoning Bylaw 1965

Dear Mayor Hurley and City Council:

I am writing as a property owner in Burnaby, my address is 7 – 3728 Thurston Street. I object to the following resolutions:

- Rez. #17-10017 to change 5325 and 5385 Kincaid Street From: P2 Administration and Assembly District To: R2 Residential District.
- Rez. #17-10006 for 4041 Canada Way which would permit construction of an adjoining building to Schou Street School for the Burnaby School District Offices.
- Rez. #17-33 which would permit the construction of two high rise buildings and one low rise.

My reasons for these objections are as follows:

- 1) Infrastructure in the City of Burnaby has not caught up with the recent development boom. Our streets are crowded already, we cannot afford to add additional highrises.
- 2) I use the field adjacent to the Schou Street School and appreciate the community programming from the existing structure. We cannot accommodate a new building for the School District at this site. It is currently a family oriented neighborhood with kids playing and residents enjoying the street and park with their family and pets. In addition the Carleton Seniors Centre, which has residents also using the sidewalks and crosswalk. The additional density of adding the School District offices is just not logical.
- 3) The City of Burnaby has already overdeveloped the Brentwood area without improving transit or roads for all of our residents and owners. This has become a safety hazard and a concern from my position as an existing home owner.

On another note, I've asked the City on multiple occasions to complete a sidewalk on Thurston Street where I own a townhouse, and despite it being a safety concern the City has not agreed to this request. It seems rather surprising that all of the proposed developments profit the City and do not consider the needs of all of the taxpayers.

May I add that your process for community consultation is flawed. Signs posted on the site of development should also include alternative methods for community members to share their feedback. It is simply not feasible or inclusive to ask folks with full time jobs, and families to attend a public hearing at City Hall. Thankfully the Burnaby Now highlighted the alternate method to provide feedback.

Sincerely,



Shane Chow

Arriola, Ginger

From: Robbie Dhaliwal [REDACTED]
Sent: January 29, 2019 4:19 PM
To: Clerks
Subject: Public Hearing Letter Submission - 1/29/19
Attachments: H. Dhaliwal Objection to Rezoning Proposals Jan.29 2019.docx

Good afternoon,

Please see attached for my submission.

Kind regards,
Harman (Robbie) Dhaliwal

Rez Ref # 17-10006; 17-33
Bylaw # 13970; 13972

#202 – 4025 Norfolk Street
Burnaby BC, V5G 0A5

January 29, 2019

Re: Public Hearing January 29, 2019, Burnaby Zoning Bylaw 1965

Dear Mayor Hurley and City Council:

I am writing as a property owner in Burnaby, my address is #202 – 4025 Norfolk Street. I object to the following resolutions:

- Rez. #17-10006 for 4041 Canada Way which would permit construction of an adjoining building to Schou Street School for the Burnaby School District Offices.
- Rez. #17-33 which would permit the construction of two high rise buildings and one low rise.

My reasons for these objections are as follows:

- 1) I use the field adjacent to the Schou Street School and appreciate the community programming from the existing structure. We cannot accommodate a new building for the School District at this site. It is currently a family oriented neighborhood with kids playing and residents enjoying the street and park with their family and pets. In addition, the Chartwell Carlton Retirement Residence has residents using the sidewalks and crosswalk. The sidewalk and road are already quite dangerous as late students speed around the turn to get to Schou. The re-location of the Burnaby School District offices to this site lacks sound reasoning.
- 2) The City of Burnaby has already overdeveloped the Brentwood area without improving transit or roads for our residents and owners. This has become a safety hazard and a concern from my position as an existing home owner.

Sincerely,

Harman (Robbie) Dhaliwal
#202 – 4025 Norfolk Street
Burnaby, BC V5G 0A5



Item
Meeting 2018 Dec 10

COUNCIL REPORT

TO: CITY MANAGER 2018 December 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-10017**
Rezoning and Eighteen Lot Subdivision

ADDRESS: 5325 and 5385 Kincaid Street (see *attached* Sketch #1)

LEGAL: Lots' 13, 14, 15 Except: Part Dedicated Road On Plan 36222; District Lot 80, Group1, New Westminster District Plan 10063

FROM: P2 Administration and Assembly District

TO: R2 Residential District

APPLICANT: Colliers International Consulting
19th Floor – 200 Granville Street
Vancouver, BC V6C 2R6
Attention: Gordon Easton

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 January 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #17-10017
 2018 December 05 Page 2

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The submission of an undertaking to remove all existing improvements from the within six months of the rezoning being effected.
- e. The completion of the necessary subdivision is required.
- f. The granting of any necessary dedications, statutory rights-of-way, easements and/or covenants deemed requisite.
- g. A tree survey and arborist's report for the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- h. The review of a detailed Sediment Control System by the Director Engineering.
- i. The deposit of the applicable Parkland Acquisition Charge.
- j. The deposit of the applicable GVS & DD Sewerage Charge.
- k. The deposit of the applicable School Site Acquisition Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to facilitate subdivision of the subject property into 18 single family residential lots (see *attached* Sketch #2).

2.0 BACKGROUND

- 2.1 On 2018 January 24, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant to prepare a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to the Public Hearing.
- 2.2 The subject property is located on Kincaid Street, between Royal Oak Avenue and Dawn Avenue. This property is located within the Douglas - Gilpin neighbourhood and is designated Single Family Suburban in the Official Community Plan (OCP). Zoned P2 Administration and Assembly District, it currently accommodates the School District #41

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference#17-10017
 2018 December 05..... Page 3

administration offices, which are intended to be relocated to 4041 Canada Way. Appearing elsewhere on Council's agenda is a further report under a separate rezoning application for 4041 Canada Way (Rezoning Reference #17-10006).

- 2.3 Predominantly surrounding the site to the north, east, south and west are single-family dwellings of varying ages, developed under the R2 Residential District. To the south across Kincaid Street is a place of public worship (church). To the west beyond Royal Oak Avenue is the Forest Lawn Cemetery.
- 2.5 Given the proposed change from institutional to residential uses, as a result of this rezoning application, the applicant hosted a neighbourhood open house in advance of the application proceeding to a Public Hearing. The applicant hosted a Community Information Meeting on 2018 May 29 from 3:00 to 7:00 p.m. Notifications of the meeting were sent to 182 properties in the immediate area bound by Royal Oak to the west, Canada Way to the north and east, and Spruce Street to the south. The notification was also published in the Burnaby Now on 2018 May 23.
- 2.6 According to the applicant, 79 people attended the Community Information Meeting. At the meeting, a comment cards were provided to gauge the neighbours' support for the proposed development. In general, attendees were in support of the proposed single family development. However, some concerns were raised concerning the potential size and scale of dwellings, and the loss of trees on site. The proposal is consistent with the City's Official Community Plan.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Official Community Plan, encourage: a varied range of housing options (including single and two-family dwellings); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

3.0 GENERAL COMMENTS

- 3.1 The applicant is seeking to rezone the property from the P2 Administration and Assembly District to the R2 Residential District to facilitate subdivision of the property into 18 lots for the development of 18 new single family dwellings.

Under the R2 District, each lot with a single family dwelling shall have an area of not less than 668.88 m² (7,200 sq. ft.) and a width of not less than 18.28 m (60.0 ft.). The subject property has an area of 12,775.57 m² (137,515 sq. ft.) after necessary road dedications, and an average width of 176.02 m (1,895 ft.). The applicant proposes to create 18 lots with an average lot area of 710.09 (7,643 sq. ft.), ranging from 692.60 m² (7,4558 sq. ft.) to 8975.10 m² (9,420 sq. ft.). The proposed lots have an average lot width of 19.55 m (64 ft.), ranging from 19.00 m (62 ft.) to 23.98 m (79 ft.). The proposed lots meet the

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference#17-10017
 2018 December 05..... Page 4

minimum area and width requirements of the R2 District. The proposed subdivision is required to meet all the requirements of the R2 Residential District for the subdivision approval.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- the dedication of 2.13 m (7 ft.) along the Shelby Court frontage;
- the construction of Shelby Court to its final standard, complete with a 1.8 m (6 ft.) front boulevard with street trees and street lighting, a 1.5 m (5 ft.) concrete separated sidewalk, and a 1.2 m (4 ft.) back boulevard, across the development frontage;
- the construction of Kincaid Street to its final standard, complete with a 1.8 m (6 ft.) front boulevard with street trees and street lighting, a 1.5 m (5 ft.) concrete separated sidewalk, and a 1.2 m (4 ft.) back boulevard, across the development frontage;
- all necessary dedications will be determined by a detailed road geometric; and,
- the installation of sanitary sewer, storm sewer and waterline upgrades along Shelby Court and Kincaid Street, as necessary.

3.3 Development Cost Charges:

- Parkland Acquisition Charge
- School Site Acquisition Charge
- GVS & DD Sewerage Development Cost Charge

3.4 Engineering Environmental Services Division will need to review the submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area


Gross Site	- 13,119.97 m ² (141,222 sq.ft.)
Dedication	- 344.40 m ² (3,707 sq.ft.)
Net Site	- 12,775.57 m ² (137,515 sq. ft.)

4.2 Proposed Lot Yield - 18 Lots

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference#17-10017
2018 December 05..... Page 5

4.3 Development Area, Bulk and Massing

Development area, bulk and massing, including, but not limited to: minimum lot area, lot coverage, density, gross floor area, building height, required parking, and required landscaping would be in accordance with conditions of the Burnaby Zoning Bylaw R2 District.



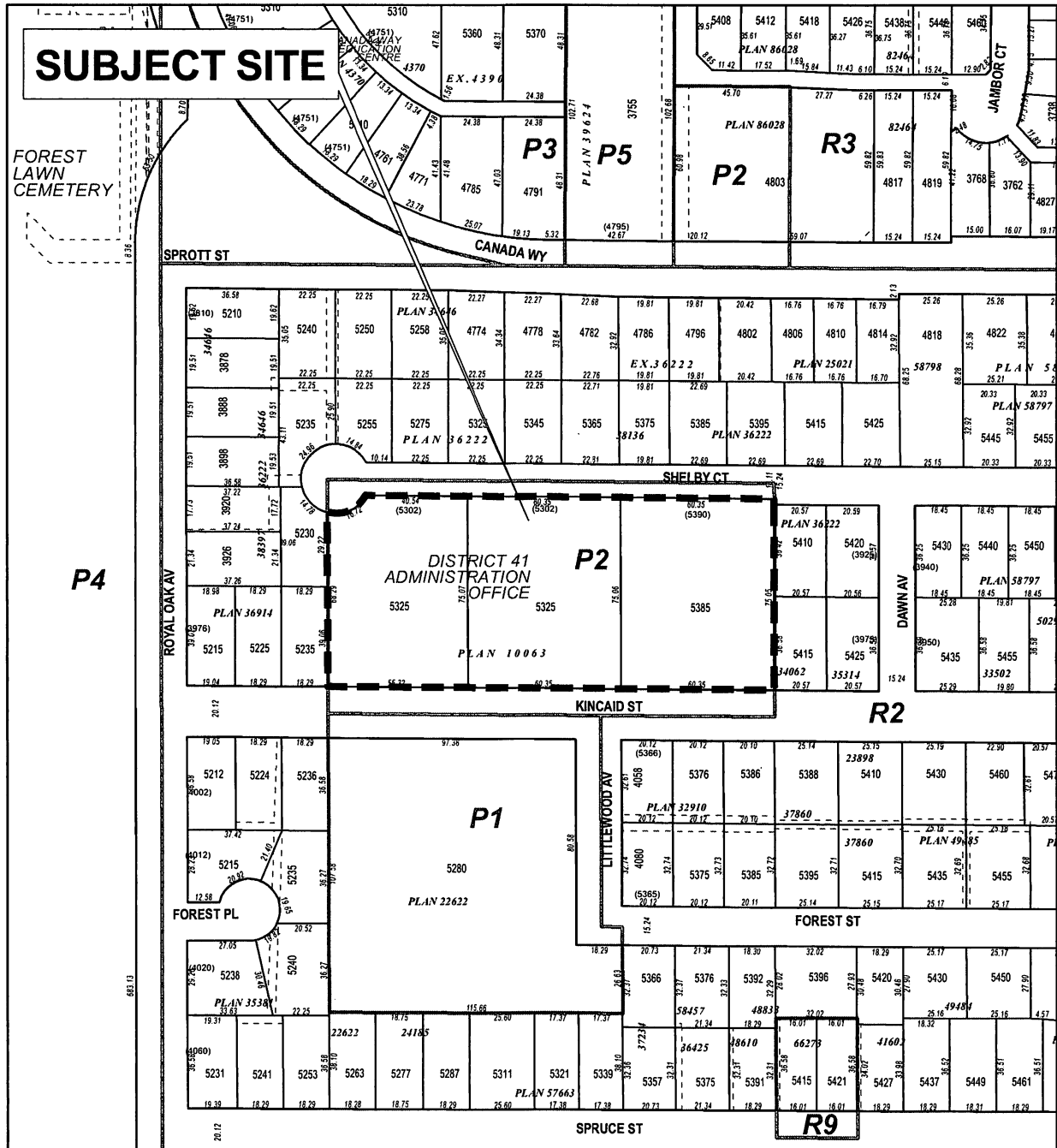
Lou Pelletier, Director
PLANNING AND BUILDING

