

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-24 2015 JULY 15

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Bob Cheema
Unit #1 – 5730 Carnarvon Street
Vancouver, BC V6N 4E7
- 1.2 Subject:** Application for the rezoning of:
Lot 253, DL 91, Group 1, NWD Plan 41113
- From:** C4 Service Commercial District
- To:** R5 Residential District
- 1.3 Address:** 6755 Canada Way
- 1.4 Location:** The subject site is located on Canada Way between Formby Street and Ulster Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a Canada Way frontage of approximately 57.5 m (188.65 ft.) and an area of approximately 2,380.98 m² (25,628.66 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 subdivision of the site into three two-family residential lots.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on Canada Way and spans the block between Formby Street and Ulster Street. The site is located within a single and two family neighbourhood and is designated within the Official Community Plan (OCP) for Single and Two Family Urban residential use. Immediately to the southeast across Ulster Street are single family dwellings zoned R3 Residential District, while to the northwest across Formby Street are single family dwellings zoned R5 Residential District. To the northeast across Canada Way are single family dwellings zoned R2 Residential District, and to the southeast across Canada Way are single family dwellings zoned R5 Residential District.

3.0 BACKGROUND INFORMATION

3.1 The subject site is currently zoned C4 Service Commercial District. The site was originally zoned R5 Residential District, but was rezoned to the C6 Gasoline Service Station District in 1968 (Rezoning Reference #64/68), in order to allow for the expansion and renovation of a legal non-conforming gasoline service station that had existed prior to 1965. In 1971, the property was rezoned to the C4 Service Commercial District (Rezoning Reference #10/71), in order to permit the addition of a car wash to the site. In 2001, the car wash and gas station were demolished, and the site has since remained vacant.

3.2 On 2013 April 26, the applicant submitted an application (Rezoning Reference #13-13) to rezone the property to the R5 Residential District to permit a three lot residential subdivision. On 2013 May 27, Council authorized staff to work with the applicant towards the preparation of a suitable plan of development for presentation at Public Hearing.

Prior to achieving a suitable plan of development under the proposed R5 District, the applicant initiated an area rezoning process to rezone the property, which spans the full block front, to the R12 Residential District. On 2014 April 07, Council authorized the initiation of an area rezoning consultation process to consider the proposal. The public consultation process was undertaken and a proposal to subdivide the property into six residential lots suitable for two-family development was presented to a Public Hearing on 2015 February 24. On 2015 March 09, Council defeated the proposal.

4.0 GENERAL INFORMATION

4.1 The applicant proposes rezoning of the site to the R5 Residential District to permit subdivision of the site into three two-family residential lots with a rear lane (Sketch #2 *attached*). The proposed lots have the following approximate dimensions:

- Lot 1: 679.5 m² (7,314.1 ft²) with a width of 20.1 m (65.94 ft.)
- Lot 2: 676.9 m² (7,286.1 ft²) with a width of 20.1 m (65.94 ft.)
- Lot 3: 678.7 m² (7,305.5 ft²) with a width of 19.9 m (65.28 ft.)

As such, the lots are eligible for two-family residential development under R5 District regulations.

4.2 The proposed lot dimensions reflect the proposed closure and consolidation of approximately 89.9 m² (967.7 ft²) of redundant road right of way on the southeast side of Formby Street with the adjacent subject site, in exchange for the dedication of an approximately 368.8 m² (3,969.7 ft²) area to establish a 6.1 m wide rear lane. As the road dedication area exceeds the road closure area, no sale of City land is required. The applicant also proposes a 0.8 m wide statutory right of way for sidewalk purposes.

- 4.3 The proposal would permit six residential units on three lots, consistent with the density permitted on neighbouring R5 District lots. The proposed lot configuration meets the technical requirements of the R5 District and would be consistent with the prevailing development pattern along this section of Canada Way. The proposed lot orientation and rear lane would eliminate driveway crossings on the flanking side streets, thus maximizing the availability of on-street parking on the side streets and increasing pedestrian and vehicle traffic safety. If authorized by Council, staff would continue to work with the applicant on a suitable plan of development that would integrate this site with its surrounding residential neighbouring properties.
- 4.4 Servicing requirements would include, but not necessarily be limited to:
- upgrading of water mains, sanitary sewers, and storm sewers as required;
 - construction of the proposed 6.1 m wide lane at the rear of the subject property;
 - removal of the existing driveway access on Ulster Street and reinstatement of the front boulevard, curb and gutter;
 - construction of separated sidewalks, with street trees, and street lighting on Canada Way and Ulster Street; and,
 - construction of a sidewalk, curb and gutter on Formby Street.
- 4.5 Road dedication would be required for the proposed 6.1 m wide lane at the rear of the subject property.
- 4.6 Vehicular access to the site would be from the proposed rear lane. Driveway access is not permitted from Canada Way.
- 4.7 The submission of a Site Profile is required due to the past use of the property as a gas station, and any arising requirements must be resolved.
- 4.8 Given that there are mature trees on the subject site, a tree survey and arborist report would be required. A Tree Cutting Permit is required for the removal of any protected trees.
- 4.9 The following Development Cost Charges would apply:
- GVS & DD Sewerage Charge of \$1,731 per unit;
 - School Site Acquisition Charge of \$1,000 per unit; and,
 - Parkland Acquisition Charge of \$6,521 per lot.
- 4.10 The proposed prerequisite conditions to the rezoning would be included in a future report.

