



## **PUBLIC HEARING**

The Council of the City of Burnaby hereby gives notice that it will hold a public hearing

**TUESDAY, 2020 FEBRUARY 25 AT 6:00 PM**

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

### **A G E N D A**

#### **CALL TO ORDER**

**PAGE**

#### **ZONING BYLAW AMENDMENTS**

- 1) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 1, 2020 - Bylaw No. 14121**

1

Rez. #16-34

5000 Glenlyon Place

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District, the Big Bend Development Plan, and the  
the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "5000 Glenlyon Place, Burnaby BC" prepared by Taylor Kurtz Architecture and Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light industrial and office building with an accessory restaurant/café.

2) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 2, 2020 - Bylaw No. 14122**

8

Rez. #18-25

4161 Dawson Street

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

To: Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Place Phase II Suitable Plan of Development – Tower 5” prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit construction of a residential high-rise within Phase II of the Gilmore Place Master Plan Site.

3) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 3, 2020 - Bylaw No. 14123**

23

Rez. #18-26

4161 Dawson Street

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

To: Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Place Phase II Suitable Plan of Development – Tower 6” prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit construction of a residential high-rise within Phase II of the Gilmore Place Master Plan site.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard:

- **in person** at the Public Hearing
- **in writing** should you be unable to attend the Public Hearing:
  - **Email:** [clerks@burnaby.ca](mailto:clerks@burnaby.ca)
  - **Letter:** Office of the City Clerk, 4949 Canada Way, Burnaby V5G 1M2
  - **Fax:** (604) 294-7537

Please note all submissions must be received by 3:45 p.m. on 2020 February 25 and contain the writer's name and address which will become a part of the public record.

The Director Planning and Building's reports and related information respecting the zoning bylaw amendments are available for public examination at the offices of the Planning Department, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the Office of the City Clerk at 4949 Canada Way, Burnaby, B.C., V5G 1M2 from 8:00 a.m. to 4:45 p.m. weekdays until 2020 February 25.

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

K. O'Connell  
CITY CLERK



Item .....
Meeting.....2020 January 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2020 January 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-34**  
**Two-Storey Light Industrial and Office Development**  
**Big Bend Development Plan**

**ADDRESS:** 5000 Glenlyon Place (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 3, D.L. 165, Group 1, NWD Plan EPP49841

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

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "5000 Glenlyon Place, Burnaby BC" prepared by Taylor Kurtz Architecture and Design Inc.)

**APPLICANT:** Beedie Development Group  
3030 Gilmore Diversion  
Burnaby, BC V5G 3B4  
Attn: Carl Funk

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 February 25.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 February 10 and to a Public Hearing on 2020 February 25 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

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-34  
 2020 January 22 ..... Page 2

of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The review of a detailed Sediment Control System by the Director Engineering.
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- i) The deposit of the applicable Regional Transportation Development Cost Charge.
- j) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- k) The submission of a detailed Comprehensive Sign Plan.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- n) 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.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a two-storey light industrial and office building with an accessory restaurant/cafe.

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-34  
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## 2.0 POLICY FRAMEWORK

The proposed development is in line with the Business Centre designation of the Council-adopted Glenlyon Concept Plan and Big Bend Development Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

### A Connected Community

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.
- Social connection - Enhance social connections throughout Burnaby.

### A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

## 3.0 BACKGROUND

- 3.1 The subject site is located within the Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan, which was approved by Council in 1994, established high quality and unique architecture that complements the natural features of the area in order to attract cleaner and lighter industrial users to the business park. Since 2002, the majority of the business park has been developed primarily with single tenant office and research and development uses, which collectively, has established a distinct character for the business centre. A number of high-quality office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Bros. Auctioneers, the Hospital Employees Union, CGA-Canada, and PNP Pharmaceuticals have developed in line with the Glenlyon Concept Plan.
- 3.2 On 2016 October 03, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to 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. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

## 4.0 GENERAL COMMENTS

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, M5r Light Industrial District, the Big Bend Development Plan, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light industrial and office building. The total area of the proposed building would be approximately 8,500 m<sup>2</sup> (91,489 sq. ft.). The concept includes approximately 4,486 m<sup>2</sup> (48,286 sq. ft.) of office and 3,852 m<sup>2</sup> (41,459

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-34  
 2020 January 22 ..... Page 4

sq. ft.) of manufacturing/warehouse space. The site is not proposed for stratification, and a Section 219 Covenant will be registered on title in this regard.

In addition, the applicant intends to provide the opportunity for a restaurant/cafe to be located within two units of the proposed building. The inclusion of the M5r District zoning is necessary in order to provide for the restaurant use, however, the underlying M2/M5 Districts would provide for alternate uses should the restaurant/cafe use cease to operate. The restaurant/cafe is intended to be small-scale, and would serve the nearby office/light manufacturing developments, and as such, no additional vehicle parking for the proposed restaurant/cafe is required. Vehicular access is proposed from Glenlyon Place.

- 4.2 Primary servicing for the subject site has been provided through Subdivision References #97-39 and #02-10, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements may include, but not necessarily be limited to:
  - confirmation that Glenlyon Place and North Fraser Way have been constructed to their final standard with separated sidewalks, street trees, and street lighting; and,
  - the construction of an urban trail adjacent to Byrne Creek, from North Fraser Way, and subject to design and other considerations, to the east across the CPR rail lines.
- 4.3 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.4 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.5 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Director Engineering for Subdivision Reference #97-39. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance are in accordance with the accepted stormwater management plan.
- 4.6 A detailed environmental assessment was undertaken as part of the master rezoning (Rezoning Reference #92-44) and master subdivision (Subdivision Reference #97-39) applications. As significant time has lapsed since the original environmental assessment, the submission of a Site Profile and resolution of any arising requirements is required.
- 4.7 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #16-34  
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## 5.0 DEVELOPMENT PROPOSAL

- 5.1 Site Area: 1.9 ha (4.79 acres)
- 5.2 Site Coverage: 32%
- 5.3 Proposed Gross Floor Area:
- |                           |   |                      |                  |
|---------------------------|---|----------------------|------------------|
| Office                    | - | 4,486 m <sup>2</sup> | (48,286 sq. ft.) |
| Manufacturing / Warehouse | - | 3,852 m <sup>2</sup> | (41,459 sq. ft.) |
| End of Trip Facility      | - | 71 m <sup>2</sup>    | (762 sq. ft.)    |
| Mechanical / Electrical   | - | 91 m <sup>2</sup>    | (982 sq. ft.)    |
| Total Proposed Floor Area | - | 8,500 m <sup>2</sup> | (91,489 sq. ft.) |
- 5.4 Vehicle Parking:
- |                           |   |  |
|---------------------------|---|--|
| Office                    | - | 4,486 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 41 spaces |
| Manufacturing / Warehouse | - | 3,852 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 94 spaces |
| Required                  | - | 139 spaces   |
| Provided                  | - | 139 spaces   |
- 5.5 Bicycle Parking:
- |                       |   |           |
|-----------------------|---|-----------|
| Required and Provided | - | 18 spaces |
|-----------------------|---|-----------|
- 5.6 Loading:
- |          |   |          |
|----------|---|----------|
| Required | - | 4 spaces |
| Provided | - | 4 spaces |



