

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-25
2016 MAY 25

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Concord Pacific Holdings Ltd.
9th Floor – 1095 West Pender Street
Vancouver, BC V6E 2M6
(Attn: Matt Meehan)
- 1.2 Subject:** Application for the rezoning of:
Lot 124, DL 124, Group 1, NWD Plan 36610; Lot 8, Block 84, DL
124, Group 1, NWD Plan 1543
- From:** M2 General Industrial District and R3 Residential District
- To:** CD Comprehensive Development District (based on RM4s, RM5s
Multiple Family Residential Districts and Brentwood Town Centre
Development Plan as guidelines) and P3 Park and Public Use District
- 1.3 Address:** 4828 and 4874 Lougheed Highway
- 1.4 Location:** The subject site is located south of Lougheed Highway and west of
Delta Avenue (Sketch #1 *attached*)
- 1.5 Size:** The site is irregular in shape, with a frontage of approximately 135 m
(443 ft.) on Lougheed Highway and an area of approximately 1.22
hectares (3.02 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 high-rise buildings atop underground and
structured parking as Phase Ib of the Woodlands site redevelopment.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** Directly to the west is Phase Ia of the Woodlands Site Master Plan, comprised of two high-rise multiple family buildings (Rezoning Reference #13-20). To the northwest and northeast of the subject site are recent high-rise and low rise multiple-family buildings developed under Rezoning References #04-19, #06-40 and #06-60. Across Lougheed Highway to the north is the Brentwood Gate multiple family development (Rezoning Reference #03-69) and to the northwest is Brentwood Mall which is advancing under a

Master Plan for mixed-use high-rise development under rezoning references #11-22, #12-44, #12-45, #12-46 and #15-05. To the south are future phases of the Woodlands Site, including a new City-owned park, with the Burlington Northern Santa Fe (BNSF) Rail Tracks with the Still Creek Works Yard beyond.

- 2.2 The site is comprised of two individual parcels and a portion of unopened road right-of-way (see Sketch #1 *attached*). The site is currently vacant.

3.0 BACKGROUND INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for multiple-family redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM4s and RM5s Multiple Family Residential Districts as guidelines. A future commercial component to serve the immediate day to day needs of the surrounding residential neighbourhood is proposed within Phase II of the Woodlands Master Plan.

On 2015 December 09, Council gave Third Reading to Rezoning Reference #13-20 for the Woodlands Site Conceptual Master Plan Rezoning and detailed Phase Ia, which establishes a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment development, with ground-oriented townhousing, street-fronting commercial uses on Dawson Street and a neighbourhood park south of Dawson and east of Beta Avenue to serve the southern portion of the Brentwood Town Centre.

In accordance with Council-adopted policy regarding application of 's' category zoning, the subject site, by virtue of its prevailing multiple family designations under the current Brentwood Town Centre Plan, is eligible for 's' category zoning, subject to there being significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, a high quality urban design and superior architectural expression derived from the project. This site is also considered suitable for 's' category zoning given its strategic location in relation to the Millennium SkyTrain Line and Brentwood SkyTrain Station within the designated Town Centre.

4.0 GENERAL INFORMATION

- 4.1 The proposed preliminary development concept for this key site within the Brentwood Town Centre is to transform its existing industrial nature into a new signature multiple-family residential neighbourhood, with a neighbourhood park and an improved naturalized riparian corridor for Stickleback Creek at its heart. The new neighbourhood park is a fundamental component of achieving the vision of the Brentwood Town Centre Development Plan. The neighbourhood park space would be for both active and passive recreation, children's play and environmental enhancement, and would add to the primary outdoor and indoor recreation opportunities available at the nearby Burnaby Lake Sports Complex.

The intent of the subject rezoning to CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) is to permit the development of construction of two high-rise buildings atop underground and structured parking located at the southwest corner of Lougheed Highway and Delta Avenue, initiate improvements to the Stickleback Creek Streamside Protection and Enhancement Area and complete the Lougheed Parkway works begun under Phase 1a. In line with the Woodlands Site Conceptual Master Plan's vision, the proposed buildings are intended to be unique in their architecture and are focused on Lougheed Highway to create a skyline behind future phases that will step down in relation to proximity to the future park. The westerly tower adjacent to Phase 1a would have a maximum height of between 50 to 60 storeys and the easterly tower adjacent to Delta Avenue a height of 40 – 50 storeys in accordance with the guidelines established in the master rezoning. Strong green building initiatives, including the pursuance of LEED (Leadership in Energy and Environmental Design) ND (Neighbourhood Development) Gold or equivalent for the entire site will be pursued.