5.0 RECOMMENDATION

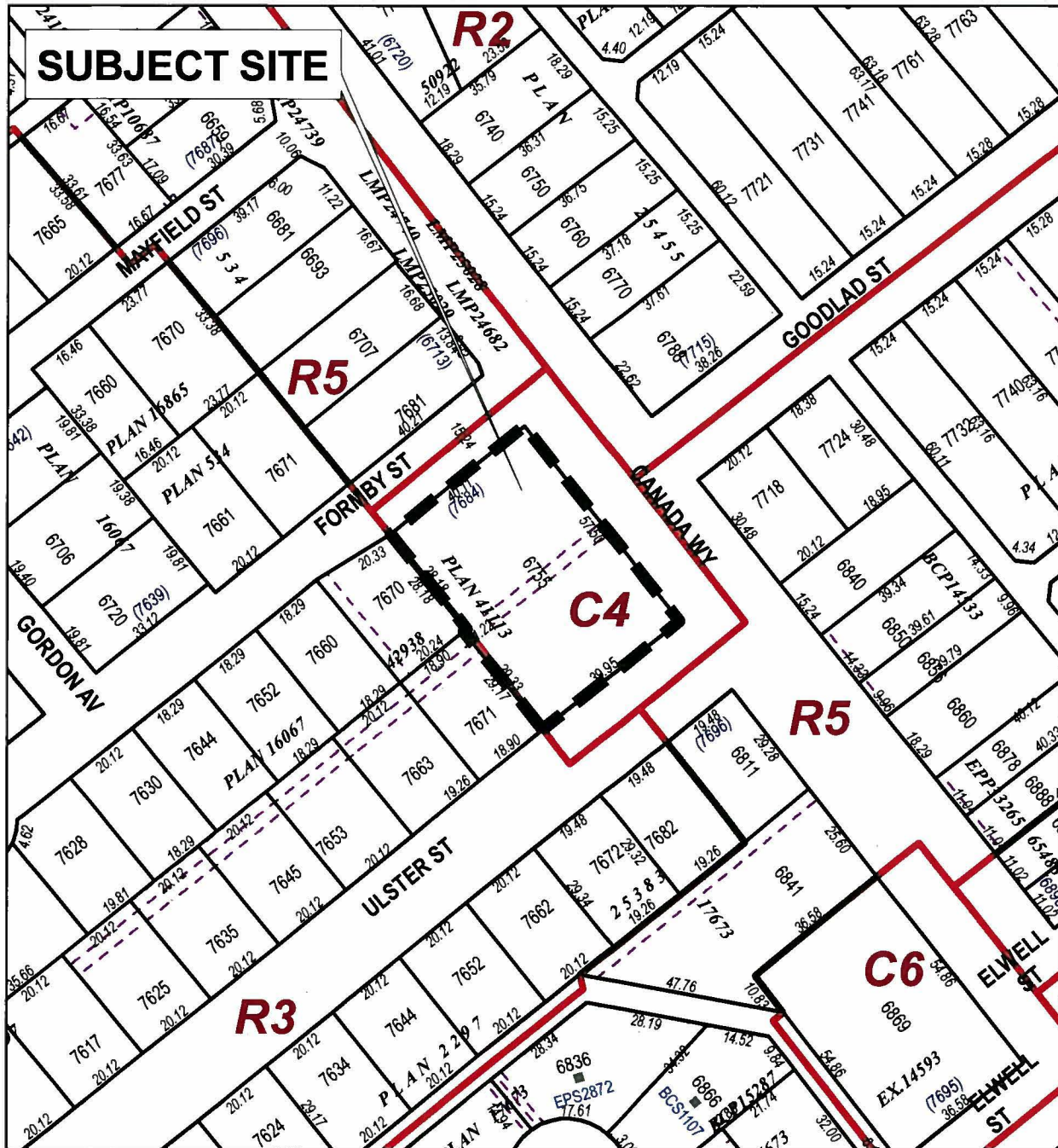
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

h.p.

LF:spf/tn

Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
JUL 02 2015

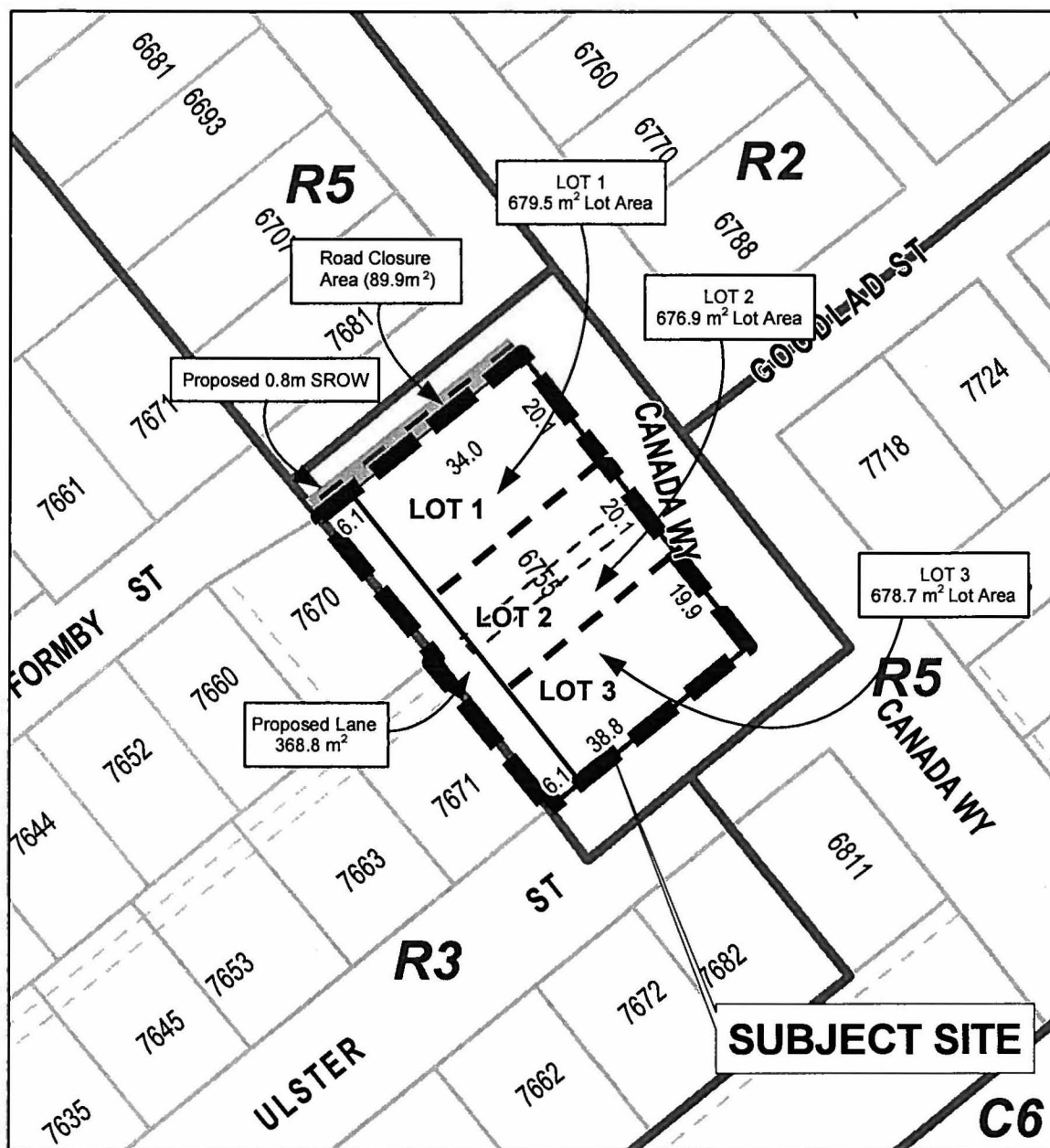
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DRAWN BY:
AY

REZONING REFERENCE #15-24
6755 CANADA WAY

 Subject Site

Sketch #1



PLANNING & BUILDING DEPARTMENT



Date:
JUL 07 2015

scale:
1:1,000

Drawn By:
AY

REZONING REFERENCE #15-24
6755 CANADA WAY

 Subject Site

 Road Closure Area
(approximate)

Sketch #2

1 5730 CARNARVON ST.
VANCOUVER, BC V6N 4E7
Telephone (604) 264-9019
FAX (604) 264-9095
CELL (604) 649-3500

.....
BOB CHEEMA

JUNE 26TH, 2015

**CITY OF BURNABY
4949 CANADA WAY
BURNABY BC V5G 1M2**

Re: 6755 CANAD WAY BBY.BC

Dear Sir / Madam

I would like to request the City of Burnaby to change the zoning of the above mentioned parcel from C4 to R5 in order to create 3 single residential duplex lots. I have talked to the neighbors and they prefer R5 zoning over C4 zoning as well. Moreover, Community official Plans also call for Residential lots.

