

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-51 2016 JANUARY 20

ITEM #5

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Amacon Development (Juneau) Corp.
856 Homer Street, 5th Floor
Vancouver, BC V6B 2W5
(Attn: Simon Taylor)
- 1.2 Subject:** Application for the rezoning of:
Lot 10 Except: Part on Bylaw Plan 43361; DL 119, Group 1, NWD Plan 2855; Lot 61, DL 119, Group 1, NWD Plan 43709; Lots 11 & 12, Block 10, DL 119, Group 1, NWD Plan 2855
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C1 Neighbourhood Commercial Residential District and Brentwood Town Centre Development Plan guidelines)
- 1.3 Address:** 2285 Willingdon, 4455, 4467 and 4483 Juneau Street
- 1.4 Location:** The subject site is located on the northwest corner of Juneau Street and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular shape with a 37.19 m. (122.01 ft.) frontage on Willingdon Avenue, a 100.45 m. (329.56 ft.) frontage on Juneau 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 a multi-family residential high-rise tower with ground oriented townhouses fronting Juneau Street.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of four lots, which are currently occupied by older industrial buildings. Directly to the west are older industrial buildings with the CN Railway beyond. To

the south across Juneau Street are older industrial buildings with Alaska Street beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a mixed-use low-rise residential building with commercial at grade approved under Rezoning Reference #13-39 (currently under construction).

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 guidelines) (see *attached* Sketch #2). The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with ground oriented townhouses fronting Juneau Street. A minor plan amendment is proposed to accommodate a live/work component fronting Willingdon Avenue.

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 C1 Neighbourhood Commercial Residential Districts and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with podium level residential and live/work units with full underground parking. The maximum permitted density would be 3.6 FAR, inclusive of a 1.1 FAR amenity density bonus. An amendment to the Brentwood Town Centre Plan is proposed to facilitate the live/work component, which is supportable given that Willingdon Avenue is a busy arterial road and a commercial frontage is considered appropriate in this location.
- 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 Juneau Street 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 north side across the development's frontage;
 - the construction of Willingdon Avenue to its final Town Centre (Arterial) 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 west side across the development's frontage; and,
 - repaving the rear lane to its final standard with asphalt, as necessary.

Any necessary dedications along the Willingdon Avenue frontage will be determined by a detailed geometric and noted in a future report to Council. It is not anticipated that there will be any necessary dedications across the Juneau Street frontage.

- 4.3 Given the narrow depth of the lot, it is anticipated that the site would need to be fully excavated to accommodate underground parking. On this basis, the retention trees on site may not be achievable. An arborist's report concerning the removal or retention of any trees will, however, be required. The removal of any trees over 20 cm (8 in.) caliper will require a tree removal permit.
- 4.4 Vehicular access to the site will be from the north lane.
- 4.5 Due to the subject site's proximity to Willingdon Avenue and the BNSF/CN 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 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 4.8 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will meet BC Building Code adaptable housing standards.
- 4.9 A comprehensive sign plan will be required in conjunction with this rezoning application.
- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.
- 4.12 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.
- 4.13 A Site Profile and the resolution of any arising issues will be required.
- 4.14 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.

4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

4.16 Approval of the rezoning by the Ministry of Transportation will be required due to the site's proximity within 800 metres of the TransCanada Highway.