E. W. Kozak, Director  
 PLANNING AND BUILDING

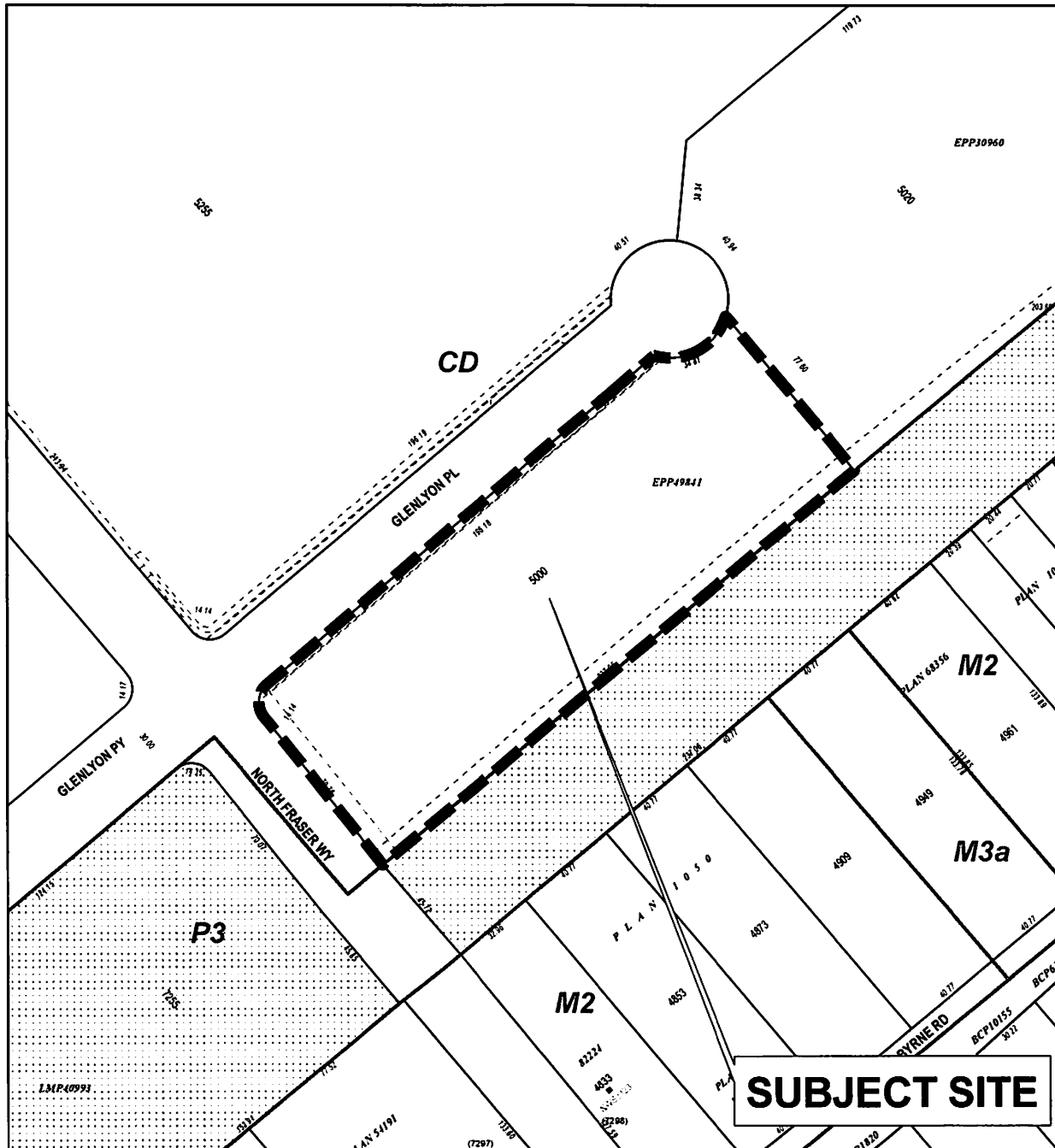
SMN:

**Attachments**

cc: City Solicitor  
 City Clerk

P:\49500 Rezoning\20 Applications\2016\16-34 5115 North Fraser Way\Rezoning Reference 16-34 PH Report.docx





**PLANNING & BUILDING DEPARTMENT**

Date: JAN 09 2020

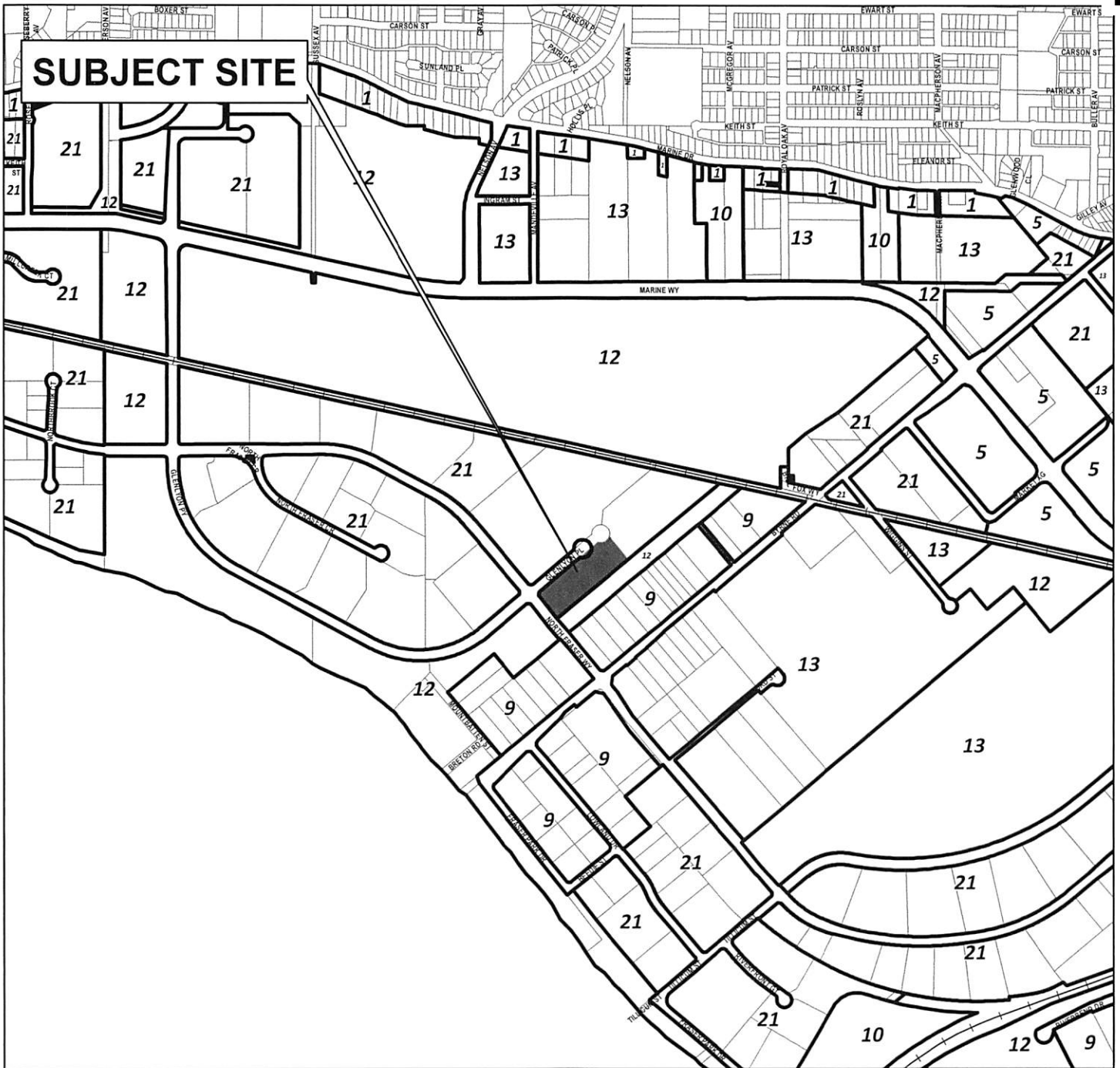
scale: 1:2,500

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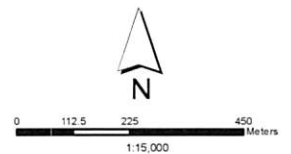
**REZONING REFERENCE #16-34  
5000 GLENLYON PLACE**



### Sketch #1



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



PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan

**Arriola, Ginger**

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**From:** Clerks  
**Sent:** February 24, 2020 10:11 AM  
**To:** Arriola, Ginger  
**Subject:** FW: rezoning

The email below, received in Clerks Office, is being forwarded for your information.

**City of Burnaby**

Office of the City Clerk

Phone: 604-294-7290

City of Burnaby | Corporate Services | Office of the City Clerk

4949 Canada Way | Burnaby, BC V5G 1M2

**Our Vision: A world-class city committed to creating and sustaining the best quality of life for our entire community.**

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**From:** Atsuko Mori [REDACTED]  
**Sent:** February-22-20 11:20 AM  
**To:** Clerks <Clerks@burnaby.ca>  
**Subject:** rezoning

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you feel this email is malicious or a scam, please forward it to [phishing@burnaby.ca](mailto:phishing@burnaby.ca)

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To City of Burnaby.

I approved, #18-25 and #18-26 Rezoning.

From

Atsuko Mori

401-4182 Dawson St Burnaby BC V5C 0A2

Feb/22nd/2020

**Arriola, Ginger**

**From:** Tandem Tower 3 Strata Council President  
**Sent:** February 24, 2020 8:03 PM  
**To:** Clerks  
**Cc:** Don Marino; Monika Curman; Ivan Nikolic; Vinodan Reddy; Lucian Naita  
**Subject:** Rezoning #18-25 and #18-26

**Rez Ref #** 18-25 & 26**Bylaw #** 14182 & 1413


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My name is Martin Kendell and I am the Strata Council President at 4182 Dawson Street. I am writing on behalf of the owners at 4182 Dawson Street regarding the ongoing development of Gilmore Place on the north side of Dawson Street.

When we bought into this complex 15 years ago, the two most attractive features that most people took into consideration when purchasing were the great central location and the stunning view of the mountains on the north side of the building.

While we appreciate that the parcel of land on the north side of Dawson Street was eventually going to be developed, we are concerned about the size and location of Towers 4, 5, and 6 being proposed by the developer. Tower 5 and Tower 6 are proposed to be 50 and 45 stories tall respectively, which dwarfs our building which is only 20 stories tall.

We are concerned about the loss of natural sunlight on our building as well as the loss of the majority of the mountain view from our balconies and windows.

As well, we would like to remind the developer that we have people in the building who do not work the standard 9 am to 5 pm shift. We would ask that is taken into consideration when developing the construction time table (i.e. no pile driving at 7 am in the morning).

We ask that the above issues be reflected upon before approving this rezoning proposal. We are confident that there is a solution which takes all parties into consideration and helps "create a sense of community" that "welcome all community members and create a sense of belonging".

