

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-31 2015 SEPTEMBER 23

ITEM #02

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 126, DL 124, Group 1, NWD Plan 48051
- 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:** 2425 Beta Avenue
- 1.4 Location:** The subject site is located on the west side of Beta Avenue, between Dawson Street and the BNSF Rail Line (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 170.24 m (558.5 ft.), a depth of 109.82 m (360.3 ft.) and a total area of 18,696.48 m² (201,247.2 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 construction of a multi-phased high-rise residential development with above and below grade structured parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of one lot, which is currently occupied by a number of older industrial buildings. Directly to the north and west are older industrial buildings with Dawson Street and Alpha Avenue beyond. To the east, across Beta Avenue is the Woodlands Site (Rezoning Reference #13-20, currently at Second Reading). Directly to the south is the BNSF Rail Line. Vehicular access to the site is from Beta Avenue (Sketch 2 *attached*).

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 3 high-rise residential towers atop a street fronting residential and parking podium that is 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-line with its adopted Plan designation, in order to permit the construction of a high-rise residential development with podium level residential apartment/townhouse units.

Parking is expected to be provided both above grade, faced with residential units and 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 Beta Avenue to its final Town Centre (local road) standard with concrete curb and gutter, bicycle and pedestrian facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the east side across the development's frontage;
- the construction of Alaska Avenue to its final Town Centre (local road) standard with concrete curb and gutter, bicycle and pedestrian facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the east side across the development's frontage; and,
- a proportionate contribution towards the proposed Beta Avenue pedestrian and cycling overpass to Still Creek Drive.

- 4.3 A dedication in the range of 30.0 m is required along the south property line to enable the construction of Alaska Street to its final standard. A further dedication of 0.5m along the Beta Avenue frontage will be required to accommodate the planned Town Centre (local road) standard. Due to the extent of required road dedications, it is proposed that the 30.0 m dedication relating to the construction of Alaska Street be transferred to the City as a fee simple lot, for road purposes, at no cost to the City with the density related to this

City lot to contribute to the net development site. It is noted that the same approach has been taken on various sites in Brentwood and Metrotown dedicating in excess of 10.06 m (33 ft.) for the development of new road infrastructure.

- 4.4 A portion of the cul-de-sac on Beta Avenue is proposed to be closed and incorporated into the development site. A Highway Closure Bylaw will be required in this regard. As there will likely be a surplus of road closure to dedication along Beta Avenue, the developer will be required to acquire the net increase in area at market value.
- 4.5 There are no trees suitable for retention on the site. Any trees over 20 cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw.
- 4.6 Vehicular access to the site will be from Beta Avenue.
- 4.7 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.
- 4.8 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible parking 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.
- 4.9 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 An on-site stormwater management plan is required.
- 4.12 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will meet the adaptable housing standards of the BC Building Code.
- 4.13 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.
- 4.14 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.

- 4.15 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.
- 4.16 A Site Profile and the resolution of any arising issues will be required.
- 4.17 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

