



Item .....  
Meeting ..... 2014 November 24

COUNCIL REPORT

**TO:** CITY MANAGER 2014 November 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #14-15**  
**Six-storey mixed-use development**  
**Brentwood Town Centre Development Plan**

**ADDRESS:** 4305 and 4349 Dawson Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 19 Except: Part on Bylaw Plan 52808: DL 119, Group 1, NWD Plan 25081;  
Lot "J", Block 8, DL 119, Group 1, NWD Plan 2855

**FROM:** M1 Manufacturing District

**TO:** CD Comprehensive Development District (based on C9 Urban Village  
Commercial District and Brentwood Town Centre Development Plan guidelines  
and in accordance with the development plan entitled "Mixed Use Development"  
prepared by GBL Architects Inc.)

**APPLICANT:** Porte Development Corp.  
380-1655 West Broadway  
Vancouver, BC V6J 1X1  
(Attention: Kerry Kukucha)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on  
2014 December 09.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 November 24, and to a Public Hearing on 2014 December 09 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The deposit of sufficient monies including, a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

To: City Manager  
From: Director Planning and Building  
Re: REZONING #14-15  
Six Storey Mixed Use Development  
2014 November 19 ..... 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 site within six months of the rezoning bylaw being effected, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The approval of the Ministry of Transportation to the rezoning application.
- f. The consolidation of the net site into one legal lot.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i. The granting of any necessary Section 219 Covenants including restricting enclosure of balconies, providing that all disabled parking remain as common property, provision and maintenance of Electric Vehicles, and to ensure compliance with the approved acoustical study.
- j. Compliance with the Council-adopted sound criteria.
- k. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- l. The provision of a covered car wash stall and 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.
- m. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- n. The pursuance of Storm Water Management Best Practices in line with established guidelines.

To: City Manager  
From: Director Planning and Building  
Re: REZONING #14-15  
Six Storey Mixed Use Development  
2014 November 19 ..... Page 3

- o. The submission of a Site Profile and resolution of any arising requirements.
- p. The submission of a Comprehensive Sign Plan.
- q. The review of a detailed Sediment Control System by the Director Engineering.
- r. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- s. The review of on-site residential and commercial loading facilities by the Director Engineering.
- t. The deposit of the applicable Parkland Acquisition Charge.
- u. The deposit of the applicable GVS & DD Sewerage Charge.
- v. The deposit of the applicable School Site Acquisition Charge.
- w. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a six-storey mixed use development with retail at-grade and residential uses above, with full underground parking.

### **2.0 BACKGROUND**

- 2.1 Council, on 2014 June 09, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

To: City Manager  
From: Director Planning and Building  
Re: REZONING #14-15  
Six Storey Mixed Use Development  
2014 November 19 ..... Page 4

- 2.2 The subject site, which comprises the properties at 4305 and 4349 Dawson Street, is located on the northeast corner of Dawson Street and Madison Avenue within the Council adopted Brentwood Town Centre Development Plan area. Directly to the east, to the south across Dawson Street, and to the west across Madison Avenue are existing older industrial buildings designated for multiple-family and mixed-use redevelopment under the adopted plan. To the north across the rear lane is a newer high-rise multiple-family development constructed in 2008 approved under Rezoning Reference # 02-03.
- 2.3 The development being pursued is for a 92 unit six-storey mixed-use development with street fronting retail, underground parking, and publicly accessible open space.

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

### 3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a six storey mixed-use building with ground floor commercial-retail fronting Dawson Street, and 92 residential units located above and behind the commercial units. The ground level residential component of the development fronting the lane is a result of the site's downward slope from the lane to Dawson Street, and the desire to engage the existing public open space across the lane to the north with a residential frontage. The remaining residential uses on the ground level consist of a residential lobby and internal amenity space oriented off of Madison Avenue. Parking is generally provided underground, with a component of fully enclosed convenience surface parking for the proposed commercial uses located off the rear lane. Vehicular and loading access is from the rear lane. As noted in the initial report dated 2014 June 09, the proposed six-storey form is a result of the site's location atop an underground rail tunnel, which is located within the eastern portion of the site. As the rail tunnel imposes significant challenges on the site in terms of building siting and underground parking, the site's available density needs to be coalesced west of the rail tunnel, at the corner of Madison Avenue and Dawson Street.

The proposed six-storey form, comprised of five-storeys of wood frame construction above one level of concrete, is considered supportable and in keeping with the plan's intent for street oriented mixed-use development. This scale of development is also considered suitable due to its location on the north side of Dawson Street where it would not shadow the street and its associated public realm. The remainder of the site to the east, including the area above the rail tunnel, is proposed to be used for both semi-private and public open space, protected by statutory right-of-way.

