



Item
Meeting2015 July 20

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2015 July 15

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series

SUBJECT: REZONING APPLICATIONS

PURPOSE: To submit the current series of new rezoning applications for the information of Council.

The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

Item #01 Application for the Rezoning of:
Rez #15-20 Lot 3, DL 149, Group 1, NWD Plan LMP37050

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and P5 Community Institutional District)

Address: 7557 Sussex Avenue

Purpose: To permit the installation of a rooftop antenna facility and an at-grade equipment compound.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #02 Application for the rezoning of:
Rez #15-22 Lot 1, DL 165, Group 1, NWD Plan BCP47738

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan)

Address: **9388 North Fraser Crescent**

Purpose: To permit the expansion of the existing facility's production and warehouse area.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #03 Application for the Rezoning of:
Rez #15-23 See Schedule A *attached*

From: C3 General Commercial District, CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District and C4 Service Commercial District), C4 Service Commercial District and P8 Parking District

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

Address: **9850/9855 Austin Road and 9858/9898 Gatineau Place**

Purpose: To establish a Master Plan that defines the general land use, form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities for the Loughheed Town Centre Core Area, and to specifically apply the Master Plan guidelines to the subject site through Comprehensive Development zoning.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development (the Lougheed Town Centre Core Area Master Plan) for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #04 Application for the rezoning of:
Rez #15-24 Lot 253, DL 91, Group 1, NWD Plan 41113

From: C4 Service Commercial District

To: R5 Residential District

Address: 6755 Canada Way

Purpose: To permit subdivision of the site into three two-family residential lots.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #05 Application for the Rezoning of:
Rez #15-27 Lot 38, DL 91, Group 1, NWD Plan 16067

From: R3 Residential District

To: R3a Residential District

Address: 7611 Mayfield Street

Purpose: To permit construction of a single family dwelling with a gross floor area beyond that allowed under the prevailing zoning.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #06 Application for the rezoning of:
Rez #15-28 Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 and EPP10716

From: C3 General Commercial District, CD Comprehensive Development District
 (based on P2 Administration and Assembly District, C3 General Commercial
 District and C4 Service Commercial District)

To: CD Comprehensive Development District (based on C3 General Commercial
 District, RM5s Multiple Family Residential District and Loughheed Town Centre
 Plan as guidelines)

Address: Portion of 9855 Austin Road

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #07 Application for the Rezoning of:
Rez #15-29 Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 and EPP10716

From: C3 General Commercial District, CD Comprehensive Development District
 (based on P2 Administration and Assembly District, C3 General Commercial
 District and C4 Service Commercial District)

To: CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District and Lougheed Town Centre Plan as guidelines)

Address: Portion of 9855 Austin Road

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.


Lou Pelletier, Director
PLANNING AND BUILDING

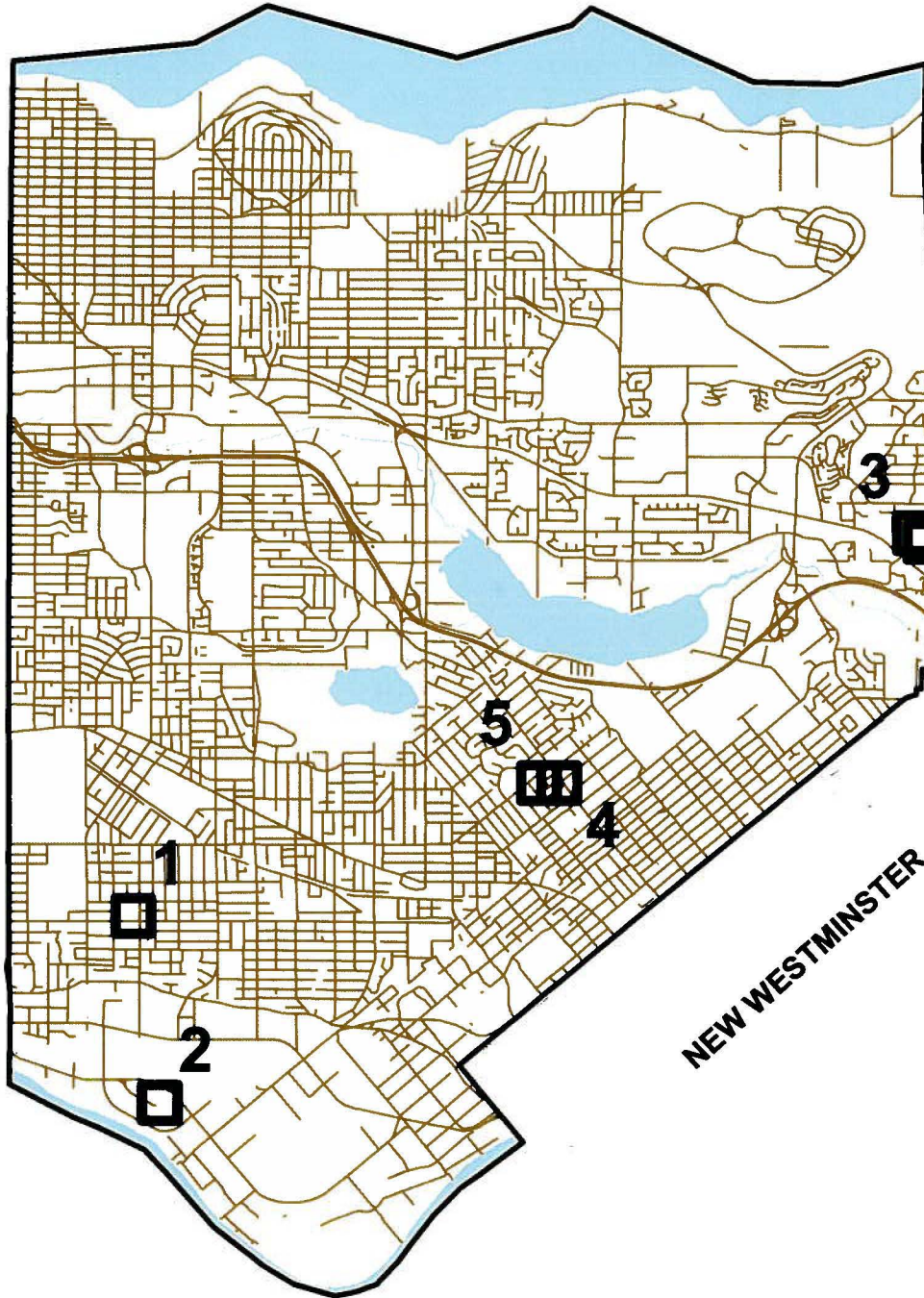
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Attachments

**SCHEDULE A
REZONING 15-23**

ADDRESS	LEGAL DESCRIPTION	PID
9850 Austin Road	Lot 101, DLs 2 & 4, Group 1, NWD Plan 43016 Except Plans LMP44608, LMP51272, LMP52074 & Plan EPP15369	005-433-151
9855 Austin Road	Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 & EPP10716	003-237-028
9858 Gatineau Place	Lot 2 Except: Firstly: Part On Statutory Right Of Way 21111; Secondly: Part On Statutory Right Of Way Plan 4829; Thirdly: Part On Statutory Right Of Way Plan LMP52075; DL 2, Group 1, NWD Plan 4286	011-066-636
9898 Gatineau Place	Parcel "A" (Explanatory Plan 11608) of Lot 1, DL 2, Group 1, NWD Plan 4286	002-774-968

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:
JULY 14 2015

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2015 JULY

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #15-20
2015 JULY 15

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** TM Mobile Inc. (Telus)
c/o Cypress Land Services Inc.
120 – 736 Granville Street
Vancouver, BC V6Z 1G3
(Attention: Tawny Verigin)
- 1.2 Subject:** Application for the rezoning of:
Lot 3, DL 149, Group 1, NWD Plan LMP37050
- From:** CD Comprehensive Development District (based on P5 Community Institutional District)
- To:** Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and P5 Community Institutional District)
- 1.3 Address:** 7557 Sussex Avenue
- 1.4 Location:** The subject site is located on the northwest corner of Sussex Avenue and Rumble Street (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregularly shaped corner lot with frontages of approximately 71 m (232.94 ft.) and 120 m (393.7 ft.) along Sussex Avenue and Rumble Street respectively and an area of approximately 8,570 m² (92,246.71 ft²).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the installation of a rooftop antenna facility and an at-grade equipment compound.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the northwest corner of Sussex Avenue and Rumble Street and is developed with an approximately 7,075 m² (76,000 ft²) seniors care facility. To the west of the

subject site is a 55 unit independent living rental apartment building and 20 independent living duplex cottages. To the north is David Gray Park and an extended care and hospice facility. To the northeast across Sussex Avenue is South Slope Elementary School. To the east across Sussex Avenue are single- and two-family dwellings. To the south across Rumble Street are single-family dwellings.

