

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-30 2015 SEPTEMBER 23

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.
212 – 3989 Henning Drive
Burnaby, BC V5C 6N5
(Attn: Richard Bernstein)
- 1.2 Subject:** Application for the rezoning of:
Lot 21, DL 124, Group 1, NWD Plan 3343
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 2242 Alpha Avenue
- 1.4 Location:** The subject site is located on the east side of Alpha Avenue, mid-block between Dawson Street and Alaska Street (Sketch #1 *attached*).
- 1.5 Size:** The site is square in shape with a width of 61.55 m (201.9 ft.), a depth of 62.86 m (206.2 ft.) and a total area of 3,862.37 m² (41,574.2 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 a multi-family residential building with above and below grade structured parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of one lot, which is currently occupied by an older industrial building. Directly to the north and east are older industrial buildings with Dawson Street and

Beta Avenue beyond. To the west across Alpha Avenue are older industrial buildings with Willingdon Avenue beyond. Directly to the south is an older industrial building currently proposed for a high-rise residential building with podium level townhouse / work live units under Rezoning Reference #14-11 (currently at Third Reading), with older industrial buildings and the BNSF Rail Line beyond. Vehicular access to the site is from Alpha Avenue.

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as a guideline) (see *attached* Sketch #2). The general form and character envisioned for this site is for a single high-rise residential tower atop a street fronting residential and parking podium up to four storeys in height. The above ground structured parking is necessary due to elevated groundwater conditions within this area of the plan, and is to be faced with residential uses, or alternately abut adjacent parking structures, to conceal its visibility.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with podium level residential apartment/townhouse units.

Parking is expected to be provided both above grade within the structure, faced with residential units, as well as a portion underground. The maximum permitted density would be 3.6 FAR, inclusive of a 1.1 FAR amenity density bonus.

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

- the construction of Alpha Avenue to its final Town Centre (Local Road) standard with concrete curb and gutter, separated pedestrian / cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the east side across the development's frontage; and,
- installation of a new all movements traffic signal at Alpha Avenue and Dawson Street, as necessary.

It is not anticipated that there will be any necessary dedications across the Alpha Avenue frontage. However, any necessary dedications will be determined by a detailed geometric and noted in a future report to Council.

- 4.3 There are no trees suitable for retention on the site. Any trees over 20cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw.
- 4.4 Vehicular access to the site will be from Alpha Avenue.
- 4.5 Due to the subject site's proximity to the rail line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, to ensure that the development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.
- 4.7 An on-site stormwater management plan is required.
- 4.8 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.9 As underground parking is requested for a site with known geotechnical and hydrological conditions, and given the site's proximity to civic and other major infrastructure, an indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits.
- 4.10 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.
- 4.12 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.13 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.
- 4.14 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.15 A Site Profile and the resolution of any arising issues will be required.