JBS

Attachments

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2017\17-10017 5325 and 5385 Kincaid Street\Council Reports\Rezoning Reference 17-10017 PH Report 20181210.docx



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 03 2017

SCALE:

1:2,543

DRAWN BY:

AY

REZONING REFERENCE #17-10017
5325 AND 5385 KINCAID STREET



Subject Site

Sketch #1

PROPOSED SUBDIVISION PLAN OF
LOTS 13, 14 AND 15
EXCEPT: PART DEDICATED ROAD ON PLAN 36222
DISTRICT LOT 80 GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 10063

BCGS 92G.026

SCALE 1 : 400



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
THE INTENDED POST SIZE OF THIS PLAN IS 564 mm IN WIDTH BY
560 mm IN HEIGHT (D-SIZE) WHEN PLOTTED AT A SCALE OF 1:400

INTEGRATED SURVEY AREA No. 25 CITY OF BURNABY NAD83 (CBSR) 4.0 0.0 BC 1.0 VRD

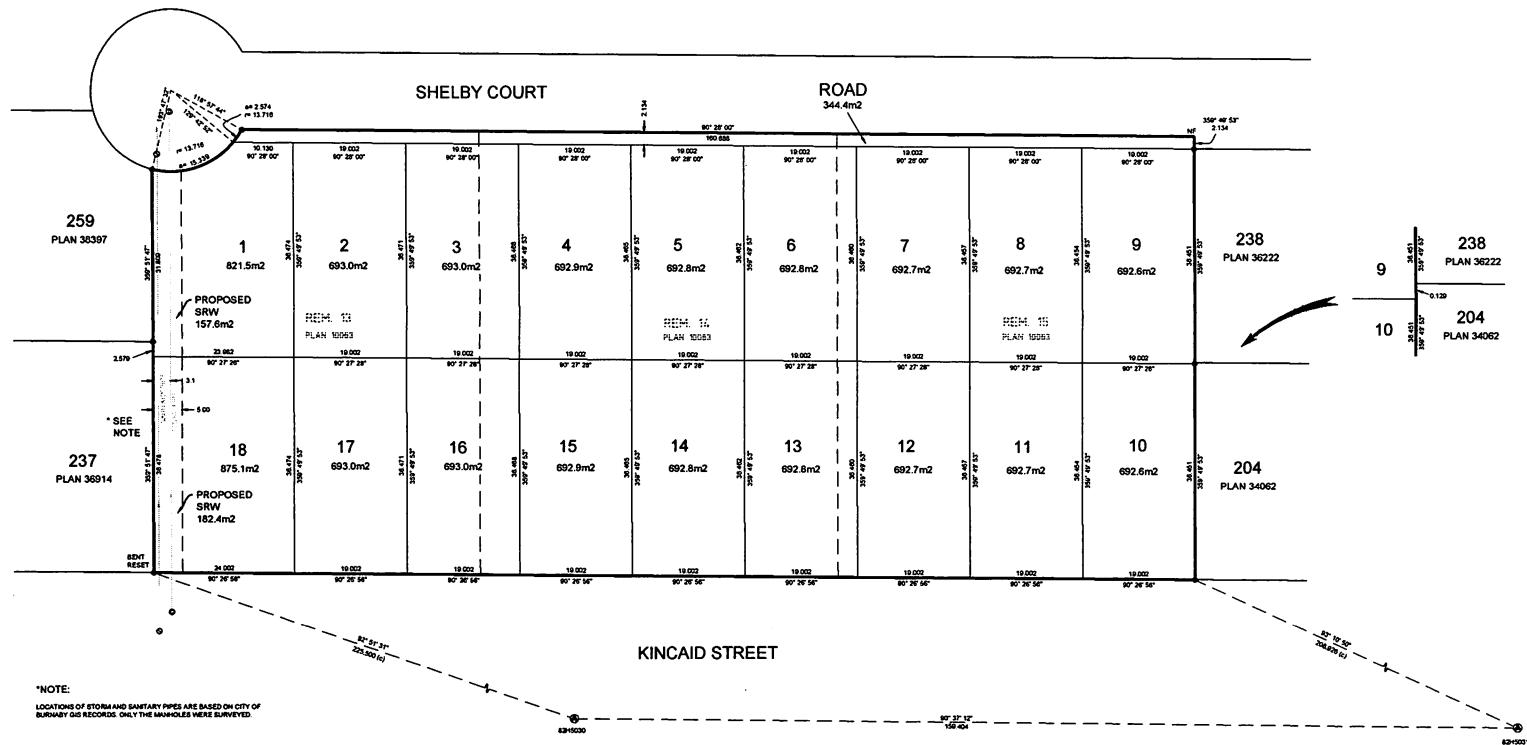
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC
CONTROL MONUMENTS E245020 AND E245021

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL
ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MAGNETIC
COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL
MONUMENTS E245020 AND E245021

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF
0.9995923 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS E245020
AND E245021

LEGEND:

SYMBOLS	DESCRIPTION
FOUND PLACED	
○	CONTROL MONUMENT
●	STANDARD IRON POST
□	LEAD PLUG
+	DENOTES A.M.C.
r	DENOTES RADIUS
(C)	DENOTES CALCULATED
m2	DENOTES SQUARE METRES
NOT	DENOTES NOTHING FOUND



UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) S.A.S.R.C. 1.0 VRD
NORTHING: 5455072.176
EASTING: 501051.106
POINT COMBINED FACTOR: 0.9995923
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.01

UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) S.A.S.R.C. 1.0 VRD
NORTHING: 5455072.155
EASTING: 501246.440
POINT COMBINED FACTOR: 0.9995918
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.01

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 01/11/2018
PAUL BARTLEY, BCLS #270

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF BURNABY

Sketch #2

PRELIMINARY

-24-



MELHAMMEY ASSOCIATES
LAND SURVEYING LTD.
Suite 200
13450 - 102 Avenue
Burnaby BC
Canada V5T 5G3
Tel 604 586 0381
File No.: 2113-05853-00-V-02 R1
ECP DATE

2)

Arriola, Ginger

From: Rosie Dhaliwal [REDACTED]
Sent: January 29, 2019 3:20 PM
To: Clerks
Cc: Roselene Dhaliwal
Subject: Objection to Burnaby Zoning Bylaw 1965, for public hearing Jan. 29. 2019
Attachments: Objection to Rezoning Proposals R.Dhaliwal.pdf

Hello,

Please find attached my letter of objection as I am not able to attend the public hearing.

Thank you,

--

Roselene Dhaliwal
7 - 3728 Thurston Street, Burnaby BC, V5H 0E6
[REDACTED]

Rez Ref # 17-10006 ; 17-10017 ; 17-33
Bylaw # 13970 ; 13971 ; 13972

7 – 3728 Thurston Street
Burnaby BC, V5H 0E6

January 29, 2019

Re: Public Hearing January 29, 2019, Burnaby Zoning Bylaw 1965

Dear Mayor Hurley and City Council:

I am writing as a property owner in Burnaby, my address is 7 – 3728 Thurston Street. I object to the following resolutions:

- Rez. #17-10017 to change 5325 and 5385 Kincaid Street From: P2 Administration and Assembly District To: R2 Residential District.
- Rez. #17-10006 for 4041 Canada Way which would permit construction of an adjoining building to Schou Street School for the Burnaby School District Offices.
- Rez. #17-33 which would permit the construction of two high rise buildings and one low rise.

My reasons for these objections are as follows:

- 1) Infrastructure in the City of Burnaby has not caught up with the recent development boom. Our streets are crowded already, we cannot afford to add additional highrises.
- 2) I use the field adjacent to the Schou Street School and appreciate the community programming from the existing structure. We cannot accommodate a new building for the School District at this site. It is currently a family oriented neighborhood with kids playing and residents enjoying the street and park with their family and pets. In addition the Carleton Seniors Centre, which has residents also using the sidewalks and crosswalk. The additional density of adding the School District offices is just not logical.
- 3) The City of Burnaby has already overdeveloped the Brentwood area without improving transit or roads for all of our residents and owners. This has become a safety hazard and a concern from my position as an existing home owner.

On another note, I've asked the City on multiple occasions to complete a sidewalk on Thurston Street where I own a townhouse, and despite it being a safety concern the City has not agreed to this request. It seems rather surprising that all of the proposed developments profit the City and do not consider the needs of all of the taxpayers.

May I add that your process for community consultation is flawed. Signs posted on the site of development should also include alternative methods for community members to share their feedback. It is simply not feasible or inclusive to ask folks with full time jobs, and families to attend a public hearing at City Hall. Thankfully the Burnaby Now highlighted the alternate method to provide feedback.

Sincerely,



Roselene Dhaliwal

7 – 3728 Thurston Street, Burnaby BC, V5H0E6



Arriola, Ginger

From: Shane Chow [REDACTED]
Sent: January 29, 2019 3:25 PM
To: Clerks
Subject: Objection to Rezoning
Attachments: Objection to Rezoning for School Board.pdf

Good Afternoon,

I would like to formally submit my objection to rezoning in Burnaby.

Regards,
Shane Chow

Rez Ref # 17-10006; 17-10017; 17-23

Bylaw # 13970; 13971; 13972

7 – 3728 Thurston Street
Burnaby BC, V5H 0E6

January 29, 2019

Re: Public Hearing January 29, 2019, Burnaby Zoning Bylaw 1965

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Sincerely,



Shane Chow

Arriola, Ginger

From: Sharon Staples [REDACTED]
Sent: January 29, 2019 4:41 PM
To: Clerks
Subject: Fwd: Rezoning #17-10017

Rez Ref # 17-10017

Bylaw # 13971

Thank you for taking my questions.

My first concern is regarding traffic. There is already a problem on Kincaid Street with the number of vehicles and the speed that these vehicles travel, on what should be a quiet side street. The problem is particularly exasperated when there are traffic issues on Canada Way. With 18 new single family homes, that could equal anywhere from 18 - 54 extra cars in the neighbourhood. Does the city plan to implement measures to slow traffic down? Please explain these measures.

My second concern is regarding the mature trees already on the school board property. These trees are extremely important to a multitude of wildlife (owls, bats, hawks, etc) and act as noise barriers from the freeway, Canada Way and even skytrain. How many, and which trees will be spared? How many trees will be replaced and who oversees their actual replacement?

Thank you,
 Sharon Staples
 5386 Kincaid Street
 Burnaby
 [REDACTED]



Item.....	
Meeting.....	2018 Dec 10

COUNCIL REPORT

TO: CITY MANAGER 2018 December 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-33
Woodlands (Concord Brentwood) Phase 2
Brentwood Town Centre Plan

ADDRESS: 2250 Yukon Crescent, 4827, 4829, Ptn. 4828 Dawson Street, 2235, 2285, Ptn. 2311 Delta Avenue, and Ptn. 2316 Beta Avenue (see *attached* Sketches #1 and #2)

LEGAL: See *Schedule A*

FROM: CD Comprehensive Development District (based on RM4s and RM5s Multiple Family District) and P3 Park and Public Use District

TO: Amended CD Comprehensive Development District (based on RM4s and RM5s Multiple Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Concord Brentwood Phase 2” prepared by Franc Architecture) and P3 Park and Public Use District

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 January 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site, in accordance with the terms outlined in Section 3.6 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-33
 Woodlands (Concord Brentwood) Phase 2
 Brentwood Town Centre Plan

2018 December 05Page 2

3. **THAT** the following be established as prerequisites to the completion of the rezoning:
- a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d. The submission of an undertaking to remove all improvements on 2316 Beta Avenue prior to occupancy.
 - e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
 - f. The completion of the sale of City property.
 - g. The dedication of any rights-of-way deemed requisite.
 - h. The consolidation and re-subdivision of the net site into two legal lots.
 - i. The granting of any necessary Covenants, including, but not necessarily limited to:
 - restricting the enclosure of balconies;
 - guaranteeing provision and maintenance of public art;
 - ensuring that the development density of individual parcels, 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;
 - guaranteeing the provision and continued operation of stormwater management facilities;
 - ensuring compliance with the approved acoustical study;
 - restricting commercial/retail uses on Dawson Street and Yukon Crescent from having obscured fenestration;
 - for the provision and ongoing maintenance of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA);

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-33
 Woodlands (Concord Brentwood) Phase 2
 Brentwood Town Centre Plan

2018 December 05Page 3

- 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 protection of suitable trees on-site during construction;
 - ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table; and,
 - guaranteeing the provision and maintenance of identified public greenways.
- j. The granting of any necessary easements and statutory rights-of-way, including, but not necessarily limited to easements and statutory rights-of-way:
 - guaranteeing access to public open spaces fronting the development on Dawson Street and Yukon Crescent;
 - guaranteeing access to public greenways; and,
 - guaranteeing access to common amenities (super club).
- k. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure (including the BNSF/CN Railway), and other nearby development.
- l. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- m. Compliance with the Council-adopted sound criteria.
- n. Submission of a Site Profile and resolution of any arising requirements.
- o. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- p. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- q. The review of on-site commercial and residential loading facilities by the Director Engineering.
- r. The provision of facilities for cyclists in accordance with this report.
- s. The review of a detailed Sediment Control System by the Director Engineering.