.Please do not hesitate to call me should you need any further information at 604-649-3500

Thank you

Bob Cheema

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CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-27 2015 JULY 15

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Perry Saran
7572 Burris Street
Burnaby, BC V5E 1Y9
- 1.2 Subject:** Application for the rezoning of:
Lot 38, DL 91, Group 1, NWD Plan 16067
- From:** R3 Residential District
- To:** R3a Residential District
- 1.3 Address:** 7611 Mayfield Street
- 1.4 Location:** The subject site is located at the western end of the Mayfield Street cul-de-sac, southwest of Gordon Avenue between Imperial Street and Formby Street (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregularly shaped lot with an average width of approximately 23.01 m (75.49 ft.), a depth of approximately 43.09 m (141.37 ft.), and an area of approximately 991.5 m² (10, 672.42 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 construction of a single family dwelling with a gross floor area beyond that allowed under the prevailing zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located in an R3 Residential District area and is designated within the Official Community Plan (OCP) as Single Family Suburban. With the exception of a newer two-storey single-family dwelling located directly to the southeast of the subject property, constructed in 2011, the properties on the cul-de-sac are occupied by relatively low scale single-family dwellings constructed in the mid-1950s. The properties across the lane to the northwest and southwest, zoned R3 and R9 Residential District and designated within the OCP as Single and Two-Family Urban, are occupied by two-storey single and two-family dwellings of various ages.

The nearest R3a District development, approved under Rezoning Reference #11-30, is located approximately 0.5 km southwest of the subject property, on the southeast corner of Malvern Avenue and Morley Street. No other R“a” District developments are located in the vicinity of the subject site.

3.0 BACKGROUND INFORMATION

- 3.1 The subject lot contains an approximately 232.3 m² (2,500 ft²) one storey single-family dwelling with cellar/basement, constructed in 1956, and a detached garage.
- 3.2 On 1987 September 28, Council adopted Rezoning Reference #88-87 which rezoned the subject property, as well as other properties on Mayfield Street and in the area, from the R5 District to the R3 District. The rezoning was initiated after a petition was presented to Council from area residents requesting the rezoning in order to retain the single-family character of the neighbourhood.
- 3.3 Under the prevailing R3 District, each lot with a single family dwelling shall have an area of not less than 557.40 m² (6,000 ft²) and a width of not less than 15 m (49.2 ft.). Under the R3a District, each lot shall have an area of not less than 840 m² (9,041.9 ft²) and a width of not less than 21 m (68.9 ft.). The subject property has an area of approximately 991.5 m² (10,672.4 ft²) and an average width of approximately 23.01 m (75.5 ft.), and as such meets the minimum area and width requirements for rezoning to the R3a District.
- 3.4 With regard to development density, the R3 District permits a maximum gross floor area of the lesser of 0.60 floor area ratio (FAR) or 370 m² (3,982.8 ft²). The proposed R3a District would permit a single-family dwelling on the subject site with a maximum gross floor area ratio of 0.60 FAR or approximately 594.9 m² (6,403.45 ft²).

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to construct a new single-family dwelling on the subject site under the gross floor area allowance provided by the R3a District. Plans for the proposed development have not yet been submitted.
- 4.2 The applicant has been advised of the Council-adopted R3a design guidelines for building design, orientation, and setbacks that are intended to address neighbourhood character, building height, shading, building massing, view and/or privacy concerns. Though the adjacent property on the cul-de-sac to the southeast is a larger two-storey dwelling constructed in 2011, and there are also two-storey developments located across the lane, it is noted that the predominant development pattern on the cul-de-sac is one-storey with cellar/basement single-family dwellings on relatively open lots. Should Council authorize staff to work with the applicant toward the preparation of a suitable plan of development for presentation to a Public Hearing, the applicant would be advised

to consult with the adjacent property owners during the design development stage with a view to obtaining, on a preliminary basis, a favourable response or no objections to the specific proposal prior to presentation to a Public Hearing.

- 4.3 The Director Engineering will be required to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to, removal of the existing driveway access off Mayfield Street.
- 4.4 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing. It is noted that the owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.

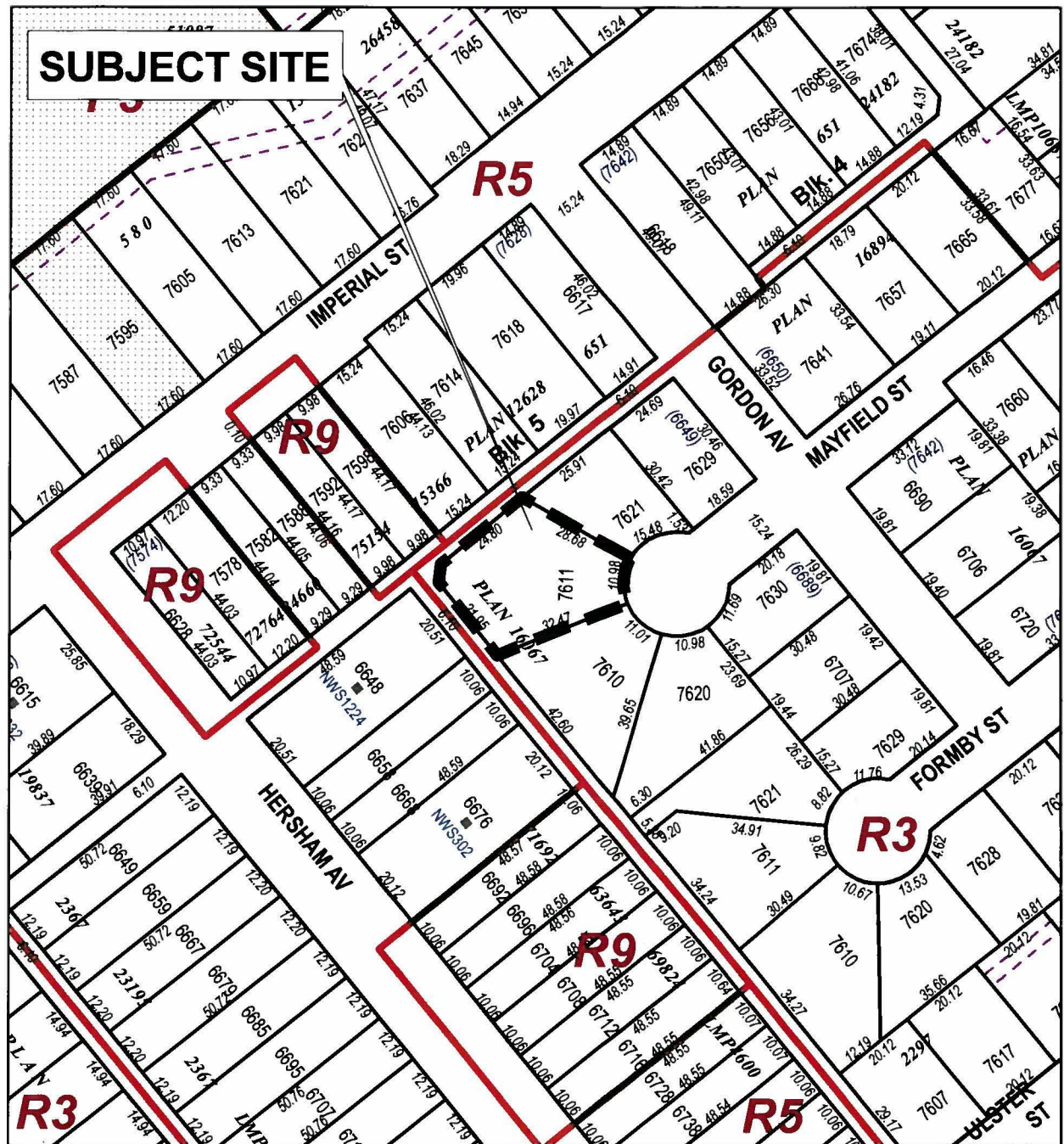
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized 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.

