

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #15-57
2016 JULY 20

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Onni Gilmore Holdings Corp. Inc.
300 – 550 Robson Street
Vancouver, BC V6B 2B7
(Attention: Bayan Ferzandi)
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street
- 1.4 Location:** The subject site is located on the east side of Gilmore Avenue between Lougheed Highway and Dawson Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Lougheed Highway of approximately 192m (630 ft.), a frontage on Gilmore Avenue of approximately 160m (525 ft.), and an area of approximately 2.09 ha (5.18 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 Residential Tower III of the Gilmore Station Site's Phase I redevelopment.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The Gilmore Station site is comprised of six individual parcels, three of the parcels (4120, 4160 and 4170 Lougheed Highway) are vacant with a portion of these sites occupied by the Gilmore SkyTrain Station and guideway, two (4161 and 4171 Dawson Street) are occupied by light-industrial/office buildings constructed in 1982, and the last and largest parcel (4180 Lougheed Highway) is occupied by two mid-rise office buildings constructed in 1982 (see Sketch #1 *attached*). The Phase I area is comprised of approximately 2.09 hectares (5.18 acres) of the site northwest of the SkyTrain guideway.
- 2.2 To the west of the site, across Gilmore Avenue, is the Bridge Business Park; to the north across Lougheed Highway, are older service commercial developments; to the east is an automobile dealership and older industrial buildings; and, to the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.
- 2.3 A significant component of the site is occupied by the Gilmore SkyTrain Station and Millennium SkyTrain guideway which was completed in 2003. The Gilmore SkyTrain Station is located on a statutory right-of-way at the corner of Gilmore Avenue and Dawson Street with passenger access directly from the corner. The guideway and its supporting structure also traverse the site, and is accommodated by way of a statutory right-of-way.

3.0 BACKGROUND INFORMATION

- 3.1 On 2014 July 21, under Rezoning Reference #14-21, Council authorized staff to pursue an amendment to the Brentwood Town Centre Development Plan, and to work with the applicant (Onni Gilmore Holdings Corp. Inc.) toward the preparation of a suitable plan of development with the purpose of establishing a Conceptual Master Plan and detailed Phase I for a multi-phased high-density mixed-use development on the Gilmore Station area site. While authorization was received from Council to advance the Master Plan and Phase I concurrently, the applicant has requested that the Master Plan and Phase I be separated into individual rezoning applications in order to provide clarity to Council and the public of the purpose of each application, and allow for the necessary detail for each suitable plan of development.

A broad public consultation process was undertaken for the Gilmore Station Master Plan proposal and Brentwood Town Centre Plan amendment for the site, initiated through a report to Council dated 2015 November 23, which outlined specific consultation initiatives, including:

- Two Public Open Houses on 2016 January 12, held at Burnaby City Hall and on-site at 4180 Lougheed Highway.

- Two Master Plan public review sessions on 2016 May 11 and 12, at Burnaby City Hall.

The results of the public consultation process were reported to Council on 2016 April 25, following which, Council advanced the Master Plan rezoning to Public Hearing on 2016 May 31.

On 2016 June 13, Council granted Second Reading to Rezoning Reference #14-21, at which time the Community Plan amendment took effect. As a result of Second Reading of the rezoning amendment bylaw being granted, the subject rezoning application is proposed to encompass the Phase I, residential Tower III component of the site. Tower III is located at the east end of Phase I, fronting Gilmore Avenue between Lougheed Highway and Dawson Street. Appearing elsewhere on Council's agenda are Rezoning References #15-54, #15-55 and #15-56 for the commercial component and two other individual residential high-rise apartment buildings within Phase I, in accordance with the master rezoning. A condition for the subject rezoning amendment bylaw being advanced to a Final Adoption is completion of the Master Rezoning (Rezoning Reference #14-21) and the commercial rezoning (Rezoning Reference #15-54).