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 Lougheed Highway to its final Town Centre (Major 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 north side across the development's frontage;
- The reconstruction of the Douglas Road/Delta Avenue and Lougheed Highway intersection to its final Town Centre (Major Arterial to 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 southwest corner across the development's frontage; and,
- Construction of the east side and cul-de-sac of Yukon Crescent 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 across the development's frontage.
- Construction of an Urban Trail connection between Lougheed Highway and Beta Avenue, through the site, within the Stickleback Creek corridor along the eastern and southern edges of the site; and,
- Storm, sanitary sewer and water main upgrades as required.

Any necessary dedications along the Lougheed Highway and Yukon Crescent frontages will be determined by a detailed geometric and noted in a future report to Council.

4.3 Given the steepness of the site, it is anticipated that the site would need to be fully excavated to accommodate underground and structured parking. On this basis, the retention of trees on portions of the site outside of the riparian areas may not be achievable. An arborist's report concerning the removal or retention of any trees will be

- required. The removal of any trees over 20 cm (8 in.) diameter will require a tree removal permit.
- 4.4 Vehicular access to the site will be from Lougheed Highway and Yukon Crescent.
 - 4.5 Due to the subject site's proximity to Lougheed Highway, the Millennium SkyTrain Line 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 parking 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 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.
 - 4.8 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
 - 4.9 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.
 - 4.10 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.
 - 4.11 A Site Profile and the resolution of any arising issues will be required.
 - 4.12 Approval of the rezoning by the Ministry of Transportation to this application is required.
 - 4.13 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
 - 4.14 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. A separate report on the amenity density bonus will be submitted to Council.
 - 4.15 The completion of a Highway Closure Bylaw for the closure of the unopened portion of lane right-of-way is required.
 - 4.16 The application involves the sale of a portion of the City-owned property at 4874 Lougheed Highway (area to be determined by detailed survey) net of the required road dedication area on Lougheed Highway. As noted, the unopened lane right-of-way south of 4874 Lougheed Highway, (area to be determined by detailed survey), is to be closed and consolidated with the development site to offset required road dedications along

Lougheed Highway and Yukon Crescent, as approved by Council under Rezoning Reference #13-20. A further report on the value of the City land to be sold into the development will be submitted at a later date for Council approval.