LP

LS:spf/tn
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JUL 02 2015

SCALE:
1:1,500

DRAWN BY:
AY

REZONING REFERENCE #15-27
7611 MAYFIELD STREET



Subject Site

Sketch #1

Letter Of Intent

To: The Director of Planning Department

July 6th, 2015

City of Burnaby

4949 Canada Way

Subject Property: 7611 Mayfield St. Burnaby BC

I would like to apply to have this Property rezoned currently R3 to R3a.

I am proposing to construct a new single family dwelling with approximate area

Of around 6000 SQFT consisting of two storey and cellar. The existing older

Home and detached garage will be demolished to accommodate the proposed dwelling.

Thank You for your cooperation with this property .

Best Regards



Perry Saran

Home Owner : 604-807-1059

7572 Burris St. Burnaby B.C

V5E1Y9

Email: perry@nmlumber.com

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #15-28
2015 JULY 15

ITEM #06

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:
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)
- 1.3 Address:** Portion of 9855 Austin Road
- 1.4 Location:** The subject site is located at the northwest corner of Austin Road and North Road (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, has frontages of approximately 110.3 m (362 ft.) and 166.4 m (546 ft.) on Austin Road and North Road respectively, and has an area of 18,639 m² (200,628 sq.ft.).
- 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 construction of the commercial podium, underground parking, and public realm components on the Phase I site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located at the northwest corner of North Road and Austin Road and is an 18,639 m² (200,628 sq.ft.) portion of the Lougheed Town Centre shopping mall site ("Lougheed Mall") (see Sketch #1 *attached*). It is the proposed location for Phase I redevelopment of the Lougheed Town Centre Core Area, which is currently subject to a Master Plan process. The site is predominantly improved with surface parking. A portion of the mall's above-ground parking structure and a portion of the mall building are also located within the subject development site. The existing Lougheed Mall and related parking facilities are located directly to the west and north of the site. 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. To the south of the subject site across Austin Road are commercial uses, with the Lougheed Town Centre SkyTrain Station and bus exchange slightly beyond to the southwest, across Gatineau Place (see Sketch #2 *attached*).

3.0 BACKGROUND INFORMATION

- 3.1 Appearing elsewhere on Council's agenda is Rezoning Reference #15-23, which seeks 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 land owned by Shape Properties Ltd., including the subject site, through Comprehensive Development zoning. The intent of the Master Plan rezoning is to guide future, site specific rezoning applications for phased development of the Lougheed Core Area into a high-density, mixed-use area with a variety of housing opportunities, a system of shopping streets, more diverse employment and service opportunities, strong pedestrian and transit orientation, and significant amounts of public open space.

The Master Plan rezoning application proposes that, upon Second Reading of the rezoning bylaw, the Lougheed Town Centre Plan be amended to reflect RM5's' and C3 designations as guidelines for development for lands within the Core Area south of Cameron Street (excluding land owned by Translink to accommodate transit uses), including the subject site. The Master Plan rezoning application also requires the registration of a density allocation covenant specifying the residential and commercial densities permitted for each individual development parcel on lands owned by Shape Properties, including the subject site. Density on the subject site, which will be detailed in a future report to Council, will be allocated in accordance with the Master Plan rezoning. Final Adoption of the subject rezoning application will be contingent upon Council granting the amendment to the Lougheed Town Centre Plan and approving the Master Plan rezoning.

- 3.2 Also appearing elsewhere on Council's agenda is Rezoning Reference #15-29, which seeks to establish the concept for the first residential tower for the Phase I development of the Lougheed Mall site through Comprehensive Development zoning. As the Master Plan provides the basis to support the commercial and residential components of Phase I, the advancement of the subject rezoning application to a Public Hearing must occur concurrent with or subsequent to Rezoning Reference #15-23 (Master Plan) being advanced to a Public Hearing. Furthermore, Final Adoption of the subject rezoning application will be contingent upon Rezoning Reference #15-23 (Master Plan) achieving Final Adoption in advance of, or concurrently with, the subject rezoning application.

4.0 GENERAL INFORMATION

- 4.1 The intent of the subject rezoning application is to establish the general concept for Phase I development of the Lougheed Mall site through Comprehensive Development zoning. Phase I development will help establish the new North Road, Austin Road, Grand Promenade, and Cross Creek precincts of the re-imagined Lougheed Town Centre Core Area. Consistent with the proposed Master Plan, Phase I will be comprised of the following:

- four high rise residential towers, one of which is intended for purpose-built rental housing use;
- a commercial podium that will provide diverse shops, services, and employment opportunities;
- extensive landscaping features that will contribute towards environmental sustainability and provide opportunities for community building; and,
- significant public realm components that will help create a strong sense of place, community, and identity, and provide improved connections with the surrounding neighbourhood.

This rezoning application also proposes development of the following Phase I components:

- the commercial podium;
- underground parking for all commercial and residential uses on the Phase I site; and,
- all public realm and servicing components on the site, including a pocket park and water feature at the northeast corner of the site, midblock parklets, and new and upgraded sidewalks and bike paths along the development frontages.

Demolition of a portion of the existing mall's above ground parking structure and an approximately 3,716 m² (40,000 sq.ft.) portion of the mall building itself will be undertaken to accommodate Phase I development. New façades for the southeast portion of the mall building will be developed through the suitable plan of development for Phase I. The extent of Phase I development in context of the overall draft Concept Plan for the Lougheed Core Area is illustrated in Figure 1 on the following page.