4.0 GENERAL INFORMATION

- 4.1 The Council adopted Brentwood Town Centre Development Plan designates the subject site for mixed-use high-density multiple-family residential apartment development with podium retail and office uses in accordance with the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District and C3 General Commercial District as guidelines). In accordance with the CD (RM5s) District, the applicant would achieve a maximum of 5.0 FAR, including a 1.6 FAR amenity density bonus over the entire site. The specific density of the site would be determined by a Density Allocation Covenant in accordance with the maximum building heights determined in the Gilmore Station Conceptual Master Plan.
- 4.2 The proposed preliminary development concept for this key site within the Brentwood Town Centre is to transform its existing vacant, light-industrial and mid-rise office character into a new mixed-use transit integrated development. While Burnaby has become a model for transit oriented development, including the Master Plan concepts for Brentwood and Lougheed Malls, the subject site is one of few within the region that have the opportunity to be fully integrated with SkyTrain at ground level and mezzanine level, providing unprecedented access to transit by residents, employees, patrons and the surrounding community. Specifically, the subject rezoning application is for the third residential tower within Phase I of the Gilmore Station Site's redevelopment.

The goal is to create a mixed-use gateway into the Town Centre to complement the core area at Willingdon Avenue and Lougheed Highway, and reinforce its function as the heart of the Town Centre. As a response to the stronger pedestrian scaled retail core, the

Gilmore Station area can support a higher component of purpose built office and elevated larger format retail uses, with smaller retail and restaurant uses at ground level, especially along the Dawson “High-Street”. High-rise residential uses are proposed above the commercial base utilizing the podium deck areas as both private and public landscaped open spaces. The redevelopment of this key site provides the opportunity to realize the distinct neighbourhood identities envisioned within the Brentwood Town Centre Plan, with a focus around transit, cycling and pedestrian activities. It is intended that the Gilmore Station site redevelopment implement a strong green building initiative including the pursuance of LEED-ND (Leadership in Energy and Environmental Design-Neighbourhood Development) Gold rating for the entire site. Each individual building would be designed with energy efficiency and waste reduction measures in accordance with the LEED-ND proposal.

- 4.3 All required dedications and statutory rights-of-way for Phase I of the Gilmore Station site to facilitate the construction of road, cycling and pedestrian infrastructure adjacent the site will be determined through Rezoning Reference #15-54.
- 4.4 Servicing requirements will be advanced on a phase by phase basis in accordance with the Master Servicing Concept approved under Rezoning Reference #14-21. All necessary services to serve the Phase I component of the site will be obtained through Rezoning Reference #15-54. Servicing requirements attributed to the subject rezoning application will include, but not necessarily be limited to:
 - proportional contribution toward the upgrade of the Gilmore sanitary pump station; and,
 - contribution toward pedestrian and cycling overpasses across the CN/BNSF rail line.
- 4.5 Completion of Rezoning References #14-21 and #15-54 will be a requirement of the subject rezoning application.
- 4.6 Submission of a Residential Garbage and Recycling Access Plan for Phase I is required.
- 4.7 Submission of a Residential Loading Plan for Phase I is required.
- 4.8 Submission of a detailed Traffic and Transportation study for Phase I of the site.
- 4.9 Due to the proximity to the Millennium SkyTrain Line and Lougheed Highway, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 4.10 In line with the City’s adopted guidelines for adaptable housing, 20% of the units within the proposed development needs to meet BC Building Code adaptable housing standards.
- 4.11 Submission of a Fire Truck Access Plan for Phase I is required.

- 4.12 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.13 Payment of School Site Acquisition Charges and Parkland Acquisition Charges will be required in conjunction with this application.
- 4.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

