

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #15-40
2015 NOVEMBER 18**

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.
212-3989 Henning Drive
Burnaby, BC V5C 6N5
(Attention: Richard Bernstein)
- 1.2 Subject:** Application for the rezoning of:
Lot 6 Except: Part Subdivided By Plan 40102 Of DL 125, Group 1,
NWD Plan 12069; Lot 7 Except: Part Subdivided By Plan 40102 Of
DL 125, Group 1, NWD Plan 12069; Lot 1 Except: Parcel "A"
(Explanatory Plan 9289), DL 125, Group 1, NWD Plan 5139
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM5s Multiple
Family Residential District, C1 Neighbourhood Commercial District
and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 2360/2390 Douglas Road and 5343 Goring Street
- 1.4 Location:** The subject site is located on the northeast corner of Douglas Road
and Goring Street. (Sketch #1 *attached*)
- 1.5 Size:** The site is an irregular shape with a 48.64 m frontage on Douglas
Road, a 91.35 m frontage on Goring Street and a total area of
6,921.44 m² (74,501.76 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 two high-rise residential apartment buildings and
townhouse or live/work units with below grade and above grade
parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three lots, which are currently occupied by two older industrial buildings, and a house converted into an office / storage facility. Across the lane to the west are two single family houses and three small industrial buildings fronting on Springer Avenue. To the north is a large industrial building accessed from Springer Avenue and fronting Loughheed Highway. Directly to the east is an older truck terminal with frontage on both Goring Street and Loughheed Highway, with a bowling alley, mixed use high-rise residential and the Holdom SkyTrain station beyond. Across Douglas Road and Goring Street are older industrial buildings and the BNSF Rail Line beyond. Vehicular access to the site is from the lane on the west side of the site, Douglas Road and Goring Street.

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high density multiple-family residential development with a mixed use component under the CD Comprehensive Development District (utilizing the RM5s Multiple Family and C1 Neighbourhood Commercial Residential Districts as guidelines) (see *attached* Sketch #2). The general form and character envisioned for this site is for two high-rise residential towers atop a street fronting residential live/work and parking podium up to four storeys in height. The above ground structured parking is likely necessary due to elevated groundwater conditions within this area of the plan, and is to be faced with residential or live/work 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 RM5s Multiple Family and C1 Neighbourhood Commercial Residential Districts and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of two high-rise residential buildings with podium level residential apartment/townhouse or live/work 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 5.0 FAR, inclusive of a 1.6 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 Douglas Road and Goring Street to their final Town Centre (Collector Road) standards with concrete curb and gutter, separated pedestrian/cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the north side across the development's frontage; and,

- installation of a new all movements traffic signal at Douglas Road and Goring Street, as necessary.

Required dedications across the Douglas Road and Goring Street frontages 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 determined by detailed geometric.
- 4.5 Due to the subject site's proximity to the rail line, SkyTrain and Lougheed Highway, 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

