

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-10 2016 MARCH 30

ITEM #12

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Ledingham McAllister Communities Ltd.
3rd Floor, 1285 West Pender Street
Vancouver, BC V6E 4B1
(Attention: Robert Estey)
- 1.2 Subject:** Application for the rezoning of:
Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090
- From:** CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** Portion of 7201 11th Avenue (Island – 3, 4, 5)
- 1.4 Location:** The subject site is located within the Southgate Master Plan Area, at the northwest corner of 11th Avenue and the future 17th Street (Sketches #1, #2, and #3 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 9,898.41 m² (106,546 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 28-storey residential tower and two four-storey low-rise residential buildings in the Island neighbourhood within the Southgate Master Plan Area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject development site is a portion of 7201 11th Avenue (see *attached* Sketch #1), which is currently zoned CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District). The site

is currently occupied by an industrial warehouse building and related surface parking and loading facilities. Vehicular access is currently available from 18th Street and 11th Avenue. Existing adjacent uses include a dairy plant to the north; two large industrial warehouse buildings and several accessory buildings/structures to the east; a single-family neighbourhood to the south across 11th Avenue; and vacant City-owned properties to the west across 18th Street.

3.0 BACKGROUND INFORMATION

- 3.1 The Southgate Master Plan was adopted in connection with Rezoning Reference #14-25. It consists of a Concept Book and compendium Design Guidelines and provides the policy framework and general development parameters to guide future detailed rezoning applications for specific phases of development within the five neighbourhood areas established by the Southgate Master Plan. 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 Southgate area.
- 3.2 The Master Plan indicates three development sites in the Island neighbourhood, which is generally located in the southwest portion of the Southgate area. The form of development that has been established by the Master Plan for the subject site is a high-rise apartment tower oriented towards a new internal road (12th Avenue) and two four-storey residential buildings oriented towards 11th Avenue. High quality building design and architecture, expressed by a signature tower form and a strong, street-oriented relationship to the street frontages, is expected. Each site specific development within the Southgate area must also be consistent with the vision and concepts established in the Master Plan, as well as the compendium set of Design Guidelines.
- 3.3 It should be noted that the two other development sites in the Island neighbourhood are also currently under rezoning for a specific plan of development: Rezoning Reference #14-28 for the proposed Island 1 and 2 buildings to the northwest of the subject site and Rezoning Reference #16-08 for the proposed Island 6 building to the north of the subject site (Sketch #3 *attached*).

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept for the subject site is a 28-storey apartment tower and two four-storey residential buildings, consistent with direction established by the Master Plan for the site. Access to the site will be provided from 12th Avenue (statutory right-of-way).
- 4.2 In accordance with the Southgate Master Plan, the density allocation for the Island neighbourhood is 74,941.4 m² (806,663 sq.ft.). The Master Plan allows the transfer of up to 15% of density from one Southgate neighbourhood to another. As such, the applicant is proposing to increase the Island neighbourhood's allowable density by 15% through a

transfer of density from another Southgate neighbourhood in order to complete the three rezoning proposals that are currently underway in the neighbourhood (the subject rezoning, Rezoning Reference #14-28, and Rezoning Reference #16-08). The density transfer results in a total available gross floor area of 282,751.4 m² (927,662 sq.ft.) in the Island neighbourhood. Of this total amount, the applicant intends to use 28,168.3 m² (303,201 sq.ft.) for the subject rezoning application, inclusive of the available amenity density bonus. The Legal and Lands Department will be requested to provide an estimate of value for the bonused density, which will be brought forward for Council's consideration in a future report.

- 4.3 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 following:
- construction of 11th Avenue (both sides) to a local road standard with front boulevards and rainwater management amenities (RMAs), street lighting, street trees, cycle facilities, sidewalks, and pedestrian lighting;
 - construction of 18th Avenue abutting the site to a local road standard with front boulevard and RMAs, street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting;
 - construction of 17th Street abutting the site to a local road standard with front boulevard and RMAs, street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting; and,
 - storm sewer, water main, and sanitary sewer improvements as identified in the Southgate Master Servicing Plan.
- 4.4 Minor dedications may be required for the streets bounding the development site. These road dedications will be further detailed in a future report to Council, prior to advancement to a Public Hearing. It should be noted that development densities for the Southgate area are calculated on a gross site basis, inclusive of dedication areas.
- 4.5 A detailed Master Park Plan, including an operations, maintenance and replacement manual is required prior to Final Adoption of the subject rezoning application.
- 4.6 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided.
- 4.7 The undergrounding of existing overhead wiring abutting the site is required.
- 4.8 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.