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 From: Director Planning and Building
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 Woodlands (Concord Brentwood) Phase 2
 Brentwood Town Centre Plan
 2018 December 05Page 4

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

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of two high-rise residential buildings, one mid-rise residential building, low-rise residential podium, common amenities (super club), and street oriented retail uses atop, and fronting, underground and structured parking.

2.0 BACKGROUND

- 2.1 On 2016 June 13, Council gave Final Adoption to Rezoning Reference #13-20, which established a Conceptual Master Plan framework, companion Design Guidelines and a detailed first phase of development for the subject site. The intent of the Master Rezoning was to provide a framework for land use and built form to guide site specific rezoning applications for the overall Woodlands site.

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 From: Director Planning and Building
 Re: REZONING REFERENCE #17-33
 Woodlands (Concord Brentwood) Phase 2
 Brentwood Town Centre Plan

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- 2.2 On 2017 October 02, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2.3 The site is comprised of portions of eight lots (see Sketch #1 *attached*). The portion of the site to be developed is currently vacant, while the portion of the lot to the south at 2316 Beta Avenue is improved with several older industrial buildings and outdoor storage uses. Directly to the north is Phase 1b of the Woodlands Site Master Plan, which has been approved for the development of two high-rise multiple-family buildings (Rezoning Reference #16-25). To the east and west of the subject site are recent high-rise and low-rise multiple-family buildings developed under Rezoning References #04-19, #06-40 and #06-60. To the northwest, across Yukon Crescent is Phase 1a of the Woodlands Site Master Plan. To the south are future phases of the Woodlands Site, including a new City-owned park, with the Burlington Northern Santa Fe (BNSF) Rail Tracks beyond. Vehicular access to the site is from both Yukon Crescent and Dawson Street.
- 2.4 The Brentwood Town Centre Development Plan, Woodlands Site Master Plan and executed density allocation covenant permits a blended residential floor area ratio (FAR) of 1.7 FAR (RM4), 3.6 FAR (RM4s) and 5.0 FAR (RM5s) across the master plan area. The master plan also permits 4,645.15 m² (50,000 sq.ft.) of commercial floor area under the C2 Neighbourhood Commercial District within Phase 2. As a result, Phase 2 has a proposed residential FAR of 4.72 on the net site and a proposed commercial FAR of 0.25.
- 2.5 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

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

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 Woodlands (Concord Brentwood) Phase 2
 Brentwood Town Centre Plan

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transit; and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

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

3.0 GENERAL COMMENTS

- 3.1 Phase 2 of the Woodlands Master Plan development is located within the "Flatlands" character area. The site measures approximately 18,954.90 m² (204,029 sq.ft.) in area (subject to detailed survey) and fronts the future Dawson Street and Yukon Crescent. Phase 2 consists of two high-rise residential buildings, one mid-rise residential building, a low-rise residential podium, common amenities (super club), and street oriented retail uses atop, and fronting, underground and structured parking. The Master Plan identifies the maximum building height of Tower 6 as between 40 and 50 storeys, Tower 5 as between 35 and 45 storeys, and two terracing mid-rise buildings of between 4 and 18 storeys. As part of Phase 1b, considerations of the design were made to ensure sightlines from Lougheed Highway and the grand stair, toward the Metrotown skyline and the new Brentwood South park site. As such, the terracing mid-rise forms have been removed and gross floor area arranged as proposed in order to maintain these southern sightlines, as well as to reduce shadowing of the Stickleback Creek public pedestrian pathway. In this regard, under the subject application, Tower 5 (west) measures 45 floors in height, and Tower 6 (east) measures 50 floors in height and the mid-rise measures 18 floors in height, inclusive of the four storey commercial/residential podium below. The proposed building heights and massing are in accordance with the approved Master Plan and executed density allocation covenant.

Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality; thus meeting the high standard for such development in the City's town centre areas. One of the key components of this phase is its relationship to the future Brentwood Park South located across Dawson Street, and the Stickleback riparian corridor and trail.

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To maximize the setbacks to the approved multiple-family development to the north in Phase 1b, a greenway/urban trail connection between Yukon Crescent and the Stickleback Creek riparian walkway has been provided. To animate this northern façade, and provide improved visibility of the trail connection, the entrance to the common amenity (super club) has been located at the north side of the building, expressed with a highly glazed façade. On the west side on Yukon Crescent, and the south side on Dawson Street are commercial retail units, which could accommodate cafes and restaurants, as well as the entrance to a locally serving grocery store. On the east side of the site are individually access townhomes fronting the Stickleback Creek riparian area and public access walkway.

- 3.2 A total of 804 apartment units and 21 townhouse units are proposed for Phase 2. Commercial loading will be provided at-grade, but enclosed by residential, amenity and commercial uses. Four levels of commercial and residential parking is also provided underground. This phase is proposed to provide the broadest mix of housing types, with a majority of units being 2 – 3 bedroom units, to suit the space and location needs of all residents across the demographic spectrum.

The development proposal meets the required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per residential unit (0.1 of which is for visitor parking). To support the residential and commercial parking ratio, the developer has also provided for transportation alternatives. First, given the subject site's proximity to the Brentwood and Holdom SkyTrain Stations, the developer is providing 135 (15% of total residential units provided) transit passes (two zones) for two years to be made available to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking. Finally, the development will provide a minimum of 825 Electric Vehicle (EV) plug-in stations (100% of off-street resident parking) as per Burnaby Zoning Bylaw requirements. Further, opportunities for car share on-site will be pursued, where feasible. This arrangement would provide greater access to alternative transportation for a greater number of residents in that the cars would be for the exclusive use of the development's residents, with ownership resting with the strata corporation. Moreover, by providing EV plug-ins for every parking spot, electric vehicle ownership in a multi-family context is facilitated, thus further enabling sustainable transportation choices. A Section 219 Covenant and sufficient security will be required to guarantee the proposed alternative transportation options.

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

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- 3.3 Given the site's Town Centre location, the applicant is proposing to utilize the available supplemental density provisions indicated within the Zoning Bylaw, and as outlined in the executed density allocation covenant. In so doing, the applicant would achieve an additional 26,819.53 m² (288,683 sq.ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Public Safety and Community Services Department would be requested to initiate 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 Brentwood Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a proposed Brentwood Community Centre.

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

- 3.4 As a master planned neighbourhood, each individual phase will be provided with on-site amenities such as guest suites, multi-purpose, study, music and games rooms to meet the needs of residents. However, in addition to the provided on-site amenities within each phase, combined amenities (super club) to serve all phase residents are proposed within Phase 2. The super club, measuring 2,868.66 m² (30,878 sq.ft.), encompasses sports and leisure facilities, such as a fitness studio, ping pong room, half court basketball gym, and swimming pool and spa. In order to achieve the range of amenities provided across all three phases, the total allowable amenity exemption of 5% of gross floor area has been redistributed by way of a density allocation covenant and master easement agreement.
- 3.5 A master phasing and servicing covenant for the Woodlands Master Plan has been executed and outlines the required servicing for each phase of development. Notwithstanding, the Director Engineering will be requested assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Dawson Street across the development frontage to its final Town Centre collector standard with a separated urban trail, street trees, street and pedestrian lighting, and related public amenities;
 - construction of a bridge connection on Dawson Street across Stickleback Creek;
 - construction of Yukon Crescent to Town Centre to its final local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-33
 Woodlands (Concord Brentwood) Phase 2
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- construction of the Douglas Road/Delta Avenue and Lougheed Highway intersection with street and pedestrian lighting, an updated traffic signal, left turn lanes, and pedestrian and cycling crossings on all legs of the intersection. The required works are to maintain and improve the functionality of the existing intersection.
- construction of a new asphalt public pedestrian walkway with cycling provisions adjacent along the north property line adjacent Phase 1b;
- construction of a new crushed granite public pedestrian pathway within the Stickleback Creek Riparian corridor adjacent the east property line;
- storm, sanitary sewer and water main upgrades as required;
- proportionate contribution toward replacement of the Beta Avenue sanitary pump station; and,
- proportionate contribution toward proposed Beta Avenue pedestrian and cycling overpass.

To support the foregoing servicing requirements of Phase 2, an approximate 25 m (82ft.) dedication for the construction of Dawson Street is required.

- 3.6 The consolidation of the proposed development site includes portions of three City-owned properties at 4827, 4829 Dawson Street and 2285 Delta Avenue (former road right-of-way). Given that the dedications for Lougheed Highway, Yukon Crescent and Dawson Street, measuring 8,718 m² (93,839 sq.ft.), exceeds the road closure area within the Woodlands Site, measuring 8,485 m² (91,332 sq.ft.), Council in a report dated 2015 June 30 approved the transfer of road closure areas to the applicant at no cost through each site specific rezoning application. Based on this, 4827, 4829 Dawson Street and 2285 Delta Avenue will be transferred to the applicant at no cost, with the exception of document and registration fees, and Provincial Property Transfer Tax.
- 3.7 The developer is required to provide 165 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. Additional adaptable units have been provided and are subject to Building review. A total of 9 handicapped parking stalls will be provided in relation to the residential components of the development. All of the handicapped stalls are located within the underground residential parking areas. Residential handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.8 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 guaranteeing the provision and maintenance of public art;

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- Section 219 Covenant ensuring that the density of the development of individual parcels, air space parcels and strata lots comply with the approved CD Zoning for the site;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant restricting commercial/retail uses on Dawson Street and Yukon Crescent from having obscured fenestration;
 - Section 219 Covenant for the protection and enhancement of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA);
 - 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 to protect existing on-site trees during construction;
 - Section 219 Covenant for the provision and ongoing maintenance of on-site car share vehicles and parking stalls;
 - Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table;
 - Section 219 Covenant and Statutory right-of-way Covenant guaranteeing the provision and maintenance of identified public greenways;
 - Statutory right-of-way providing public pedestrian and fire access to open spaces fronting Dawson Street; and,
 - Easement providing resident access to the on-site common amenity (super club).
- 3.9 Due to the proximity of the subject site to the Millennium SkyTrain Line and Lougheed Highway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.10 Provision of nine separate car wash stalls is required.
- 3.11 As the site will be extensively excavated for the proposed development and site remediation, an arbourist's report and tree survey will be required prior to Final Adoption identifying on-site trees to be removed or retained. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. Any trees to be retained will be protected by Section 219 Covenant. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 3.12 A suitable engineered design to the approval of the Director Engineering will be required for a site specific on-site stormwater management system in line with the approved master storm water management plan, as well as a Section 219 Covenant to guarantee its

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provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

- 3.13 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System for Phase 2 prior to Final Adoption.
- 3.14 The review of a site profile application and resolution of any resultant conditions is required.
- 3.15 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the Phase 2 development.
- 3.16 The submission of a suitable Solid Waste and Recycling Plan for Phase 2 to the approval of the Director Engineering is required.
- 3.17 The submission of a detailed commercial and residential loading management plan for Phase 2 to the approval of the Director Engineering is required.
- 3.18 The following development cost charges apply:
- a) Parkland Acquisition Charge
 - b) School Site Acquisition Charge
 - c) GVS&DD Sewerage Charge

4.0 DEVELOPMENT PROPOSAL – PHASE 2

4.1 Site Area

Phase 2 Net Site	-	18,954.90 m ² (204,029 sq.ft.) (subject to detailed survey)
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4.2 Density

Permitted and Provided

Floor Area Ratio (FAR)

Residential Floor Area Ratio (FAR)	-	4.72 FAR
<u>Commercial Floor Area Ratio (FAR)</u>	-	<u>0.25 FAR</u>
Combined TOTAL FAR	-	4.97 FAR

Residential Gross Floor Area (GFA)	-	89,398.27 m ² (962,275 sq.ft.) (inclusive of 288,263 sq.ft. amenity bonus)
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 Woodlands (Concord Brentwood) Phase 2
 Brentwood Town Centre Plan

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Residential Amenity Space

Phase 2	-	1,271.00 m ² (13,681 sq.ft.)
Super Club	-	2,868.66 m ² (30,878 sq.ft.) (exempted from FAR)
Adaptable Unit Exemption	-	356 m ² (3,840 sq.ft.)
Commercial Gross Floor Area (GFA)	-	4,645.15 m ² (50,000 sq.ft.)
Combined TOTAL GFA	-	94,443.42 m ² (1,012,275 sq.ft.)
4.3 <u>Height</u> (above grade)	-	18 storey mid-rise apartment fronting Yukon Crescent
	-	45 storey high-rise apartment fronting Dawson Street
	-	50 storey high-rise apartment fronting Dawson Street
	-	4 storey commercial/ residential/amenity podium

4.4 Residential Unit Mix

Mid-Rise

12	1 Bedroom	601 sq.ft.
13	1 Bedroom (Adaptable)	697 sq.ft.
36	2 Bedroom	896 - 925 sq.ft.
12	2 Bedroom (Adaptable)	872 sq.ft.
24	3 Bedroom	1,191 - 1,199 sq.ft.
1	1 Bedroom + Den Penthouse	1,378 sq.ft.
4	2 Bedroom Penthouse	1,752 - 1,982 sq.ft.
2	3 Bedroom Penthouse	2,166 - 2,216 sq.ft.

