

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-06
2016 MARCH 30

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Onni Group
Suite 300 – 550 Robson Street
Vancouver, BC V6B 2B7
(Attn: Bayan Ferzandi)
- 1.2 Subject:** Application for the rezoning of:
Lot 2, DL 6, Group 1, NWD Plan 4155 Except: Parcel B (Reference Plan 33125), Plan EPP 10718; Lot A, DL 6, Group 1, NWD Plan 77707 Except Plan EPP10717
- From:** CD Comprehensive Development District (based on C3 General Commercial District) and R2 Residential District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C2 Community Commercial District and Lougheed Town Centre Plan guidelines)
- 1.3 Address:** 3249 and 3355 North Road
- 1.4 Location:** The subject site is located at the northwest corner of North Road and Cameron Street (Sketch #1 *attached*).
- 1.5 Size:** The site has a frontage on North Road of approximately 139 m (456 ft.), a frontage on Cameron Street of approximately 95.9 m (315 ft.), and an area of approximately 14,039.8 sq. m (3.47 acres).
- 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 multi-family residential towers and an office mid-rise atop a commercial and townhouse podium.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site encompasses two properties at 3355 and 3249 North Road that are zoned CD Comprehensive Development District based on the C3 General Commercial District and the R2 Residential District, respectively. The property located at 3355 North Road is improved with a one and two-storey commercial and office strip mall constructed in 1989. The abutting property to the north, located at 3249 North Road, is currently undeveloped and treed.

To the north of the subject site is an established single-family residential neighbourhood. To the west is a place of public worship, with a low-rise multiple family development beyond. To the east across North Road in the City of Coquitlam are low-rise multiple family developments. To the south across Cameron Street is Northgate Village, a high-density mixed-use development completed in 2009.

3.0 BACKGROUND INFORMATION

The subject site is located within the Lougheed Town Centre, at the northwest corner of North Road and Cameron Street (see *attached* Sketch #2). On 2016 March 07, Council granted Second Reading for Rezoning Reference #15-23, which establishes a Master Plan for the Lougheed Town Centre Core Area, defined in the 1997 Lougheed Town Centre Plan as the 29.1 hectare (72 acre) area bordered by North Road to the east, Lougheed Highway to the south, Bartlett Court to the west, and Cameron Street to the north, and includes the subject site at its northeast boundary. The Master Plan, which consists of a Concept Book and compendium Design Guidelines, provides the policy framework and general development guidelines that will guide further site specific rezoning applications within the multi-phased, high-density mixed-use Lougheed Core Area.

It is noted that, upon Second Reading of the Master Plan rezoning being granted, the Lougheed Town Centre Plan was amended to reflect the RM4s and C2 Districts as development guidelines for the subject site. The subject rezoning application is consistent with the policy direction of the amended Lougheed Town Centre Plan.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is a medium density mixed-use development comprised of two multi-family residential towers and an office mid-rise atop a commercial and townhouse podium.
- 4.2 The RM4s District permits a maximum density of 3.6 FAR, inclusive of a 1.1 FAR amenity density bonus, which the applicant intends to utilize. The Legal and Lands Department will be requested to provide an estimate of value for the bonus density. Further information will be provided to Council regarding the market value of the bonused density in a future report.

- 4.3 The C2 District permits a maximum of 1.3 FAR, which the applicant intends to utilize in the form of an office mid-rise and a commercial podium.
- 4.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and pedestrian/cycle improvements.
- 4.5 A tree survey of the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- 4.6 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.7 Due to the subject site's proximity to North Road, an acoustical study will be required to ensure compliance with the Council adopted sound criteria.
- 4.8 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.9 The submission of a Green Building strategy for the subject site will be required.
- 4.10 The submission of an on-site Stormwater Management Plan will be required.
- 4.11 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.12 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.13 The provision of an approved on-site residential loading facility will be required.
- 4.14 A Site Profile and the resolution of any arising issues will be required.
- 4.15 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