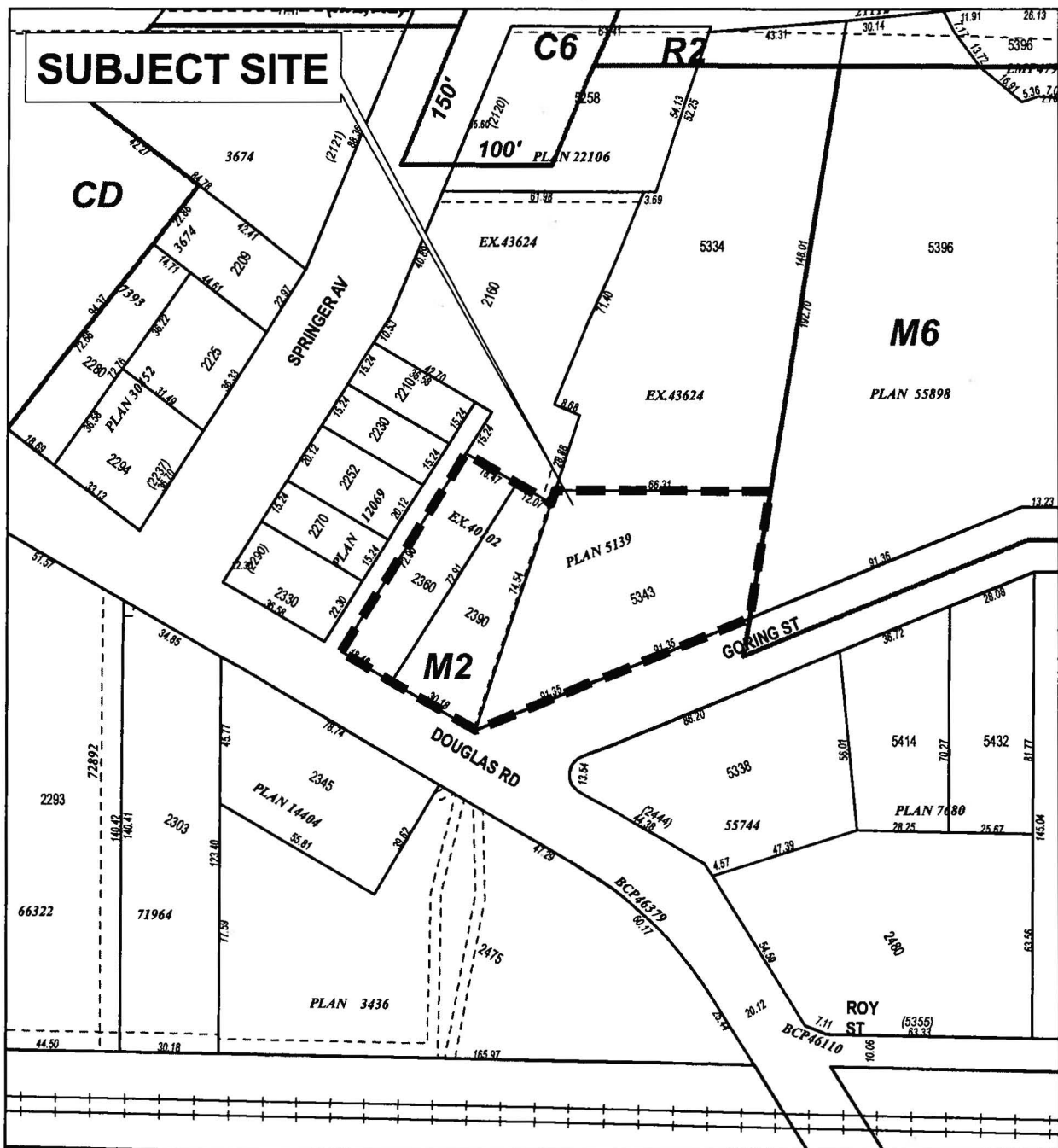
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