MID-RISE TOTAL: 104 Apartment Units

Tower 5

39	1 Bedroom (Adaptable)	604 sq.ft.
65	1 Bedroom + Den	620 sq.ft.
13	2 Bedroom	838 - 940 sq.ft.
40	2 Bedroom (Adaptable)	853 sq.ft.

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79	2 Bedroom + Den	1018 sq.ft.
78	3 Bedroom	1,203 - 1,272 sq.ft.
1	1 Bedroom Penthouse	1,279 sq.ft.
3	2 Bedroom Penthouse	1,600 sq.ft.
2	3 Bedroom Penthouse	1,600 - 2,000 sq.ft.

TOWER 5 TOTAL: 320 Apartment Units

Tower 6

44	1 Bedroom (Adaptable)	606 sq.ft.
70	1 Bedroom + Den	620 sq.ft.
18	2 Bedroom	838 - 940 sq.ft.
44	2 Bedroom (Adaptable)	853 sq.ft.
88	2 Bedroom + Den	1018 sq.ft.
88	3 Bedroom	1,269 - 1,307 sq.ft.
1	1 Bedroom Penthouse	1,131 sq.ft.
3	2 Bedroom Penthouse	1,600 sq.ft.
2	3 Bedroom Penthouse	1,600 - 2,000 sq.ft.

TOWER 6 TOTAL: 358 Apartment Units

Podium

4	2 Bedroom Garden Apartments	864 sq.ft.
1	1 Bedroom Apartment	603 sq.ft.
9	2 Bedroom Apartments	898 - 1,123 sq.ft.
8	3 Bedroom Apartments	1,123 - 1,250 sq.ft.
7	2 Bedroom Townhouse	1,369 sq.ft.
14	3 Bedroom Townhouse	1,430 - 1,823 sq.ft.

PODIUM TOTAL: 43 Podium Units

PHASE 2 TOTAL UNITS: 825 UNITS

4.5 Parking

Vehicle Parking

Residential Parking

825 Units
 (Required 1.1 spaces/unit)

Required

- 908
 (inclusive of 86 visitor spaces, 9
 handicapped parking stalls)

Provided Spaces

1001

To: City Manager
 From: Director Planning and Building
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 Woodlands (Concord Brentwood) Phase 2
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Car Wash Stalls	- 9	10
Car Share Stalls	- 9	9
Residential Loading	- 5	5
<u>Commercial Parking</u>	<u>Required</u>	<u>Provided Spaces</u>
Retail 1,487 m ² @ 1 space / 46 m ²	- 33	36
Grocery 3,159 m ² @ 1 space / 14 m ²	- 226	226
Commercial Loading	- 4	5
<u>Bicycle Parking</u>	<u>Required</u>	<u>Provided Spaces</u>
Resident Lockers - 2/unit @ 825 units	- 1,650	1650
Visitor Lockers/Racks - 0.2/unit @ 825 units	- 165	165
Commercial Racks – 10% of required parking	- 26	26

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

Phase 2 specific amenities facilities are located on the all four floors of the podium. Amenities include amenity lobbies with seating area and concierge; multi-purpose rooms and guest suites. There are also two large outdoor amenity area on the roof of the podium and below the elevated towers. The lower courtyard provides areas for children's play, outdoor seating, and lounge/BBQ area. The upper podium deck provides an outdoor fitness circuit and running path, putting green, and overlook areas of the Park and Stickleback Creek riparian area. The master plan amenity (super club) accommodates fitness and leisure facilities for all phases of the development, including a bowling alley, fitness gym, ½ court basketball, ping pong area, and indoor swimming pool and spa. The total internal amenity area within Phase 2, including the super club, measures 4,139.67 m² (44,559 sq.ft.), which is less than the permitted 5% or 4,469.94 m² (48,114 sq.ft.) permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw.


 Lou Pelletier, Director
 PLANNING AND BUILDING

JBS:tn

Attachments

cc: City Solicitor

City Clerk

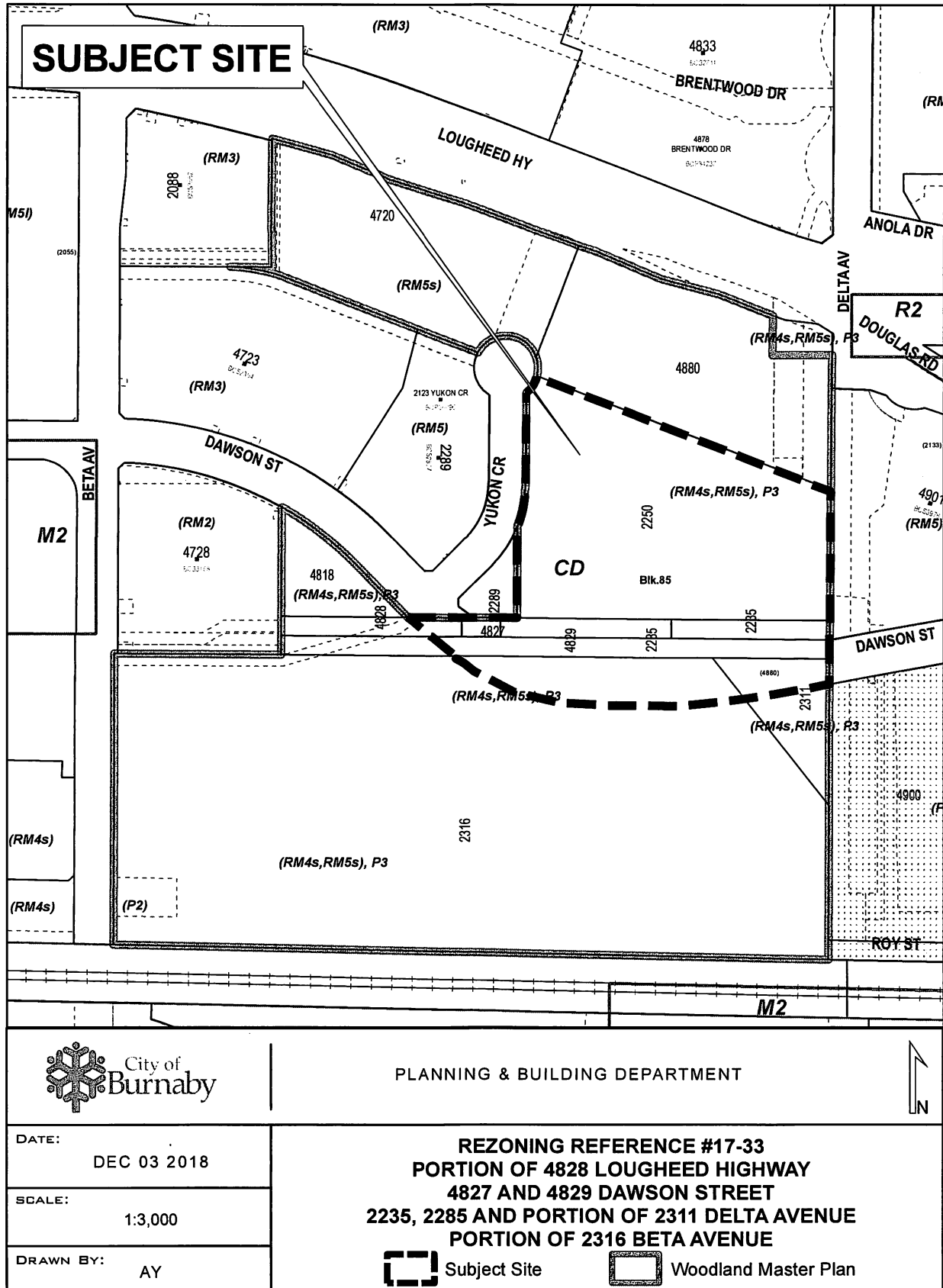
P:\49500 Rezoning\20 Applications\2017\17-33 Concord Woodlands Ph 2\Council Reports\Rezoning Reference 17-33 PH Report 20181210.Docx

SCHEDULE A

REZONING 17-00033

ADDRESS	LEGAL DESCRIPTION	PID
2250 Yukon Crescent	Lot 124 District Lot 124 Group 1 New Westminster District Plan 36610	002-853-051
4827 Dawson Street	That Part Of District Lot 124 Group 1 New Westminster District Shown On Plan Epp56449 As Parcel 3	029-890-217
Ptn.4828 Dawson Street	Block 86, Except: Firstly; Part In Plan 13192, Secondly; Part In Plan Bcp20675, District Lot 124 Group 1 New Westminster District Plan 3348	025-313-266
4829 Dawson Street	Lot A, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	025-313-207
2235 Delta Avenue	Lot B, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	026-056-207
2285 Delta Avenue	Lot "D", Except Part In Plan Bcp20675 District Lot 124 Group 1 New Westminster District Plan 3348	010-995-889
Ptn.2311 Delta Avenue	Parcel "One" (Explanatory Plan 13194) Of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District	007-313-039
Ptn. 2316 Beta Avenue	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 Except Parcel 1 (Explanatory Plan 13194) New Westminster District	001-506-986

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Sketch #1

Arriola, Ginger

From: Lily Li [REDACTED]
Sent: January 28, 2019 8:51 PM
To: Clerks
Subject: written submission on Rezoning #17-33

Rez Ref # 17-33
 Bylaw # 13972

Dear Burnaby Council,

We received the notice of public hearing recently regarding the rezoning #17-33. Our home is located right facing the side where the construction will happen (east side of 2289 Yukon Crescent), and we are concerned that the construction will be quite noisy and dusty and will affect our living conditions.

First, we are worried about the construction noises that may be too loud for us, since we are facing directly towards the site of construction, and especially if the construction starts in the early morning. It will affect the our sleep and our cognitive well-being. Currently, from the construction already going on, we have to suffer from sleep deprivation due to the construction starting in the early morning and ending quite late.

Second, we are worried about the dirt particles and dust that will eventually flow into our room as a result from all those construction. It will also accumulate in our balcony as well, as it is already happening. Currently, there is the construction on setting up the base, which is already quite noisy during the early morning and our balcony is always piled with dust from construction site. We never had any accumulation of dust in vast amounts, but recently we noticed that our balcony has been frequently coated with dust particles from the constructions that already happened, despite our effort to clean it everyday.

Lastly, we are worried about the road (along Yukon Crescent leading to our parkway) getting blocked during construction, since it is already quite narrow. Also the new residence may also take up more spaces if they parked along that street. Which will make it more difficult to drive through, as the street is already quite narrow.

We hope that the council can help us think of a way to resolve these issues before the construction begins.

Our address is: 1203-2289 Yukon Crescent

Our phone number is: [REDACTED]

Once again, thank you so much for your consideration.

Best Regards,
 Lily

Arriola, Ginger

From: Paul Britton [REDACTED]
Sent: January 29, 2019 8:48 AM
To: Clerks
Subject: Rezoning #17-33 Bylaw 13972 Concord Development

January 29th 2019

To: Office of the City Clerk
 4949 Canada Way
 Burnaby, B.C
 V5G 1M2

Rez Ref # 17-33
 Bylaw # 13972

Re: Rezoning #17-33, Bylaw 13972

Dear Mayor and Council,

We write today in regards to the Rezoning 17-33 the Concord Development on Dawson and Yukon Cres. Our greatest concern over this entire redevelopment is the city has not constructively looked at how many vehicles will now be using Yukon Crescent when the project is completed and fully built out. With the majority of vehicles entering and leaving Yukon Crss from the 4 towers located along Lougheed and then these new proposed towers with the above rezoning plus the daycare and any new retail. It will cause a bottle neck along Yukon Cres. Similar to what you see in Vancouver at Davie and Pacific as Davie dead ends but has access to retail and condos residents.

We ask the city to look at ways of distributing the traffic entering the proposed site perhaps from a new street located on the East side of the development or improve traffic calming on Yukon Cres and Dawson street such as you see in the Olympic Village Development as drivers are not able to speed along as they are now. Hopefully encouraging them to take transit, walk or ride to work.

Parking is already a major issue in the area, we hope the city will take this into consideration when requiring the development and either install Resident Only Street parking or ensure the development has more parking or co-op cares etc. Currently too many people park in the area and take the train or bus leaving the area as a mini park and ride and hindering street parking for the residents.