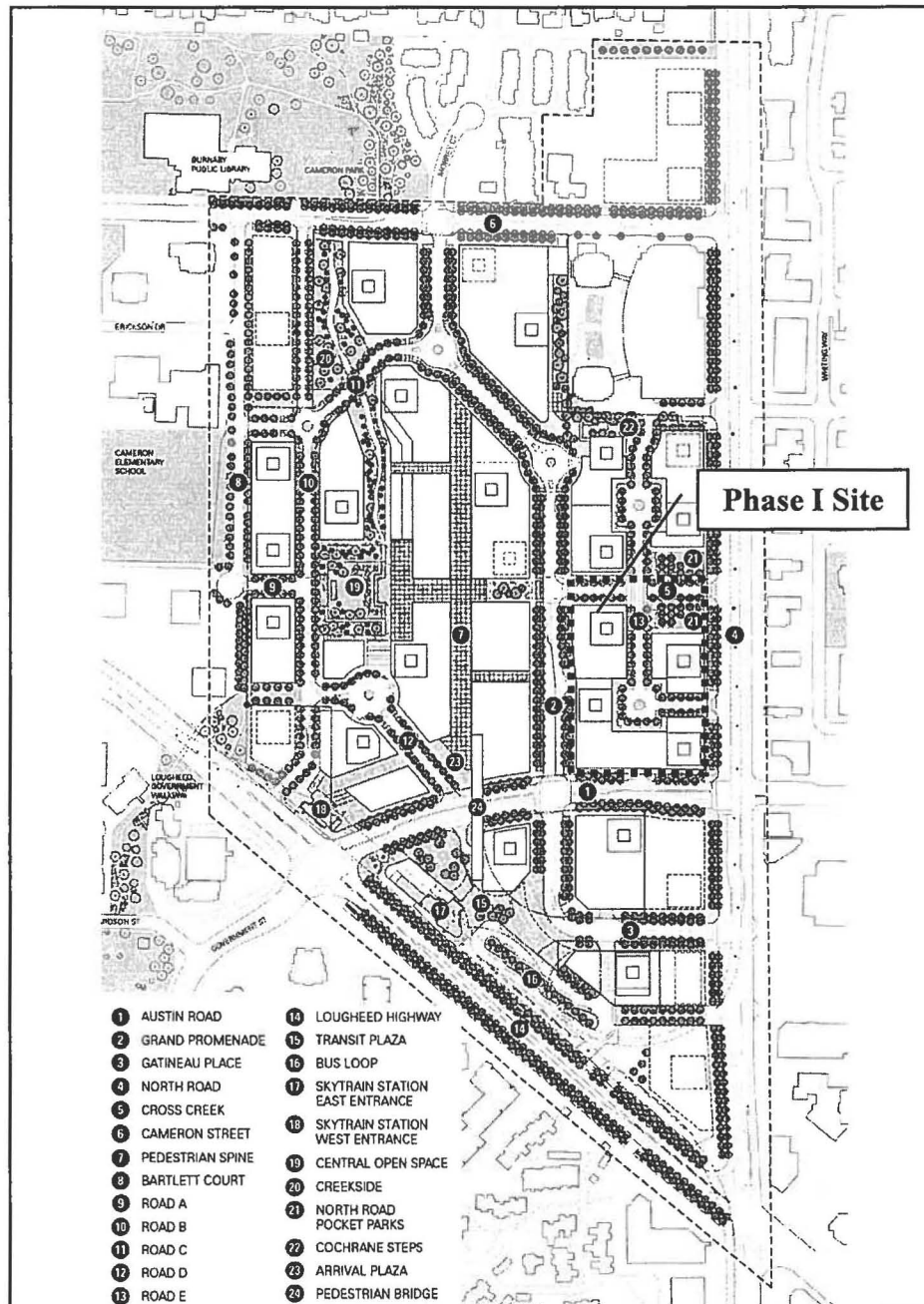


Figure 1: The extent of Phase I development in context of the overall draft Concept Plan for the Lougheed Core Area.

As aforementioned, completion of the Master Plan rezoning application (Rezoning Reference #15-23) will be a condition of the subject rezoning application's approval. In turn, given that the subject application provides for the underground parking and public realm components necessary to support residential development on the site, completion of the subject rezoning application will be a condition for any rezoning approval of residential development on the Phase I site, including Rezoning Reference #15-29.

4.2 Servicing requirements will include, but not necessarily be limited to:

- construction of North Road to its final Town Centre standard, including a separated sidewalk, bike path, street trees, rain gardens, street lighting and pedestrian lighting;
- construction of Austin Road back of curb abutting the site to its final Town Centre standard, including a separated sidewalk, bike path, street trees, rain gardens, street lighting and pedestrian lighting. The adjacent roadway will be constructed to an interim standard. The final standard will be pursued in conjunction with future development to the west and south of the subject site;
- construction of Grand Promenade back of curb abutting the site to its final Town Centre standard, including a separated sidewalk, bike path, street trees, rain gardens, street lighting and pedestrian lighting. The adjacent roadway will be constructed to an interim standard. The final standard will be pursued in conjunction with future development to the west and south of the subject site;
- construction of Cross Creek back of curb abutting the site to its final Town Centre standard, including a separated sidewalk, street trees, rain gardens, street lighting and pedestrian lighting. The adjacent roadway will be constructed to an interim standard. The final standard will be pursued in conjunction with future development to the north of the subject site;
- construction of the North Road Pocket Park (South), complete with landscaping, pedestrian lighting, public art, and seating; and,
- storm, sanitary sewer and water main upgrades as required.

4.3 All required road dedications for overall Phase I development will be sought in connection with the subject application, determined by way of detailed road geometrics, and outlined in a future report to Council.

4.4 Submission of a Traffic and Transportation Study for the overall Phase I site is required.

4.5 The completion of the necessary subdivision is required.

4.6 Any necessary easements, covenants, and statutory rights-of-way for the new development are to be provided.

- 4.7 There are no trees on-site suitable for retention. As such, a tree survey and arbourist's report is not required in conjunction with this rezoning application. The removal of any trees over 20 cm (8 inches) in diameter will require a Tree Cutting Permit.
- 4.8 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system for the new development is required.
- 4.9 An on-site Stormwater Management Plan for the overall Phase I site is required.
- 4.10 Compliance with the Burnaby Solid Waste and Recycling guidelines is required for the new development, including the provision of appropriately screened garbage handling and recycling holding areas.
- 4.11 Submission of a Site Profile and resolution of any arising conditions is required.
- 4.12 Compliance with the guidelines for surface and underground parking will be required.
- 4.13 Submission of a Comprehensive Sign Plan for the overall Phase I development is required.
- 4.14 GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.15 Submission of a Green Building strategy for the new development is required.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

