

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #14-27  
2016 JANUARY 20

### ITEM #1

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Southgate Village Homes Ltd.  
3<sup>rd</sup> Floor, 1285 West Pender Street  
Vancouver, BC V6E 4B1  
(Attention: Cameron Thorn)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, DL 53, Group 1, NWD Plan EPP53090
- From:** CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)
- To:** Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** Portion of 7201 11<sup>th</sup> Avenue
- 1.4 Location:** The subject site is located at the corner of Fourteenth Avenue and Fifteenth Street, within the proposed Southgate neighbourhood (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Fifteenth Street of approximately 92.25m (303 ft.) and an area of approximately 5,088.67 m<sup>2</sup> (54,774 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 4-5 storey non-market rental apartment building. The subject site forms part of the multi-phased development of the Southgate Master Plan.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 The subject site forms part of the Ernie Winch neighbourhood area within the Southgate neighbourhood.

The approval for the overall plan of development for the Southgate neighbourhood has been established through a Master Plan rezoning (Rezoning Reference #14-25) for which Council granted Final Adoption on 2015 July 20. The Master Plan is intended to guide further site specific rezoning applications within the multi-phased, mixed-use, multiple-family residential neighbourhood.

- 2.2 To the north of the subject site, across Fourteenth Avenue, is a low-rise multiple family residential complex ("Cedar Place", which is owned and operated by BC Housing). To the east, across Fifteenth Street, is Ernie Winch Park, with established single- and two-family neighbourhoods beyond. To the south and west, are lands that form the broader Southgate site. On the Southgate site, to the west of the proposed lot, is the existing dairy plant, which is the subject of Rezoning Reference #14-43.
- 2.3 The subject site is currently occupied by an industrial warehouse building and related surface parking/loading facilities. Vehicular access to the site is currently from Fourteenth Avenue.

## **3.0 BACKGROUND INFORMATION**

- 3.1 As noted, on 2014 October 27 Council granted Final Adoption to Rezoning Reference #14-25, which established a Master Plan for the Southgate neighbourhood. The Master Plan, which consists of a Concept Book and compendium Design Guidelines, provides the policy framework and general development guidelines for future detailed rezoning applications for specific phases of development within the Southgate neighbourhood. In this regard, the Master Plan establishes general networks and connections, land use and density, built form, public realm character and landscape expression, park and open space, site servicing, and phasing pattern for the neighbourhood.
- 3.2 Under the proposed Master Plan for the Southgate neighbourhood (Rezoning Reference #14-25), the development site forms part of the Ernie Winch area, generally located in the northeast portion of the proposed Southgate neighbourhood. The Plan for the neighbourhood is characterized primarily by lower forms of development with generous landscaped gardens, with one to two potential high-rise buildings located along the future Thirteenth Avenue connection and at the corner of Sixteenth Street and Fourteenth Avenue. A significant public realm addition to the neighbourhood includes a corner parkette at Fourteenth Avenue and Fifteenth Street, with a future pedestrian pathway and signature water feature connecting to the Thirteenth Avenue extension. The site is also directly across from Ernie Winch park, thus a strong street-oriented relationship to the park is expected. Each site specific development within the proposed Southgate

neighbourhood is also to be consistent with the vision and concepts of the Master Plan, as well as the compendium set of Design Guidelines, and is expected to contribute its share of servicing to the overall neighbourhood area.

- 3.3 The Master Plan (Rezoning Reference #14-25) provides for 0.26 FAR over the Southgate site (approximately 588,365 sq.ft.) to be available for use toward the development of alternative forms of housing, including non-market rental housing. The subject application is intended to be the first non-market development within the Southgate neighbourhood, and will replace the existing 90 units of non-market housing owned and operated by BC Housing at 7121 Fourteenth Avenue developed in 1969, which are in need of replacement. Upon completion of the subject development, current residents of 7121 Fourteenth Avenue (Cedar Place) will be provided the option to relocate to the new development, with the new housing being owned and operated by BC Housing.

Appearing elsewhere on Council's agenda, is the initial report for Rezoning Reference #15-25 which proposes the redevelopment of the Cedar Place site with an additional 90 units of affordable non-market seniors housing (owned by BC Housing) as well as a component of market strata development. As a result of the two applications, the existing aging affordable housing at 7121 Fourteenth Avenue, will be replaced with new units at a 2:1 ratio within the community, and with no displacement of existing tenants.