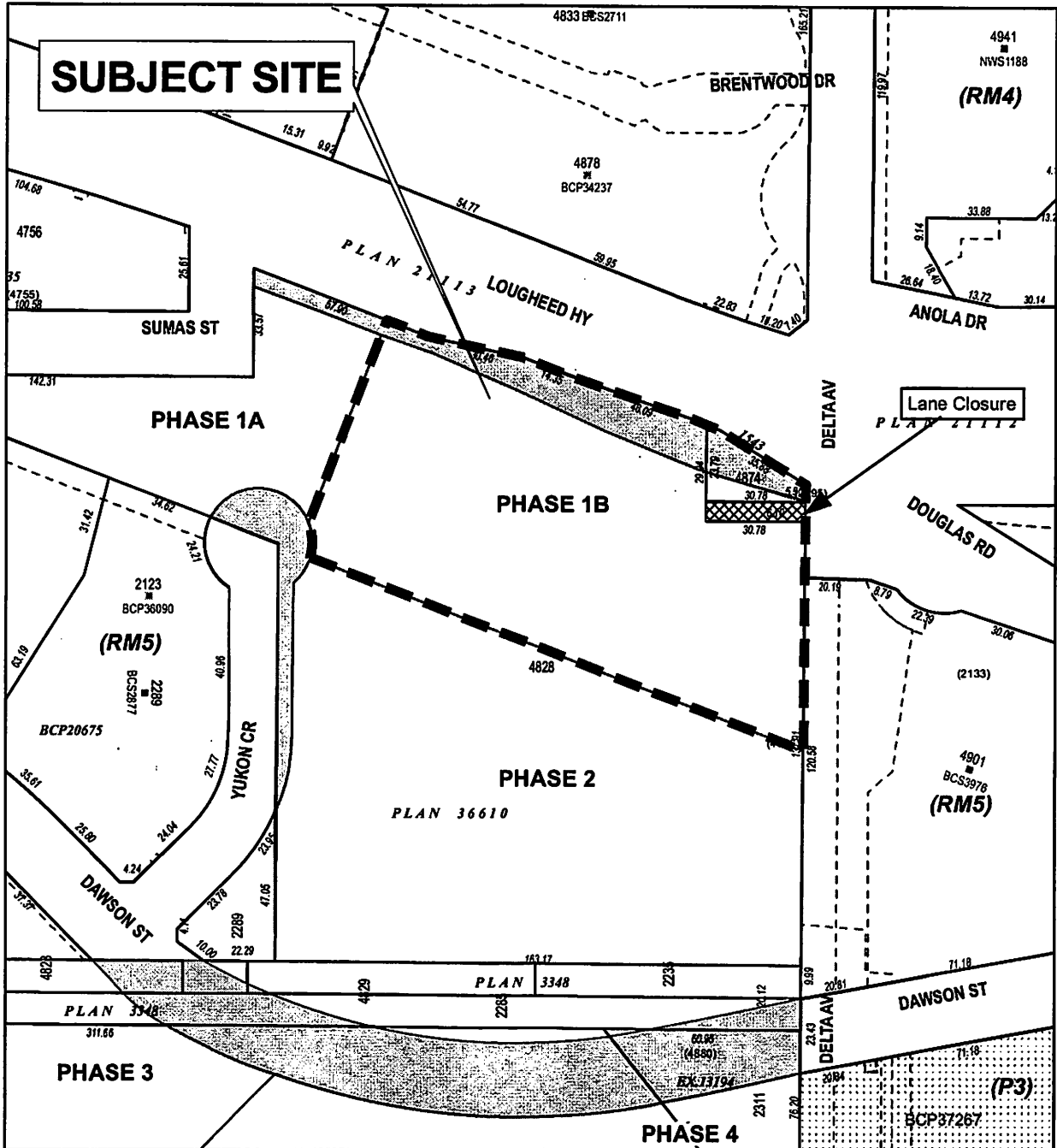
- 4.17 Payment of Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges will be required in conjunction with this and future site specific rezoning applications, as appropriate.
- 4.18 Submission of a Stormwater Management Plan is required.
- 4.19 Submission of a Construction Access and Management Plan is required.
- 4.20 Submission of a detailed Riparian Area and Watercourse Enhancement Plan is required in accordance with the approved Master Streamside Protection and Enhancement Plan for Stickleback Creek.
- 4.21 Submission of a Green Building strategy for the site is required.
- 4.22 Submission of a site specific Traffic and Transportation study for the site is required.
- 4.23 Submission of a Transportation Demand Management strategy is required.
- 4.24 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.25 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.