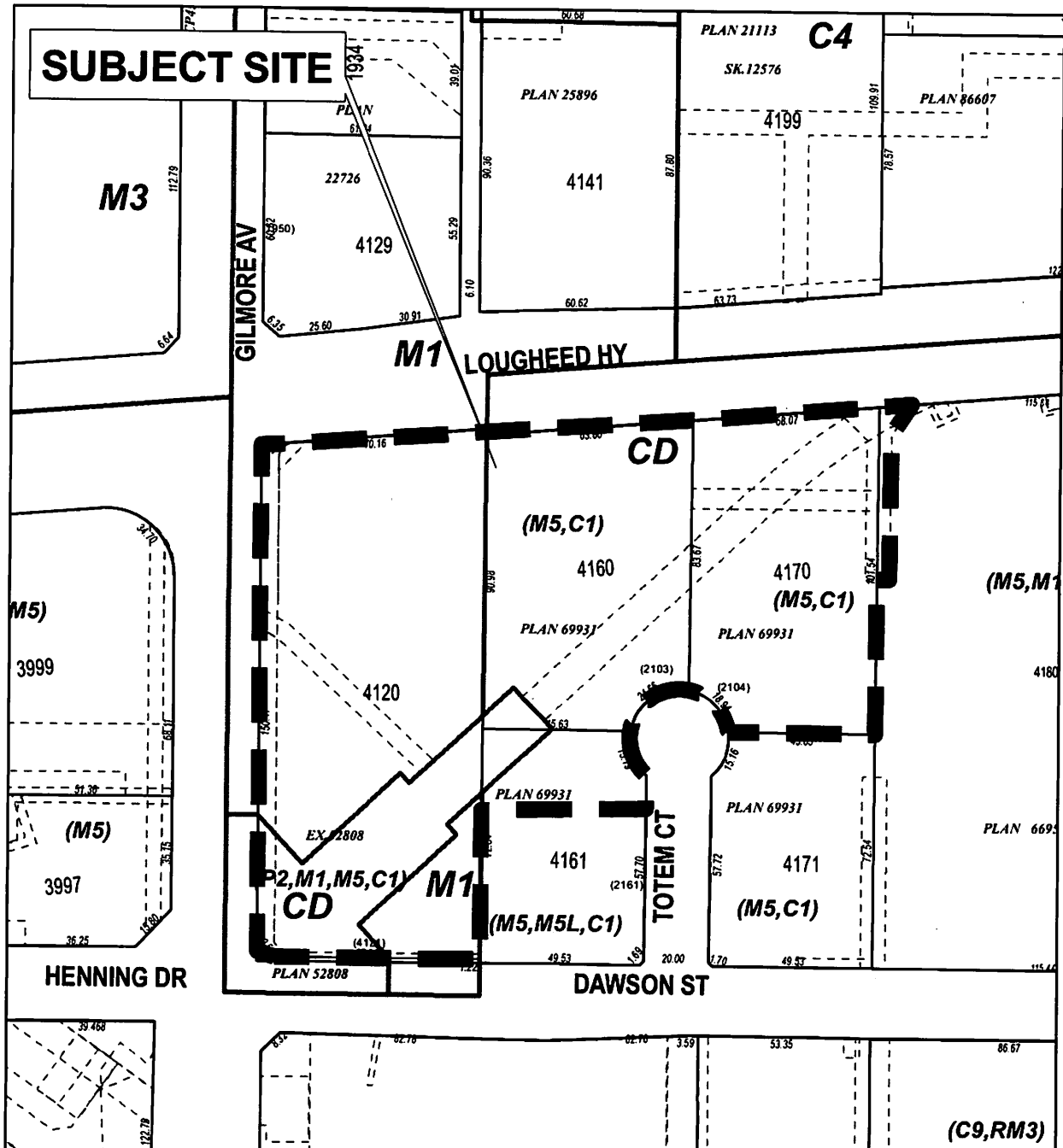
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JBS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