3.0 BACKGROUND INFORMATION

- 3.1 The Burnaby Zoning Bylaw identifies “antenna developments not included in Section 6.21” as a permitted principal use in the P2 Administration and Assembly District. Section 6.21 states that an antenna is permitted in any zoning district, except the R Residential Districts, if it has been given Preliminary Plan Approval (PPA) and meets four specific physical requirements, including attachment to a building. If the antenna development does not meet those specific requirements, as in the case of the subject proposal, rezoning to the P2 District is required in order to permit the antenna development as a principal use.
- 3.2 On 1993 June 07, Council granted Final Adoption to Rezoning Reference #15/91, which rezoned the site from the CD Comprehensive Development District (based on P5 Community Institutional District) to the Amended CD Comprehensive Development District (based on P5 Community Institutional District) in order to permit the development of a 100-bed, two and a half storey intermediate care seniors facility.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to rezone the subject property from the CD Comprehensive Development District (based on P5 Community Institutional District) to Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and P5 Community Institutional) for the purpose of installing six antennas on the small flat rooftop on the north side of the care facility. The top of the antennas are proposed to be approximately 2.4 m (7.87 ft.) above the highest roof peak, located to the south of the installation, and approximately 1 m (3.28 ft.) above the top of the building’s chimney, located southeast of the installation. The accessory equipment compound, which includes four equipment cabinets on an approximately 3.7 m (12.14 ft.) by 3.03 m (9.94 ft.) concrete pad, is proposed to be located at grade, on the north (rear) side of the building and would be enclosed on two sides by a 2.1 m high chainlink fence with a double swing gate.

The purpose of the proposed antenna development is to maintain and improve network services. Coverage maps provided by the applicant indicate the proposed installation would improve in-building coverage for approximately ten additional blocks within the immediate area.

- 4.2 Antenna developments and related infrastructure are recognized as a necessary utility that serves the mobile communications and information technology needs of Burnaby's businesses and residents. As such, this Department works with the telecommunications sector and their proponents in developing antenna infrastructure as appropriate. This Department evaluates the potential impacts of each proposal on the development site and surrounding land uses, and reviews the topographical, environmental or heritage prominence of each site. In addition, this Department seeks to consider the relationship of these installations to residential areas; ensure that the design of antenna installations and accessory components are as unobtrusive as possible; and encourage the co-location of antenna installations wherever possible. The following subsections review the proposed development, in view of the above considerations.

4.2.1 Potential impacts on subject site and surrounding uses

As noted above, the proposed antennas are located on a roof area of the seniors care facility in the middle of the subject property. While the proposed antennas are located on the north side of the building, behind the peak of the roof, the antenna development, as proposed, would be visible from all directions. As indicated in Section 4.2.4 below, design solutions to mitigate the visual impacts of this proposal will be a requirement of advancing the suitable plan of development to a Public Hearing.

4.2.2 Topographical, environmental or heritage significance

The site slopes an average of 3 m (9.84 ft.) to the south from the proposed location of the antennas, increasing the height of the antennas as viewed from south of Rumble Street. There are no environmentally sensitive areas in the vicinity; however David Gray Park is located directly to the northwest. With respect to topographical and environmental criteria, design solutions to mitigate the proposal's visual impacts will be required. A protected heritage site – the Roy and Catherine Cummins House, constructed in 1912 – is located approximately 300 m (984.25 ft.) to the southwest of the subject site, at 4156 Rumble Street, and is not expected to be visually impacted by the proposed installation.

4.2.3 Relationship to residential areas

Seniors' residences are located to the north and west of the subject site, and R2 District single-family homes are located directly across Rumble Street to the south and R4 District single and two-family homes are located directly across Sussex Avenue to the east. The proposed antenna installation would have visual impact on these residences, but could be generally acceptable, as antenna installations are occasionally present on buildings of this size. However, design solutions will be required to mitigate the proposal's visual impacts on these area residences.

With regard to potential safety concerns, the proposed installation must comply with the Safety Code 6 Guidelines administered by Health Canada.

4.2.4 Design of antenna installations and related equipment

The proposed antenna installation consists of six antennas mounted on a flat rooftop on the north side of the care facility, extending approximately 2.4 m (7.87 ft.) above the highest roof peak. While no design of the antenna installation is proposed at this time, the applicant will be required to shroud/screen the antennas as an architectural solution to screen the equipment. This would add in the order of 2.4 m (7.87 ft.) to the height of building, however, this additional height and massing are considered essential components of an architectural screen. If authorized by Council, staff will work with the applicant to determine whether more integrated design measures can be taken to produce a suitable plan of development that minimizes visual impacts and is compatible with the existing building's architecture and surrounding low-scale development.

4.2.5 Co-location of antennas

As part of the review process for assessing rezoning applications to develop antenna structures, this Department seeks to encourage the co-location of antennas for multiple telecommunications providers, wherever possible. The applicant noted that opportunities for co-location on existing antenna installations in the area were investigated but no appropriate sites were identified. No co-location is proposed at this time.

4.2.6 Summary

The provision of telecommunications infrastructure is an important service, and its accommodation is encouraged, where possible. Given that antenna developments that do not meet Section 6.21 of the Zoning Bylaw are considered the most obtrusive of antenna proposals, each application is reviewed to identify potential impacts on the surrounding community and areas of topographical, environmental and heritage significance. With regard to the current proposal, this Department supports the proposed rezoning, subject to the submission of a plan of development that addresses the concerns identified in this report with regard to appropriate screening of the rooftop installation.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LS
LS:spf/tn

Attachment

cc: Director Engineering

City Solicitor

City Clerk



Cypress Land Services
Suite 120 – 736 Granville Street
Vancouver, BC V6Z 1G3

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

July 8, 2015

Via Hand Delivery

City of Burnaby
4949 Canada Way
Burnaby, BC, Canada
V5G 1M2
604-294-7944

Subject: TM Mobile Inc. ("TELUS") Telecommunications Facility Proposal
Letter of Intent
Address or Legal: 7557 Sussex Ave, Burnaby, BC V5J 3V6
PID: 024-066-532
Coordinates: 49.215488° N, -123.006252° W
TELUS Site: BC1808 - Burnaby - Watlink St / Frederick Ave

Overview

Cypress Land Services Inc., in our capacity as agent to TM Mobile Inc. (TELUS), is submitting this Letter of Intent to initiate the Rezoning application consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the City of Burnaby to identify a suitable site for a TELUS rooftop antenna installation in order to provide dependable wireless data and voice communication services. This Letter of Intent is intended to formalize the consultation process.

Proposed Site

The proposed site location is identified as 7557 Sussex Ave, Burnaby (**Schedule A: Tower Site Location**). The premises is zoned CD and consists of a three-story residential care building. TELUS is proposing to install two (2) sectors of antennas, consisting of a total of six (6) antennas, on the rooftop. The ancillary equipment required would be located at grade, on the north side of the building near the drive-isle. The antennas on the rooftop would be higher than 1.0m above the building face, as defined by the City of Burnaby. TELUS will investigate shrouding/screening as an architectural solution to screen the equipment.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services. In order to improve network performance, TELUS is seeking to add the proposed rooftop communications installation.

The proposed site is a result of many considerations. Existing structures, primarily rooftops in the area, were initially reviewed during the site selection process. After careful examination, it has been determined that the proposed rooftop was the only viable existing rooftop in the area that would be suitable and available, for the operations of TELUS' network equipment.

TELUS has been able to negotiate an agreement with the property owner. The land agreement will be finalized when all appropriate approvals have been granted. TELUS' radio frequency engineering has identified that the proposed installation will provide service coverage which extends into the City of Burnaby.

The proposed location is considered to be appropriate as the site is located in a comprehensive development (CD) zoned area and is largely, removed from residential uses.

Proposal Details

TELUS is proposing to install rooftop antenna installation on a three-story residential care building, located at 7557 Sussex Avenue in Burnaby, in order to improve and extend wireless and telecommunications services.

TELUS encourages comments from the City of Burnaby regarding the proposed location and design of the installation. TELUS considers the location of antennas to be appropriate as proposal utilizes an existing building and negates the need to construct a purpose built tower in a primarily residential setting.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Conclusion

TELUS is committed to working with the City of Burnaby and the community in determining an appropriate location and design for a telecommunications installation that will improve wireless services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at tawny@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,

CYPRESS LAND SERVICES

Agents for TELUS Communications Inc.