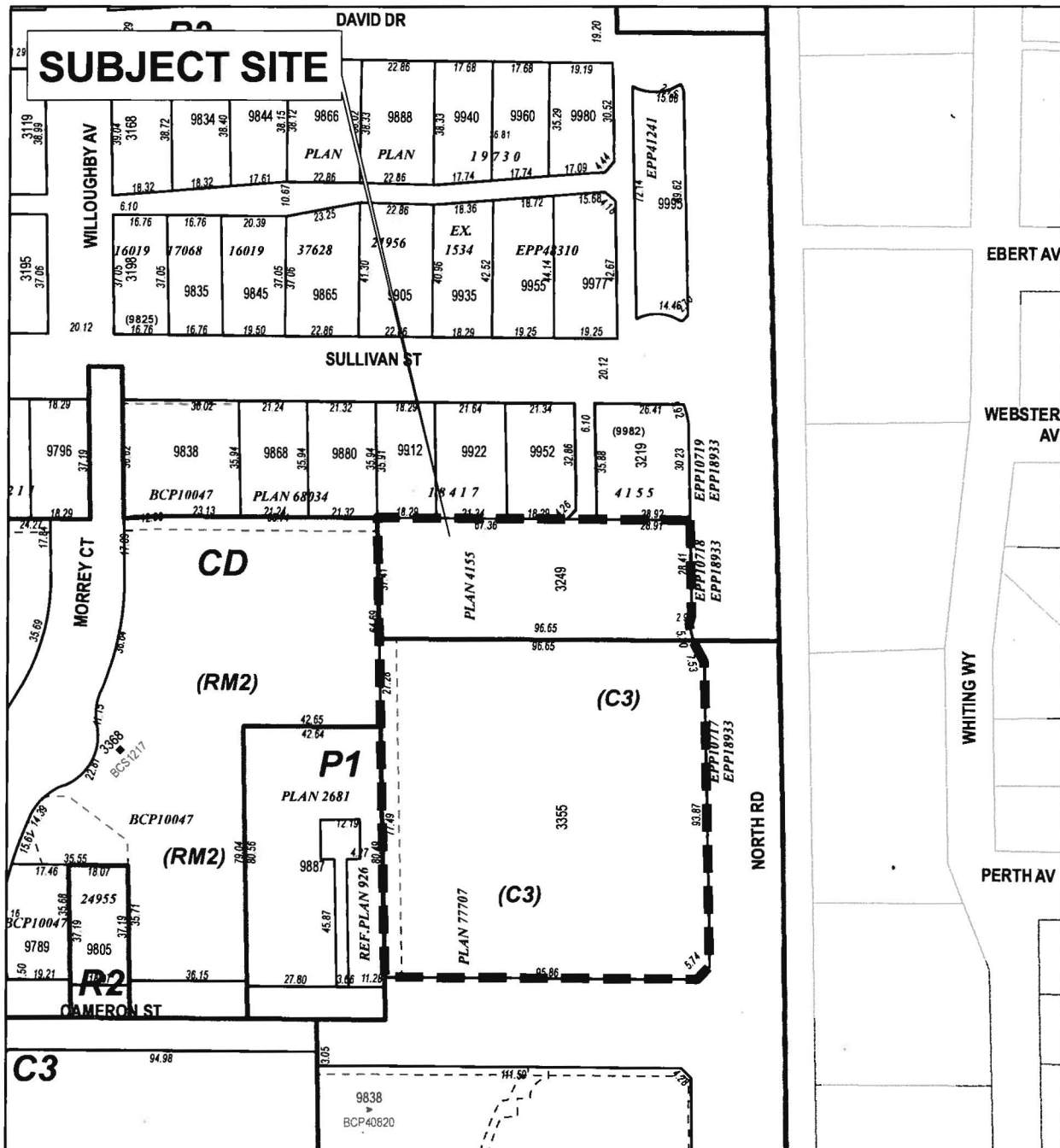
5.0 RECOMMENDATION

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.

LP

JD/KH:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

DATE:

MAR 01 2016

SCALE:

1:2,000

DRAWN BY:

AY

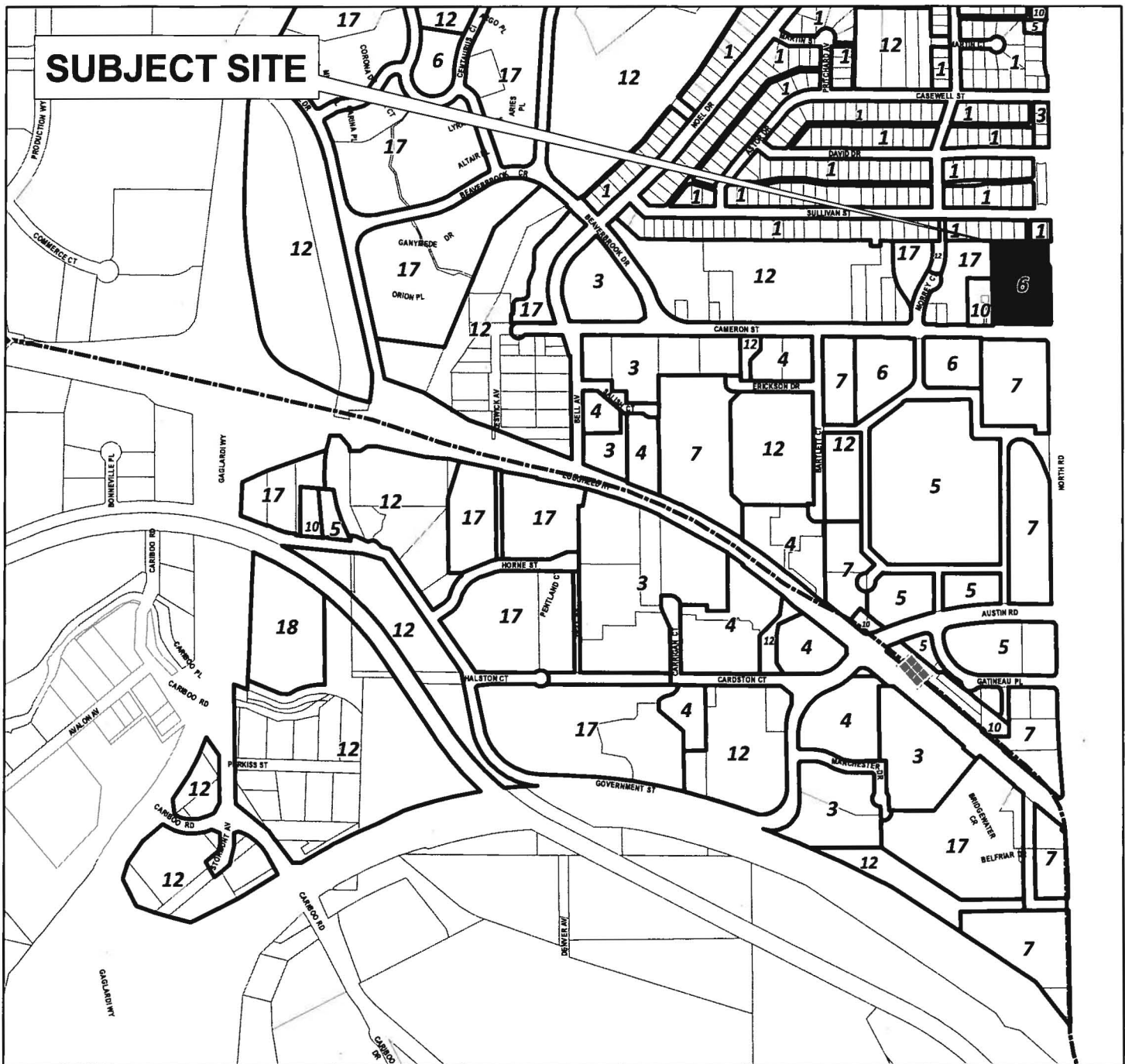
REZONING REFERENCE #16-06
3249 AND 3355 NORTH ROAD