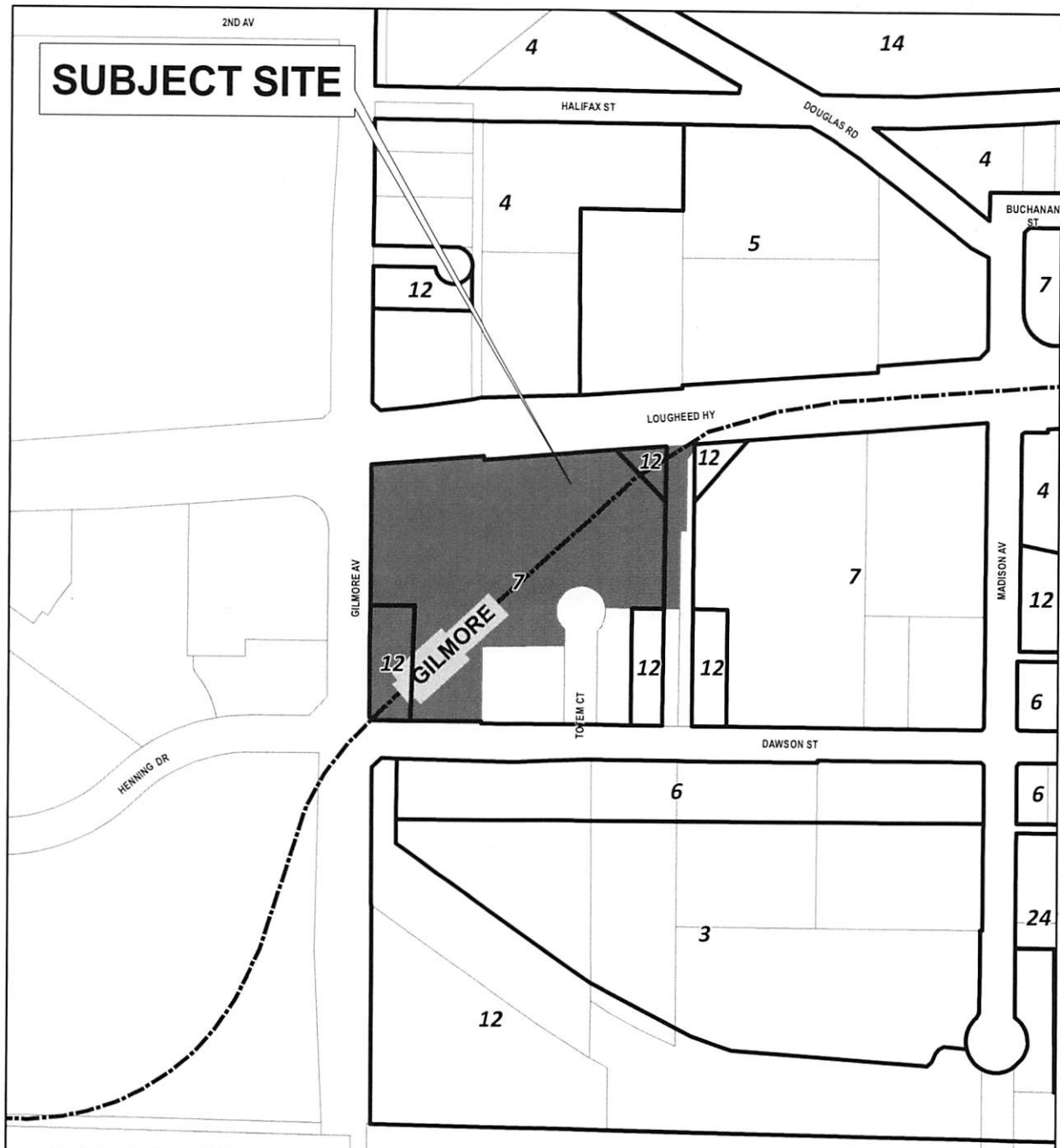
SCHEDULE A
REZONING 15-57

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344



		PLANNING & BUILDING DEPARTMENT	
DATE: JUN 28 2016		REZONING REFERENCE #15-57 4120, 4160, 4170 AND PORTION OF 4180 LOUGHEED HIGHWAY PORTION OF 4161 DAWSON STREET TOWER 3  Subject Site	
SCALE: 1:2,000			
DRAWN BY: AY			

Sketch #1

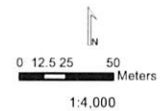


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|---|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 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



Bayan Ferzandi
Onni Group
300 – 550 Robson Street
Vancouver, BC V6B 2B7
bferzandi@onni.com

December 18, 2015

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

Re: Rezoning Letter of Intent

4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn.
of 4161 Dawson Street
Brentwood Town Centre Plan

I, Bayan Ferzandi on behalf of the Onni Group, have submitted this application to rezone 4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn. of 4161 Dawson Street from the current M1, CD (M5, C1); CD (M1r, M5); CD (M5, M5L, C1); CD (P2, M1, M5, C1), to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 General Commercial District and C3f General Commercial District) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to construct the third residential tower of the Gilmore Station Phase I redevelopment.

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



Bayan Ferzandi
Onni Group