- 4.9 Provision of covered car wash stalls 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.
- 4.10 An on-site stormwater management system, in line with the Southgate Stormwater Management System Master Plan, is required.
- 4.11 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.12 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.
- 4.13 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

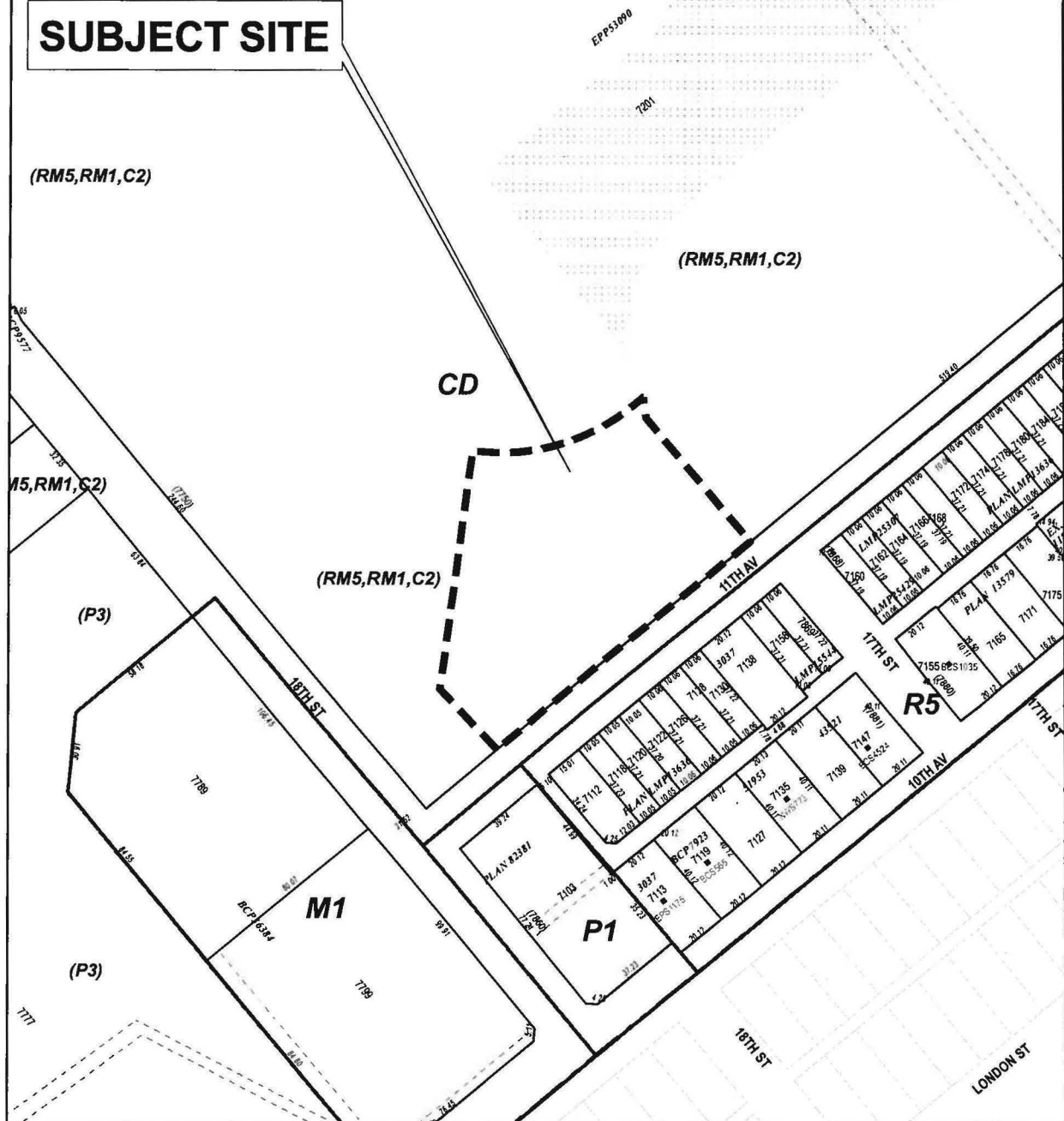
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