I thank you for your consideration in this matter

Paul Britton
 201-2289 Yukon Cres
 Burnaby, BC
 V5C 0B2

--

"il riso fa buon sangue"
 laughter is the best medicine

Arriola, Ginger

From: Robbie Dhaliwal [REDACTED]
Sent: January 29, 2019 4:19 PM
To: Clerks
Subject: Public Hearing Letter Submission - 1/29/19
Attachments: H. Dhaliwal Objection to Rezoning Proposals Jan.29 2019.docx

Good afternoon,

Please see attached for my submission.

Kind regards,
Harman (Robbie) Dhaliwal

Rez Ref # 17-10006; 17-33
Bylaw # 13970; 13972

#202 – 4025 Norfolk Street
Burnaby BC, V5G 0A5

January 29, 2019

Re: Public Hearing January 29, 2019, Burnaby Zoning Bylaw 1965

Dear Mayor Hurley and City Council:

I am writing as a property owner in Burnaby, my address is #202 – 4025 Norfolk Street. I object to the following resolutions:

- Rez. #17-10006 for 4041 Canada Way which would permit construction of an adjoining building to Schou Street School for the Burnaby School District Offices.
- Rez. #17-33 which would permit the construction of two high rise buildings and one low rise.

My reasons for these objections are as follows:

- 1) I use the field adjacent to the Schou Street School and appreciate the community programming from the existing structure. We cannot accommodate a new building for the School District at this site. It is currently a family oriented neighborhood with kids playing and residents enjoying the street and park with their family and pets. In addition, the Chartwell Carlton Retirement Residence has residents using the sidewalks and crosswalk. The sidewalk and road are already quite dangerous as late students speed around the turn to get to Schou. The re-location of the Burnaby School District offices to this site lacks sound reasoning.
- 2) The City of Burnaby has already overdeveloped the Brentwood area without improving transit or roads for our residents and owners. This has become a safety hazard and a concern from my position as an existing home owner.

Sincerely,

Harman (Robbie) Dhaliwal
#202 – 4025 Norfolk Street
Burnaby, BC V5G 0A5

Arriola, Ginger

From: Rosie Dhaliwal [REDACTED]
Sent: January 29, 2019 3:20 PM
To: Clerks
Cc: Roselene Dhaliwal
Subject: Objection to Burnaby Zoning Bylaw 1965, for public hearing Jan. 29, 2019
Attachments: Objection to Rezoning Proposals R.Dhaliwal.pdf

Hello,

Please find attached my letter of objection as I am not able to attend the public hearing.

Thank you,

--

Roselene Dhaliwal
 7 - 3728 Thurston Street, Burnaby BC, V5H 0E6
 [REDACTED]

Rez Ref # 17-10006 ; 17-10017 ; 17-33
 Bylaw # 13970 ; 13971 ; 13972

7 – 3728 Thurston Street
Burnaby BC, V5H 0E6

January 29, 2019

Re: Public Hearing January 29, 2019, Burnaby Zoning Bylaw 1965

Dear Mayor Hurley and City Council:

I am writing as a property owner in Burnaby, my address is 7 – 3728 Thurston Street. I object to the following resolutions:

- Rez. #17-10017 to change 5325 and 5385 Kincaid Street From: P2 Administration and Assembly District To: R2 Residential District.
- Rez. #17-10006 for 4041 Canada Way which would permit construction of an adjoining building to Schou Street School for the Burnaby School District Offices.
- Rez. #17-33 which would permit the construction of two high rise buildings and one low rise.

My reasons for these objections are as follows:

- 1) Infrastructure in the City of Burnaby has not caught up with the recent development boom. Our streets are crowded already, we cannot afford to add additional highrises.
- 2) I use the field adjacent to the Schou Street School and appreciate the community programming from the existing structure. We cannot accommodate a new building for the School District at this site. It is currently a family oriented neighborhood with kids playing and residents enjoying the street and park with their family and pets. In addition the Carleton Seniors Centre, which has residents also using the sidewalks and crosswalk. The additional density of adding the School District offices is just not logical.
- 3) The City of Burnaby has already overdeveloped the Brentwood area without improving transit or roads for all of our residents and owners. This has become a safety hazard and a concern from my position as an existing home owner.

On another note, I've asked the City on multiple occasions to complete a sidewalk on Thurston Street where I own a townhouse, and despite it being a safety concern the City has not agreed to this request. It seems rather surprising that all of the proposed developments profit the City and do not consider the needs of all of the taxpayers.

May I add that your process for community consultation is flawed. Signs posted on the site of development should also include alternative methods for community members to share their feedback. It is simply not feasible or inclusive to ask folks with full time jobs, and families to attend a public hearing at City Hall. Thankfully the Burnaby Now highlighted the alternate method to provide feedback.

Sincerely,



Roselene Dhaliwal

7 – 3728 Thurston Street, Burnaby BC, V5H0E6



Arriola, Ginger

From: Shane Chow <shane.chow@gmail.com>
Sent: January 29, 2019 3:25 PM
To: Clerks
Subject: Objection to Rezoning
Attachments: Objection to Rezoning for School Board.pdf

Good Afternoon,

I would like to formally submit my objection to rezoning in Burnaby.

Regards,
Shane Chow

Rez Ref # 17-10006; 17-10017; 17-33

Bylaw # 13970; 13971; 13972

7 – 3728 Thurston Street
Burnaby BC, V5H 0E6

January 29, 2019

Re: Public Hearing January 29, 2019, Burnaby Zoning Bylaw 1965

Dear Mayor Hurley and City Council:

I am writing as a property owner in Burnaby, my address is 7 – 3728 Thurston Street. I object to the following resolutions:

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- 3) The City of Burnaby has already overdeveloped the Brentwood area without improving transit or roads for all of our residents and owners. This has become a safety hazard and a concern from my position as an existing home owner.

On another note, I've asked the City on multiple occasions to complete a sidewalk on Thurston Street where I own a townhouse, and despite it being a safety concern the City has not agreed to this request. It seems rather surprising that all of the proposed developments profit the City and do not consider the needs of all of the taxpayers.

May I add that your process for community consultation is flawed. Signs posted on the site of development should also include alternative methods for community members to share their feedback. It is simply not feasible or inclusive to ask folks with full time jobs, and families to attend a public hearing at City Hall. Thankfully the Burnaby Now highlighted the alternate method to provide feedback.

Sincerely,



Shane Chow



Item
Meeting 2018 Dec 10

COUNCIL REPORT

TO: CITY MANAGER 2018 December 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-38**
High Rise Apartment Tower with Street-Oriented Townhouses
Brentwood Town Centre Plan

ADDRESS: 4455 Alaska Street and portion of lane and Willingdon Avenue (see *attached* Sketches #1 and #2).

LEGAL: Lot A District Lot 119 Group 1 NWD Plan 40447 and Portion of Lane and Road

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Alaska Street Residential High-rise Development" prepared by dys Architecture)

APPLICANT: Amacon Construction Ltd
500- 856 Homer Street
Vancouver, BC V6B 2W5
Attention: Chris Quigley

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 January 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 3.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 3.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-38
 High Rise Apartment Tower with Street-Oriented Townhouses
 2018 December 05 Page 2

4. **THAT** the following be established as prerequisites to the completion of the rezoning:

- a. The submission of a suitable plan of development.
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The submission of an undertaking to remove all improvements within six months of Final Adoption of the Bylaw.
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.5 of this report.
- f. The dedication of any rights-of-way deemed requisite.
- g. The completion of the Highway Closure Bylaw.
- h. The completion of the sale of City property.
- i. The consolidation of the net site into one legal lot.
- j. The granting of any necessary Easements, Covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant guaranteeing the provision and maintenance of signature art;
 - 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 compliance with the approved acoustic study;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-38
 High Rise Apartment Tower with Street-Oriented Townhouses
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- Section 219 Covenant guaranteeing the continued operation and maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the site can be used safely in accordance with the approved geotechnical report;
 - Section 219 Covenant ensuring that the project does not draw down the water table;
 - Section 219 Covenant ensuring the achievement of a green building design; and,
 - Statutory Right-of-Way guaranteeing public use of and access to the stairway and associated landings between Willingdon Avenue and Alaska Street;
- k. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure (including the BNSF/CN Railway lines) and other nearby development.
- l. The approval of the Ministry of Transportation of the rezoning application.
- m. The undergrounding of existing overhead wiring abutting the site where feasible.
- n. Compliance with the Council-adopted sound criteria.
- o. Submission of a Site Profile and resolution of any arising requirements.
- p. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- q. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- r. The review of on-site residential loading facilities by the Director Engineering.
- s. The review of a detailed Sediment Control System by the Director Engineering.
- t. 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.
- u. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.

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- v. The provision of facilities for cyclists in accordance with this report.
- w. Compliance with the guidelines for underground parking for visitors.
- x. The deposit of the applicable Parkland Acquisition Charge.
- y. The deposit of the applicable GVS & DD Sewerage Charge.
- z. The deposit of the applicable School Site Acquisition Charge.
- aa. 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of a 22-storey residential apartment building with ground oriented townhouses and underground parking.

2.0 BACKGROUND

- 2.1 On 2017 October 02, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2.2 The subject site is comprised of a single lot, which are currently occupied by an older industrial building. Directly to the west is the CN Railway with industrial buildings beyond. To the south is Alaska Street with the BNSF Railway and auto dealerships on Still Creek Drive beyond which are undergoing a Master Plan Rezoning Process under Rezoning Reference #17-36. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north, across the lane, is a proposed 23 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #16-43 (currently at building permit). Vehicular access to the site is from the lane between Alaska Street and Juneau Street.
- 2.3 The Brentwood Town Centre Development Plan designates the subject site for high-density multiple-family residential development based on the RM4s Multiple Family Residential

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District as a guideline. In accordance with the Council-adopted policy regarding application of 's' category zoning, the development is subject to there being significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, a high quality urban design and superior architectural expression. This site is also considered suitable for the proposed development given its strategic location in relation to the Millennium SkyTrain line and the nearby Brentwood SkyTrain station.

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

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

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

Further, Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options; improved neighbourhood 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 the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

- 2.5 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 concept is for a single 22-storey apartment tower above structured and underground parking, with ground oriented townhousing fronting Alaska Street.

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- 3.2 All required parking is proposed to be located below the grade of Willingdon Avenue, with access taken from the lane north of Alaska Street. Through the site's servicing, upgraded pedestrian and on-street parking facilities on Alaska Street will be undertaken, including the provision 3.0 m sidewalks, street trees and pedestrian lighting.

The development proposal meets the minimum required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit (of which 0.1 spaces is for visitors). To meet the proposed parking standard the developer has also provided transportation alternatives.

First, given the subject site's proximity to the Brentwood SkyTrain Station, as well as other transit routes operating in the vicinity of the development, the development is providing a 50% subsidy for transit passes (two zones) for one year to 100% of residents as an alternative to car use and ownership.

Second, the development is providing twice the required secured bicycle parking, an 8 station bicycle repair/maintenance area and bike trailer storage area.

Third, the developer will provide 1 co-op car (provided by Modo), including required parking with an individually metered (Level 2 AC) Electric Vehicle charging station, plus an initial annual car share membership fee for each unit.

And finally the development is providing a communications strategy that provides the Owners, Strata and Strata Management Company with an understanding of how best to utilize each of these measures.

In accordance with Section 800.8, Provision of Electric Vehicle Charging Infrastructure, in the Zoning By-law, all parking stalls will be electrified for electric vehicles.

The applicant has submitted a Transportation Study to support the proposed development.

- 3.3 The developer has agreed to pursue green building practices by committing to achieve energy modeling and air tightness testing in accordance with BC Building Code requirements; use active design principles to encourage residents to move from one amenity location to another using stairs, corridors and connecting paths; diverting rainwater from the storm system through the use of a series of ponds and channels that cascade down the east property line adjacent Willingdon Avenue; reduce energy consumption through the use of Low-E glazing, efficient heating and cooling equipment, motion sensors and providing operable windows and access to daylight.
- 3.4 The consolidation of the proposed development site includes the closure of the eastern portion of the east-west lane north of Alaska Street measuring approximately 595.40 m² (6,408.90) sq.ft.) and a triangular portion of Willingdon Avenue measuring approximately 129.08 m² (1,389.4) sq.ft.), which will be achieved through a Highway Closure Bylaw and required dedications equal 191.70 m² (2,063.50 sq.ft.) in area on Alaska Street. Dedications are required on Alaska Street for the Public Realm "Local Road" Standard and corner truncation at the lane.