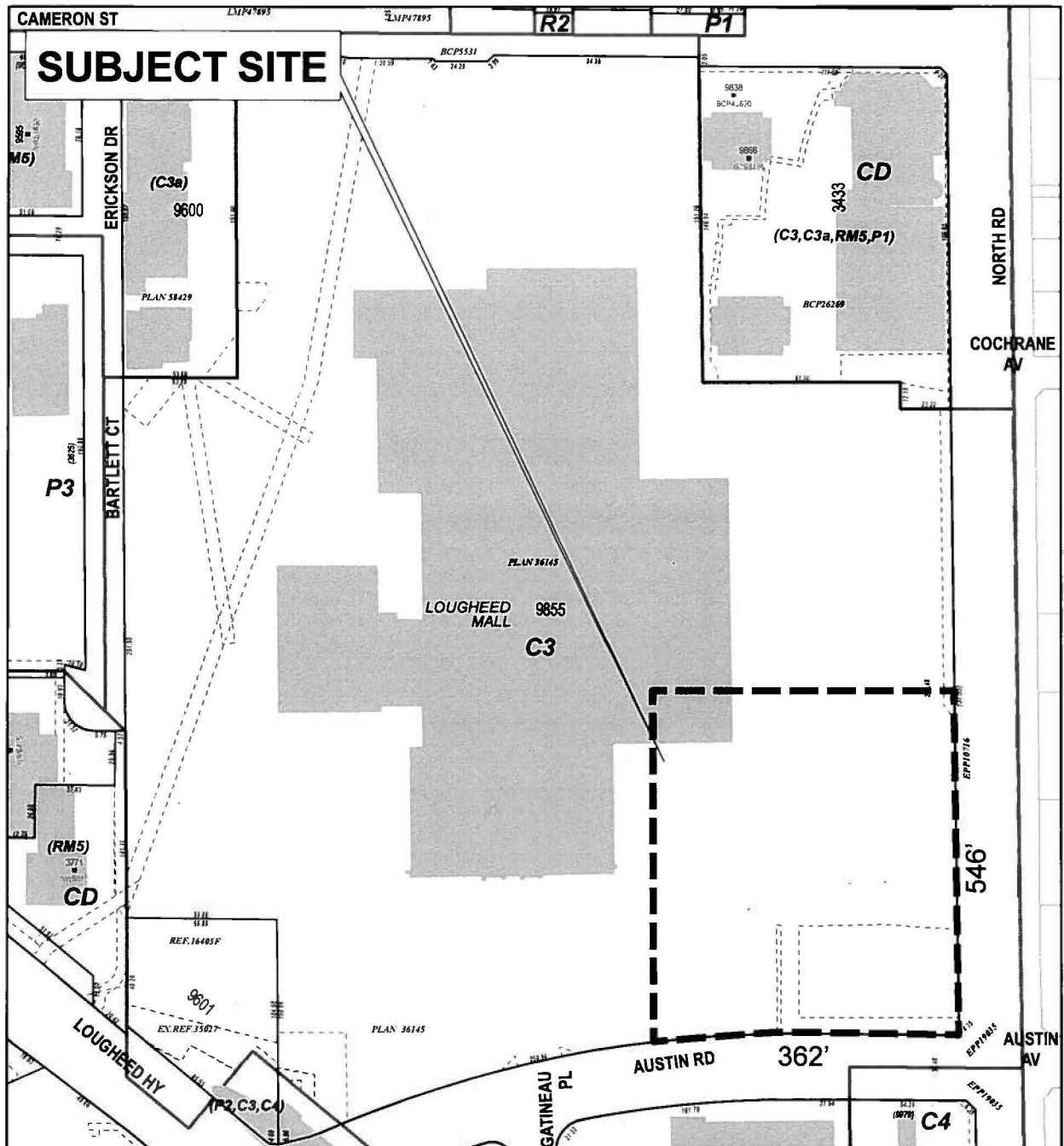
5.0 RECOMMENDATION

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 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



PLANNING & BUILDING DEPARTMENT



Date:
JUL 02 2015

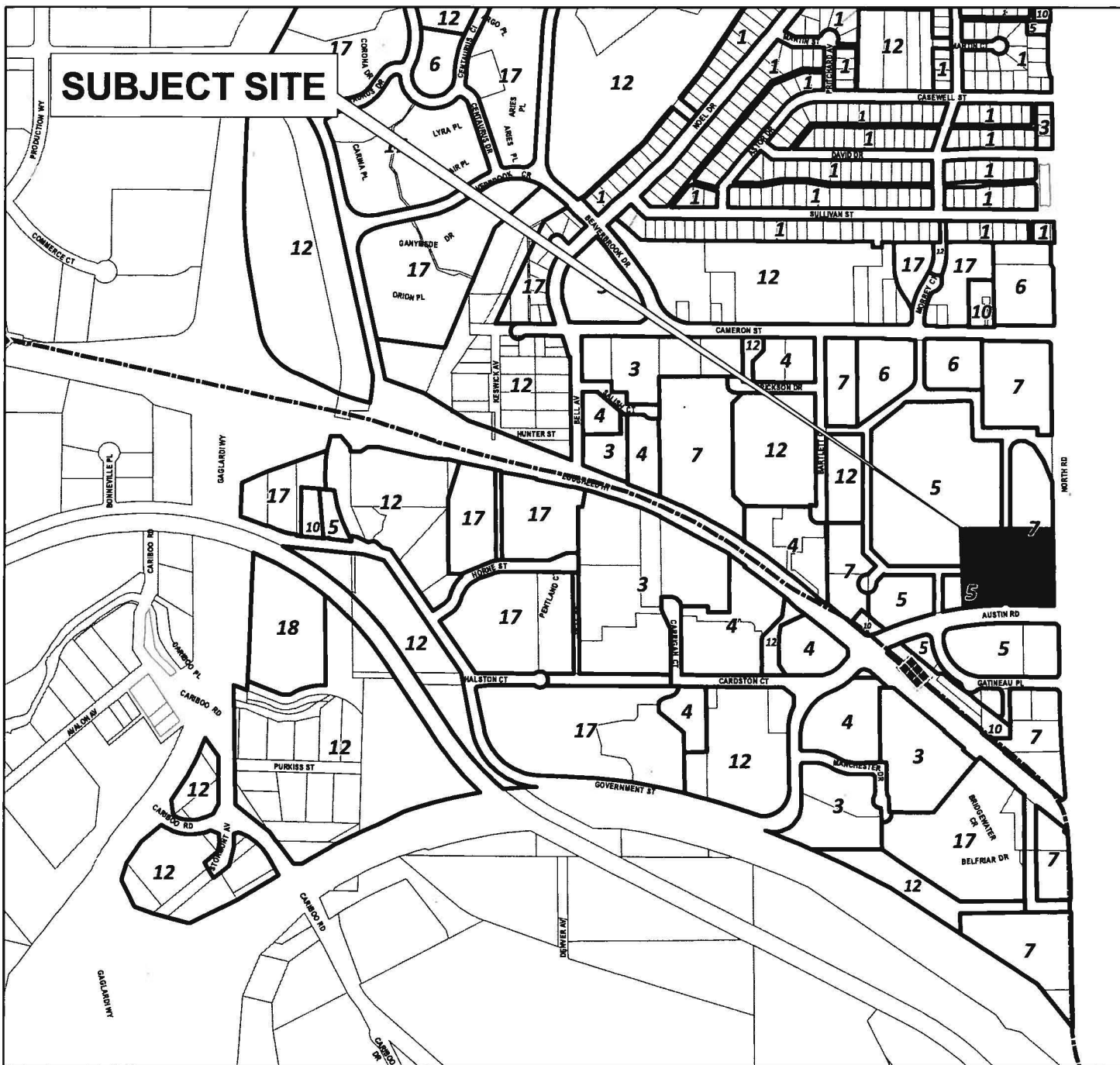
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REZONING REFERENCE #15-28
PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL)
PHASE 1, COMMERCIAL AND PARKING

 Subject Site

Sketch #1



- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan



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) - Phase 1 CD Rezoning Letter of Intent (Commercial and Parking)

Dear Lou,

We are pleased to enclose the Phase 1 Site Specific Rezoning application for the above noted property. The rezoning application proposes the first Phase of the transformation of the existing suburban style enclosed shopping mall into a connected, vibrant, City Centre as contemplated in the Master Plan Rezoning and Design Guidelines for the Property.

As envisioned in the Master Plan Rezoning, the Phase 1 application encompasses a new commercial arrival experience at the North West corner of the intersection of North Road and Austin Road. Phase 1 design introduces the beginning of three new character neighbourhoods from the Master Plan—(1) "*Grand Promenade*" spanning from Austin Road to Cross Creek, (2) "*Cross Creek*" from Grand Promenade to North Road, and (3) a new "*North Road*" street experience and Town Centre statement. It is the goal of this application to set the stage for the remaining phases of the project by delivering a new gateway to Burnaby focused on pedestrian friendly green streets, unique retail experiences, and a connected Town Centre.

This application will be followed by site specific rezoning applications for integrated residential buildings within the Phase.

We look forward to working with the City on this exciting first Phase of the Lougheed Town Center Site.

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

Yours Truly,
Shape Properties Corp.