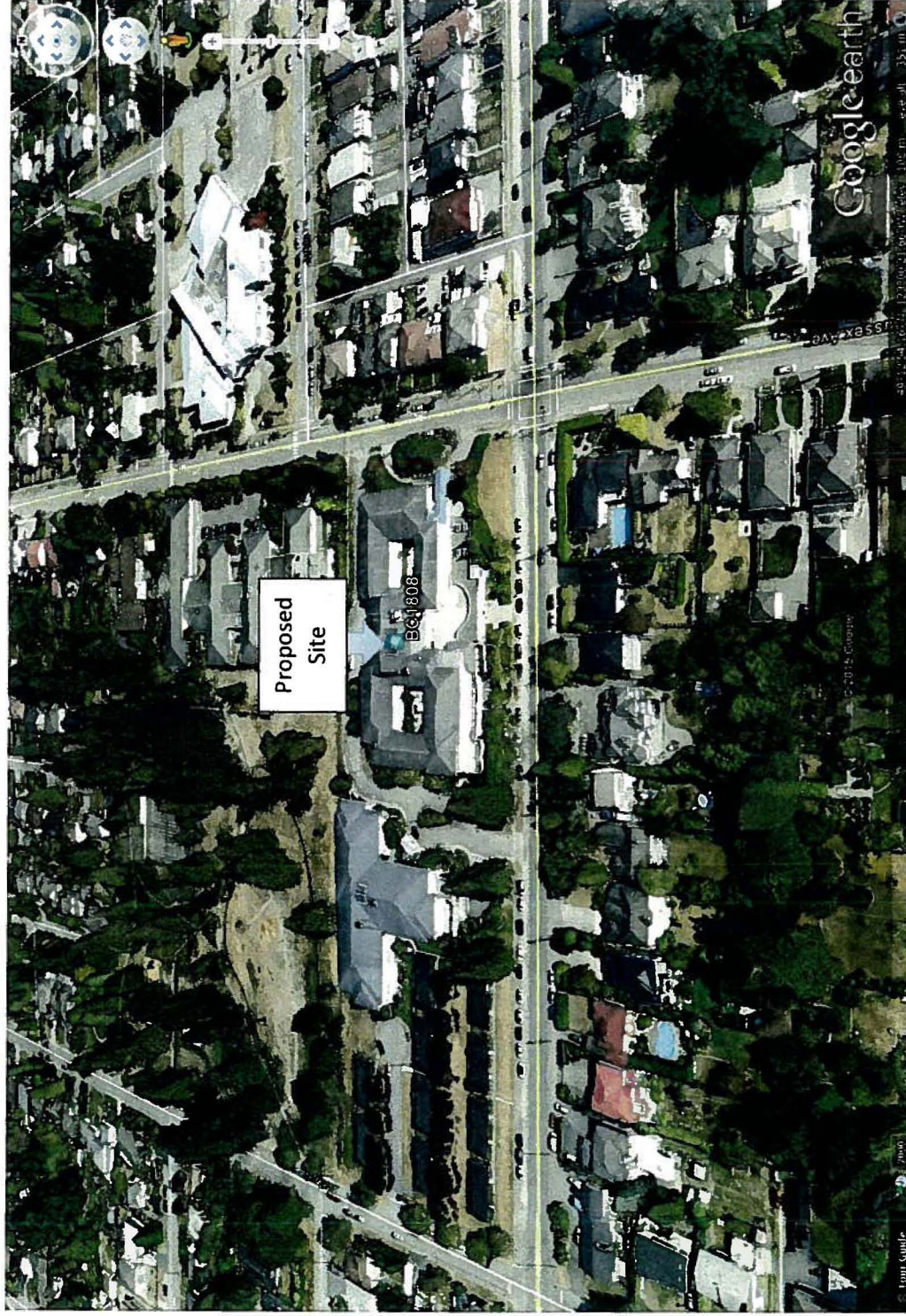


Tawny Verigin

Municipal Affairs Specialist

cc: Debra Pankratz, Sr. Real Estate & Government Affairs, TELUS

**SCHEDULE A
TOWER SITE LOCATION**



CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-22 2015 JULY 15

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Christopher Bozyk Architects Ltd.
414 – 611 Alexander Street
Vancouver, BC V6A 1E1
(Attention: Ernst Loots)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 165, Group 1, NWD Plan BCP47738
- From:** CD Comprehensive Development District (based on M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan)
- 1.3 Address:** 9388 North Fraser Crescent
- 1.4 Location:** The subject site is located at the end of North Fraser Crescent, south of North Fraser Way (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with an area of approximately 1.62 hectares (4.0 acres).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the expansion the existing facility's production and warehouse area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the north side of North Fraser Crescent within the Big Bend Development Plan area (see *attached* Sketches #1 and #2). The proposed site is irregular in shape with an area of approximately 1.62 hectares (4.0 acres), and is currently improved with a two-storey office and light-industrial building, developed in 2012 under Rezoning Reference #10-02. To the south, west and north-west are a number of high-quality office developments for companies such as Ballard Power Systems, Arista Networks and

Richie Bros. Auctioneers, all of which were developed in line with the Glenlyon Business Park Concept Plan. The property to the north is the subject of Rezoning Reference #14-33, which proposes the development of a light-industrial building in line with the Glenlyon Business Park Concept Plan. To the east are undeveloped parcels within the Glenlyon Business Park Concept Plan identified for future office and light industrial development.

3.0 BACKGROUND INFORMATION

As noted, the subject property was developed under Rezoning Reference #10-02, which received Final Adoption on 2011 June 13, to permit the development of a two-storey office and light industrial building (PNP Pharmaceuticals) of 6,334 m² (68,174 sq. ft.) for the manufacture and storage of pharmaceuticals. The applicant is now proposing an addition to expand the existing facility by 788 m² (8,478 sq. ft.). The total floor area of the office and light-industrial building, inclusive of the proposed addition, would have a floor area of 7,121 m² (76,652 sq. ft.).

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the Amended CD Comprehensive Development District (utilizing the M5 Light Industrial District and Glenlyon Concept Plan as guidelines) in order to permit the construction of an addition to the existing office and light-industrial building of 788 m² (8,478 sq. ft.) of floor area for a total maximum permitted floor area of 7,121 m² (76,652 sq. ft.). Vehicular access to the site will be provided from North Fraser Crescent.
- 4.2 Primary servicing for the subject site has been provided through Subdivision Reference #02-10 and #10-25, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve the site.
- 4.3 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 4.4 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 is required.
- 4.5 A Site Profile and resolution of any arising requirements will be required.
- 4.6 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.7 There are no trees on the area proposed for development, therefore a tree survey will not be required.

- 4.8 The GVS and DD Sewerage Development Lot Charge of \$0.811 per sq. ft. of gross floor area will apply to this rezoning.
- 4.9 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.10 The site will need to achieve flood proofing elevation and the registration of a Section 219 Covenant will be required.
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

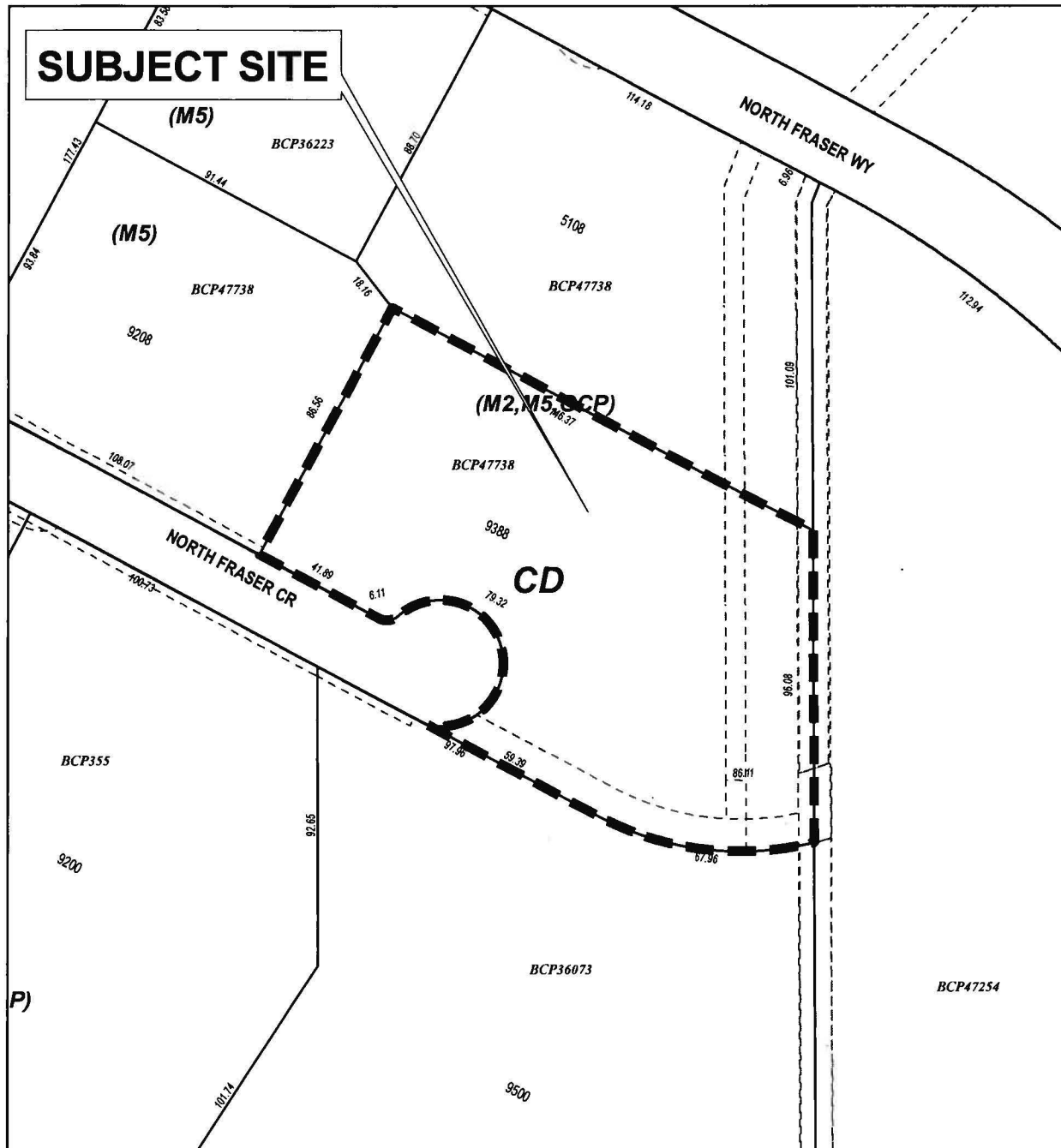
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LR