Yours Sincerely,

Martin Kendell  
 Tandem Tower 3 Strata Council President



Item.....
Meeting..... 2020 January 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2020 January 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-25**  
**Residential Tower 5 of Gilmore Place Phase II**  
**Brentwood Town Centre Plan**

**ADDRESS:** 4161 Dawson Street

**LEGAL:** Lot: 2 Block: District Lot: 119 Plan: EPP70913

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

**TO:** Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Gilmore Place Phase II Suitable Plan of Development - Tower 5" prepared by IBI Group)

**APPLICANT:** Onni Gilmore Holdings Corp.  
 200– 1010 Seymour Street  
 Vancouver, BC V6B 3M6  
 Attn: Eric Hughes

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 February 25.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 February 10 and to a Public Hearing on 2020 February 25 at 6:00 p.m.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Sections 6.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the land transfer be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 6.4 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 #18-25  
 2020 January 22.....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 completion of Rezoning Reference #18-24.
  - c. The advancement of the rezoning amendment bylaw for the required rental development within Phase III (Rezoning Reference #19-66) to Second Reading occur prior to the subject rezoning amendment bylaw being granted Final Adoption.
  - d. The utilization of an amenity bonus in accordance with Section 6.7 of this report.
  - e. The granting of any necessary covenants, easements or statutory rights-of-way, in accordance with Section 6.8 of this report:
    - restricting enclosure of balconies;
    - guaranteeing the provision and maintenance of public art;
    - ensuring that handicap accessible parking stalls be held in common property to be administered by the Strata Corporation;
    - ensuring compliance with the approved acoustic study;
    - ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating or equivalent;
    - ensuring the provision and ongoing maintenance of EV car share cars and EV car share plug-in stations;
    - Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
    - Section 219 Covenant withholding occupancy of Phase II until such time that a Building Permit has been issued and a construction contract executed for the Phase II rental requirement within Phase III; and,
    - Section 219 Covenant restricting the use of guest rooms.
  - f. The review of residential loading facilities by the Director Engineering.
  - g. The submission of a sustainability report detailing the initiatives for the development to meet its environmental commitments within the Gilmore Place Master Plan.
  - h. The provision of facilities for cyclists in accordance with this report.

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 From: Director Planning and Building  
 Re: Rezoning Reference #18-25  
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- i. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- j. Compliance with the guidelines for underground parking for residential visitors.
- k. The submission of an acoustic study to ensure compliance with the Council-adopted sound criteria.
- l. The submission of a detailed Public Art Plan.
- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. The deposit of the applicable Regional Transportation Development Cost Charge.
- q. 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 residential high-rise within Phase II of the Gilmore Place Master Plan site (see Sketch #1 *attached*).

### 2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

#### **A Connected Community**

- Social Connection – Enhance social connections throughout Burnaby
- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

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 Re: Rezoning Reference #18-25  
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#### **A Dynamic Community**

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

#### **An Inclusive Community**

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

### **3.0 NEIGHBOURHOOD CHARACTERISTICS**

The subject residential building is located along Dawson Street just east of the Gilmore SkyTrain Station (see Sketch #1 *attached*). The site for the second phase of development for the Gilmore Place Master Plan measures approximately 10,146 m<sup>2</sup> (109,211 sq.ft.) and is located on the north side of Dawson Street immediately east of the Gilmore SkyTrain Station (see Sketch #1 *attached*). To the west of the site is the Gilmore SkyTrain Station and beyond is Gilmore Avenue and the Bridge Business Park. To the north is the Millennium SkyTrain guideway, and Phase I of the Gilmore Place Master Plan, which is comprised of three high-rise multiple family buildings over mixed use commercial podiums (Rezoning Reference #15-54, #15-55, #15-56 and #15-57), with Lougheed Highway beyond. To the east are future phases of the Gilmore Place Master Plan, including future high-rise multiple family and office buildings over mixed use commercial podiums, with an automobile dealership, older industrial buildings and a mixed-use development (Rezoning Reference #16-27) beyond. To the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006 (see Sketch #2 *attached*).

### **4.0 BACKGROUND INFORMATION**

- 4.1 On 2018 July 28, Council granted Final Adoption to Rezoning References #14-21, #15-54, #15-55, #15-56 and #15-57 which established: the Gilmore Place Master Plan, involving a multi-phased mixed-use retail, office and multiple-family redevelopment of the Gilmore station area; the commercial retail component of Phase I; and the Phase I residential buildings.
- 4.2 The subject site is comprised of 4161 Dawson Street (see *attached* Sketches #1 and #2), zoned Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Place Master Plan” prepared by IBI Group). The site is mostly vacant, with the exception of an older light-industrial building. Vehicular access to the site is currently taken from Dawson Street.



To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #18-25  
 2020 January 22.....Page 5

- 4.3 On 2019 July 08, Council granted Second Reading to the proposed office building / commercial component for Phase II of the Gilmore Place site (Rezoning Reference #18-24), which forms the base for the two residential buildings (Rezoning Reference #18-25 and Rezoning Reference #18-26). The site has been designed as one integrated development with the underground parking, commercial podium, office building and open spaces to first proceed to construction. It is noted that, as a prerequisite to this rezoning, Rezoning Reference #18-24 must achieve Final Adoption, prior to or concurrent with, the two residential components (Rezoning References #18-25 and #18-26).
- 4.4 The Gilmore Place Master Plan includes four major development phases. Consistent with the Master Plan, the entire Phase II development is comprised of the following:
- a common underground parking garage and associated services;
  - a commercial podium and office building that will provide diverse shops, services, and employment opportunities;
  - two high rise residential buildings with a common amenity space and podium deck (not part of the subject rezoning application); and,
  - significant public realm components, including plaza spaces, pedestrian connections and a new publicly accessible road connection between Lougheed Highway and Dawson Street that will help create a strong sense of place, community identity, and provide improved connections with the surrounding neighbourhood.

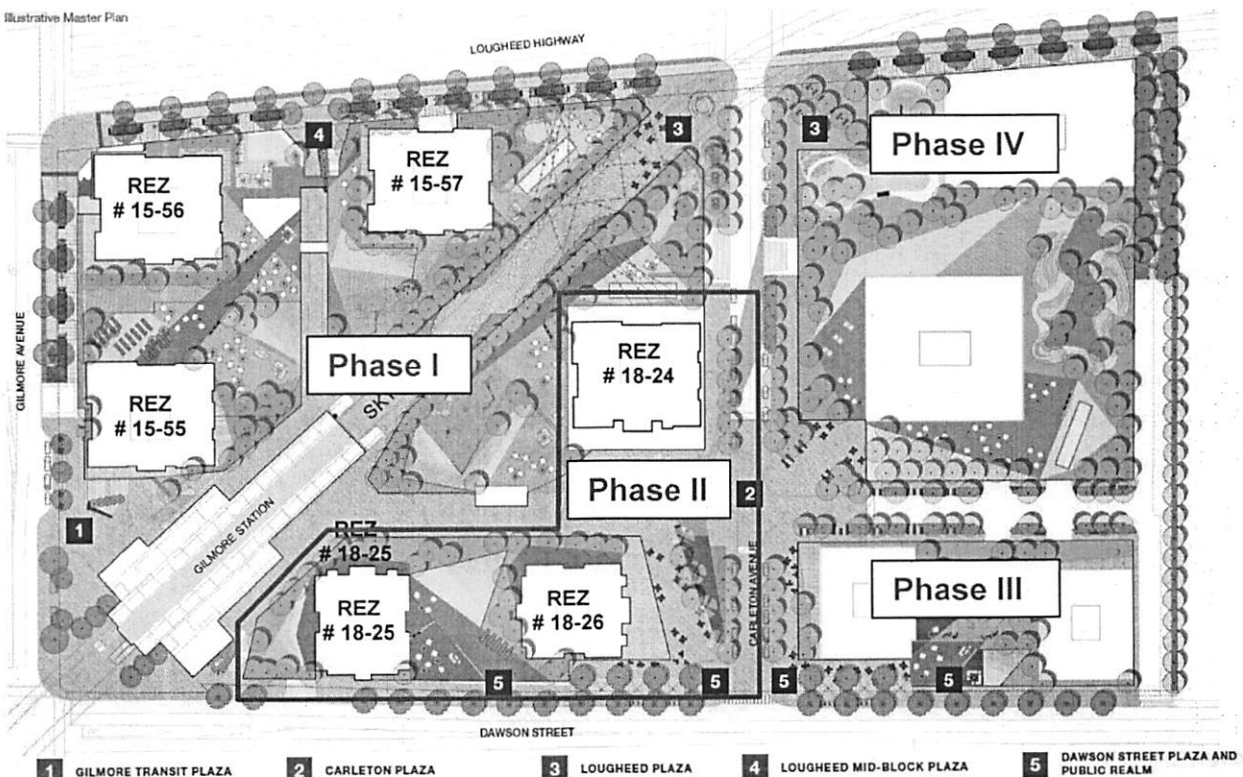


Figure #1 – Master Plan

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #18-25  
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- 4.5 Burnaby has and continues to benefit from sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

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

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing and employment options; improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies.