DR/KH:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 08 2016

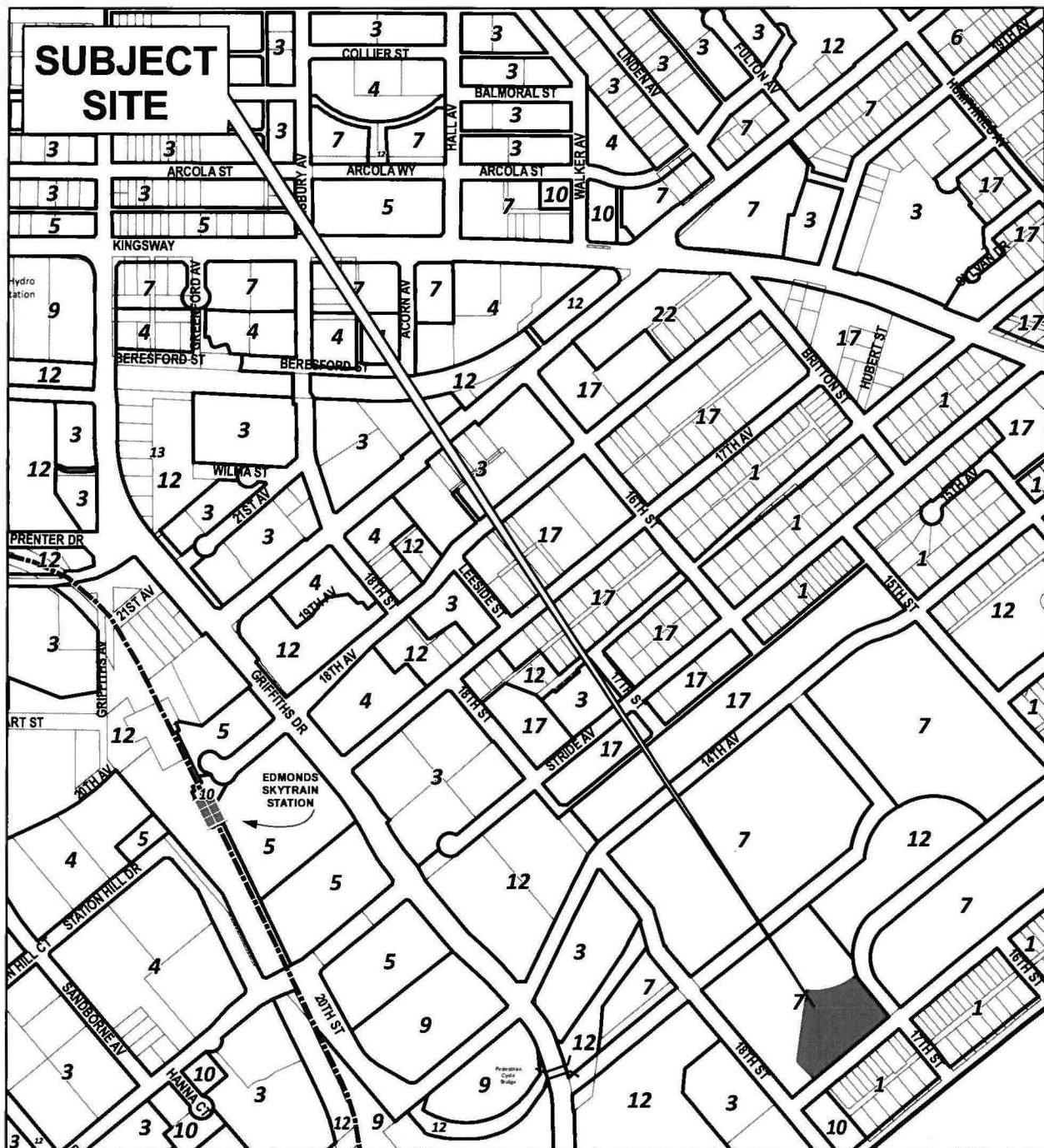
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AY

REZONING REFERENCE #16-10
PORTION OF 7201 ELEVENTH AVENUE

 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

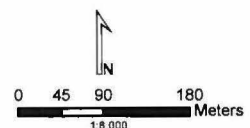
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