#### **4.0 GENERAL INFORMATION**

- 4.1 The preliminary development concept is for a non-market rental apartment building fronting Fifteenth Street, up to 5 storeys in height. The preliminary development concept reflects a modest, but high quality architecture and design with respect to the built form and the treatment of the surrounding public realm. As noted in this report, a key component of the Ernie Winch neighbourhood is the development of a publically accessible parkette at the corner of Fourteenth Avenue and Fifteenth Street. Given the non-market nature of the subject development and the desire to not burden such development with servicing that could otherwise be captured through development of market units, the proposed parkette, pedestrian pathway, and signature water feature would be constructed in concert with the remainder of that phase of development.
- 4.2 In accordance with the proposed Master Plan (Rezoning Reference #14-25), the applicant intends to utilize approximately 108,114 sq.ft. of the available 588,365 sq.ft. (0.26 FAR) of residential density for alternative housing allocated to the overall Southgate neighbourhood. The proposed non-market rental use qualifies as alternative housing under the proposed Master Plan.
- 4.3 The Director Engineering will be required 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 following:

- Construction of Fifteenth Street to local road standard with front boulevard and RMAs, street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting, on both sides of the street; and,
  - Storm, water, sanitary, sewer improvements as identified in the Master Servicing Plan established for the development.
- 4.4 Minor dedications may be required for the streets bounding the development site. It is noted that road dedications will be further detailed in a future report to Council, prior to advancement to a Public Hearing.
- 4.5 Any necessary easements and covenants for the site are to be provided.
- 4.6 The undergrounding of existing overhead wiring on Fifteenth Street across the development frontage is required.
- 4.7 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A tree survey and arborist report noting identified trees to be removed is required. The removal of any tree over 20 cm (8 in.) in diameter will require a tree removal permit.
- 4.8 Provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holdings place and commitment to implement the recycling provisions, in line with the proposed Solid Waste and Recycling Master Plan, are required.
- 4.9 An on-site stormwater management system, in line with the Stormwater Management System Master Plan, is required.
- 4.10 Parkland Acquisition and GVS & DD Sewerage Cost Charges are applicable to this application. Non-market housing is exempt from the Burnaby School Site Acquisition Charge. The applicant may make an application directly to Metro Vancouver for an exemption or reduction to the required GVS & DD Sewerage Charge for non-market housing.
- 4.11 The developer has been advised of the Council-adopted policy regarding the requirement for the provision of units adaptable to the needs of the disabled in Burnaby's Town Centres.
- 4.12 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 to a Public Hearing.