GT:spf/tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

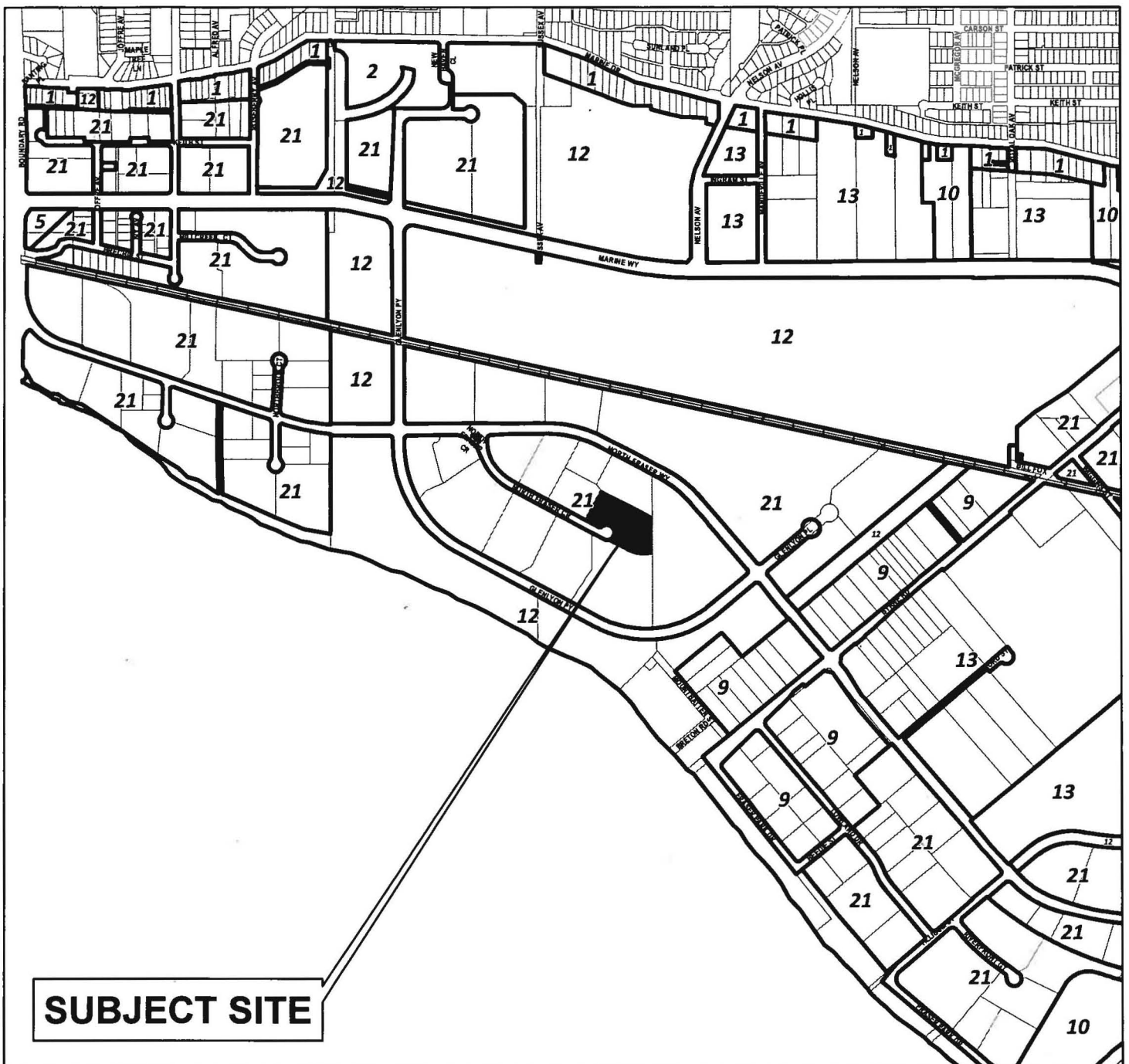


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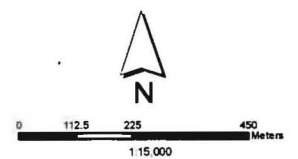
REZONING REFERENCE #15-22
9388 NORTH FRASER CRESCENT

 Subject Site

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

CHRISTOPHER BOZYK ARCHITECTS LTD.

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

June 1st, 2015

Attention: Lou Pelletier – Director of Planning

Re: 9388 North Fraser Crescent, Glenlyon Business Park /
Lot 1 District Lot 165 Group 1 New Westminster District Plan BCP47738 /
REZONING APPLICATION / AMENDMENT TO EXISTING ZONING /
LETTER OF INTENT

Dear Sir,

Rezoning #10-02 refers.

On behalf of the owner, Pacifico West Holdings Ltd, rezoning application is hereby made for approximately 8,500 sq. ft of floor area to be added to the existing permitted maximum of 68,174 sq. ft

PNP Pharmaceuticals is wanting to expand the existing facility's production and warehouse areas. The proposed expansion totals ~28,800 sq. ft, bringing the new total floor area to ~76,700 sq. ft, thus resulting in the need for an additional ~8,500 sq. ft. The design of the addition will be in accordance with the Glenlyon development standards. The aesthetics and finishes will be in keeping with the high standard employed at the existing facility.

Please find enclosed the following application documents as required:

- Application Form, duly completed
- Agent Authorization Form, duly completed
- Certificate of Title (Title Search)
- Subdivision Plan (Survey), reduced on 17 x 11
- Application fee payment: cheque to the amount of \$11,252.68

In addition we also enclose a preliminary set of drawings (on 17 x 11) comprising of:

- Rendering (A0), Key, Site, Main Floor and Second Floor Plans (A1, A2 & A3), Elevations and Section (A4)

We request favourable consideration from The City in the acceptance and support of this application.

We await further communication from the City .

Yours sincerely,

CHRISTOPHER BOZYK ARCHITECTS LTD.

Christopher Bozyk, M.A.I.B.C., F.R.A.I.C.

C.c. Grant Taylor, Community Planner / City of Burnaby

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-23 2015 JULY 15

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Shape Properties Corp.
2020 One Bentall Centre
505 Burrard Street, Box 206
Vancouver, BC V7X 1M6
(Attention: Benjamin Nelson)
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** C3 General Commercial District, CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District and C4 Service Commercial District), C4 Service Commercial District and P8 Parking District
- To:** CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District and Lougheed Town Centre Plan as guidelines)
- 1.3 Address:** 9850/9855 Austin Road and 9858/9898 Gatineau Place
- 1.4 Location:** The subject site is located with the Lougheed Town Centre Core Area (Sketches #1 and #2 *attached*)
- 1.5 Size:** The site is irregular in shape and measures 16.55 hectares (40.9 acres).
- 1.6 Services:** No servicing is applicable to this application.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to establish a Master Plan that defines the general land use, form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities for the Lougheed Town Centre Core Area, and to specifically apply the Master Plan guidelines to the subject site through Comprehensive Development zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is comprised of four legal parcels: 9855 Austin Street, which is occupied by the Lougheed Town Centre Shopping Centre (“Lougheed Mall”); 9850 Austin Street, which is comprised of three remnant lots and improved with a vacant commercial building and surface parking facilities; and 9858 and 9898 Gatineau Place, both of which are improved with surface parking facilities. The subject site forms an integral part of the Lougheed Town Centre Core Area, which is defined in the 1997 Lougheed Town Centre Plan as the 29.1 hectare (72 acre) area bordered by North Road to the east, Lougheed Highway to the south, Bartlett Court to the west, and Cameron Street to the north, and includes existing properties near North Road and Cameron Street (see *Attachment #1*). The subject site, which measures over 16.55 hectares (40.9 acres), is owned by Shape Properties Inc. and constitutes the majority of land in the Core Area.

To the south and southwest of the subject site are the Lougheed Town Centre Skytrain Station and bus exchange and various commercial uses, with existing high rise multiple-family developments beyond, across the Lougheed Highway. To the west across Bartlett Court are Cameron Elementary School and existing high rise multiple-family developments. To the north across Cameron Street are Cameron Park, Recreation Centre, and Library, existing low-rise multiple-family developments, and a place of public worship. To the northeast is Northgate Village, a high density mixed-use development. To the east across North Road in the City of Coquitlam are low rise commercial and multiple-family developments that are planned for future higher density mixed-use development. The overall site is characterized by a sloping topography in a southwesterly direction. A steep escarpment is located between Lougheed Mall and Northgate Village. Existing vehicular access to the four parcels comprising the site are provided via Austin Road, Gatineau Place, Bartlett Court, Cameron Street, and North Road.