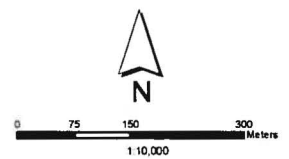
Subject Site

Sketch #1

SUBJECT SITE



- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan



February 25th 2016

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

**Attention: Karin Hung, M.A. Planning
Community Planner**

Dear Karin,

RE: Letter of Intent

Civic: 3355 North Road, Burnaby

PID: 011-012-439

Legal: LOT A DISTRICT LOT 6 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 77707 EXCEPT PLAN EPP10717

Civic: 3249 North Road

PID: 011-012-439

Legal: LOT A DISTRICT LOT 6 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 77707 EXCEPT PLAN EPP10717

(collectively, the "Property")

By this letter, Onni is submitting a Rezoning application for the above referenced Property. The redevelopment vision for the Property is consistent with guidance from the current Draft Lougheed Core Area Master Plan. This application is to rezone the Property from the current C3 and R2 zoning districts to a Comprehensive District (CD) zoning based on C2 Neighbourhood Commercial Districts for Commercial and RM4(s) Multiple Family Residential District for Residential.

The application contemplates consolidation of the two existing properties resulting in a 3.47 acre Property (151,123.2 square feet). This mixed use development reflects a concrete constructed podium at grade, which is landmarked by an office tower massed at the intersection of Cameron and North Road. The residential component considers two concrete residential towers in addition to satisfying required levels of on-site parking for commercial and residential purposes. The roof of the podium will include extensive outdoor amenity area providing facilities for both residential towers.

In this rezoning Onni is electing to apply for the Community Benefit Contribution Bonus Density outlined in the proposed Draft Lougheed Core Area Master Plan.

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REAL ESTATE DEVELOPMENT
PROPERTY & CONSTRUCTION MANAGEMENT



Proposed Residential Density

In accordance with the Existing and Supplementary Base and Bonus Density Provisions for the RM4s zoning district, Onni is proposing a base density of 2.0 FAR with an additional amenity bonus density of 1.6 for a total of **3.6 FAR**. Based on the 3.6 FAR, the total residential density would deliver a maximum of 544,044 square feet.

Proposed Commercial Density

In accordance with the C2 zoning district, the proposal maximizes commercial density of **1.0 FAR + 0.3 FAR**.

The proposed redevelopment vision for the Property will address urban design, architectural standards, and public realm. In addition to the strong urban form of the neighbourhood design, the proposed blend of retail, office and high-rise mixed-use residential homes provides a balance of housing diversity and community amenity while preserving the general human-scaled massing and overall pedestrian-friendly character of the community.

Onni is committed to working with City staff to address the mandate of this site being a gateway to the Lougheed Town Centre Neighbourhood. Onni and its consultant team will work closely with City and all community stakeholders to create a sustainable, vibrant and multi-faceted master-planned community that incorporates the City's future vision for the North Road Corridor while paying homage to the existing urban setting.

Enclosed is the required Application for Rezoning, Owner Authorization Form, and new title for the properties.

We look forward to the review and please feel free to contact the undersigned at 604-602-7711 for further clarification.

Sincerely,

ONNI GROUP

Bayan Ferzandi
Development Manager

cc: R. Duke, CDA Inc.

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