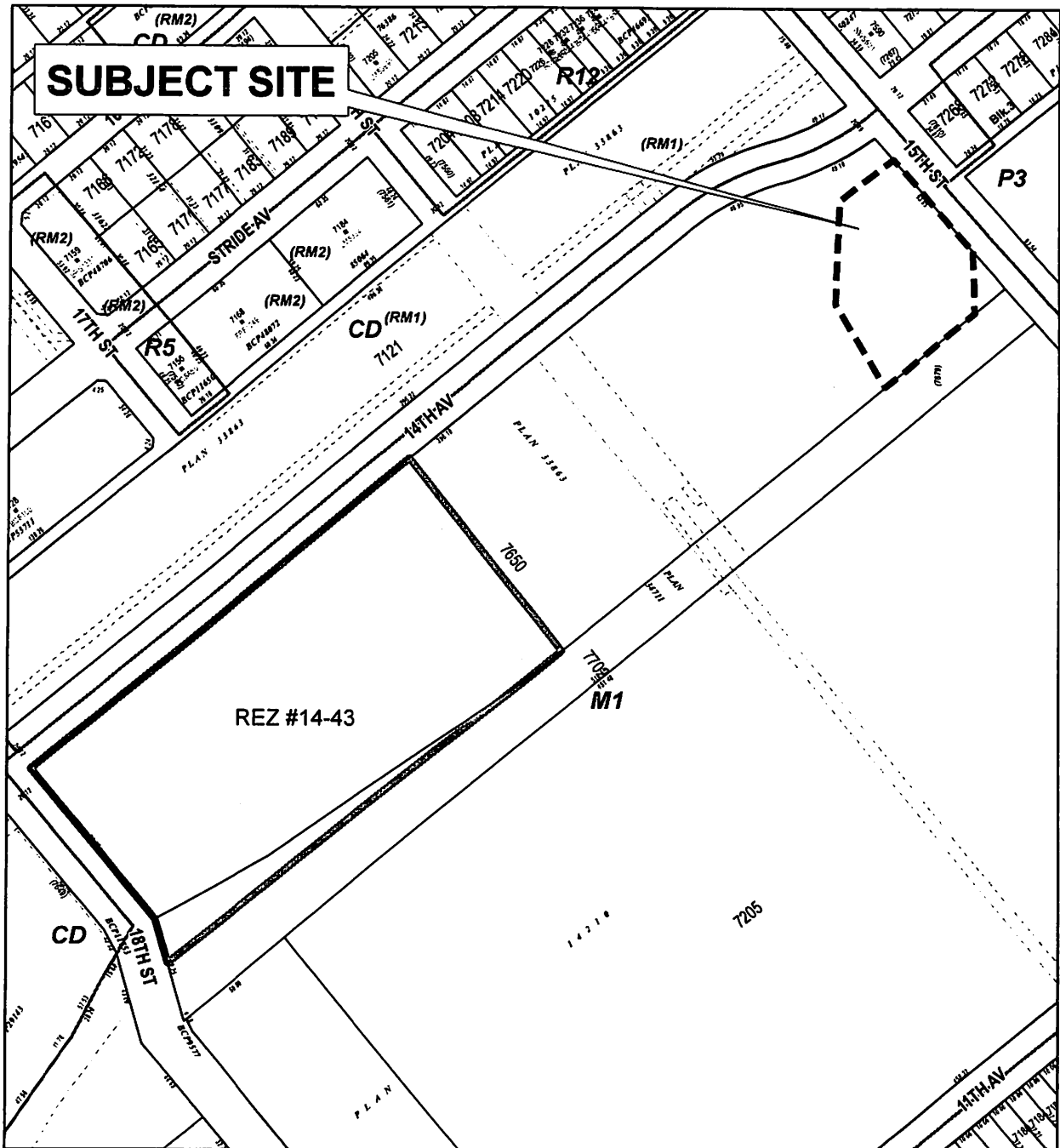
## 5.0 RECOMMENDATION

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.

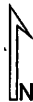


DR:spf  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 12 2015

SCALE:

1:3,000

DRAWN BY:

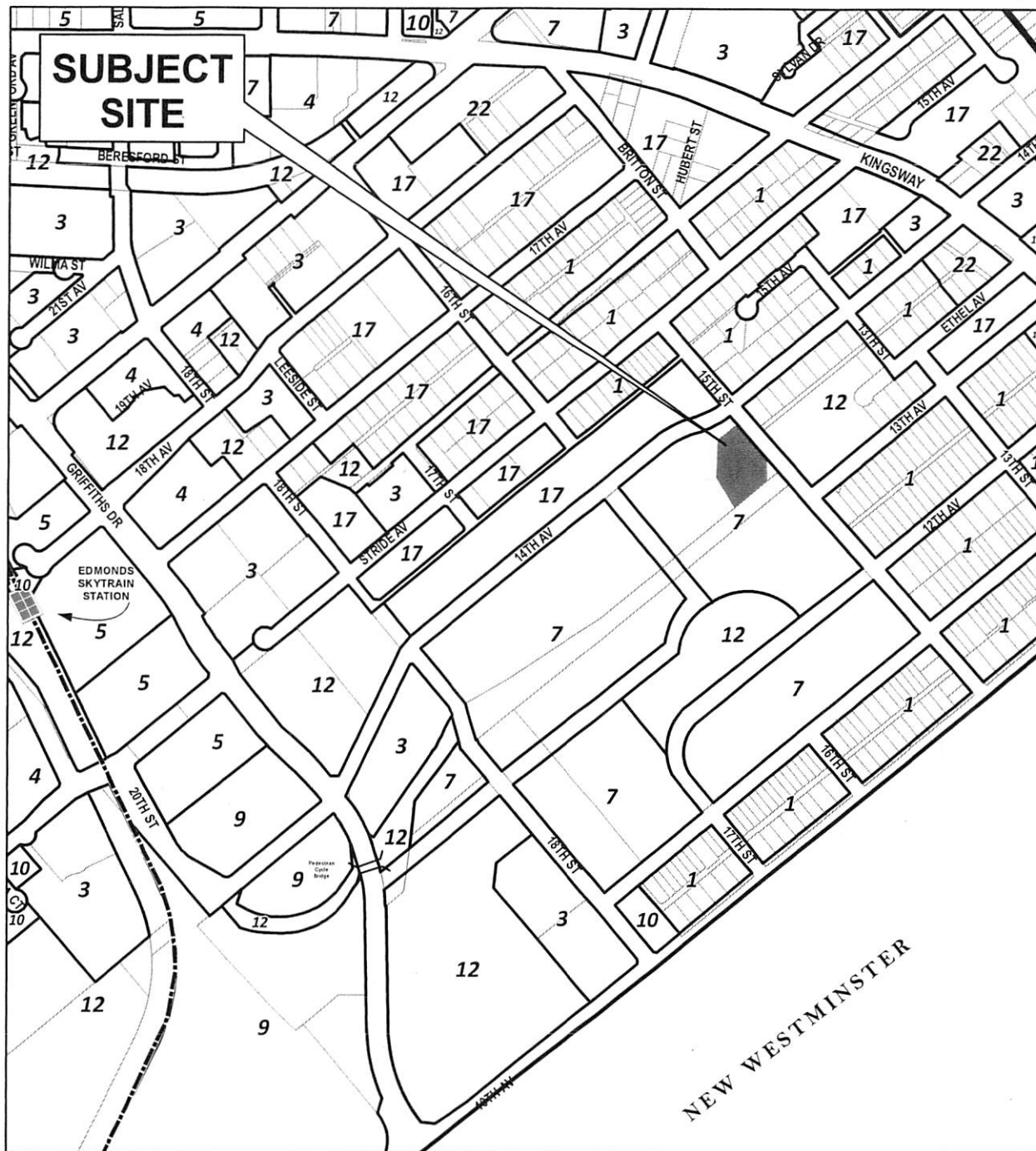
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REZONING REFERENCE #14-27  
7650 AND 7702 18TH STREET