3.0 BACKGROUND INFORMATION

3.1 Preliminary Concepts and Vision for the Lougheed Town Centre Core Area

On 2014 January 13, the Planning and Development Committee (previously the Community Development Committee) and Council endorsed the preliminary concepts and vision for the redevelopment of the Lougheed Town Centre Core Area, as a basis for receiving public input. The preliminary concept plan envisioned a lively, pedestrian-oriented, transit-connected, mixed-use district comprised of different neighbourhood precincts, each with a distinct and unique architectural and landscape expression. The Core Area is intended to continue to fulfill a commercial function, but also expand its role and become the public heart of the Lougheed community, with a variety of indoor and outdoor shopping experiences, cafés and restaurants, office space, and multiple-family residential opportunities, all designed around new public open spaces, plazas, and tree-lined pedestrian streets. These changes will help create a new, high quality, integrated district in Burnaby that transitions seamlessly into the surrounding

community. The Core Area is intended to offer a diversity of housing types and tenure to meet varying household needs.

3.2 Public Input on the Preliminary Concepts and Vision for the Lougheed Town Centre Core Area

In 2014 February, City staff initiated a public input process to engage the community in re-imagining the Lougheed Core Area, which included: an Open House at the Cameron Recreation Centre; an information brochure and questionnaire mailed out to all property owners and occupants within the Core Area and made available at local community venues and at City Hall; local newspaper notices; and an article published in InfoBurnaby. A dedicated webpage for the preliminary concepts and vision for the Lougheed Core Area was (and continues to be) hosted on the City's webpage to provide the public with continued access to all the resources and information related to the project.

Input from the public was sought on the preliminary concepts and vision for the re-imagined Lougheed Core Area, as well as the tenets and planning principles which guide them. Approximately 150 people attended the Open House. The City also received 28 written responses to the questionnaire.

The feedback received at the Open House and from the survey was concentrated in six main areas:

- general support for the overall vision of pedestrian and transit-oriented mixed-use development;
- the need for diverse shops and services;
- improved connections for pedestrians, cyclists, and transit users;
- opportunities for community building;
- a desire for improved public amenities; and,
- environmental sustainability.

Using the public input received, City staff continued to work with Shape Properties and its architects towards refining the tenets and principles of the preliminary concept, which, in turn, guided the development of more detailed concepts for the Core Area. Shape Properties also engaged additional consultants for more in-depth exploration of transportation needs, landscape design, engineering servicing, and sustainability. The result of this work was a draft Concept Plan for the Lougheed Core Area.

3.3 Draft Concept Plan for the Lougheed Core Area

On 2015 June 01, Council endorsed the draft Concept Plan for the Lougheed Core Area, as a basis for receiving further public input. As illustrated in *Attachments #2 and #3*, the draft Concept Plan involves the longer term transition of a predominately car-oriented retail area with expanses of surface parking into a complete, pedestrian and transit-oriented area with a system of shopping streets and more diverse employment and service opportunities. Seven major character precincts and five major public spaces, each integrated with and accessible to surrounding neighbourhoods and the broader Lougheed Town Centre, are proposed. The major public spaces, together with other public realm features such as landscaped boulevards and urban trails, comprise 30% of the Core Area.

The draft Concept Plan for the Lougheed Core Area proposes an overall residential density of 5.0 FAR for all development sites based on gross site area, with the exception of the sites on the north side of Cameron Street, which are proposed to have a residential density of 3.6 FAR. This translates to approximately 1.13 million square metres (12.2 million square feet) of residential gross floor area in the Core Area. The Concept Plan also allows the potential for up to 6.0 FAR of commercial space in the Core Area, for a potential of 1.39 million square metres (14.9 million square feet) of retail, commercial, office, and entertainment space to support the shopping, service, and employment needs of residents within the Lougheed Town Centre and beyond. At this time, Shape Properties is considering, in the order of 204,400 m² (2.2 million square feet) of commercial floor area, the equivalent of 1.2 FAR, for its properties within the Core Area. An appropriate balance of retail and office space will be sought to help ensure the creation of a wide range of job opportunities in both the service and knowledge sectors. Development around the Transit Plaza will be expected to have a significant office component. As retail and office markets and community needs are continually evolving, the Concept Plan will also be flexible and allow the consideration of additional commercial floor area through future site specific rezoning applications.

Compact building forms are proposed in order to achieve the public realm and open space features envisioned within the Concept Plan. Building forms are also proposed to be scaled to ensure a strong relationship to the street and to frame various public spaces. It is considered appropriate for lower building forms and therefore lower densities to be sited around the edges of the Core Area, especially along the Bartlett Court and Cameron Street frontages, as a transition to existing surrounding neighbourhoods and to respect the surrounding street edge condition. Higher building forms and higher densities would be sited more centrally within the Core Area and closer to the SkyTrain station and bus exchange. The distribution of density across the Core Area in this manner will be specified through a density allocation covenant.

An amendment to the Lougheed Town Centre Plan is necessary in order to accommodate the vision, concepts, and additional residential density sought for the Core Area.

Numerous community benefits will be achieved through the redevelopment of the Lougheed Core Area, including the development of a new ~0.65 hectare (~1.6 acre) Central Open Space, a ~0.69 hectare (~1.7 acre) Creekside Park which will include a water feature, and significant public realm improvements such as the Transit Plaza, North Road Pocket Parks, and the Cochrane Steps. The Core Area will also feature 4.5 km of new pedestrian pathways, 5 km of new cycling routes, and 3.5 km of upgraded sidewalks. Community benefits will also be achieved through density bonusing and the contribution of Community Benefit Bonus Funds as each individual parcel redevelops. Benefits achieved through density bonusing may include cash in-lieu contributions towards the future replacement of Cameron Recreation Centre (including a pool) and Cameron Library, as identified in the Council-adopted *Priority Amenity Program List* for the Lougheed Town Centre. The specific value and nature of these contributions will be determined at the time of rezoning of individual parcels, consistent with the Council-adopted Community Benefit Bonus Policy and subject to further Council consideration. The final Concept Plan will identify the general location of the future recreation centre, pool, and library.

Redevelopment of the Core Area is envisioned to occur over the next 30 years. Three main phases are anticipated, with the first phase near the southern end of the Core Area and progressively extending northward. Each phase of development is intended to be comprised of buildings, pedestrian pathways, cycle tracks, streets, services, and community amenities such that each phase of development is able to function independently as a neighbourhood area. Each phase of development will provide opportunity for public input through the site specific rezoning process.

3.4 Public Input on the Draft Concept Plan for the Lougheed Town Centre Core Area

Based on the foregoing draft concept, in 2015 June, City staff initiated a second public input process for the Lougheed Town Centre Core Area. The consultation process involved an Open House at Lougheed Mall; an information postcard mailed out to all property owners and occupants within the Core Area and made available at local community venues and at City Hall; local newspaper notices; and a questionnaire. The information panels for the Open House and the questionnaire were also made available on the City's website.

Input from the public was sought on the draft Concept Plan for the Lougheed Core Area. Approximately 200 people attended the Open House. The City also received 16 written responses to the survey questionnaire, which sought input on: the updated planning principles and sustainability goals; the seven proposed neighbourhood precincts; the five proposed major public open spaces and other public realm features; the proposed community benefits and amenities; and other features or aspects that would support the overall Concept Plan. Feedback was concentrated in seven main areas:

- general support for the draft Concept Plan for the Lougheed Core Area;
- timing and phasing of development and amenities in a manner that provides continuous, uninterrupted retail, commercial, and City services for area residents;

- the need for diverse shops and services;
- improved connections with existing surrounding neighbourhoods in a manner that meet the needs of all ages and physical abilities and appropriately manages traffic;
- the desire for venues and spaces, both indoor and outdoor, in which to gather, play, and celebrate, thereby helping to create a strong sense of place, community, and identity;
- variety and choice in housing types, tenure, and affordability for all household compositions, ages, and mobilities; and,
- security and safety.

These issues are substantially addressed in the draft Concept Plan, and will be further articulated and refined through the completion of the final Concept Plan and design guidelines, which will comprise the “Master Plan” for the Lougheed Core Area. The Master Plan will provide the framework for guiding future detailed rezoning applications for new development within the Lougheed Core Area. Final consideration of the Master Plan is proposed to be sought through the rezoning process for the subject site, given the subject site comprises the majority of land in the Core Area. While no specific development is being proposed as part of this application, approval of the Master Plan would commit Shape Properties to develop its land in line with the Master Plan, including the provision of the major public open spaces and public realm features such as the Central Open Space, Creekside Park, Transit Plaza, North Road Pocket Parks, and the Cochrane Steps (see *Attachments #2 and #3*).