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

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

## 5.0 GENERAL COMMENTS

- 5.1 The purpose of the subject rezoning is to obtain approval for a high-rise apartment building within Phase II of the Gilmore Place Master Plan. Phase II also includes the commercial component and office tower (Rezoning Reference #18-24) which received Second Reading on 2019 July 08, and another high-rise apartment building which is being advanced separately on Council's agenda under Rezoning Reference #18-26.
- 5.2 The proposed development plan is for a 48 storey residential building fronting Dawson Street east of the Gilmore SkyTrain Station, atop a two storey commercial podium, which is advancing separately under Rezoning Reference #18-24. The proposed development is in line with the Council Adopted Gilmore Place Master Plan and Brentwood Town Centre Development Plan.

A total of 532 apartment units are proposed within the subject apartment building and all parking is proposed to be located underground. Vehicular access to the residential parking area is through the commercial parking levels, which are primarily accessed from Dawson

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 From: Director Planning and Building  
 Re: Rezoning Reference #18-25  
 2020 January 22.....Page 7

Street and "Carleton Avenue" (statutory right-of-way). Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expected for 's' Category development in the City's Town Centre areas.

The proposed tower design complements the modern architectural aesthetic of the commercial and public open space components advanced under Rezoning Reference #18-24. Tower 5 and Tower 6 are designed in tandem to support the signature office tower in the centre of the site on "Carleton Avenue" (statutory right-of-way).

## 6.0 REZONING REQUIREMENTS

- 6.1 The proposed development plan is for a single 48 storey apartment tower, fronting Dawson Street directly to the east of the Gilmore SkyTrain Station, above a 2 storey commercial podium. A total of 532 apartment units are proposed within Tower 5. All parking for the proposed residential development will be located underground. Vehicular access to the residential parking area is through the commercial parking levels, which are accessed from Dawson Street and the new Carleton Avenue (statutory right-of-way).
- 6.2 Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 2 – Inclusionary Rental is applicable to the subject rezoning application. The applicant has expressed a commitment to provide the equivalent of 20% of the proposed strata units as affordable rental housing, in accordance with the rental use zoning policy as described below.

The subject building (Tower 5) is one of three towers within Phase II of the Gilmore Place Master Plan, with a second high-rise residential tower (Tower 6) to the east, and a high rise office tower (Tower 4) to the north. All three components sit atop a commercial podium, and underground parking. As contemplated by the Master Plan, Phase II is intended to be fully integrated with Phase I, currently under construction, in that they share underground parking, loading, access and surface open space areas. Due to the highly integrated nature of Phase I and Phase II, adjustments to the Phase II design, including number and height of buildings, and extent of underground parking to support the required rental uses would be extremely difficult to achieve given that Phase I is currently under construction, and the ground plane and office tower have been granted Second Reading and are currently in a detailed design phase. Therefore, in order that this phase meet its housing obligation under the policy, it is proposed that the 20% inclusionary rental requirement at a rental rate that is 20% below CMHC market for the remaining RM5(s) residential density on the Gilmore Place site required for Phases II and III, be consolidated into a single tower on the Phase III site. It is further proposed that the application for Phase III be processed concurrently with the subject rezoning application. As such, it is proposed that the rezoning amendment bylaw for Phase III (Rezoning Reference #19-66) must achieve Second Reading prior to the Phase II amendment bylaws being granted Final Adoption by Council. Furthermore, to ensure delivery of the affordable rental units in Rezoning Reference #19-66, it is also proposed that the rental component for Phase III receive a Building Permit approval and

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have a construction contract in place, prior to issuance of an occupancy permit for a Phase II building. Therefore, until these conditions have been met, no further market residential will be approved in future phases of Gilmore Place.

The City is in receipt of a rezoning application for an inclusionary rental high-rise residential tower in Phase III (Rezoning Reference #19-66), an initial report for which will be included on the 2020 February 10<sup>th</sup> Council Agenda. It is noted that the subject site is appropriately sized and designated under the Brentwood Town Centre Plan to accommodate the total cumulative densities being proposed and is therefore supported by staff.

- 6.3 All necessary services to serve the site will be obtained through the commercial rezoning application (Rezoning Reference #18-24).
- 6.4 Dedications from Lougheed Highway, Gilmore Avenue and Dawson Street related to the Gilmore Place development were obtained as part of the commercial rezoning application (Rezoning Reference #15-54) and a small dedication for a Kiss and Ride on Dawson Street is being obtained as part of the commercial rezoning application (Rezoning Reference #18-24). Refinement of the road geometric has identified the desirability of returning a small portion (72.2 m<sup>2</sup>) of the proposed closure areas to the subject site; and that a statutory right of way providing public access be extended across the entire sidewalk area. It should be noted that the density of the overall site was calculated upon gross site area, so the proposed road closure area would not provide additional density. As such a property transfer at no cost to the applicant is proposed, with the exception of Provincial Transfer Tax, surety and deposit fees being borne by the applicant.
- 6.5 A parking ratio of 1.1 spaces per unit (0.1 of which is for visitor parking) is required for multiple-family residential units in line with the Burnaby Zoning Bylaw. Transportation alternatives to support the proposed development in line with Zoning Bylaw and accepted parking standards are also provided. First, given the subject site's proximity to the Gilmore SkyTrain Station, two zone transit passes are to be provided to 15% of the units for two years (or equivalent) to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking including bicycle specific elevators to improve access to grade. The development is pursuing a comprehensive car share program through multiple providers including Evo, Modo, and ZipCar, with the minimum availability of 1 vehicle for every 100 units being required. In accordance with the Zoning By-law, 100% of the residential parking is required to be equipped with Level 2 AC Electric Vehicle (EV) charging. A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision and ongoing maintenance of provided vehicles and EV plug-in stations.
- 6.6 It is intended that the overall project would accommodate a broader spectrum of housing needs and affordability levels. 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 of 50m<sup>2</sup> (538.21 sq.ft.). Smaller one bedroom units in

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this development are intended to provide a level of affordability for new home ownership. This approach is considered appropriate where a commensurate number of larger unit types (2 Bedroom + Den and 3 Bedroom) are provided.

- 6.7 Given the site's Town Centre location, the applicant is proposing to utilize the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 159,270 sq.ft. for the subject rezoning (32% of total GFA in accordance with RM5s District) of additional gross floor area (GFA) included in the development proposal. 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 – Lands Division has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

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

- 6.8 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 achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating or equivalent;
  - Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
  - 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;

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- Section 219 Covenant ensuring that provided amenity spaces are for the sole use of residents of the Gilmore Place development and are not to be used for commercial purposes;
  - Section 219 Covenant ensuring that each unit has exclusive use to a two bicycle locker;
  - Section 219 Covenant withholding occupancy of Phase II until such time that a building permit has been issued and construction contracts executed for the rental requirement within Phase III,
  - Section 219 Covenant ensuring that residential EV electricity rates are charged to residents on a cost recovery basis; and,
  - Section 219 Covenant restricting the use of guest rooms.
- 6.9 A suitable Stormwater Management Plan will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.10 A suitable Sediment Control System Plan will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.11 A Section 219 Covenant indicating that project surface driveway access will not be restricted by gates will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.12 A Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.13 A Section 219 Covenant ensuring that the water table will not be drawn down during and after development will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.14 The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments within the Gilmore Place Master Plan.
- 6.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 6.16 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 6.17 Bicycle storage spaces and surface parking racks for residents and visitors of the development.

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6.18 Application for a site profile application is required given the site's past commercial and industrial use.

- 6.19 a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area  
 b) School Site Acquisition Charge of \$600.00 per unit  
 c) GVS&DD Sewerage Charge of \$1072.00 per apartment unit  
 d) Regional Transportation Development Cost Charge

## 7.0 DEVELOPMENT PROPOSAL

### 7.1 Site Area

Total Gross Site Area	-	52,442.4 m <sup>2</sup> (564,485 sq.ft.)
Total Dedication Area	-	3,646.6 m <sup>2</sup> (39,252 sq.ft.)
Road Closure Area	-	1,827.3 m <sup>2</sup> (19,669 sq.ft.)
Total Net Site Area	-	48,795.8 m <sup>2</sup> (525,234 sq.ft.)
Phase II Site Area	-	10,146 m <sup>2</sup> (109,211 sq.ft.)
		(Subject to detailed survey)

### 7.2 Density

Permitted Total Residential FAR (Phase II)	-	8.5 FAR
Proposed Residential G.F.A (Phase II)	-	86,221.3 m <sup>2</sup> (928,078.4 sq.ft.)
Proposed Residential G.F.A. (Tower 5)	-	46,239.7 m <sup>2</sup> (497,719.8 sq.ft.)
Residential Amenity Space (Phase II)	-	(27,349.3 sq.ft. of residential amenity space exempted from Phase II FAR calculations)

### 7.3 Height (all above grade)

Tower 5 Residential	-	48 storeys
<u>Phase I Commercial</u>	-	<u>2 storeys</u>
Total	-	50 storeys

### 7.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
107 1 Bedroom P11e	542 – 584 sq.ft.
119 1 Bedroom + Den	673 – 739 sq.ft.
90 1 Bedroom + Den (Adaptable)	673 – 739 sq.ft.
69 2 Bedroom	753 – 920 sq.ft.
1 2 Bedroom (Adaptable)	753 – 920 sq.ft.