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- 3.5 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR in amenity bonus, which translates into 39,852 sq.ft. of bonus gross floor area (GFA) included in the development proposal. The Realty and Lands Division has initiated discussion with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus and lane closure area will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

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

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

- 3.6 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- construction of Willingdon Avenue across the development frontage to its final Town Centre arterial standard with separated sidewalks and bicycle lanes, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
 - construction of a staircase / landscaped connection between Willingdon Avenue and Alaska Street;
 - construction of Alaska Street frontage to its final Town Centre local road standard with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - consolidation of two overhead transmission lines across the development frontage on Alaska Street into a single set of lines on a steel tower from Willingdon Avenue, across the CN Railway, to the BC Hydro Corridor on the western side of the CN Railway;
 - a contribution towards the proposed pedestrian and cycling overpasses within the Brentwood Town Centre across the CN/BNSF Rail Lines; and,
 - storm, sanitary sewer and water main upgrades as required.
- 3.7 In accordance with the City's policy for adaptable units, a total of 42 units (26% of the total number of apartment units) have been provided meeting adaptable housing requirements of 20%. As permitted under the adopted policy, 20 sq.ft. of each adaptable one bedroom unit plus 10 sq.ft. of each additional bedroom is exempt from FAR, resulting in a total adaptable unit FAR exemption of 100.33 m² (1,080 sq.ft.) As required by the Burnaby Zoning Bylaw and BC Building Code, two accessible parking stalls are to be provided (one handicap stall

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per 100 stalls). Accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

- 3.8 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, the one bedroom unit sizes are generally based on the Zoning Bylaw minimum unit sizes for such dwellings in the P11e District (SFU), which requires a minimum area of 50m² (538.21 sq.ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, larger two bedroom and den, and three bedroom units are proposed.
- 3.9 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant guaranteeing the provision and maintenance of public art;
 - Section 219 Covenant ensuring the provision of a minimum of 2 handicap accessible parking stalls in the resident parking area for the sole use of the required 42 adaptable units, and that these stalls, as well as any other handicap accessible parking provided in the residential component of the underground parking, be held in common property to be administered by the Strata Corporation;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the site can be used safely in accordance with the approved geotechnical report;
 - Section 219 Covenant ensuring that the water table will not be drawn down during and after development;
 - Section 219 Covenant ensuring the achievement of a green building design; and,
 - Statutory Right-of-Way guaranteeing public use of and access to the stairway and associated landings between Willingdon Avenue and Alaska Street.
- 3.10 Due to the proximity of the subject site to Willingdon Avenue and the BNSF and CN Railways, 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 An indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits in regard to potential groundwater, contamination, and geotechnical concerns.
- 3.12 As the site will be fully excavated for development, a tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 3.13 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well, separate car wash stalls are required.
- 3.14 Provision of one residential loading space is required in conjunction with this application.
- 3.15 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Willingdon Avenue and combining the high voltages lines on Alaska Street onto a single pole.
- 3.16 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.
- 3.17 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.18 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.19 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 3.20 A site profile application is required for the subject development site, given its past industrial use.
- 3.21 Development Cost Charges include:
 - a) Parkland Acquisition Charge
 - b) School Site Acquisition Charge
 - c) GVS&DD Sewerage Charge

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4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area:	-	3,086 m ² (33,219 sq.ft.)
Alaska Street Dedication	-	191.70 m ² (2063 sq.ft.)
Road Closure Area	-	703.00 m ² (7,567 sq.ft.)
Site Area for Calculation of Density	-	3,789 m ² (40,786 sq.ft.) (subject to detailed survey)

4.2 Density

FAR Permitted and Provided:

Residential	-	3.6 FAR (inclusive of 1.1 FAR amenity bonus)
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Gross Floor Area Permitted and Provided:

Residential	-	13,640.40 m ² (146,824 sq.ft.) (inclusive of 44,863 sq.ft. amenity bonus)
Residential Amenity Space	-	maximum 709.59 m ² (7,638 sq.ft.) of residential amenity space exempted from FAR calculations
Adaptable Unit exemption (20 sq.ft./unit + 10 sq.ft. / additional bedroom)	-	100.33 m ² (1,080 sq.ft.)
Site Coverage:	-	25%

4.3 <u>Height</u> (all above grade)	-	3 storeys for ground-oriented townhouses / amenity area fronting Willington Avenue and Alaska Street
	-	22 storeys for the high-rise apartments fronting Alaska Street

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4.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
Townhouse Units	
6 – 1 bedroom	56 m ² (602.8 sq.ft.)
High Rise Apartment Units	
18 – Studio	48.00 m ² (515 sq.ft.)
39 – 1 Bedroom (P11e)	50 m ² (538 sq.ft.)
9 – 1 Bedroom (P11e) (adaptable)	50 m ² (538 sq.ft.)
10 – 1 Bedroom (adaptable)	60 m ² (641 sq.ft.)
19 – 2 Bedroom	79 - 82 m ² (847.8 – 882 sq.ft.)
22 – 2 Bedroom (adaptable)	84 - 85 m ² (902.5 – 920 sq.ft.)
29 – 2 Bedroom + Den	85 – 90 m ² (910.2 – 968 sq.ft.)
10 – 3 Bedroom	106 – 133 m ² (1,138 – 1,427 sq.ft.)
1 – 3 Bedroom + Den	130 m ² (1,400 sq.ft.)
1 – 3 Bedroom + Den (adaptable)	130 m ² (1,398 sq.ft.)
Total Apartment Units:	158

TOTAL RESIDENTIAL UNITS: 164 UNITS

4.5 Parking

Vehicle Parking	<u>Required</u>	<u>Provided Spaces</u>
164 Apartment & Townhouse Units (1.1 spaces/unit)	181 (Inclusive of 19 visitor spaces)	182
Car Wash Stalls	2	2
Residential Loading	1	1
Bicycle Parking	<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 164 units	328 spaces	460 spaces
Visitor - 0.2/unit @ 164 units	33 spaces	33 spaces

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4.6 Communal Facilities
 (Excluded from FAR Calculations)

Primary communal facilities for residential units are located within the first two floors of the residential tower fronting Alaska Street and accessing the podium level gardens, including an amenity lobby, mail room, gym, business centre, yoga studio, washrooms and meeting room / game room / party room with kitchenette walking out to the podium level. The amenity area amounts to 709.59 m² (7,638 sq.ft.), which is less than the permitted 5% (8,165.22 sq.ft.) exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an expansive landscaped court yard, including a children's play area, barbeque area, and seating, on the podium level accessible from the elevator on the 3rd Floor. At ground level are various landscape elements located around the site, as well as a signature art installation to be located in a publically accessible plaza at the corner of Willingdon Avenue and Alaska Street.


 Lou Pelletier, Director
 PLANNING AND BUILDING

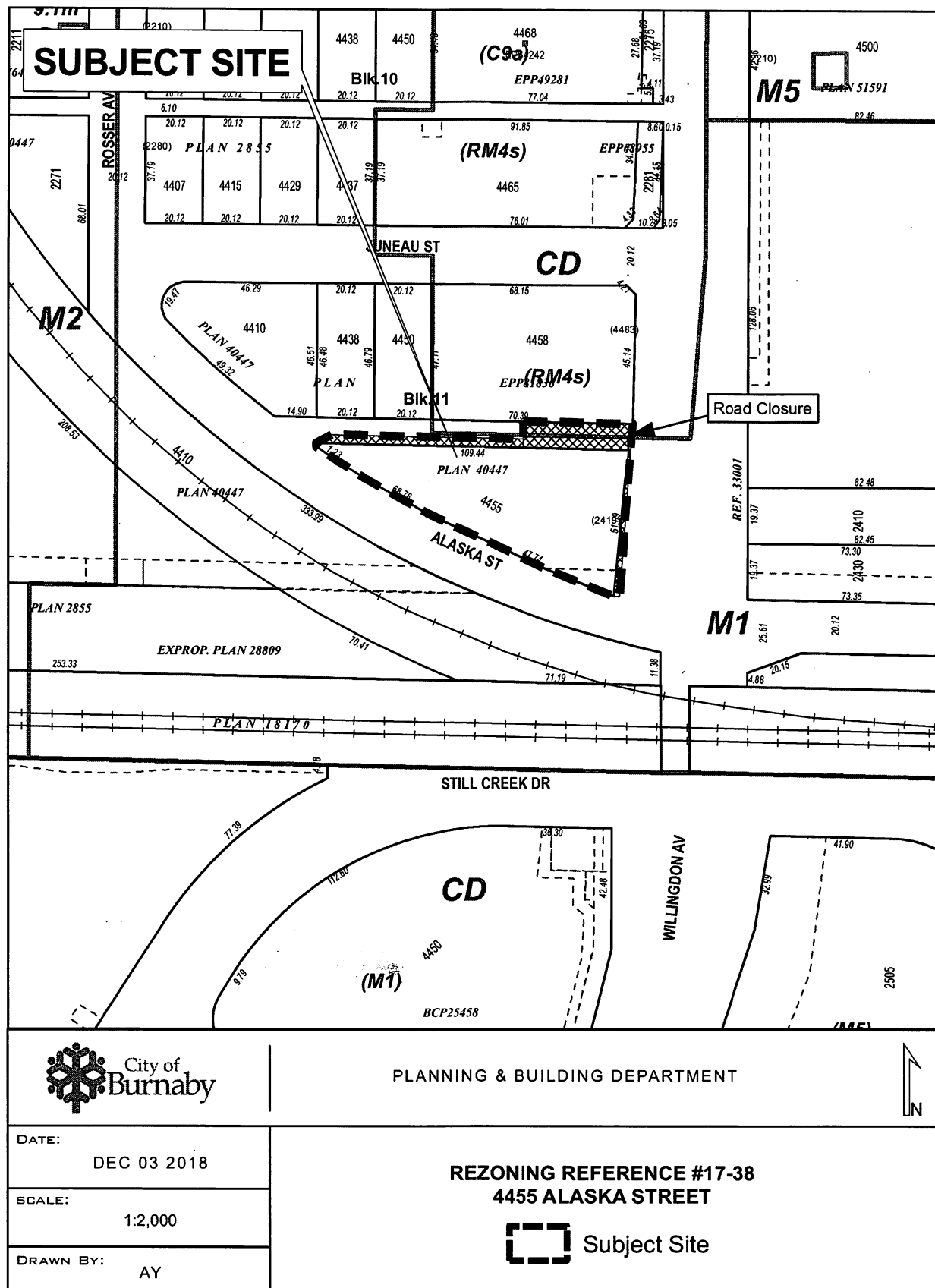
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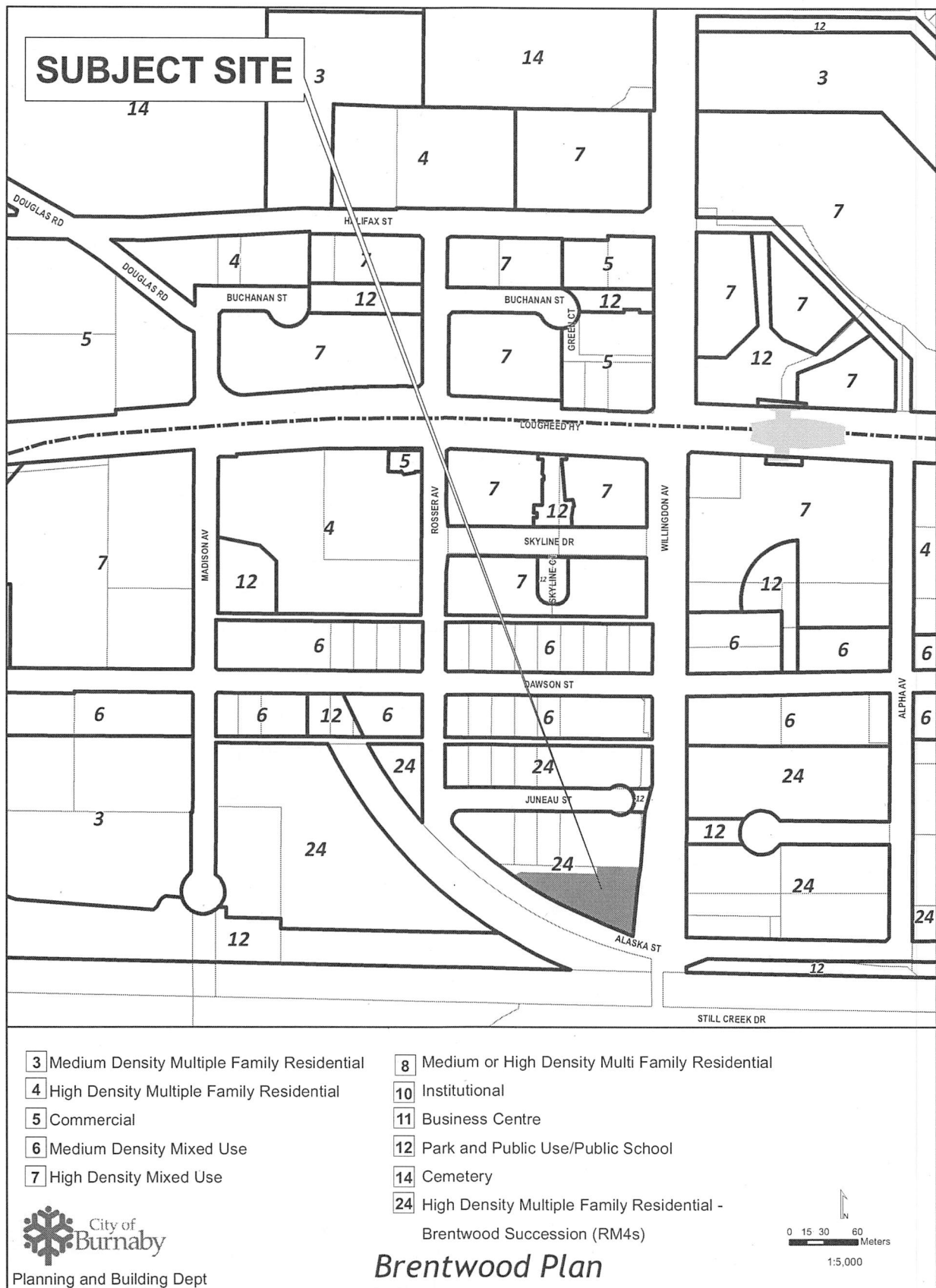
Attachments

cc:

City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2017\17-38 4455 Alaska Street\Council Reports\Rezoning Reference 17-38 PH Report 20181210.Docx





Sketch #2



Item
Meeting 2018 Dec 10

COUNCIL REPORT

TO: CITY MANAGER 2018 December 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-41**
Townhouse Development
Edmonds Town Centre Plan

ADDRESS: 6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street (see *attached* Sketches #1 and #2)

LEGAL: Lots 17-22, Block A, DL 95, Group 1, NWD Plan 1264

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Proposed Townhouse Development" prepared by Eric Law Architect)

APPLICANT: Golden Glory Developments Ltd.
6580 Williams Road
Richmond, BC V7E 1K5
Attn: Qiuying Yu

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 January 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 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

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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 (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 dedication of any rights-of-way deemed requisite.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.2 of this report.
- g) The granting of Section 219 Covenants, including but not necessarily limited to:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- j) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- k) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- l) The deposit of the applicable Parkland Acquisition Charge.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable School Site Acquisition Charge.
- o) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan

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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 three-storey 23-unit townhouse development in the Edmonds Town Centre Plan.

2.0 BACKGROUND

- 2.1 The subject development site is comprised of six properties and is located on the northeast corner of Balmoral Street and Griffiths Avenue. The properties are all currently zoned R5 Residential District and each is improved with a single-family dwelling in fair to poor condition. To the west, across Griffiths Avenue, are single-family dwellings, while to the north, across a rear lane, are single-family dwellings and an older low-rise apartment building. To the south, across Balmoral Street, is a fifteen-unit townhouse development constructed in 1995 under Rezoning Reference #38/92, and an older low-rise apartment building. Immediately to the east are single-family dwellings with an older low-rise apartment building beyond.
- 2.2 On 2017 December 11, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.3 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres 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

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Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands; to focus jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit; and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighbourhood 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 the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

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

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a three-storey townhouse development. The development is considered to be appropriately designed to fit in with the residential context of the neighbourhood, with larger units, pitched roofs and high quality materials. Vehicular access is proposed from the rear lane and all required on-site parking is proposed to be located underground.
- 3.2 Given the subject site's Town Centre location, the applicant is proposing to take advantage of a portion of the available 0.4 FAR amenity density bonus. The applicant is proposing to utilize a 0.077 FAR density bonus which would provide an additional 1,831 sq.ft. of floor area (subject to confirmation by site survey). A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Public Safety and Community Services Department – Real Estate and Lands Division - has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to the following:
- the construction of Balmoral Street to a Two-lane Local Road Town Centre Standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas;

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- the construction of Griffiths Avenue to a Two-lane Collector Town Centre standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas; and,
 - the construction of the rear lane to its full standard.
- 3.4 A dedication of approximately 3.12 m along the Griffiths Avenue frontage is required for separated sidewalk, cycle track and boulevard improvements.
- 3.5 Section 219 Covenants are required to restrict the enclosure of balconies and to ensure that:
- all disabled parking spaces remain as common property;
 - project surface driveway access will not be restricted by gates; and,
 - storm water management best practices are continuously maintained.
- 3.6 Given the size of the site, being less than one acre, best management practices (BMPs) are acceptable in lieu of a formal stormwater management plan. A detailed list of the BMPs with their stormwater control, treatment, maintenance and performance must be approved by the Environmental Services Division, and the document will be required to be registered under a Section 219 Covenant to ensure continued maintenance.
- 3.7 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 3.8 Undergrounding of overhead wiring in the lane, abutting the site, will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.9 Development Cost Charges including Parkland Acquisition Charge; School Site Acquisition Charge and GVS & DD Sewerage Development Cost Charge will apply. The applicable fees will be based on the rates at the time of payment.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Gross Site Area</u>	-	2,207.0 m ² (23,756 sq.ft.)
	Dedications	-	122.1 m ² (1,314 sq.ft.)
	Net Site Area	-	2,084.9 m ² (22,442 sq.ft.)
4.2	<u>Density:</u>		
	FAR Permitted and Provided	-	1.177 FAR
	Gross Floor Area (GFA)	-	2,597.8 m ² (27,962 sq.ft.) (inclusive of 170.0 m ² (1,830sq.ft.) amenity bonus)

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	<u>Site Coverage:</u>	-	45 %
4.3	<u>Height:</u>	-	3 Storeys
4.4	<u>Unit Mix:</u> 23 – 3 Bedroom units	-	107.3 – 131.6 m ² (1,155 – 1,417 sq.ft.)
4.5	<u>Parking:</u> Required and Provided 23 units @ 1.75 spaces per unit	-	41 EV Ready stalls (including 5 visitor parking spaces) and 1 car wash stall
	Bicycle Parking Required and Provided @ 1 per unit and 0.2 spaces for visitors	-	23 secured residential spaces and 5 visitor spaces in racks

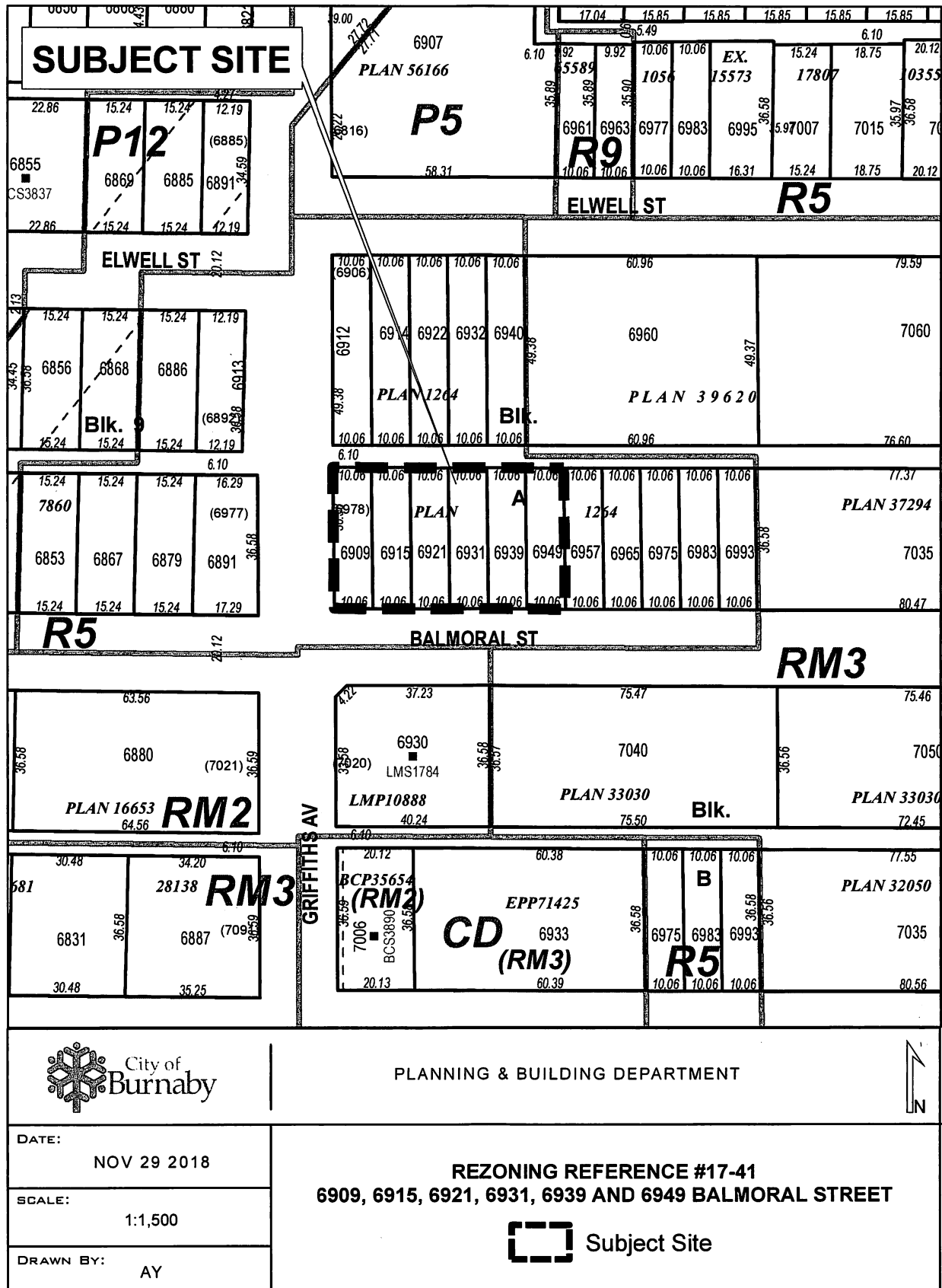

 Lou Pelletier, Director
 PLANNING AND BUILDING

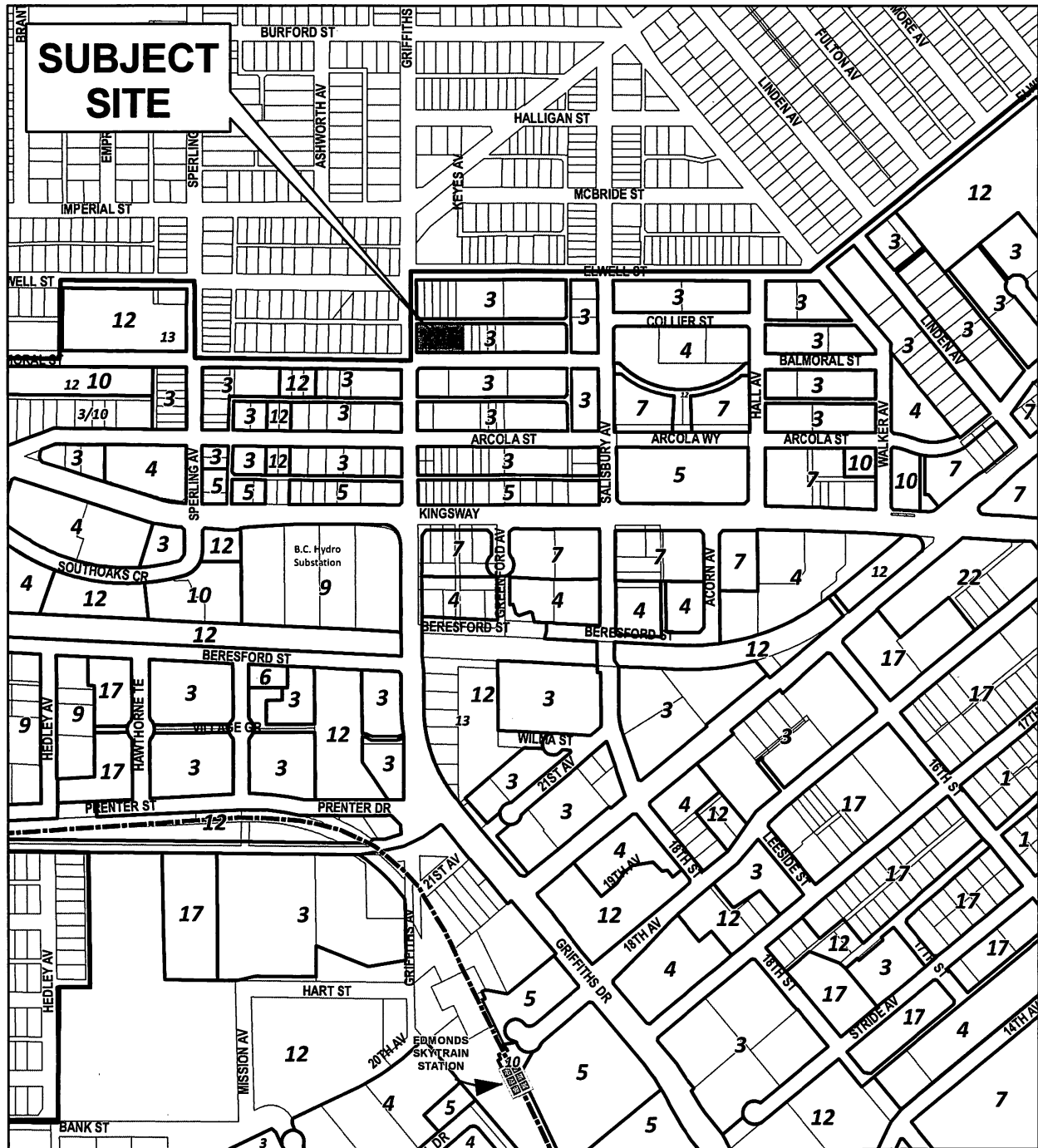
DR:rh

Attachments

cc: Director Public Safety and Community Services
 City Solicitor
 City Clerk

P:\49500 Rezoning\20 Applications\2017\17-41 6909-6949 Balmoral St\Council Report\Rezoning Reference 17-41 PH Report 2018.12.10.Docx





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

- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines

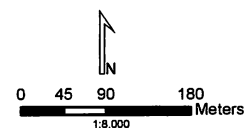


PLANNING & BUILDING DEPARTMENT

Note: Composit

-76-

ject to Change



Printed on November 29, 2018

Sketch #2

Mayor Hurley and Members of Burnaby Council, re: RF #17-41.