4.0 GENERAL INFORMATION

- 4.1 The scope of the subject rezoning bylaw amendment is to establish the general land use, form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities for the Lougheed Core Area through a Master Plan, and to specifically apply the Master Plan guidelines to the subject site through Comprehensive Development zoning. Details of the Master Plan guidelines will be included in a further report to Council prior to advancing the rezoning proposal to a Public Hearing.
- 4.2 As aforementioned, an amendment to the Lougheed Town Centre Plan is necessary to establish the Lougheed Core Area Master Plan and to enable rezoning of each development phase. In order to provide for additional residential uses on lands within the Core Area south of Cameron Street (excluding land owned by Translink to accommodate transit uses), the amendment proposes using the RM5s Multiple Family District as a development guideline. No change is proposed to the existing commercial development guideline for these lands, which will remain C3 General Commercial District. A density allocation covenant specifying the residential and commercial densities for each

individual development parcel within the subject site will be a requirement of the Master Plan rezoning application.

As the parcels within the Core Area north of Cameron Street form a transitional edge to the existing single-family uses beyond, the RM4s Multiple Family District and the C2 Community Commercial District are proposed for the properties at 3249 and 3355 North Road. The property at 9887 Cameron Street, which is currently zoned P1 Neighbourhood Institutional District and accommodates the St. Stephen's Anglican Church, is proposed to include the both the P1 and RM4s Districts as development guidelines, subject to future rezoning to the Comprehensive Development District. The future CD zoning will seek heritage protection for the church building and transfer of the site's residential density potential to an alternate development site within the Core Area.

This proposed plan amendment, which is illustrated in **Attachment #4**, would take place following a Public Hearing for the subject Master Plan rezoning application and upon the granting by Council of Second Reading of the rezoning bylaw.

- 4.3 It should be noted that rezoning of development sites within the Core Area that are not owned by the applicant and subject to this application can be advanced for Council consideration separately as the Master Plan, as outlined in this report, is implemented on an individual site-by-site basis.
- 4.4 As aforementioned, this Master Plan rezoning application does not seek approval for any specific new development. Phase I development, which will take place at the northwest corner of North Road and Austin Road on an 18,639 m² (200,628 sq.ft.) portion of the Lougheed Mall property, will be pursued as five separate rezoning applications, two of which appear elsewhere on Council's agenda. Rezoning Reference #15-28 outlines the overall development concept for the Phase I site and seeks development of a commercial podium, parking levels, and all public realm components on the entire Phase 1 site. Rezoning Reference #15-29 seeks development of the first of four high rise residential towers on the Phase I site. Final Adoption of these two rezoning applications will be contingent upon Council granting the amendment to the Lougheed Town Centre Plan and approving the subject rezoning application for the Lougheed Core Area Master Plan. Rezoning applications for the three other residential towers planned for Phase I, along with other future development phases on the subject site, will be advanced for Council consideration in the future.
- 4.5 Road dedications and statutory right-of-ways for the proposed new street network in the Core Area will be sought as part of future site specific rezoning applications.
- 4.6 Servicing requirements for the Core Area will be sought as part of future, site specific rezoning applications.

- 4.7 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are not applicable to this application, but will apply to the future, site specific rezoning applications.
- 4.8 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in Burnaby's Town Centres.
- 4.9 Submission of a Master Stormwater Management Plan for the subject site is required.
- 4.10 Submission of a Master Comprehensive Sign Plan for the subject site is required.
- 4.11 Submission of a Master Green Building Policy for the subject site is required.
- 4.12 Submission of a Master Servicing Plan for the subject site is required.
- 4.13 Submission of a Master Traffic and Transportation Study for the subject site is required.
- 4.14 Submission of a Phasing Plan for the subject site is required.
- 4.15 The registration of Section 219 Covenant specifying the residential and commercial densities for each individual development parcel within the subject site is required.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development (the Lougheed Town Centre Core Area Master Plan) for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

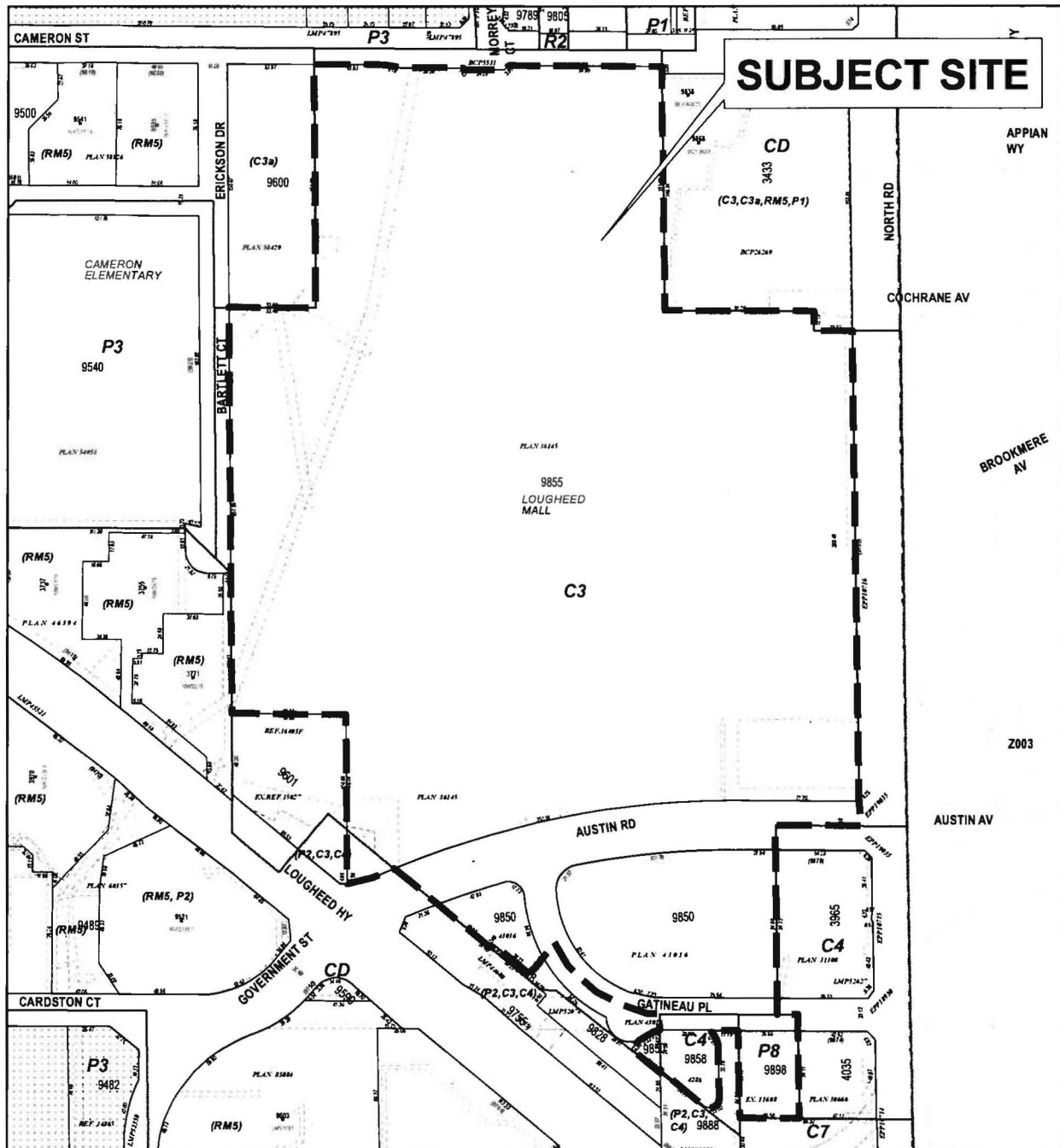
LP.

KH:spf/tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

**SCHEDULE A
REZONING 15-23**

ADDRESS	LEGAL DESCRIPTION	PID
9850 Austin Road	Lot 101, DLs 2 & 4, Group 1, NWD Plan 43016 Except Plans LMP44608, LMP51272, LMP52074 & Plan EPP15369	005-433-151
9855 Austin Road	Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 & EPP10716	003-237-028
9858 Gatineau Place	Lot 2 Except: Firstly: Part On Statutory Right Of Way 21111; Secondly: Part On Statutory Right Of Way Plan 4829; Thirdly: Part On Statutory Right Of Way Plan LMP52075; DL 2, Group 1, NWD Plan 4286	011-066-636
9898 Gatineau Place	Parcel "A" (Explanatory Plan 11608) of Lot 1, DL 2, Group 1, NWD Plan 4286	002-774-968