Benjamin Nelson

Cc: Ed Kozak, Darren Kwiatkowski

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-29 2015 JULY 15

ITEM #07

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:
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)
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2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located at the northwest corner of North Road and Austin Road and is an 18,639 m² (200,628 sq.ft.) portion of the Lougheed Town Centre shopping mall site ("Lougheed Mall") (see Sketch #1 *attached*). It is the proposed location for Phase I redevelopment of the Lougheed Town Centre Core Area, which is currently subject to a Master Plan process. The site is predominantly improved with surface parking. A portion of the mall's above-ground parking structure and a portion of the mall building are also located within the subject development site. The existing Lougheed Mall and related parking facilities are located directly to the west and north of the site. 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. To the south of the subject site across Austin Road are commercial uses, with the Lougheed Town Centre SkyTrain Station and bus exchange slightly beyond to the southwest, across Gatineau Place (see Sketch #2 *attached*).

3.0 BACKGROUND INFORMATION

- 3.1 Appearing elsewhere on Council's agenda is Rezoning Reference #15-23, which seeks 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 land owned by Shape Properties Ltd., including the subject site, through Comprehensive Development zoning. The intent of the Master Plan rezoning is to guide future, site specific rezoning applications for phased development of the Lougheed Core Area into a high-density, mixed-use area with a variety of housing opportunities, a system of shopping streets, more diverse employment and service opportunities, strong pedestrian and transit orientation, and significant amounts of public open space.

The Master Plan rezoning application proposes that, upon Second Reading of the rezoning bylaw, the Lougheed Town Centre Plan be amended to reflect RM5's' and C3 designations as guidelines for development for lands within the Core Area south of Cameron Street (excluding land owned by Translink to accommodate transit uses), including the subject site. The Master Plan rezoning application also requires the registration of a density allocation covenant specifying the residential and commercial densities permitted for each individual development parcel on lands owned by Shape Properties, including the subject site. Density on the subject site, which will be detailed in a future report to Council, will be allocated in accordance with the Master Plan rezoning. Final Adoption of the subject rezoning application will be contingent upon Council granting the amendment to the Lougheed Town Centre Plan and approving the Master Plan rezoning.

- 3.2 Also appearing elsewhere on Council's agenda is Rezoning Reference #15-28, which seeks to establish the commercial concept for Phase I development of the Loughheed Mall site through Comprehensive Development zoning. Phase I development will help establish the new North Road, Austin Road, Grand Promenade, and Cross Creek precincts of the re-imagined Loughheed Town Centre Core Area. Consistent with the proposed Master Plan, Phase I will be comprised of four high rise residential towers (one of which is intended for purpose-built rental use), a commercial podium, extensive landscaping features, and significant public realm components including a pocket park and water feature at the northeast corner of the site, midblock parklets, and new and upgraded sidewalks and bike paths along the development frontages. Rezoning Reference #15-28 also proposes development of the following Phase I components: the commercial podium, underground parking for all commercial and residential uses on the Phase I site, and all public realm and servicing components on the site. Demolition of a portion of the existing mall's above ground parking structure and an approximately 3,716 m² (40,000 sq.ft.) portion of the mall building itself will be undertaken to accommodate Phase I development.
- 3.3 As the Master Plan and the Phase I Commercial components provide the basis to support the residential components Phase I, the advancement of the subject rezoning application to a Public Hearing must occur concurrent with or subsequent to Rezoning Reference #15-23 (Master Plan) and Rezoning Reference #15-28 (Phase I Commercial) being advanced to a Public Hearing. Furthermore, Final Adoption of the subject rezoning application will be contingent upon Rezoning References #15-23 (Master Plan) and #15-28 (Phase I Commercial) achieving Final Adoption in advance of the subject rezoning application.

4.0 GENERAL INFORMATION

- 4.1 The intent of the subject rezoning bylaw amendment is to permit development of the first of four residential towers on the Phase I site. The proposed tower is located at the northeast corner of the site, atop the commercial podium and parking that is proposed under Rezoning Reference #15-28. In line with the draft Master Plan, the proposed building is intended to be a landmark tower with a height between 50 to 60 storeys, given its location at one of the easterly gateways into the Loughheed Core Area.
- 4.2 No servicing will be required in conjunction with this rezoning application. Servicing requirements and road dedications for the overall Phase I site will be sought in connection with Rezoning Reference #15-28.
- 4.3 The completion of the necessary air space parcel subdivision is required.
- 4.4 Any necessary easements, covenants, and statutory rights-of-way for the new development are to be provided.

- 4.5 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system for the new development is required.
- 4.6 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.
- 4.7 Compliance with the Burnaby Solid Waste and Recycling guidelines is required for the new development, including the provision of an appropriately screened garbage handling and recycling holding area.
- 4.8 Due to proximity of the site to the Evergreen SkyTrain line, North Road, and Austin Road, an acoustical study to ensure compliance with Council-adopted sound criteria is required.
- 4.9 The Parkland Acquisition, School Site Acquisition and GVS&DD Sewerage Cost Charges are applicable to this application.
- 4.10 The applicant is proposing to utilize available amenity density bonus provisions indicated within the Zoning Bylaw. A separate report specifically addressing the nature of the amenity density bonus will be pursued through the Planning and Development Committee.
- 4.11 Submission of a Green Building strategy for the new development is required.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

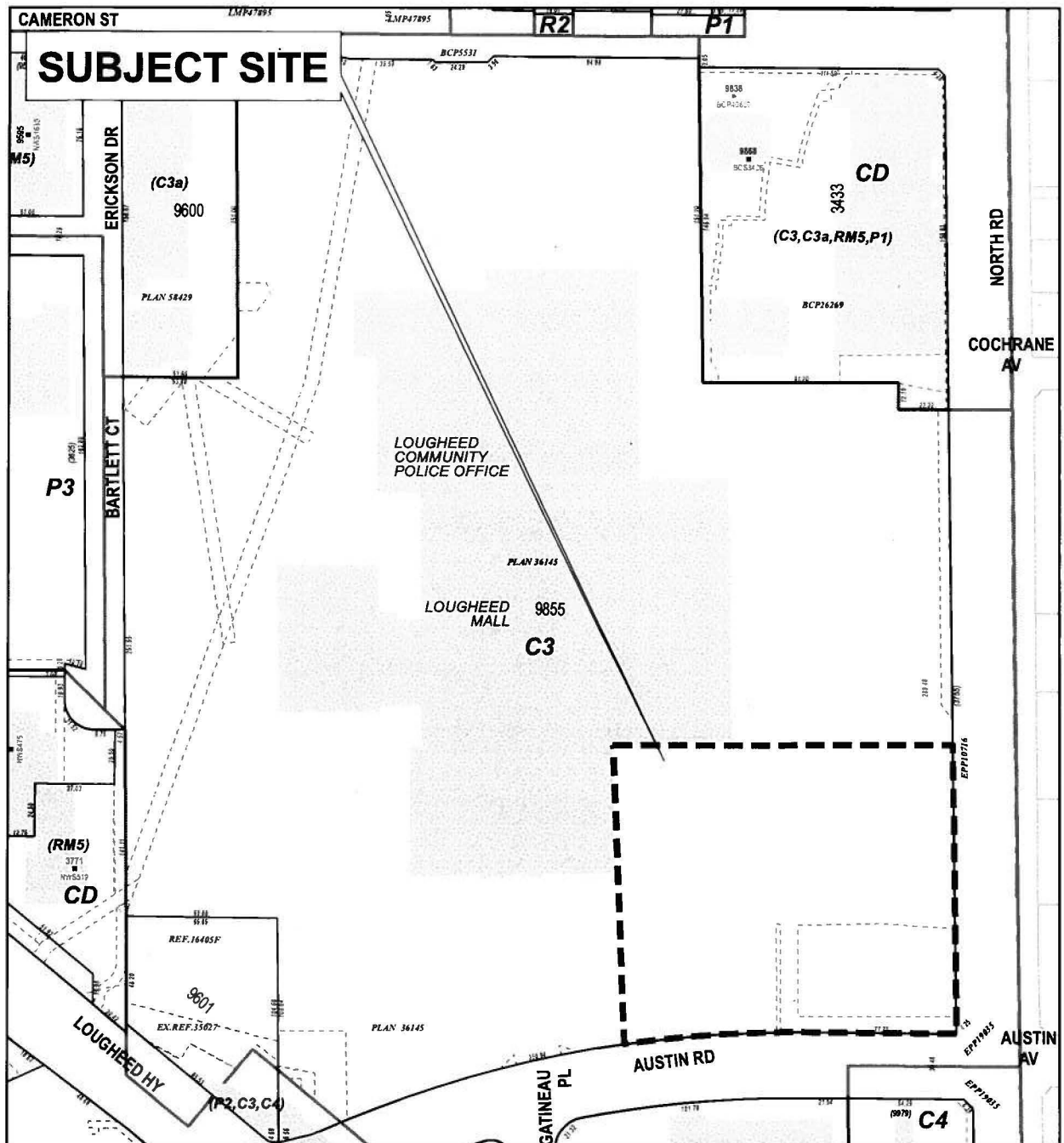
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