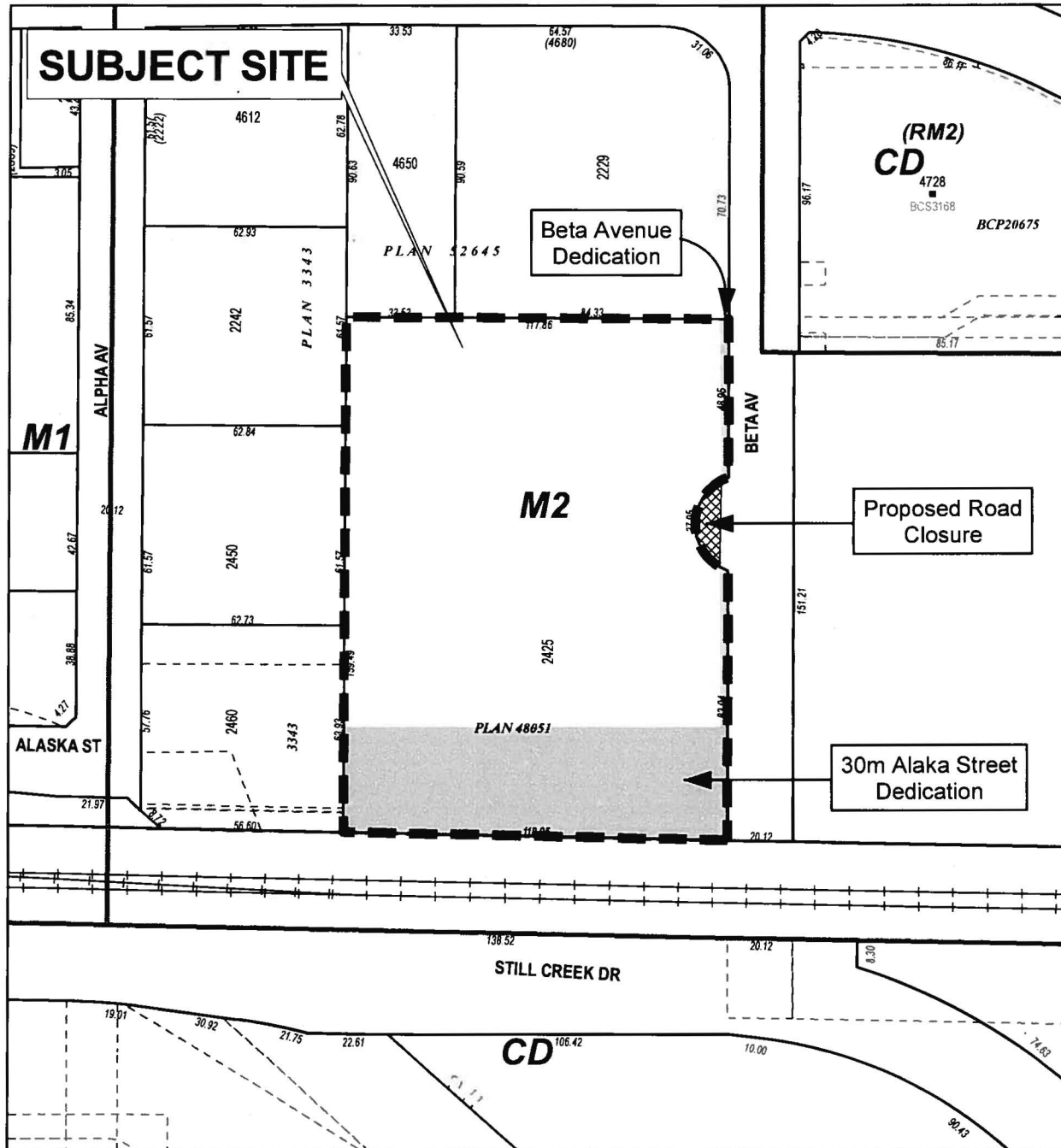
5.0 RECOMMENDATIONS

- 1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
- 2. **THAT** the sale be approved in principle of City-owned road right-of-way for inclusion within the subject development site in accordance with the terms outlined in Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 3. **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:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 14 2015

SCALE:

1:2,000

DRAWN BY:

AY

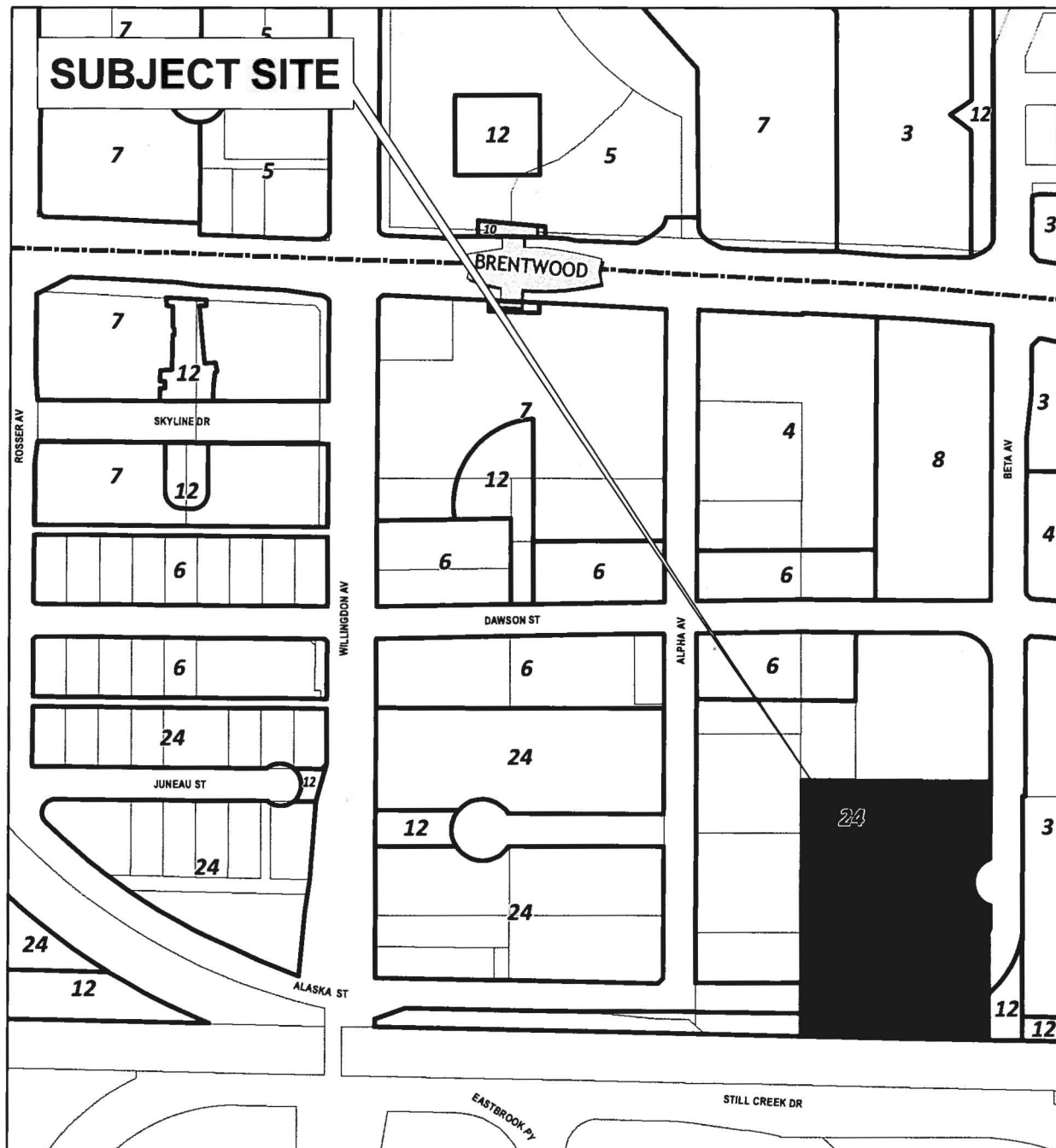
REZONING REFERENCE #15-31

2425 BETA AVENUE



Subject Site

Sketch #1

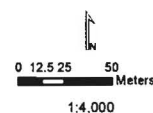


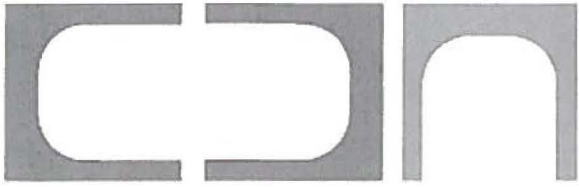
- | | |
|---|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 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
2425 Beta Avenue
Community Plan (Brentwood Town Centre Development Plan)

I, Richard Bernstein (Chris Dikeakos Architects) as authorized agents on behalf of our client Beta View Homes Ltd., have submitted this application to rezone 2425 Beta 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 four mid to high-rise residential apartment buildings with 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.