My name is Scott Van Denham, and I live across from two of the affected addresses listed above in rezoning reference RF #17-41, at 7040 Balmoral St. I have, in fact, lived in this neighbourhood for just under 25 years, and have witnessed first-hand many changes to this neighbourhood during that time.

Among the changes I have witnessed has been the gradual replacement of many single-family houses with newer ones. A notable and welcome exception to this pattern has been the transformation of the approximately 80-year-old house at 6939 Balmoral St. Before the renovations began, I would have supported having this home demolished, as it was (at the time) in very poor condition. In the Background segment of the rezoning application, the houses in question are described as being in “fair to poor condition”. Has anyone from the Planning Department actually seen 6939 Balmoral St. since it was renovated?

Disclaimer: I have no connection to the property at 6939 Balmoral St. except that of a neighbour.

One recent previous owner, however, took it upon themselves to effectively rebuild without demolishing this early Edmonds neighbourhood home. I watched this home undergo roof replacement, chimney replacement (above the roof line), sidewalk replacement, siding and window replacement, as well as a complete renewal of the front yard drainage. And, according to a Re/Max listing of the house from when it was sold a few years ago, the interior was also completely rebuilt to include a full basement suite - something desperately needed in our crisis-level affordable rental housing situation. Cost of renovations – again, according to the Re/Max listing: about \$150,000.

In order to reduce our impact on the Earth’s resources, I believe it prudent, when and where possible, to renovate rather than replace existing housing stock. None of the current houses subject to the proposed rezoning appears to be beyond salvation, and each could likely be renovated in the same manner as 6939 Balmoral, with each house becoming at least a two-family dwelling. The property envelope for each house could also accommodate a laneway or coach house, thereby producing a third household per lot. That would give us at least 18 units of housing for the Edmonds Town Centre Plan – close to the 23 proposed in RF #17-41, without throwing a small mountain of waste into the landfill.

What I am getting at here is the near obsession of realtors, developers and to some extent local government with always building something ‘new’ when it is so often unnecessary. Part of this I recognize is driven by ‘the market’, and I see this daily in the retail home improvement sector where I work: houses being ‘spruced up’ for re-sale, only to be demolished later. What a waste of energy, labour and materials, all for the sake of money!

In my questions regarding this application to the Planning Department (thank you for your quick replies), I asked about building height, for entirely selfish reasons: I can currently see both Seymour and Grouse Mountains from my 3rd-floor kitchen window. Would that still be the case with a new 3-storey building across the street? Probably not, but I thought I’d ask just the same.

It seems, however, that neither the Planning Department nor the applicant thought it necessary to produce for the benefit of neighbours a comparison of current vs. proposed building heights. This should be an automatic inclusion on the applicant's notification signage, regardless of any legislative requirements. I am therefore left to guess that the current tallest building – again, 6939 Balmoral – is approximately 7 to 8 meters. An email from Burnaby Planning states that the proposed development would be 11.69 meters. Goodbye Seymour, goodbye Grouse; so much for North Shore view corridors!

Onward, then. In answer to other, similarly detailed questions, it was suggested that I come down to City Hall (again) to have a look at the architect's drawings. Sorry, but I have two jobs in order to pay my rent, and neither affords me the time to a) attend a public hearing with only ten days' advance notice, or b) visit City Hall repeatedly to look at drawings that should be on the City's website in the first place. It's 2019, after all.

It should be noted that many re-zonings on the City of Vancouver website include the exact kind of detailed information I was looking for above. I do not understand why this is not possible on Burnaby.ca. Exhibit A below, relating to a co-housing proposal in the Sunset neighbourhood:

<https://rezoning.vancouver.ca/applications/5809-5811mainst/documents/perspective.pdf>

One of my questions relates to a very serious concern I have about this and many other re-zonings: that a for-profit townhouse development is to replace rental housing when there is a housing affordability CRISIS in Greater Vancouver. I now refer to the five empty lots on the North side of the 6900-block of Arcola St. that have been vacant for over a year. Yes, the applicant has the legal 'right' to develop the properties in question. At the very least, however, current residents should be allowed to reside in the existing houses until the applicant is ready to actually begin construction. This is the answer I received, via email from a Community Planner:

"The existing dwellings will need to be demolished prior to Final Adoption of the rezoning. Generally speaking, developers do not peruse demolition until final adoption of the rezoning is approaching."

Wait. What? A developer is allowed to demolish a home BEFORE final adoption of a rezoning application? What if council members, in light of new information after second reading, change their minds? Or, discover criminal intent behind the development in question? (I'm not suggesting that to be the case in this situation) What legislative insanity allows this?!

(Note: housing is not a privilege of investment, as so often emphasized in our media, but in fact a basic human right, according to Article 25 of the Universal Declaration of Human Rights, to which Canada is a signatory. Just thought I'd slip this little tidbit of information as a reminder.)

Thank you for bearing with me. I will have more to say to in the future about the Community Charter as it relates to rezoning requirements and housing. In the meantime, for the reasons stated above, I must stand opposed to rezoning reference RF #17-41.

Scott Van Denham
317-7040 Balmoral Street.

APPENDIX A, submitted for context. (Thanks to Demian for his replies on short notice.)

Hi Scott,

Sorry if you wish to see images of the building, you are welcome to come into City Hall to view them. Unfortunately I'm not permitted to email them to you. I don't have images that compare the existing dwellings to the new ones, but I can tell you that the new proposed development meets the height requirements specified in the Burnaby Zoning Bylaw.

The City does not require re-use of materials as you describe. I will pass this information on to the developer and hopefully they will re-use what they can.

I'm sorry but I don't quite follow your new question. The existing dwellings will need to be demolished prior to Final Adoption of the rezoning. Generally speaking, developers do not peruse demolition until final adoption of the rezoning is approaching.

Regards,

Demian Rueter

Community Planner

City of Burnaby

604.294.7418

The contents of this message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby. If you have any concerns about the message, please email postmaster@city.burnaby.bc.ca

From: Scott Van Den Ham [mailto:scott_vdh@hotmail.com]

Sent: Monday, January 28, 2019 12:14 PM

To: Rueter, Demian

Subject: Re: Burnaby rezoning reference RF #17-41, 6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street

Thank you for your response.

Could you please re-send the image (question 2), as it does not appear either directly or as an attachment in the email? I am still attempting to get an idea of new building height relative to that of the existing houses. Thank you.

A misunderstanding about question 6:

My question does not relate to keeping non-organic materials from the landfill (which is good), but actually I am referring to what is sometimes called "careful demolition" or "dismantling" of a structure, whereby a building is taken apart much like how it was first assembled, in order that as much of the materials as possible are re-used. Much of the exterior of 6939 Balmoral, for instance, is less than 7 years old; window and door frames, shingles, and other siding can be removed and re-used in other buildings. Organizations like Habitat for Humanity (through Re-Store) can re-sell materials like windows and doors and their frames for re-use in inexpensive home renovations.

A new question (7):

Five lots on the 6900-7000 block of Arcola St (North side) have been vacant now for over a year, during an affordable housing CRISIS. What assurance do we have from the developer that these still-usable houses on the 6900-block of Balmoral will not be also demolished prematurely while the developer awaits the right "market conditions" to start construction/pre-selling of units?

Thank you.

Scott Van Denham

Sent from Outlook

From: Rueter, Demian <Demian.Rueter@burnaby.ca>
Sent: January 28, 2019 11:33 AM
To: 'Scott Van Den Ham'; ericlaw.architect@gmail.com
Subject: RE: Burnaby rezoning reference RF #17-41, 6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street

Hi Scott,

Thanks for contacting us. Please see answers below provided by the architect. If you wish to view the drawings, they are available at the front counter of the planning department.

Regards,

Demian Rueter

Community Planner

City of Burnaby

604.294.7418

The contents of this message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby. If you have any concerns about the message, please email postmaster@city.burnaby.bc.ca

From: Scott Van Den Ham [mailto:scott_vdh@hotmail.com]

Sent: Friday, January 25, 2019 4:16 PM

To: ericlaw.architect@gmail.com; Rueter, Demian

Subject: Burnaby rezoning reference RF #17-41, 6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street

Hello.

My name is Scott Van Denham, and I live across from two of the affected addresses listed above in rezoning reference RF 17-41, at 7040 Balmoral St. I have, in fact, lived in this neighbourhood for just under 25 years.

I would like to have answered, before next Tuesday's public hearing on the above rezoning application, a few questions. They are as follows:

1) What would be the total height, in meters, of the proposed new townhouse building? How tall are the current structures at 6939 and 6949 Balmoral St? "Three storeys" without context, is meaningless.

[The total height of the building from street level to the roof ridge is 11.69m (38'-4")]

2) What kind of roof structure will this new building have? Hip? Gabled? Lean-to? Flat? Something else? And how far will this roof extend above the third floor?

[The building will have a gable roof. The third floor is recessed from the second floor and the roof has 1'6" overhang extend over the face of third floor. Please see below image of the proposed building]

3) Why are the 41-42 parking spaces for automobiles, and only 23 for bicycles - which take up a fraction of the space required for an automobile - when the world desperately needs to reduce its carbon footprint?

The 23 storage spaces refers to number of lockers.. Each storage space can accommodate 2 bicycle stalls.

4) What percentage of total building height do the a) proposed underground parking and the b) roof structure represent?

Underground parking does not count in height calculations. Height is measured from the average existing front elevation.

5) The total gross floor area (GFA) includes an amenity bonus of 1,830 square feet. What amenity (to the neighbourhood?) is proposed to be obtained from this bonus?

In accordance to the Burnaby's Community Benefit Bonus Policy, a cash in-lieu contribution will be provided to fund city community facilities

6) What measures are to be taken to keep usable building materials (structural beams, bricks, window frames, etc.) from the current housing structures from ending up at the Regional landfill or Burnaby's incinerator?

The developer has indicated that Different building materials e.g. asphalt shingles, drywalls, glass etc will be taken down and sorted out separately during demotion. The materials will be trucked to different recyclers for recycling purpose where applicable.

Your prompt attention to these very important questions is greatly appreciated.

Sincerely,

Scott Van Denham

7040- Balmoral St.

January 28th, 2019.

Victoria Marekova
311-7040 Balmoral Street
Burnaby, BC. V5E 1J5

Office of the City Clerk, Planning Department
4949 Canada Way, Burnaby BC. V5G 1M2
clerks@burnaby.ca

Rez Ref # 17-41
Bylaw # 13974

Re: Notice of public hearing: Burnaby Rezoning # 17-41.

Applicant: Golden Glory Developments Ltd.

Subject: Burnaby zoning bylaw 1965, Amendment bylaw no. 50, 2018-bylaw no. 13974.

Location: 6909, 6915, 6921, 6931, 6939 & 6949 Balmoral Street.

Dear Sir/Ma'am

As a resident of 7040 Balmoral I have the following concerns regarding the above mentioned rezoning application. These concerns in part stem from my experience residing in the vicinity of previous construction projects in the lower mainland.

1. The 7000 block of Balmoral Street is already dominated by multi-family residences and on-street parking in this block is frequently at or near capacity. My concern is that street parking in front of what is now the six addresses subject to the rezoning application will be prohibited by the redevelopers during construction further exacerbating already tight parking conditions in the neighbourhood.
2. Further to the parking issue I am concerned that the addition of 23 new residential units on the street will further overload the existing street parking and that ultimately that problem will be solved by the City of Burnaby instituting permit parking. I am seeking a commitment from the Clerk's Office that existing residents of the 7000 block of Balmoral Street will not be required to pay for permits for resident only parking.
3. My experience with past residential construction projects is that little attempt is made to limit early morning construction noise and that construction and accompanying noise frequently occurs on weekends. My concern is that this noise is an unreasonable burden on the adjacent residents. Additionally I am concerned that debris and mud from the construction site will be deposited on the adjacent street and sidewalk.

Sincerely,

Victoria Marekova