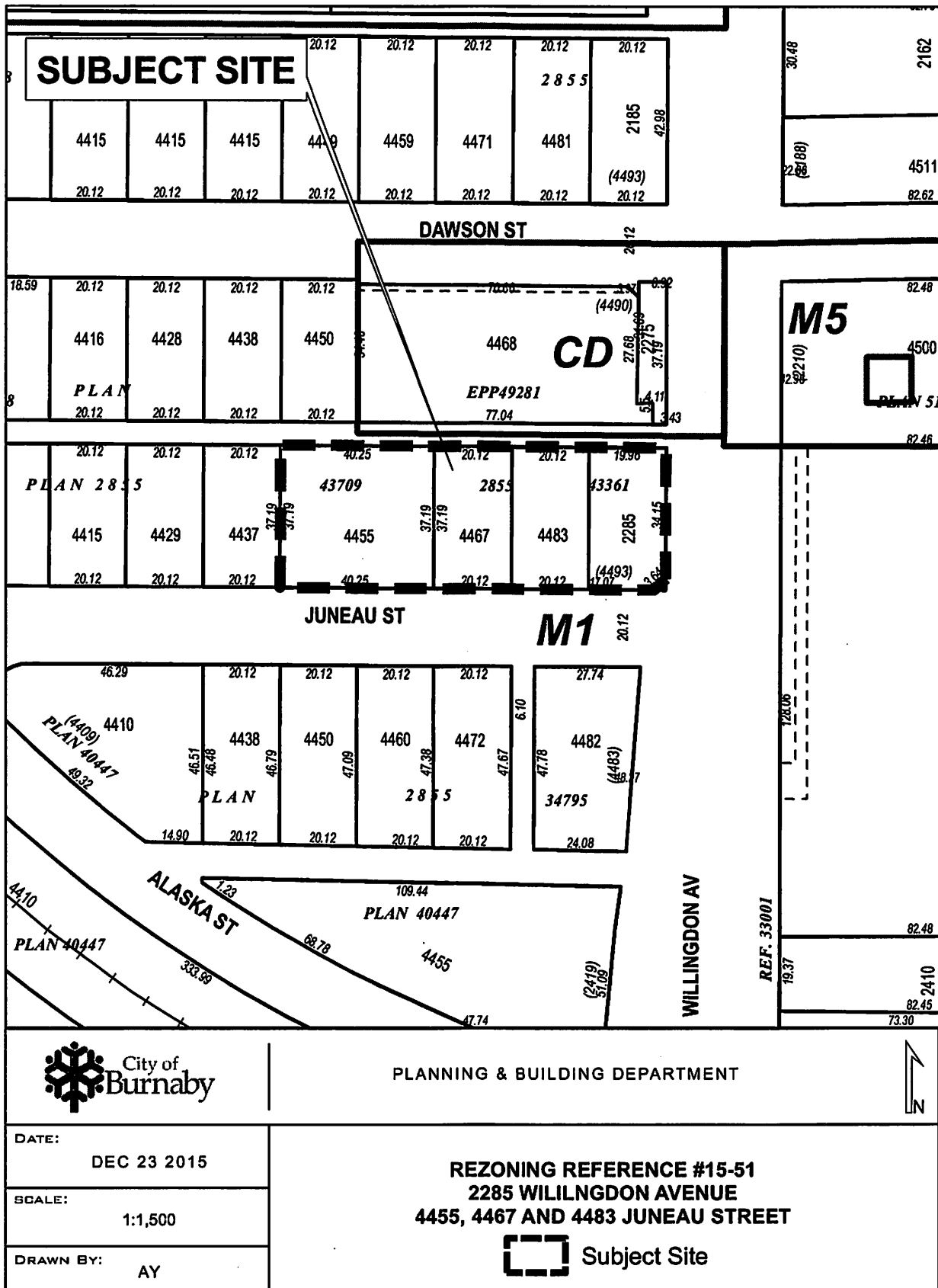
5.0 RECOMMENDATION

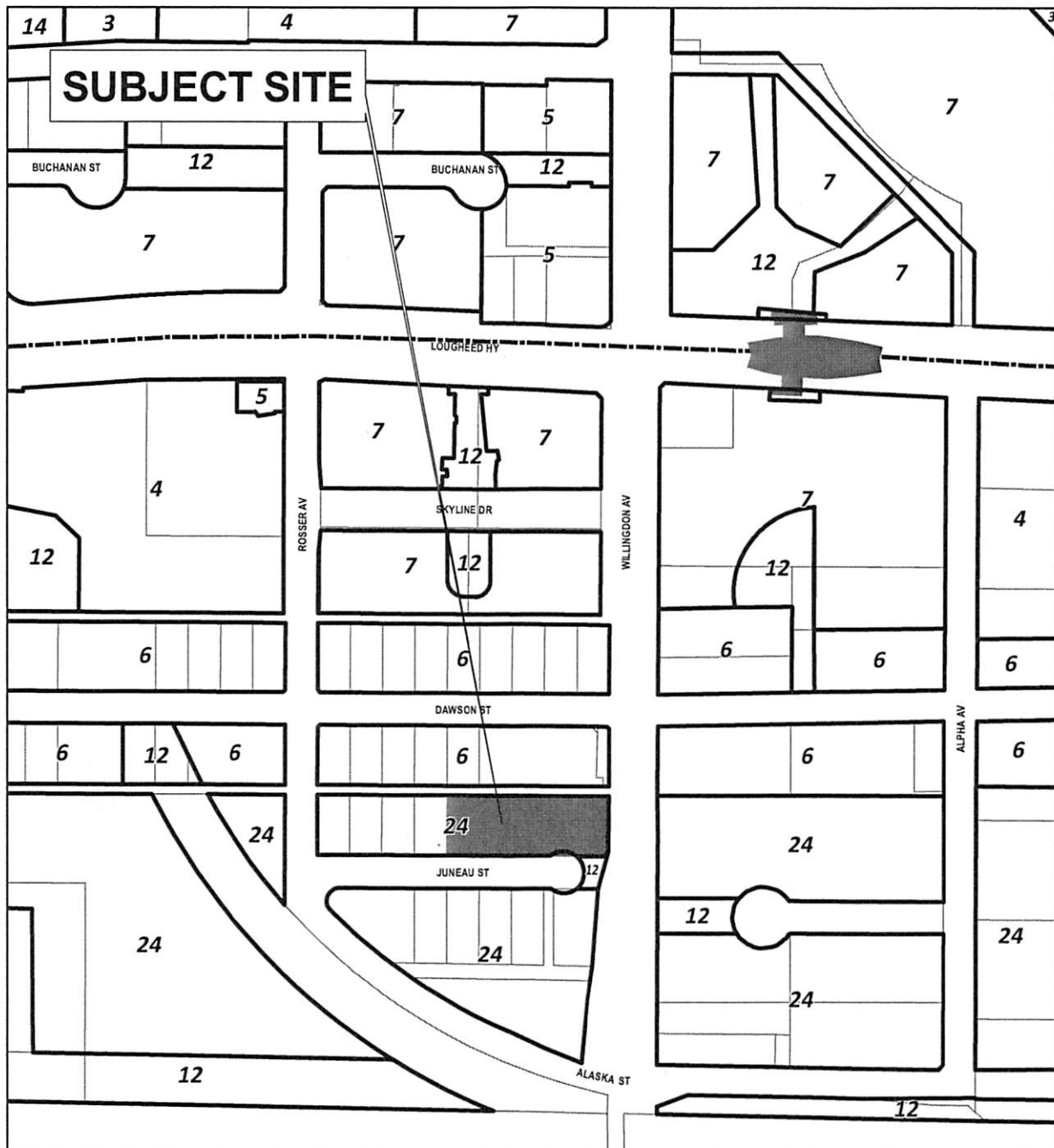
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



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 -

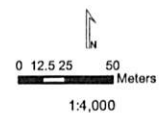
Brentwood Succession (RM4s)



Planning and Building Dept

Printed December 29, 2015

Brentwood Plan



Sketch #2

AMACON

Amacon Development (Juneau) Corp
Suite 500 – 856 Homer Street
Vancouver, BC, V6B 2W5
604 602 7700

December 7, 2015

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

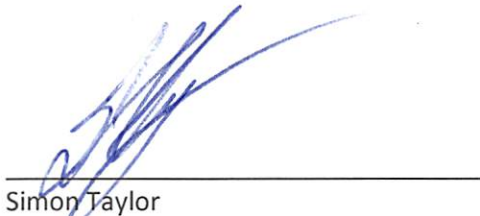
Re: Rezoning Letter of Intent
2285 Willingdon Avenue, 4455, 4467 and 4483 Juneau Street
Brentwood Town Centre Development Plan

Dear Sir,

I, Simon Taylor of Amacon, have submitted this application to rezone 2285 Willingdon Avenue, 4455, 4467 and 4483 Juneau Street from the current M1 zone to the CD Comprehensive Development District utilizing the RM4s Multiple-Family Residential District and the Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to develop a high-rise residential condominium tower with ground oriented townhouses fronting Juneau Street.

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



Simon Taylor
Development Manager

Amacon Development (Imperial) Corp.