PLANNING & BUILDING DEPARTMENT



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JUL 06 2015

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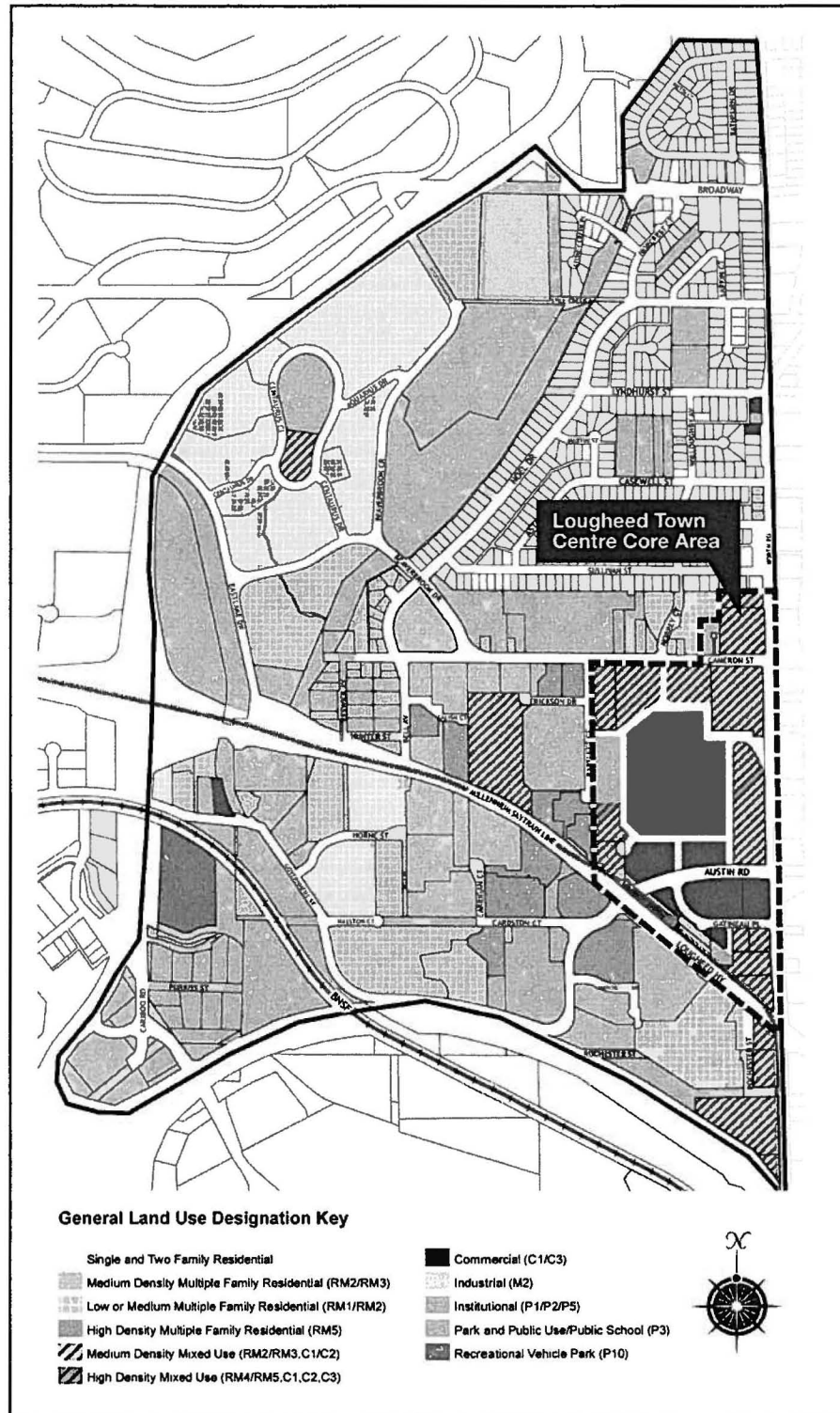
REZONING REFERENCE #15-23
9850 AND 9855 AUSTIN ROAD
9858 AND 9898 GATINEAU PLACE
MASTER CONCEPT PLAN (LOUGHEED MALL)



Subject Site

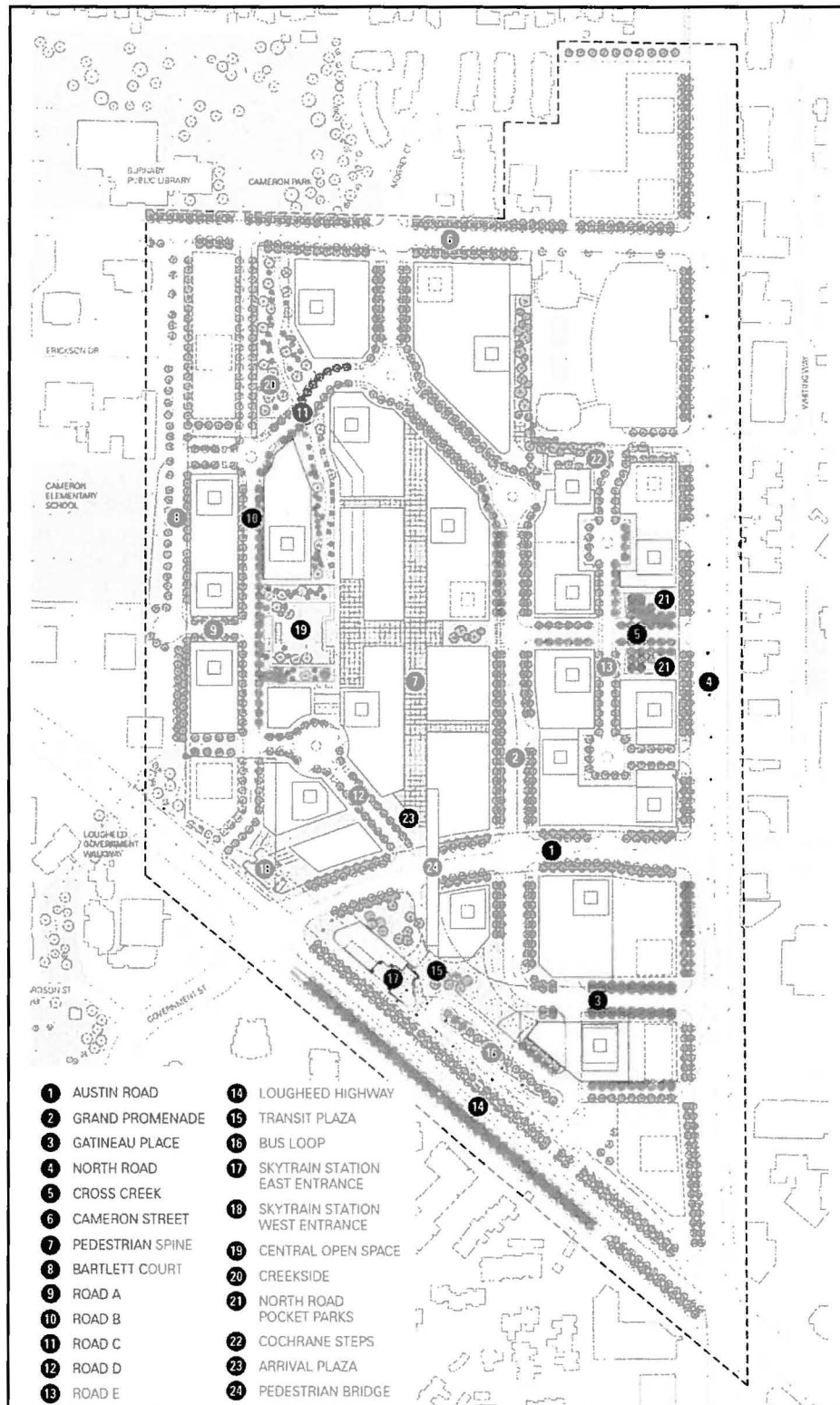
Sketch #1

Attachment #1: Lougheed Town Centre Core Area Context:
Existing General Land Use Designations