Subject Site

Sketch #1



- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

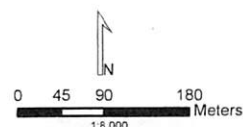
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use/Public School
- 17 Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22 Low/Medium Density Mixed Use

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





## **LEDINGHAM McALLISTER**

3rd Floor, 1285 West Pender Street, Vancouver, BC, Canada V6E 4B1 / (604) 662-3700-FAX: (604) 684-9004

December 15, 2015

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

Attention: Mr. Edward Kozak

Dear Ed:

**Re: 7650 and 7702 – 18<sup>th</sup> Street, Burnaby - Rezoning Letter of Intent**

Please accept this letter and attachments as our rezoning application for the property at 7650 and 7702 – 18<sup>th</sup> Street, Burnaby, BC.

This property is located in the Edmonds Town Centre Plan and is a parcel within the Southgate site for which a Master Plan was approved by Burnaby Council on July 20, 2015. We are applying to rezone this property from CD Comprehensive Development District (based on the RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, and the development plan entitled "Southgate Master Plan Concept Book and Design Guidelines" prepared by IBI Group and PWL Partnership) to CD Site Specific Zoning. We also intend to utilize approximately 100,000 square feet of the 0.26 FAR designated for alternative housing at Southgate in conjunction with this rezoning application.

Our intent is to work with BC Housing and the City of Burnaby to redevelop the property from its existing warehouse use and construct a multi-family building containing 90 units of family oriented affordable housing. Upon completion, this building and the property therein would be owned and operated as rental family housing by BC Housing.

This new 90 unit building at Southgate is intended to replace 90 units of aging affordable housing at Cedar Place, 7121 – 14<sup>th</sup> Avenue, which is the subject of a separate rezoning application.

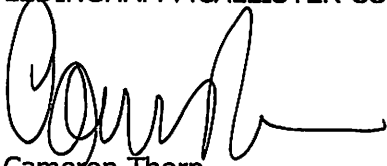
The proposed building would be a wood frame low rise fronting 15<sup>th</sup> street and directly across the street from Ernie Winch Park.

We look forward to working with Burnaby staff and Council on this exciting project.



Yours truly,

LEDINGHAM MCALLISTER COMMUNITIES LTD.

A handwritten signature in black ink, appearing to read 'C Thorn', with a long horizontal flourish extending to the right.

Cameron Thorn

Vice President Development