- 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:

To: City Manager  
From: Director Planning and Building  
Re: REZONING #14-15  
Six Storey Mixed Use Development  
2014 November 19 ..... Page 5

- construction of Dawson Street to its final standard with concrete curb and gutter on the north side, and a separated sidewalk along the development frontage including a 1.5m cast in place brick front boulevard with street trees in grates, street lighting and pedestrian lighting; a 3.0m natural coloured saw cut concrete sidewalk;
- construction of Madison Avenue to its final standard with a concrete curb and gutter, separated sidewalks and enhanced boulevards along the development frontage including, a 1.5m landscaped boulevard with curb bulges, street lighting and pedestrian lighting, and a 3.0m saw cut concrete sidewalk; and,
- repaving the rear lane as necessary.

Dedications from Dawson Street of 0.3m (1ft), and a statutory right-of-way of 1.2m (4ft) are required for the provision of separated sidewalks.

- 3.3 In accordance with the City's policy for adaptable units (20% of the total number of residential units), a total of 18 units have been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq.ft. for each adaptable unit is exempt from F.A.R., resulting in a total adaptable unit F.A.R. exemption of 360 sq.ft. As required by the Burnaby Zoning Bylaw and BC Building Code, two handicapped parking stalls are to be provided (one handicapped stall per 100 stalls). Handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.4 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 providing that all disabled parking is to remain as common property;
  - Section 219 Covenant to ensure compliance with the approved acoustical study; and,
  - Statutory Right-Of-Way (1.2m) for separated sidewalks.
- 3.5 In light of the proximity to Dawson Avenue, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.6 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.7 Given the ground oriented commercial component, approval of a Comprehensive Sign Plan (CSP) is required in conjunction with this rezoning application.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING #14-15  
 Six Storey Mixed Use Development  
 2014 November 19 ..... Page 6

- 3.8 The approval of a detailed residential and commercial loading plan by the Director Engineering is required in conjunction with this rezoning application.
- 3.9 The approval of a solid waste and recycling facility plan by the Director Engineering is required in conjunction with this rezoning application.
- 3.10 The developer is responsible for the undergrounding of the overhead wiring abutting the site within the rear lane.
- 3.11 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.12 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 and maintenance of the stormwater management and landscape features will be required.
- 3.13 Due to the existing M1 Manufacturing District zoning of the site, a site profile and resolution of any resultant conditions is required.
- 3.14 Development Cost Charges:
  - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area.
  - b) School Site Acquisition Charge of \$700.00 per unit.
  - c) GVS&DD Sewerage Charge of \$590.00 per apartment unit and \$0.433 per sq.ft. of commercial floor area.

#### 4.0 DEVELOPMENT PROPOSAL

##### 4.1 Site Area

Gross Site Area:	-	4,295.7 m <sup>2</sup> (46,239 sq.ft.)
Dedications:	-	37.9 m <sup>2</sup> (408 sq.ft.)
Net Site:	-	4,257.8 m <sup>2</sup> (45,831 sq.ft.) (subject to detailed survey)

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING #14-15  
 Six Storey Mixed Use Development  
 2014 November 19 ..... Page 7

#### 4.2 Density

F.A.R. Permitted and Provided	-	2.2 F.A.R.
Gross Floor Area (G.F.A.)	-	9,367.2 m <sup>2</sup> (100,828 sq.ft.)
Residential	-	8,634.2 m <sup>2</sup> (92,938 sq.ft.)
Commercial	-	733.0 m <sup>2</sup> ( 7,890 sq.ft.)
Adaptable Unit exemption (20sq.ft./unit)	-	33.5 m <sup>2</sup> (360 sq.ft.)
Residential Amenity/Lobby/Corridor	-	361.9 m <sup>2</sup> ( 3,895 sq.ft.) (not included in F.A.R. calculations)
<u>Site Coverage</u>	-	37%

#### 4.3 Height - 6 storeys

#### 4.4 Unit Mix

21 one-bedroom + den	-	56.9 – 63.5 m <sup>2</sup> (612-683 sq.ft.)
60 two-bedroom + den	-	78.0 – 91.6 m <sup>2</sup> (840-986 sq.ft.)
11 three-bedroom + den	-	117.7 – 126.3 m <sup>2</sup> (1,267-1,359 sq.ft.)

#### **92 Total Units**

#### 4.5 Parking and Loading:

Vehicle Parking Required and Provided		<i>Required</i>	<i>Provided</i>
Residential 92 units @ 1.6 spaces/unit	-	147 spaces (including 24 visitors)	161 spaces
Commercial 724.9 m <sup>2</sup> @ 1 space /46m <sup>2</sup>	-	16 spaces	17 spaces
<b>Total Parking:</b>	-	<b>163 spaces</b>	<b>178 spaces</b>
Car Wash Stall	-	1 space	1 space
Bicycle Parking Required and Provided			
Secure Residential @ 1 locker/unit	-	92	97
Visitor racks @ 0.2 spaces/unit + 10% of Commercial off-street parking	-	21	21

To: City Manager  
From: Director Planning and Building  
Re: REZONING #14-15  
Six Storey Mixed Use Development  
2014 November 19 ..... Page 8

Commercial Loading Provided	-	1 space	1 space
Residential Loading Provided	-	1 space	1 space