IW:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: MAY 20 2016

SCALE: 1:2,000

DRAWN BY: AY

**REZONING REFERENCE #16-25
PORTION OF 4828 AND 4874 LOUGHEED HIGHWAY**

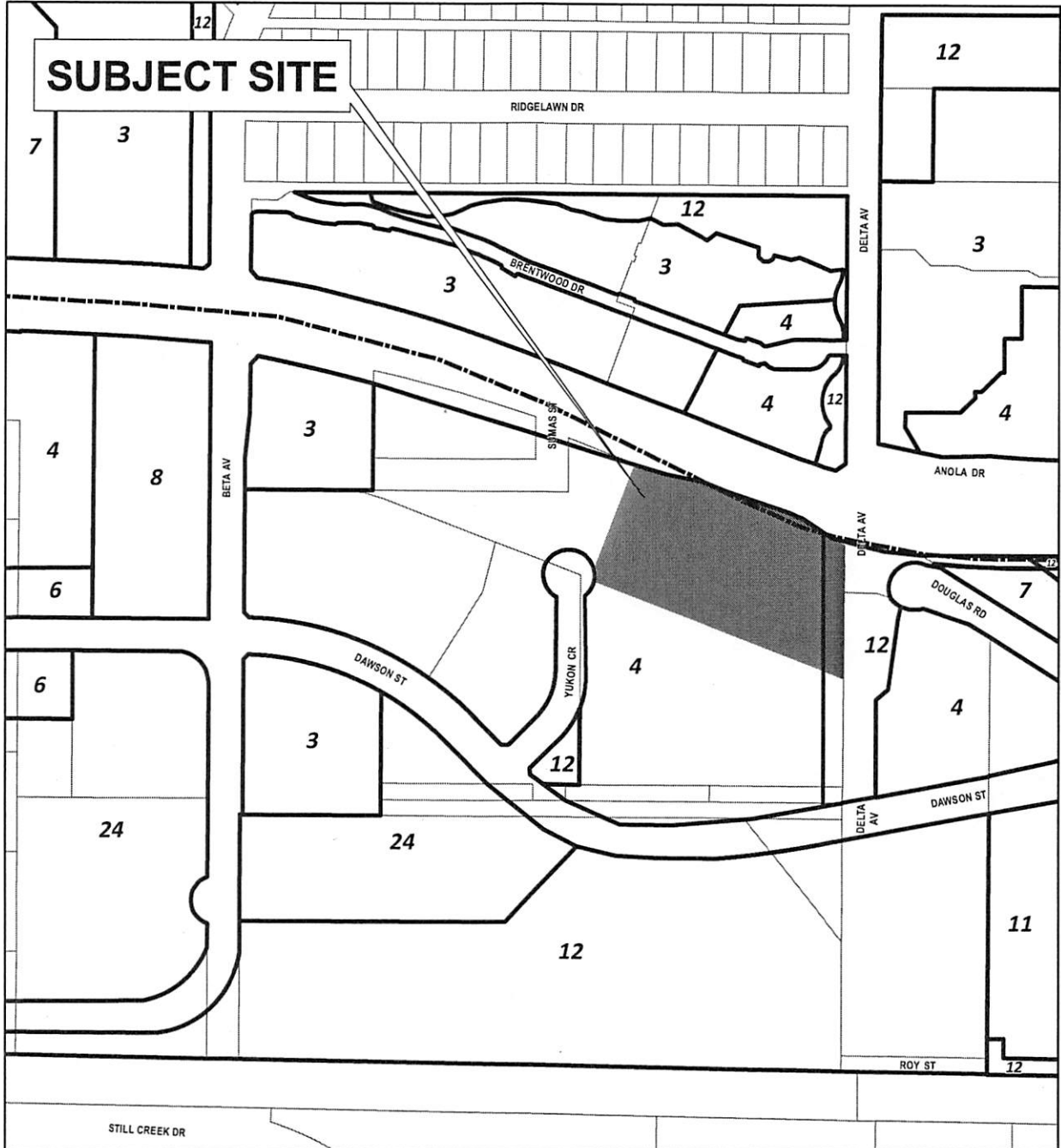


Subject Site



Road Dedication

Sketch #1

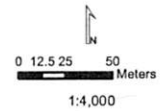


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|---|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential -
Brentwood Succession (RM4s) |



Planning and Building Dept

Brentwood Plan



May 2, 2016

Concord Pacific Holdings Ltd.
Suite 900 1095 West Pender Street
Vancouver, BC
V6E 2M6

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

Re: Rezoning Letter of Intent
4828 and 4874 Lougheed Highway

I, Matt Meehan, on behalf of Concord Pacific Holdings Ltd., am applying to rezone Phase 1b of the Concord Brentwood (Woodlands) development at a portion of 4828 and 4874 Lougheed Highway, from the CD Comprehensive Development District (based on RM5s & RM4s Multiple Family Districts) and the P3 Community Commercial District to the Amended CD Comprehensive Development District (based on RM5s and RM4s Multiple-Family District and Brentwood Town Centre Development Plan as guidelines).

The intended form of development will be two high-rise apartment buildings atop a underground and structured parking. This application will also initiate the improvement to the Stickleback Creek Streamside Protection and Enhancement Area.

Enclosed with this letter is a cheque in the amount of \$51,401.00, as well as a copy of the most recent Title.

We look forward to working with the City toward the approval of this Rezoning Application.

Sincerely,



Matthew Meehan, SVP Planning
Concord Pacific Holdings Ltd.

Distribution
Pete Webb, Concord Pacific
Walter Francl, Francl Architecture