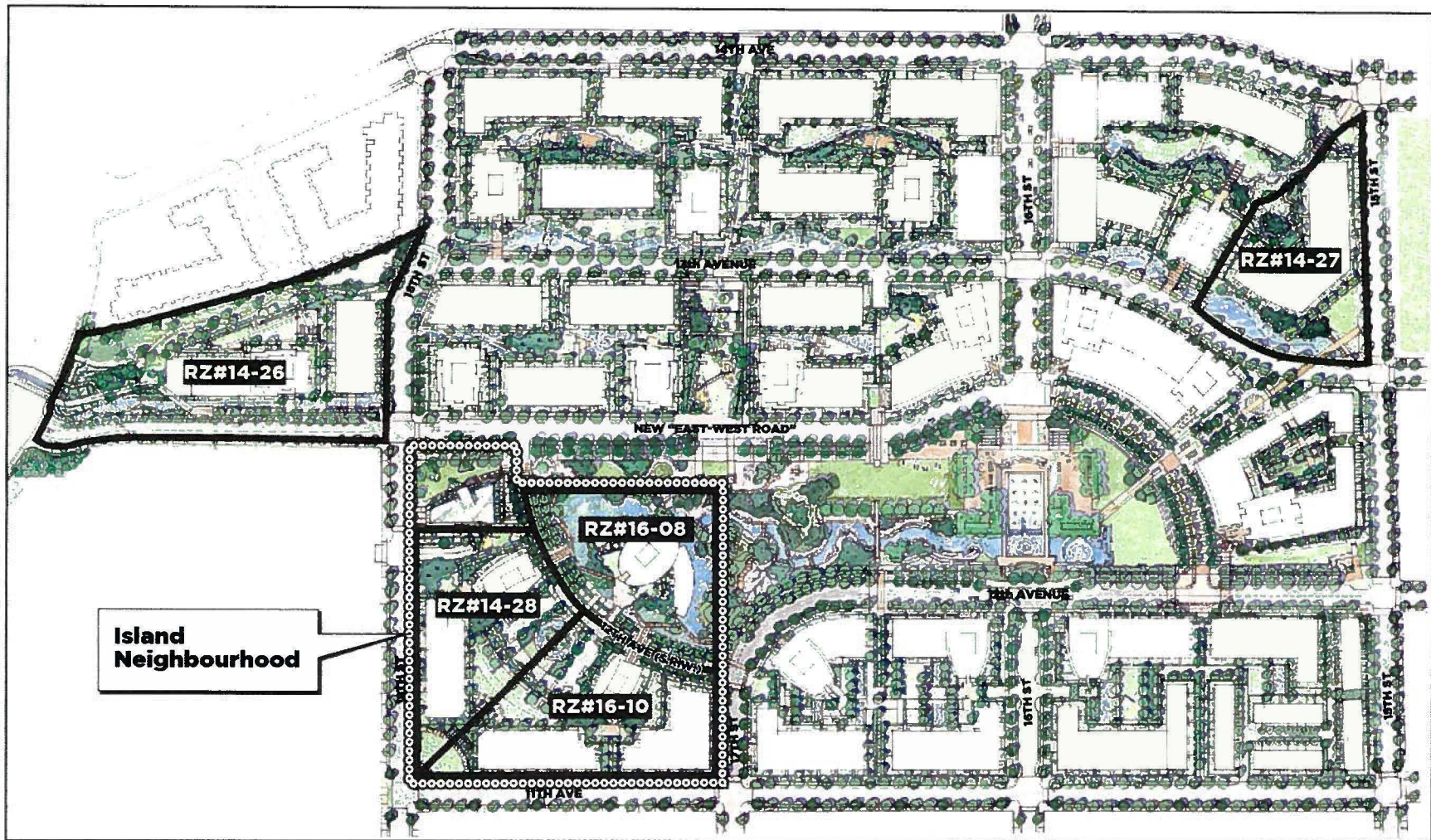
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





SKETCH 3
Southgate Master Plan Rezoning



PLANNING AND BUILDING DEPT.
 2016 03 14



LEDINGHAM McALLISTER

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

February 11, 2016

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

Attention: Zeralynne Te

Dear Zeralynne:

Re: Letter of Intent Southgate-Island Neighbourhood Rezoning

Please accept this letter and attachments as our Rezoning application for the properties indicated below as "Island – 3, 4, 5".

The subject property is located within the Southgate consolidated site located at 7201 11th Avenue, Burnaby. The legal description is: P.I.D. 029-640-199 – Lot A District lot 53 Group 1 New Westminster District Plan EPP53090.

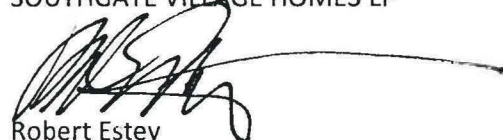
Located in the Edmonds Town Center within the Southgate master Planned Community, we are applying to Rezone the property from CD Comprehensive Development District to amended CD zoning. The floor area ratio for the Southgate Master Plan is 2.6 and this project will use allocated density to fit within the total density as outlined in the Master Plan.

Our intent is to remove the existing industrial buildings and redevelop the property with a 28 storey high-rise residential building and 2- 4 storey residential buildings. All parking will be provided below grade in a 2 ½ storey parking structure, linked to the neighbouring developments in the Island neighbourhood. All development in this rezoning parcel will follow the Southgate Master Plan Concept Book and Design guidelines.

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

Yours truly,

SOUTHGATE VILLAGE HOMES LP



Robert Estey
Vice President Development