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

Communal facilities are proposed for the ground floor fronting Madison Avenue and on the second floor facing the rear courtyard area and include a multi-purpose meeting room, entertainment room, exercise room and amenity lobby. The proposed 361.9 m<sup>2</sup> (3,895 sq.ft.) of gross floor area to be exempted from F.A.R. calculations, is below the permitted maximum exemption of 5% of the total Gross Floor Area permitted in the Zoning Bylaw.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JBS/spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk



## SUBJECT SITE

PLAN 63914

**PLAN 26331**

4278

**PLAN 70369**

**M1**

**CD**

MADISON AV

DAWSON ST

**PLAN 52808**

**M2**

**PLAN 40447**

9.1m  
6.1m

**(RM3)**



PLANNING &amp; BUILDING DEPARTMENT

DATE:

NOV 03 2014

SCALE:

1:2,000

DRAWN BY:

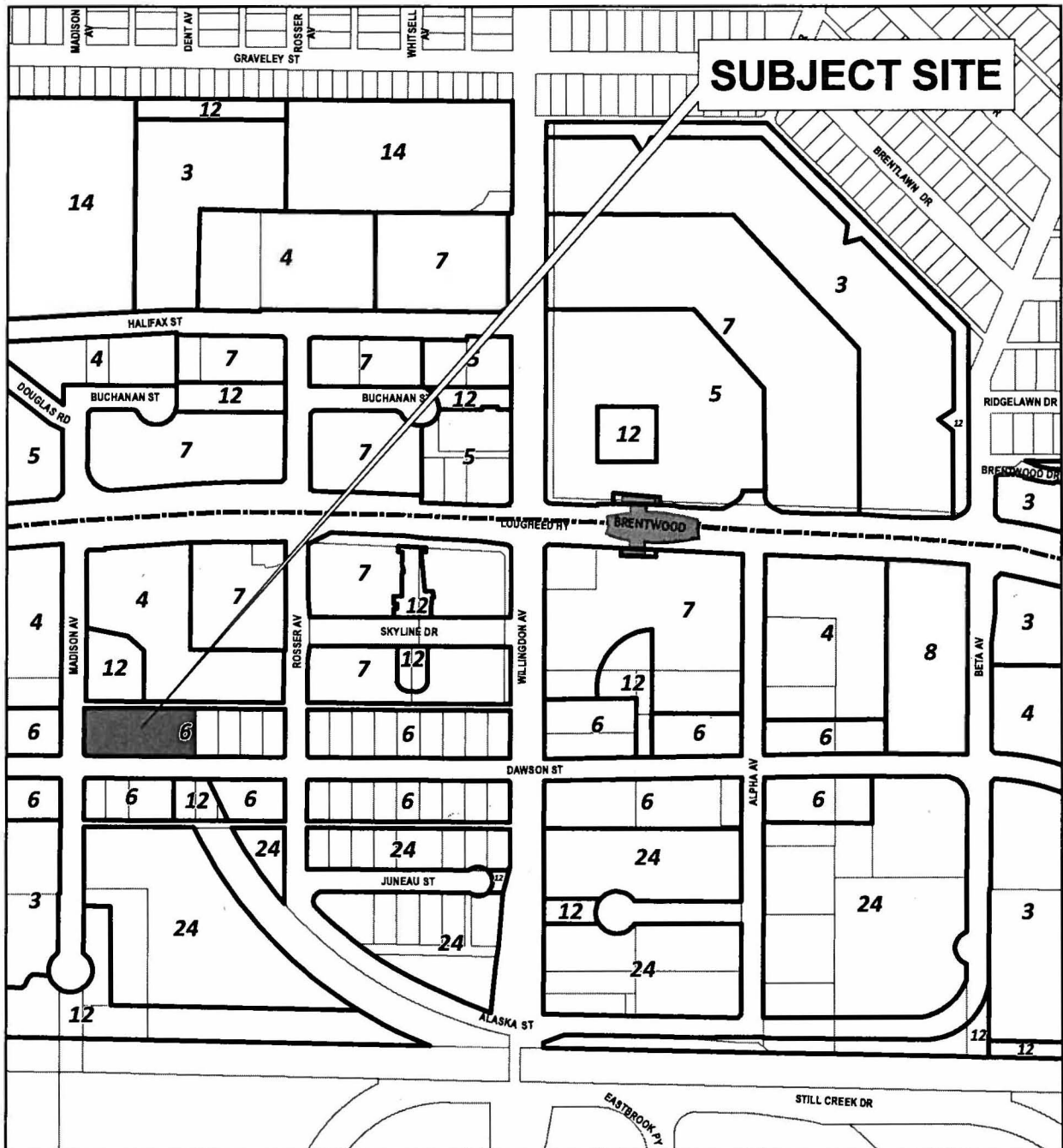
AY

**REZONING REFERENCE #14-15  
4305 AND 4349 DAWSON STREET**



## Subject Site

### Sketch #1



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

- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential - Brentwood Succession (RM4s)



Planning and Building Dept

## Brentwood Plan