IW:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 02 2015

SCALE:
1:2,000

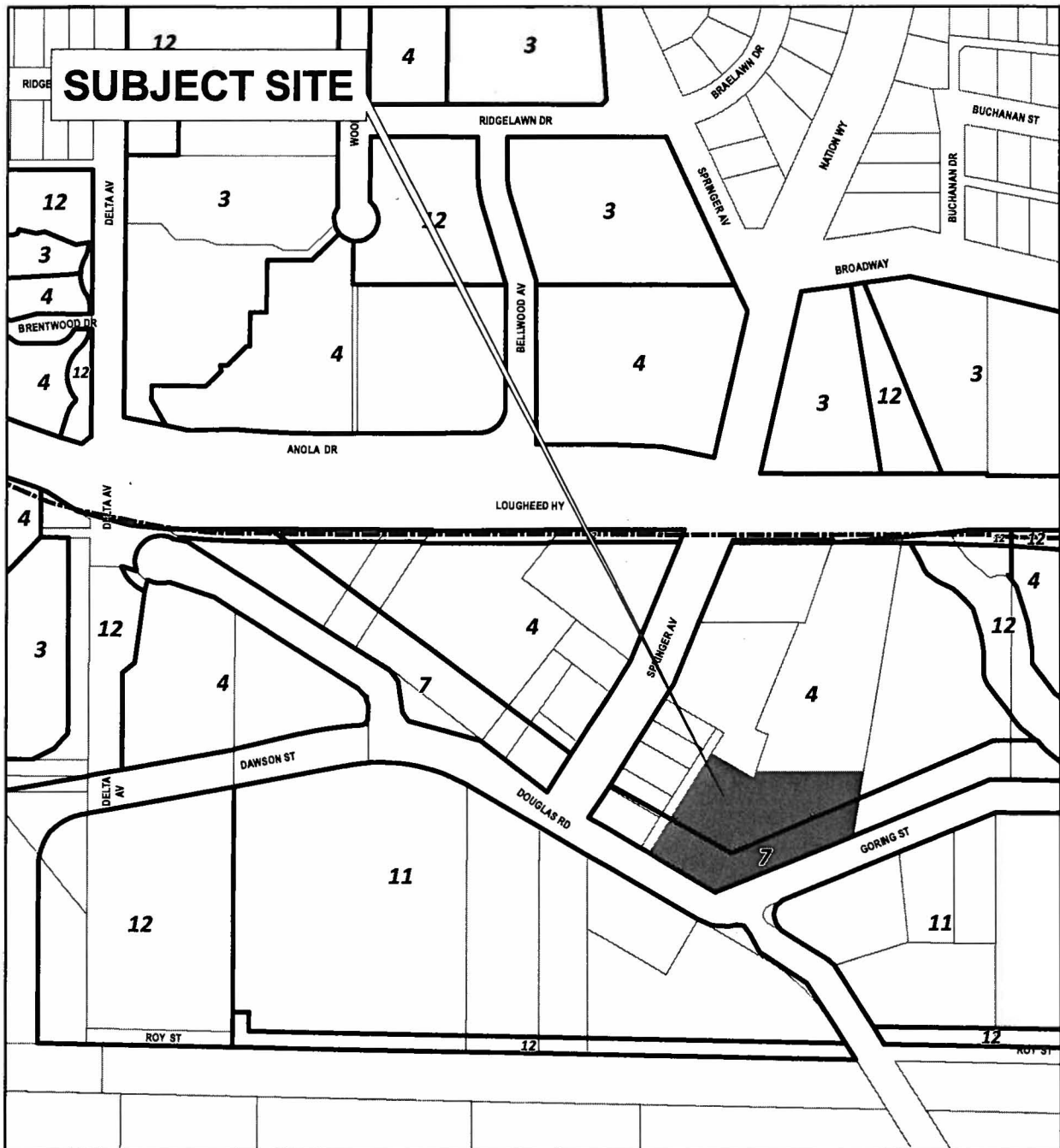
DRAWN BY:
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REZONING REFERENCE #15-40
2360 AND 2390 DOUGLAS ROAD
5343 AND 5345 GORING STREET



Subject Site

Sketch #1



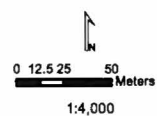
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

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



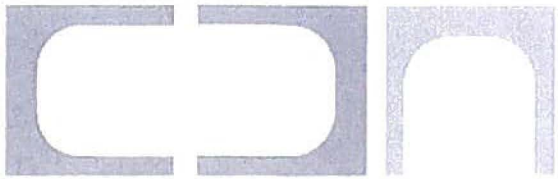
Planning and Building Dept

Brentwood Plan



Printed November 2, 2015

Sketch #2



CHRIS DIKEAKOS ARCHITECTS INC.

November 17th, 2015

Richard Bernstein, Principal
Chris Dikeakos Architects Inc.
#212-3989 Henning Drive
Burnaby, BC V5C 6N5

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

Re: Rezoning Letter of Intent
2360/2390 Douglas Road & 5343 Goring Street

I, Richard Bernstein of Chris Dikeakos Architects, on behalf of Millennium Development, have submitted this application to rezone 2360/2390 Douglas Road and 5343 Goring Street from the current M2 General Industrial District to the CD Comprehensive Development District (utilizing the RM5s Multi-Family Residential District and Brentwood Town Centre Development Plan as guidelines). The intent of this rezoning application is to construct a high-rise residential apartment building, to a maximum density of 5.0 FAR inclusive of the available 1.6 FAR Amenity Density Bonus. The project will also include the C1 Neighbourhood Commercial Zone for potential Live/Work units. Parking will be located on one level below grade and three levels above grade in a podium concealed from both Douglas Road and Goring Street by townhouses, the tower residential lobbies and amenity space.

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

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