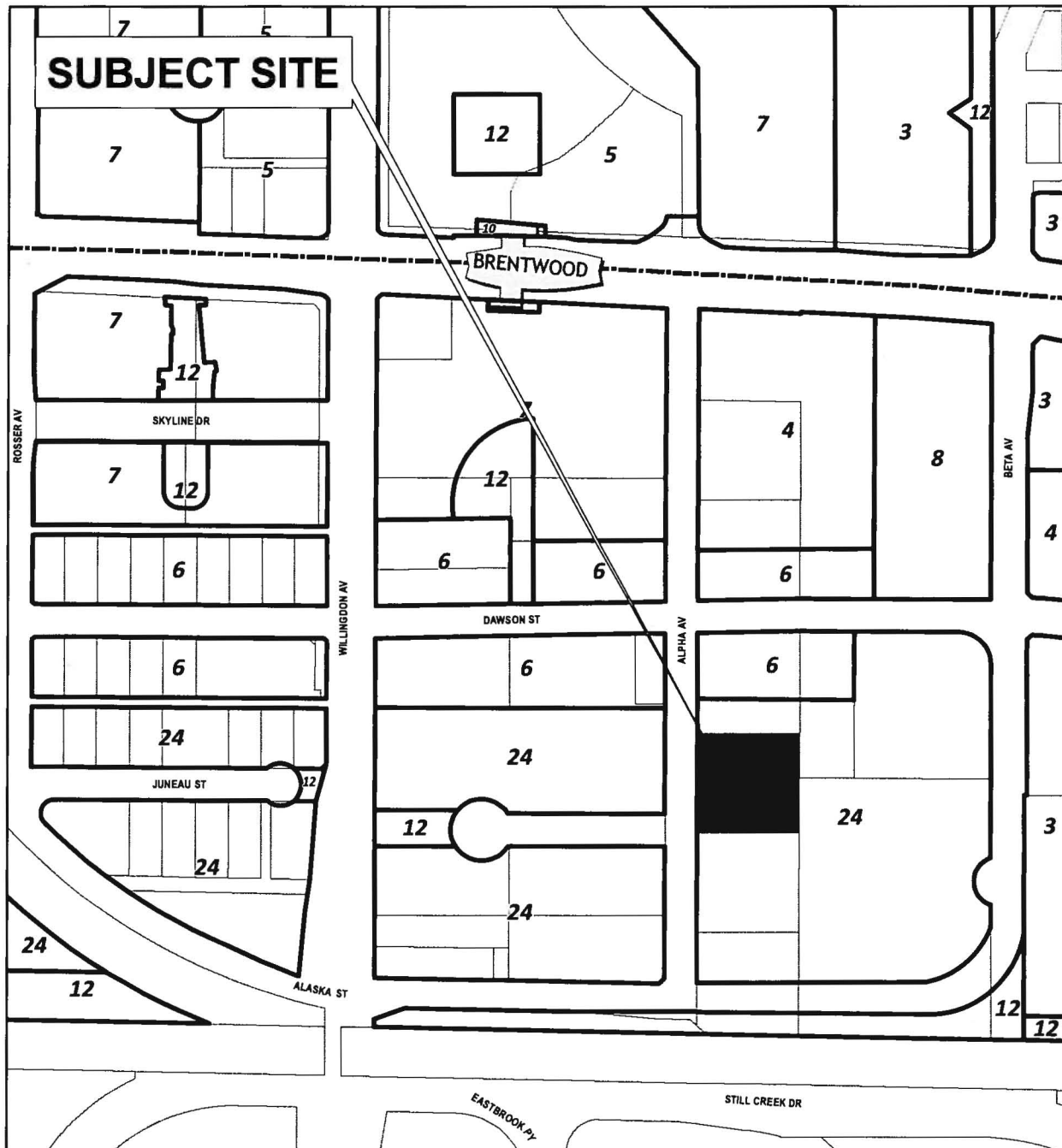
- 4.16 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

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.

LP.
DR/IW:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



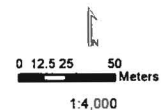
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

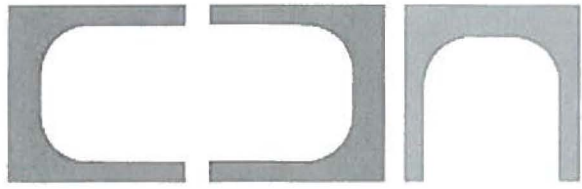
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential - Brentwood Succession (RM4s)



Planning and Building Dept

Brentwood Plan





CHRIS DIKEAKOS ARCHITECTS INC.

July 3, 2015

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

Attention: Lou Pelletier, Director

Re: Rezoning Letter of Intent
2242 Alpha Avenue
Community Plan (Brentwood Town Centre Development Plan)

I, Richard Bernstein (Chris Dikeakos Architects) as authorized agents on behalf of our client 1015369 B.C. Ltd., have submitted this application to rezone 2242 Alpha Avenue from the current M2 General Industrial District to the CD Comprehensive Development District (based on the RM4's Multiple Family Residential District) and Brentwood Town Centre Plan as guidelines. The intent of this rezoning application is to construct one mid to high-rise residential apartment building with the above and below grade structured parking.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely,

Per:

Richard Bernstein, Architect AIBC, AIA
Principal
Chris Dikeakos Architects Inc.