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65	2 Bedroom + Den	894 – 1,474 sq.ft.
50	2 Bedroom + Den (Adaptable)	894 – 1,474 sq.ft.
19	3 Bedroom	1,105 – 1,712 sq.ft.
11	3 Bedroom (Adaptable)	1,105 – 1,712 sq.ft.
1	3 Bedroom Den	1,121 sq.ft.

**TOTAL: 532 Units**

## 7.5 Parking

<b>Vehicle Parking</b>		<u>Required</u>	<u>Provided Spaces</u>
532 Strata Units @ 1.1 spaces/unit	-	585 (Inclusive of 53 visitor spaces, and 8 handicapped parking stalls)	585

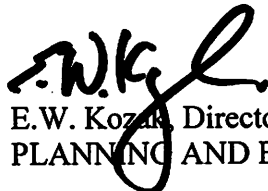
Car Wash Stalls	-	5	5
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Residential Loading	-	3	3
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<b>Bicycle Parking</b>		<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 532 units	-	1064 lockers	1064 lockers
Visitor - 0.2/unit @ 532 units	-	107 spaces	107 spaces

## 7.6 Communal Facilities *(Excluded from FAR Calculations)*

The combined communal amenity facilities for the two residential buildings within Phase II include individual amenity lobbies and mail rooms located at the ground floor level along Dawson Street and 'Carlton Avenue'; 2 lounges, outdoor pool, community garden, party room, four guest suites, indoor and outdoor children's play areas, kitchen facilities, outdoor dog run, pet wash area and extensive outdoor leisure and landscaped area are located on the podium above. The amenity areas amount to 2,540.8 m<sup>2</sup> (27,349.3 sq.ft.), which is less than the total permitted exemption of 5% (46,404 sq.ft.) of Gross Floor Area.

  
 E.W. Kozak, Director  
 PLANNING AND BUILDING

IW:

### Attachments

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

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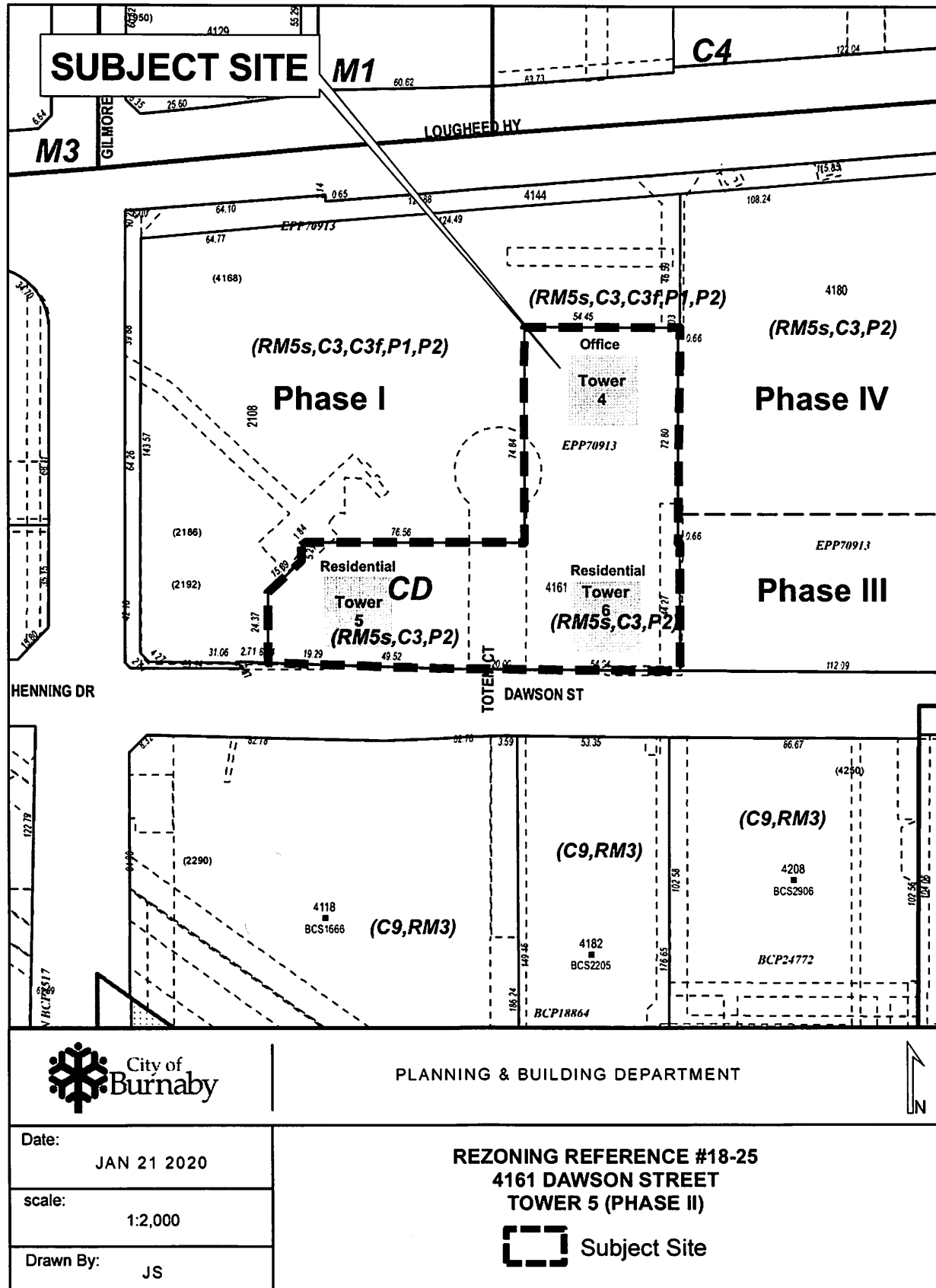


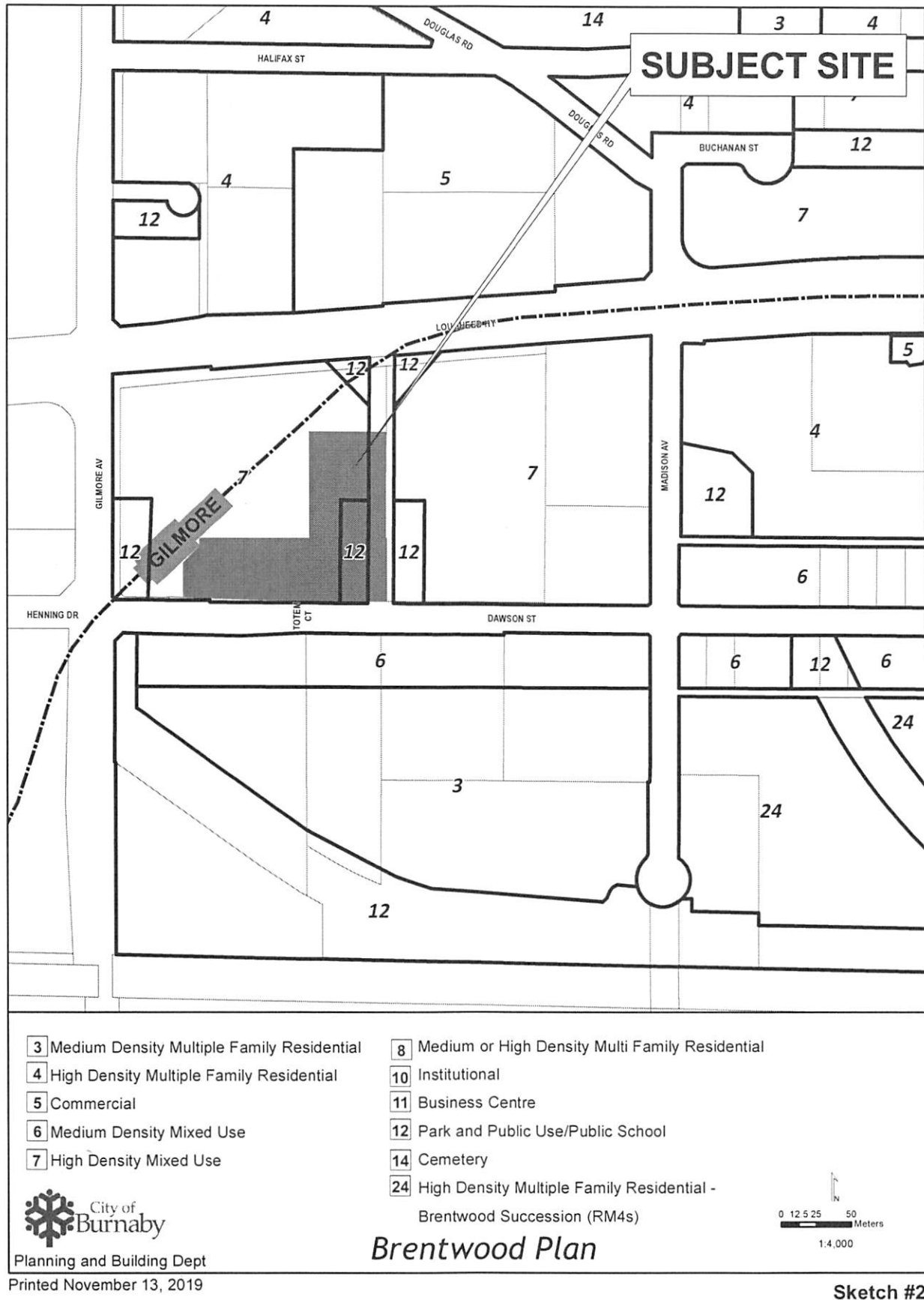
## SCHEDULE A

### REZONING 18-25

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
4180 Lougheed Hwy.	Lot 80, DL 119, Group 1, NWD Plan 66959	002-125-072
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344
4171 Dawson St.	Lot A, DL 119, Group 1, NWD Plan 69931	001-942-310

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**Arriola, Ginger**

---

**From:** Clerks  
**Sent:** February 24, 2020 10:11 AM  
**To:** Arriola, Ginger  
**Subject:** FW: rezoning

The email below, received in Clerks Office, is being forwarded for your information.