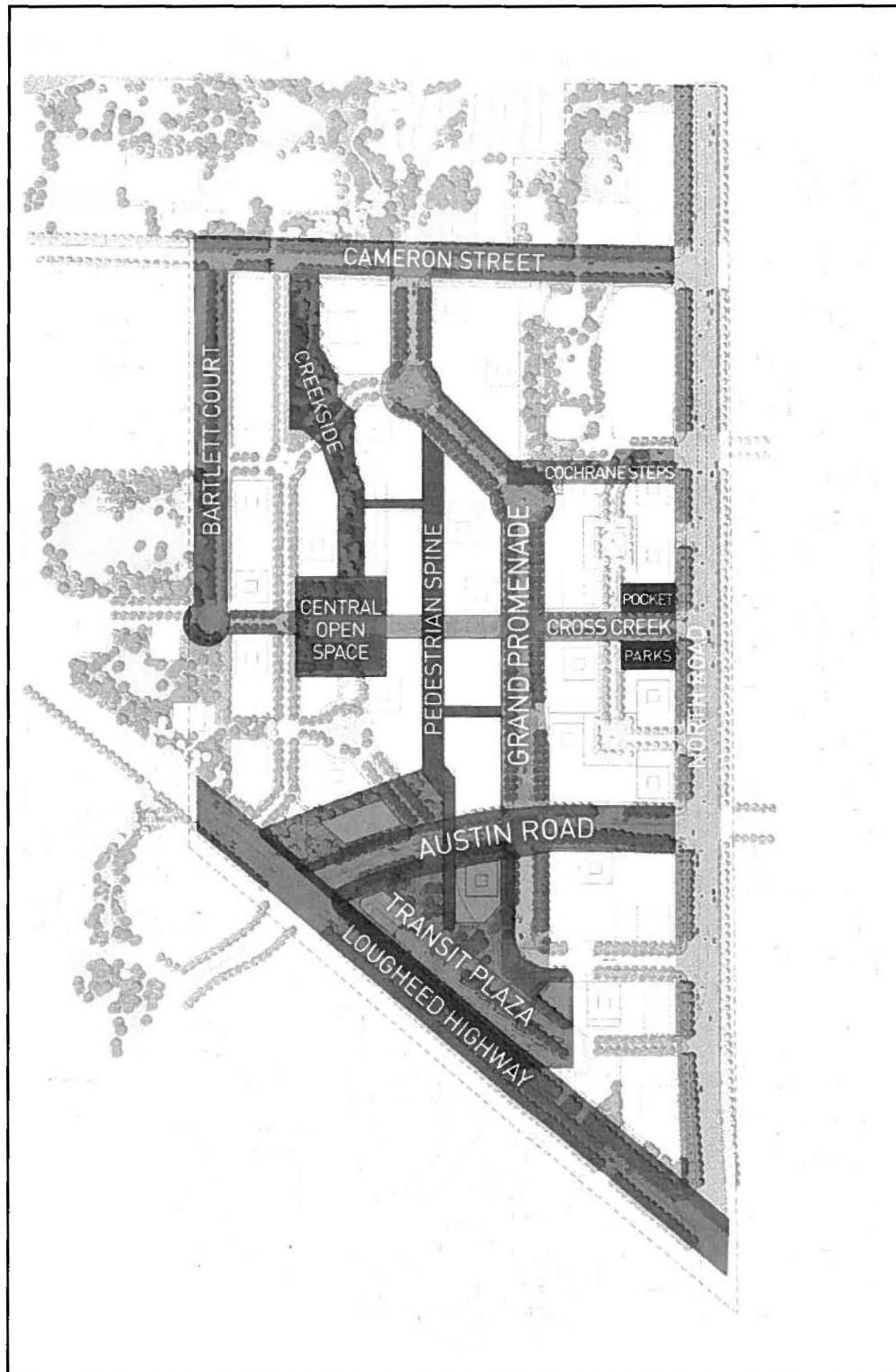
The Lougheed Core Area is generally bordered by North Road, Lougheed Highway, Bartlett Court, and Cameron Street and measures 29.1 hectares (72 acres).

Attachment #2: Lougheed Core Area Draft Concept Plan



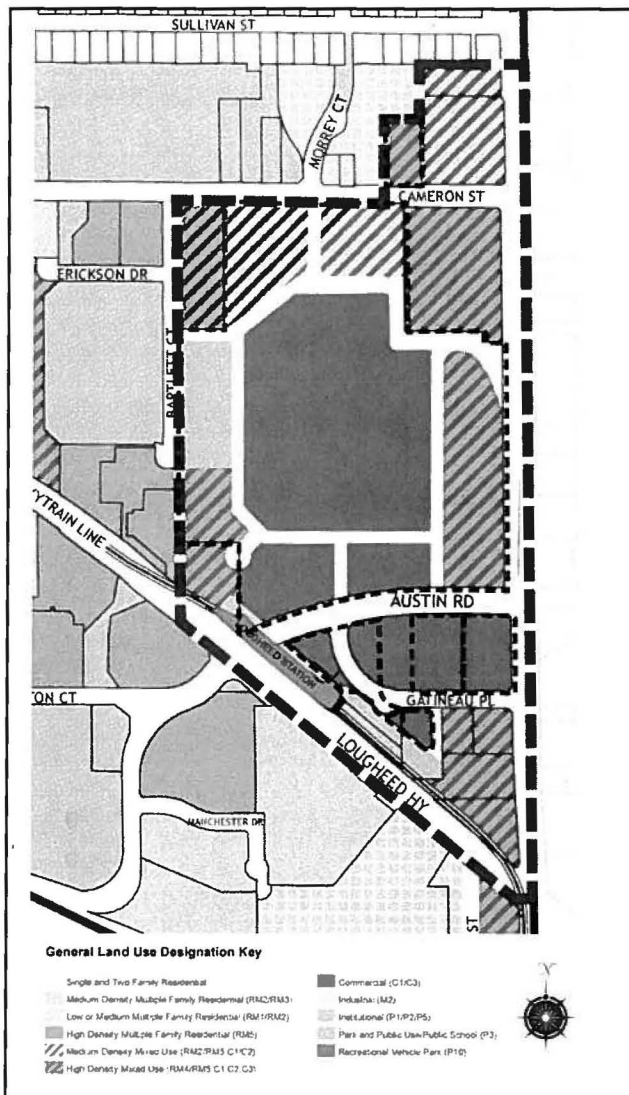
The draft Concept Plan for the Lougheed Core Area.

Attachment #3: Major Character Neighbourhoods and Public Spaces

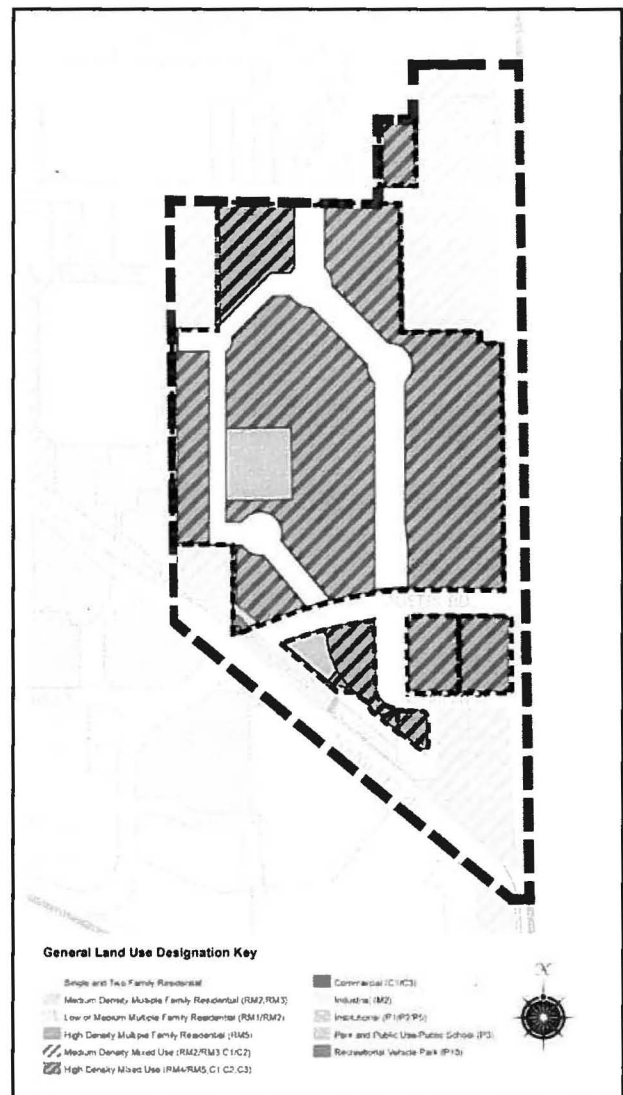


The draft Concept Plan for the Lougheed Core Area proposes seven major character neighbourhoods and five major public spaces.

Attachment #4: Proposed Lougheed Town Centre Plan Amendment



The existing land uses in the Lougheed Town Centre Core Area.



The lands within the Lougheed Town Centre Core Area that are proposed for amendment are highlighted.



SHAPE
PROPERTIES

MAKING PLACES THAT MATTER

June 24, 2015

Lou Pelletier, Director of Planning & Building
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

RE: Lougheed Town Centre Lands - Lougheed Mall (9855 Austin Road), and Gatineau Lands (3 parcels including 9850 Austin Road, 9858 and 9898 Gatineau Place) - CD Rezoning Letter of Intent

Dear Lou,

We are pleased to enclose a rezoning application for the above noted property.

The scope of the rezoning application is to establish the general land use, form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities for the Lougheed Town Centre Core Area through a "Master Plan" and to specifically apply the Master Plan guidelines to the subject properties through Comprehensive Development zoning. No specific development is being proposed as part of this application.

The Master Plan proposes the future transformation of the Lougheed Core Area, including the existing suburban-style enclosed Lougheed Mall and the adjacent Gatineau lands south of Austin Road, into a connected, vibrant, Town Centre. As envisioned in pre-application workshop meetings with City staff, the Master Plan would provide the framework to guide future development of the Core Area into a community that is transit oriented; offers distinct residential, commercial, and public amenity opportunities, a diverse range of shopping, entertainment and dining choices, and best in class office premises; and centered around a dynamic and engaging public realm where people will connect. A destination that will be greater than the sum of its parts. A destination that will be a vibrant gathering place seamlessly integrated with the existing community, and what we are sure will be an extraordinary addition to the City of Burnaby.

We look forward to working with the City on this exciting project.

If you have any questions or concerns please contact me directly.

Yours Truly,
Shape Properties Corp.

Benjamin Nelson

Cc: Ed Kozak, Darren Kwiatkowski

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