KH:spf/tn

Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JUL 02 2015

SCALE:

1:3,000

DRAWN BY:

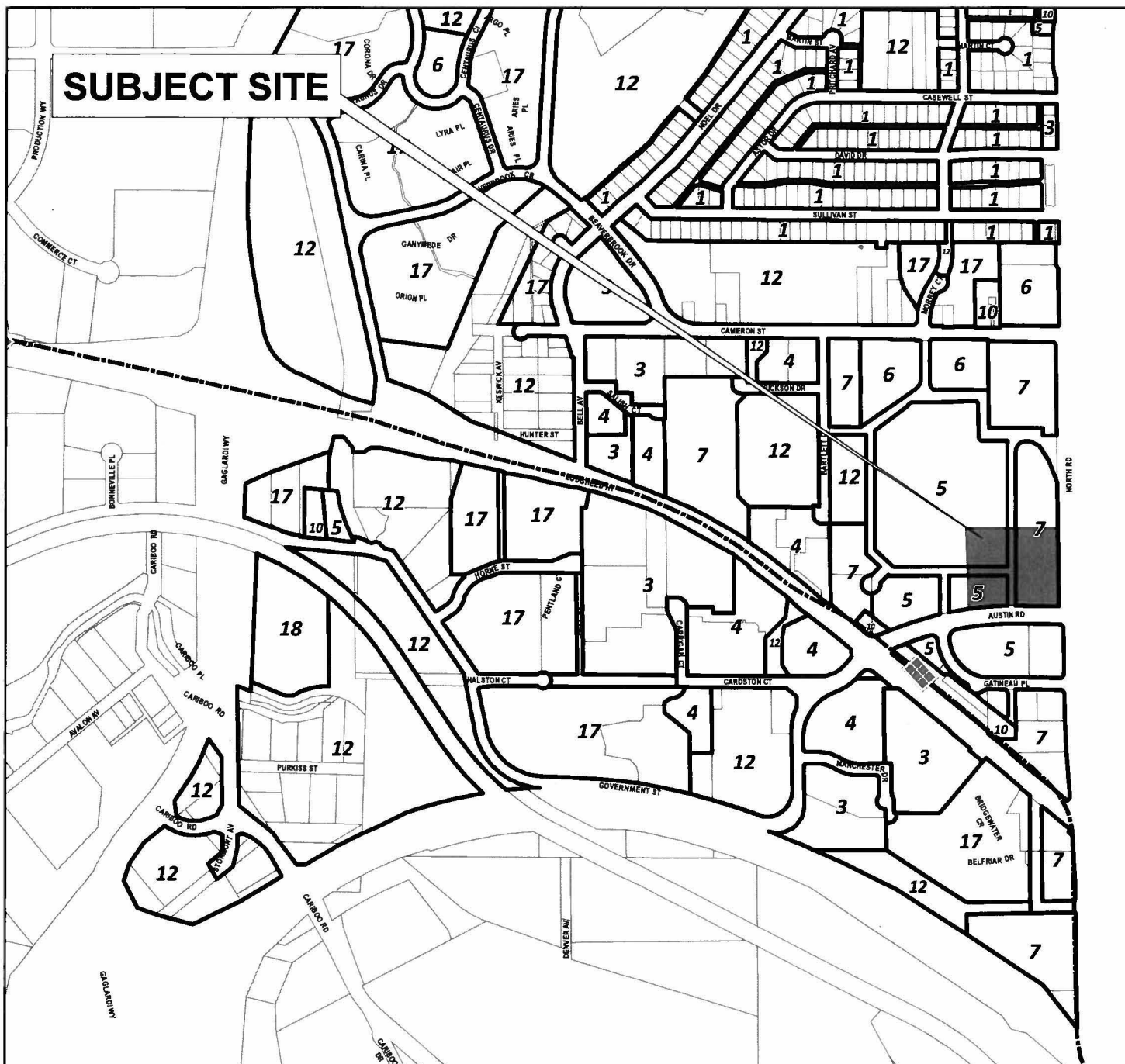
AY

**REZONING REFERENCE #15-29
PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL)
PHASE 1, RESIDENTIAL TOWER 1**

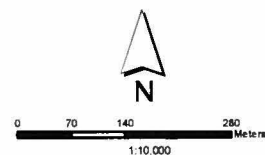


Subject Site

Sketch #1



- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan



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)- CD Rezoning Letter of Intent, Phase 1, Residential Building 1

Dear Lou,

We are pleased to enclose the Site Specific Rezoning application for the first residential building as identified in the Master Plan Rezoning. The first residential building on the Lougheed Town Center Site is located within the first Phase-- on the South East corner of the new "*Grand Promenade*" and "*Cross Creek*" intersection. Residential uses within the first Phase are guided by the Master Plan Rezoning and Design Guidelines for the Property.

As envisioned in the Master Plan Rezoning, the Phase 1 application encompasses the South East corner of the Lougheed Town Center Mall property (9855 Austin Road) at the intersection of North Road and Austin Road. It is the goal of this application to set the stage for the remaining phases of the project by building a signature residential expression to complement and integrate with the vision expressed in the Lougheed Town Center Development Plan and surrounding neighbourhood.

This application will be followed by site specific rezoning applications for the future residential buildings contemplated within the Master Plan vision for Phase 1 of the Site.

We look forward to working with the City on this exciting first residential building of the Lougheed Town Center Site.

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

Yours Truly,
Shape Properties Corp.

Benjamin Nelson

Cc: Ed Kozak, Darren Kwiatkowski