**City of Burnaby**

Office of the City Clerk

Phone: 604-294-7290

City of Burnaby | Corporate Services | Office of the City Clerk

4949 Canada Way | Burnaby, BC V5G 1M2

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---

**From:** Atsuko Mori [REDACTED]  
**Sent:** February-22-20 11:20 AM  
**To:** Clerks <Clerks@burnaby.ca>  
**Subject:** rezoning

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you feel this email is malicious or a scam, please forward it to [phishing@burnaby.ca](mailto:phishing@burnaby.ca)

---

To City of Burnaby.

I approved, #18-25 and #18-26 Rezoning.

From

Atsuko Mori

401-4182 Dawson St Burnaby BC V5C 0A2

Feb/22nd/2020

**Arriola, Ginger**

---

**From:** Tandem Tower 3 Strata Council President

**Rez Ref #** 18-25 & 26

**Sent:** February 24, 2020 8:03 PM

**To:** Clerks

**Bylaw #** 14182 & 1413

**Cc:** Don Marino; Monika Curman; Ivan Nikolic; Vinodan Reddy; Lucian Naita

**Subject:** Rezoning #18-25 and #18-26

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you feel this email is malicious or a scam, please forward it to [phishing@burnaby.ca](mailto:phishing@burnaby.ca)

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My name is Martin Kendell and I am the Strata Council President at 4182 Dawson Street. I am writing on behalf of the owners at 4182 Dawson Street regarding the ongoing development of Gilmore Place on the north side of Dawson Street.

When we bought into this complex 15 years ago, the two most attractive features that most people took into consideration when purchasing were the great central location and the stunning view of the mountains on the north side of the building.

While we appreciate that the parcel of land on the north side of Dawson Street was eventually going to be developed, we are concerned about the size and location of Towers 4, 5, and 6 being proposed by the developer. Tower 5 and Tower 6 are proposed to be 50 and 45 stories tall respectively, which dwarfs our building which is only 20 stories tall.

We are concerned about the loss of natural sunlight on our building as well as the loss of the majority of the mountain view from our balconies and windows.

As well, we would like to remind the developer that we have people in the building who do not work the standard 9 am to 5 pm shift. We would ask that is taken into consideration when developing the construction time table (i.e. no pile driving at 7 am in the morning).

We ask that the above issues be reflected upon before approving this rezoning proposal. We are confident that there is a solution which takes all parties into consideration and helps "create a sense of community" that "welcome all community members and create a sense of belonging".

Yours Sincerely,

Martin Kendell  
Tandem Tower 3 Strata Council President



Item .....
Meeting.....2020 January 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2020 January 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #18-26**  
**Residential Tower 6 of Gilmore Place Phase II**  
**Brentwood Town Centre Plan**

**ADDRESS:** 4161 Dawson Street

**LEGAL:** Lot: 2 Block: District Lot: 119 Plan: EPP70913

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

**TO:** Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Gilmore Place Phase II Suitable Plan of Development - Tower 6" prepared by IBI Group)

**APPLICANT:** Onni Gilmore Holdings Corp.  
 200– 1010 Seymour Street  
 Vancouver, BC V6B 3M6  
 Attn: Eric Hughes

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 February 25.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 February 10 and to a Public Hearing on 2020 February 25 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 completion of Rezoning Reference #18-24.

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 From: Director Planning and Building  
 Re: Rezoning Reference #18-26

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- c. The advancement of the rezoning amendment bylaw for the required rental development within Phase III (Rezoning Reference #19-66) to Second Reading occur prior to the subject rezoning amendment bylaw being granted Final Adoption.
- d. The utilization of an amenity bonus in accordance with Section 6.7 of this report.
- e. The granting of any necessary covenants, easements or statutory rights-of-way, in accordance with Section 6.8 of this report:
  - restricting enclosure of balconies;
  - guaranteeing the provision and maintenance of public art;
  - ensuring that handicap accessible parking stalls be held in common property to be administered by the Strata Corporation;
  - ensuring compliance with the approved acoustic study;
  - ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating or equivalent;
  - ensuring the provision and ongoing maintenance of EV car share cars and EV car share plug-in stations;
  - Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
  - Section 219 Covenant withholding occupancy of Phase II until such time that a Building Permit has been issued and a construction contract executed for the Phase II rental requirement within Phase III; and,
  - Section 219 Covenant restricting the use of guest rooms.
- f. The review of residential loading facilities by the Director Engineering.
- g. The submission of a sustainability report detailing the initiatives for the development to meet its environmental commitments within the Gilmore Place Master Plan.
- h. The provision of facilities for cyclists in accordance with this report.
- i. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- j. Compliance with the guidelines for underground parking for residential visitors.
- k. The submission of an acoustic study to ensure compliance with the Council-adopted sound criteria.

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 Re: Rezoning Reference #18-26  
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- l. The submission of a detailed Public Art Plan.
- p. The deposit of the applicable Parkland Acquisition Charge.
- q. The deposit of the applicable GVS & DD Sewerage Charge.
- r. The deposit of the applicable School Site Acquisition Charge.
- s. The deposit of the applicable Regional Transportation Development Cost Charge.
- t. 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 residential high-rise within Phase II of the Gilmore Place Master Plan site (see Sketch #1 *attached*).

### 2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

#### **A Connected Community**

- Social Connection – Enhance social connections throughout Burnaby
- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

#### **A Dynamic Community**

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

#### **An Inclusive Community**

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community



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- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

### 3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject residential building is located along Dawson Street just east of the Gilmore SkyTrain Station (see Sketch #1 *attached*). The site for the second phase of development for the Gilmore Place Master Plan measures approximately 10,146 m<sup>2</sup> (109,211 sq.ft.) and is located on the north side of Dawson Street immediately east of the Gilmore SkyTrain Station (see Sketch #1 *attached*). To the west of the site is the Gilmore SkyTrain Station and beyond is Gilmore Avenue and the Bridge Business Park. To the north is the Millennium SkyTrain guideway, and Phase I of the Gilmore Place Master Plan, which is comprised of three high-rise multiple family buildings over mixed use commercial podiums (Rezoning Reference #15-54, #15-55, #15-56 and #15-57), with Lougheed Highway beyond. To the east are future phases of the Gilmore Place Master Plan, including future high-rise multiple family and office buildings over mixed use commercial podiums, with an automobile dealership, older industrial buildings and a mixed-use development (Rezoning Reference #16-27) beyond. To the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006 (see Sketch #2 *attached*).

### 4.0 BACKGROUND INFORMATION

- 4.1 On 2018 July 28, Council granted Final Adoption to Rezoning References #14-21, #15-54, #15-55, #15-56 and #15-57 which established: the Gilmore Place Master Plan, involving a multi-phased mixed-use retail, office and multiple-family redevelopment of the Gilmore station area; the commercial retail component of Phase I; and the Phase I residential buildings.
- 4.2 The subject site is comprised of 4161 Dawson Street (see *attached* Sketches #1 and #2), zoned Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Place Master Plan” prepared by IBI Group). The site is mostly vacant, with the exception of an older light-industrial building. Vehicular access to the site is currently taken from Dawson Street.
- 4.3 On 2019 July 08, Council granted Second Reading to the proposed office building / commercial component for Phase II of the Gilmore Place site (Rezoning Reference #18-24), which forms the base for the two residential buildings (Rezoning Reference #18-25 and Rezoning Reference #18-26). The site has been designed as one integrated development with the underground parking, commercial podium, office building and open spaces to first proceed to construction. It is noted that, as a prerequisite to this rezoning, Rezoning Reference #18-24 must achieve Final Adoption, prior to or concurrent with, the two residential components (Rezoning References #18-25 and #18-26).

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4.4 The Gilmore Place Master Plan includes four major development phases. Consistent with the Master Plan, the entire Phase II development is comprised of the following:

- a common underground parking garage and associated services;
- a commercial podium and office building that will provide diverse shops, services, and employment opportunities;
- two high rise residential buildings with a common amenity space and podium deck (not part of the subject rezoning application); and,
- significant public realm components, including plaza spaces, pedestrian connections and a new publicly accessible road connection between Lougheed Highway and Dawson Street that will help create a strong sense of place, community identity, and provide improved connections with the surrounding neighbourhood.

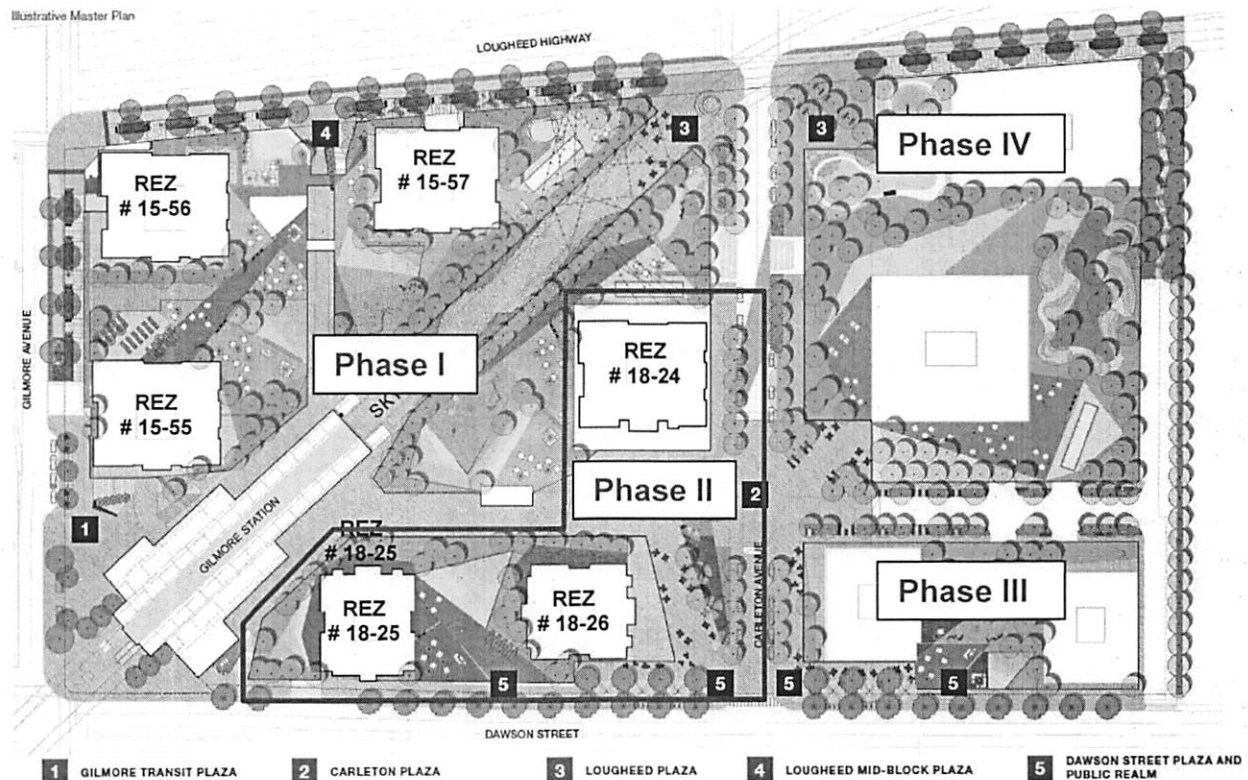


Figure #1 – Master Plan

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

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

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing and employment options; improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies.

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

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

## 5.0 GENERAL COMMENTS

- 5.1 The purpose of the subject rezoning is to obtain approval for a high-rise apartment building within Phase II of the Gilmore Place Master Plan. Phase II also includes the commercial component and office tower (Rezoning Reference #18-24) which received Second Reading on 2019 July 08, and another high-rise apartment building which is being advanced separately on Council's agenda under Rezoning Reference #18-25.
- 5.2 The proposed development plan is for a 43 storey residential building fronting Dawson Street east of the Gilmore SkyTrain Station, atop a two storey commercial podium, which is advancing separately under Rezoning Reference #18-24. The proposed development is in line with the Council Adopted Gilmore Place Master Plan and Brentwood Town Centre Development Plan.

A total of 480 apartment units are proposed within the subject apartment building and all parking is proposed to be located underground. Vehicular access to the residential parking area is through the commercial parking levels, which are primarily accessed from Dawson Street and "Carleton Avenue" (statutory right-of-way). Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expected for 's' Category development in the City's Town Centre areas.

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The proposed tower design complements the modern architectural aesthetic of the commercial and public open space components advanced under Rezoning Reference #18-24. Tower 5 and Tower 6 are designed in tandem to support the signature office tower in the centre of the site on "Carleton Avenue" (statutory right-of-way).

## 6.0 REZONING REQUIREMENTS

- 6.1 The proposed development plan is for a single 43 storey apartment tower, fronting Dawson Street directly to the east of the Gilmore SkyTrain Station, above a 2 storey commercial podium. A total of 480 apartment units are proposed within Tower 6. All parking for the proposed residential development will be located underground. Vehicular access to the residential parking area is through the commercial parking levels, which are accessed from Dawson Street and the new Carleton Avenue (statutory right-of-way).
- 6.2 Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 2 – Inclusionary Rental is applicable to the subject rezoning application. The applicant has expressed a commitment to provide the equivalent of 20% of the proposed strata units as affordable rental housing, in accordance with the rental use zoning policy as described below.

The subject building (Tower 6) is one of three towers within Phase II of the Gilmore Place Master Plan, with a second high-rise residential tower (Tower 5) to the west, and a high rise office tower (Tower 4) to the north. All three components sit atop a commercial podium, and underground parking. As contemplated by the Master Plan, Phase II is intended to be fully integrated with Phase I, currently under construction, in that they share underground parking, loading, access and surface open space areas. Due to the highly integrated nature of Phase I and Phase II, adjustments to the Phase II design, including number and height of buildings, and extent of underground parking to support the required rental uses would be extremely difficult to achieve given that Phase I is currently under construction, and the ground plane and office tower have been granted Second Reading and are currently in a detailed design phase. Therefore, in order that this phase meet its housing obligation under the policy, it is proposed that the 20% inclusionary rental requirement at a rental rate that is 20% below CMHC market for the remaining RM5(s) residential density on the Gilmore Place site required for Phases II and III, be consolidated into a single tower on the Phase III site. It is further proposed that the application for Phase III be processed concurrently with the subject rezoning application. As such, it is proposed that the rezoning amendment bylaw for Phase III (Rezoning Reference #19-66) must achieve Second Reading prior to the Phase II amendment bylaws being granted Final Adoption by Council. Furthermore, to ensure delivery of the affordable rental units in Rezoning Reference #19-66, it is also proposed that the rental component for Phase III receive a Building Permit approval and have a construction contract in place, prior to issuance of an occupancy permit for a Phase II building. Therefore, until these conditions have been met, no further market residential will be approved in future phases of Gilmore Place.

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The City is in receipt of a rezoning application for an inclusionary rental high-rise residential tower in Phase III (Rezoning Reference #19-66), an initial report for which will be included on the 2020 February 10<sup>th</sup> Council Agenda. It is noted that the subject site is appropriately sized and designated under the Brentwood Town Centre Plan to accommodate the total cumulative densities being proposed and is therefore supported by staff.

- 6.3 All necessary services to serve the site will be obtained through the commercial rezoning application (Rezoning Reference #18-24).
- 6.4 Dedications from Lougheed Highway, Gilmore Avenue and Dawson Street related to the Gilmore Place development were obtained as part of the commercial rezoning application (Rezoning Reference #15-54) and a small dedication for a Kiss and Ride on Dawson Street is being obtained as part of the commercial rezoning application (Rezoning Reference #18-24).
- 6.5 A parking ratio of 1.1 spaces per unit (0.1 of which is for visitor parking) is required for multiple-family residential units in line with the Burnaby Zoning Bylaw. Transportation alternatives to support the proposed development in line with Zoning Bylaw and accepted parking standards are also provided. First, given the subject site's proximity to the Gilmore SkyTrain Station, two zone transit passes are to be provided to 15% of the units for two years (or equivalent) to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking including bicycle specific elevators to improve access to grade. The development is pursuing a comprehensive car share program through multiple providers including Evo, Modo, and ZipCar, with the minimum availability of 1 vehicle for every 100 units being required. In accordance with the Zoning By-law, 100% of the residential parking is required to be equipped with Level 2 AC Electric Vehicle (EV) charging. A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision and ongoing maintenance of provided vehicles and EV plug-in stations.
- 6.6 It is intended that the overall project would accommodate a broader spectrum of housing needs and affordability levels. 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 of 50m<sup>2</sup> (538.21 sq.ft.). Smaller one bedroom units in this development are intended to provide a level of affordability for new home ownership. This approach is considered appropriate where a commensurate number of larger unit types (2 Bedroom + Den and 3 Bedroom) are provided.
- 6.7 Given the site's Town Centre location, the applicant is proposing to utilize the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 137,715 sq.ft. for the subject rezoning (32% of total GFA in accordance with RM5s District) of additional gross floor area (GFA) included in the development proposal. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject

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amendment bylaw receiving Third Reading. The report to Council will be prepared once the Public Safety and Community Services Department – Lands Division has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

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

6.8 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 achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating or equivalent;
- Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
- 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;
- Section 219 Covenant ensuring that provided amenity spaces are for the sole use of residents of the Gilmore Place development and are not to be used for commercial purposes;
- Section 219 Covenant ensuring that each unit has exclusive use to a two bicycle locker;
- Section 219 Covenant withholding occupancy of Phase II until such time that a building permit has been issued and construction contracts executed for the rental requirement within Phase III,

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- Section 219 Covenant ensuring that residential EV electricity rates are charged to residents on a cost recovery basis; and,
  - Section 219 Covenant restricting the use of guest rooms.
- 6.9 A suitable Stormwater Management Plan will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.10 A suitable Sediment Control System Plan will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.11 A Section 219 Covenant indicating that project surface driveway access will not be restricted by gates will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.12 A Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.13 A Section 219 Covenant ensuring that the water table will not be drawn down during and after development will be required in conjunction with the commercial rezoning (Rezoning Reference #18-24).
- 6.14 The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments within the Gilmore Place Master Plan.
- 6.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 6.16 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 6.17 Bicycle storage spaces and surface parking racks for residents and visitors of the development.
- 6.18 Application for a site profile application is required given the site's past commercial and industrial use.
- 6.19
- a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area
  - b) School Site Acquisition Charge of \$600.00 per unit
  - c) GVS&DD Sewerage Charge of \$1072.00 per apartment unit
  - d) Regional Transportation Development Cost Charge

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## 7.0 DEVELOPMENT PROPOSAL

### 7.1 Site Area

Total Gross Site Area	-	52,442.4 m <sup>2</sup> (564,485 sq.ft.)
Total Dedication Area	-	3,646.6 m <sup>2</sup> (39,252 sq.ft.)
Road Closure Area	-	1,827.3 m <sup>2</sup> (19,669 sq.ft.)
Total Net Site Area	-	48,795.8 m <sup>2</sup> (525,234 sq.ft.)
Phase II Site Area	-	10,146 m <sup>2</sup> (109,211 sq.ft.)
		(Subject to detailed survey)

### 7.2 Density

Permitted Total Residential FAR (Phase II)	-	8.5 FAR
Proposed Residential G.F.A (Phase II)	-	86,221.3 m <sup>2</sup> (928,078.4 sq.ft.)
Proposed Residential G.F.A. (Tower 6)	-	39,981.6 m <sup>2</sup> (430,358.7 sq.ft.)
Residential Amenity Space (Phase II)	-	(27,349.3 sq.ft. of residential amenity space exempted from Phase II FAR calculations)

### 7.3 Height (all above grade)

Tower 5 Residential	-	43 storeys
<u>Phase I Commercial</u>	-	<u>2 storeys</u>
Total	-	45 storeys

### 7.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
67 Studio	498 – 514 sq.ft.
67 1 Bedroom P11e	538 – 577 sq.ft.
76 1 Bedroom + Den	760 sq.ft.
80 1 Bedroom + Den (Adaptable)	760 sq.ft.
69 2 Bedroom	753 – 844 sq.ft.
15 2 Bedroom (Adaptable)	753 – 844 sq.ft.
78 2 Bedroom + Den	753 – 944 sq.ft.
4 2 Bedroom + Den (Adaptable)	753 – 944 sq.ft.
13 3 Bedroom	904 – 1,062 sq.ft.
11 3 Bedroom (Adaptable)	904 – 1,062 sq.ft.

**TOTAL: 480 Units**



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## 7.5 Parking

<b>Vehicle Parking</b>		<u>Required</u>	<u>Provided Spaces</u>
480 Strata Units @ 1.1 spaces/unit	-	528 (Inclusive of 48 visitor spaces, and 7 handicapped parking stalls)	528
Car Wash Stalls	-	5	5
Residential Loading	-	2	2
<b>Bicycle Parking</b>		<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 480 units	-	960 lockers	960 lockers
Visitor - 0.2/unit @ 480 units	-	96 spaces	96 spaces

## 7.6 Communal Facilities *(Excluded from FAR Calculations)*

The combined communal amenity facilities for the two residential buildings within Phase II include individual amenity lobbies and mail rooms located at the ground floor level along Dawson Street and 'Carlton Avenue', 2 lounges, outdoor pool, community garden, party room, four guest suites, indoor and outdoor children's play areas, kitchen facilities, outdoor dog run, pet wash area and extensive outdoor leisure and landscaped area. The amenity area amounts to 2,540.8 m<sup>2</sup> (27,349.3 sq.ft.), which is less than the total permitted exemption of 5% (46,404 sq.ft.) of Gross Floor Area.

  
 E.W. Kozak, Director  
 PLANNING AND BUILDING

IW:tn  
**Attachments**

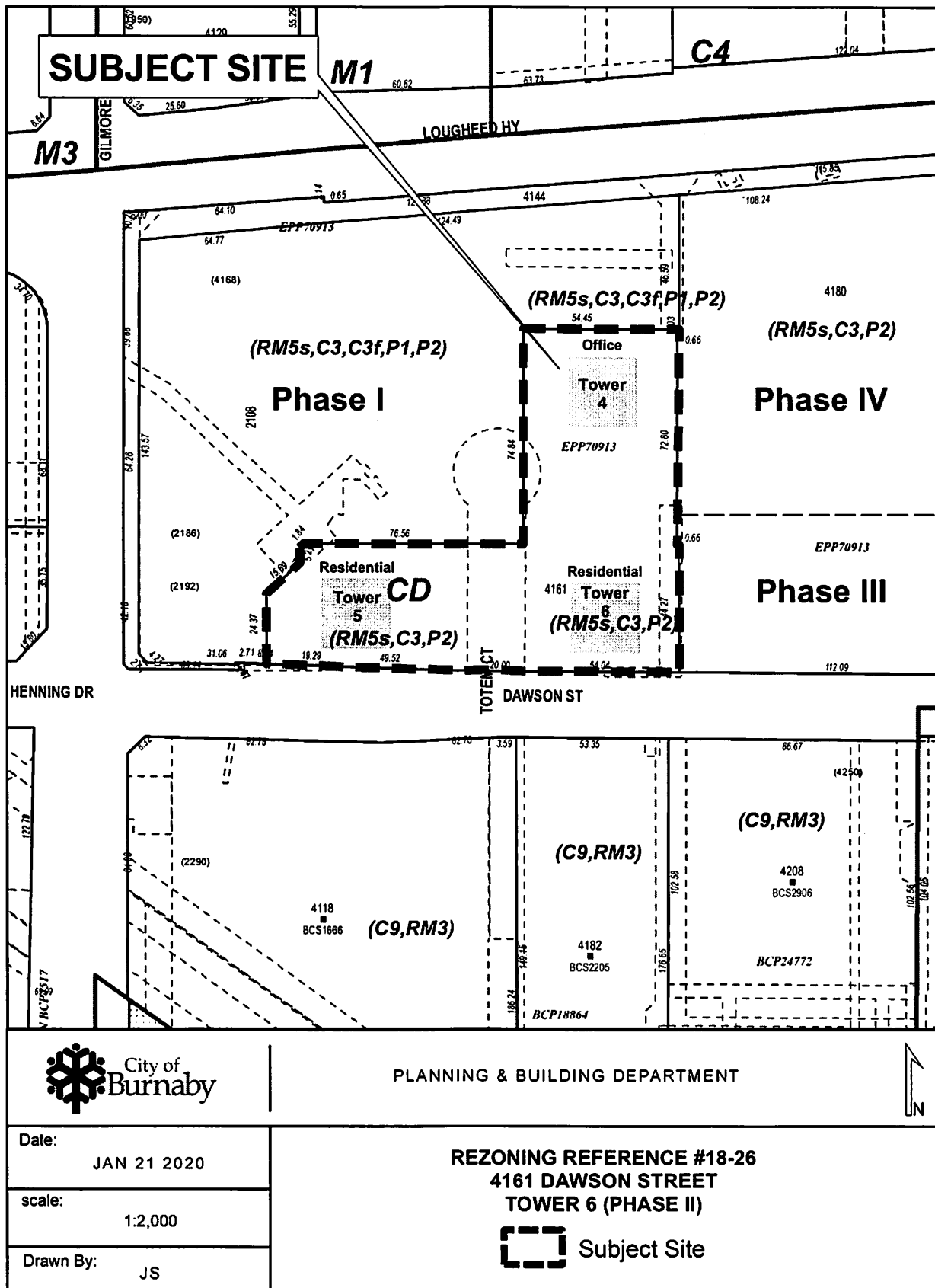
cc: Director Finance  
 City Solicitor  
 City Clerk

## SCHEDULE A

### REZONING 18-26

ADDRESS	LEGAL DESCRIPTION	PID
4120 Loughheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4170 Loughheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
4180 Loughheed Hwy.	Lot 80, DL 119, Group 1, NWD Plan 66959	002-125-072
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344
4171 Dawson St.	Lot A, DL 119, Group 1, NWD Plan 69931	001-942-310

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Sketch #1

