

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-27 2016 JULY 20

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** IBI Group
700 – 1285 West Pender Street
Vancouver, BC V6E 1B1
(Attn: Martin Bruckner)
- 1.2 Subject:** Application for the rezoning of:
Lots' 1 and 2, DL 119, Group 1, NWD Plan 70369
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Development Plan guidelines)
- 1.3 Address:** 4285 and 4295 Dawson Street
- 1.4 Location:** The subject site is located on the northwest corner of Dawson Street and Madison Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is a rectangular shape with a 74.84 m. (245.54 ft.) frontage on Dawson Street and a 70.09 m. (229.95 ft.) frontage on Madison Avenue and a total area of 5,249m² (56,499.77 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 mixed-use development comprised of retail, office and a high-rise residential building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** Directly to the west is Phase III of the Gilmore Station Master Plan Rezoning Reference #14-21 which was granted Second Reading on 2016 June 13 and is currently occupied by two older industrial buildings. Beyond and to the northwest is Phase I of the Gilmore Station Master Plan which is the subject of four rezoning applications (Rezoning References #15-54, #15-55, #15-56 and #15-57), appearing elsewhere on Council's agenda. To the south across Dawson Street is an older industrial building with residential

towers and street fronting townhouses beyond (Rezoning Reference #02-38). To the east directly across Madison Avenue is a six storey, mixed-use low-rise residential building with commercial at grade approved under Rezoning Reference #14-15 (currently under construction) with older industrial buildings on Dawson Street and Rosser Avenue beyond. Directly to the north is the former Burnaby Toyota dealership with Lougheed Highway beyond. To the northeast is a multi-family residential tower with street fronting town houses on Lougheed Highway (Rezoning Reference #02-03).

- 2.2 The subject site is comprised of two lots, which are currently occupied by older industrial buildings.

3.0 BACKGROUND INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for mixed use multiple-family and commercial redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District and C9 Urban Commercial Village District as guidelines.

On 2014 July 21, under Rezoning Reference #14-21, Council authorized staff to pursue an amendment to the Brentwood Town Centre Development Plan for the Gilmore Station Area to permit a high-density mixed-use development on all of the sites within the Gilmore Station area. The Gilmore Station Area is bounded by Gilmore Avenue, Lougheed Highway, Madison Avenue and Dawson Street and includes both the subject site and the Toyota Dealership site to the north of it. On 2016 May 31, a Public Hearing was held for the Gilmore Station Master Plan and Council approved second reading on 2016 June 13. At that time, an amendment to the Brentwood Town Centre Plan was complete, enabling the advancement of the subject rezoning application.

- 3.2 The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with office space and ground oriented retail fronting Dawson Street with a publically accessible green space on the north side of site accessed off Madison Avenue.

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 and commercial uses fronting Dawson Street. The intent of the Plan is to capitalize on the site's strategic location on the LRT (Millennium SkyTrain) route, and act as a gateway into the Brentwood Town Centre, by proposing high-density residential and office uses, with a lower scale village street character on Dawson Street. The concept advanced under the subject rezoning adheres to the community plan by proposing a high-rise mixed-use residential /commercial development, and includes a substantial office component in recognition of the site's strategic location and the presence of a SkyTrain station on the adjacent site. To complement the site's proposed range of uses, an engaging public realm contribution

will be required including a new lane linkage behind the Dawson “High-Street” pedestrian oriented retail uses.

The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM5s Multiple Family Residential District and C3 General Commercial District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a mixed-use development comprised of retail, office and a high-rise residential building with full underground parking. The maximum permitted commercial density would be 6.0 FAR, and the maximum residential density would be 5.0 FAR, inclusive of a 1.6 FAR amenity density bonus.

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 Dawson Street to its final Town Centre (Local Commercial Road) standard with concrete curb and gutter, separated sidewalks, 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 Madison Avenue 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 west side across the development’s frontage;
- construction of a rear lane to its final standard; and,
- contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

Any necessary dedications along the Dawson Street 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 Madison Avenue frontage.

- 4.3 It is anticipated that the south end of the site, adjacent to Dawson Street, 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. A reciprocal access easement with the site to the west for commercial vehicle access may be pursued.
- 4.5 Due to the subject site’s proximity to Dawson Street and the Millennium SkyTrain 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 An on-site stormwater management plan is required.
- 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 on-site residential and commercial loading facilities will be required.
- 4.12 The provision of covered car wash stalls 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 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.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

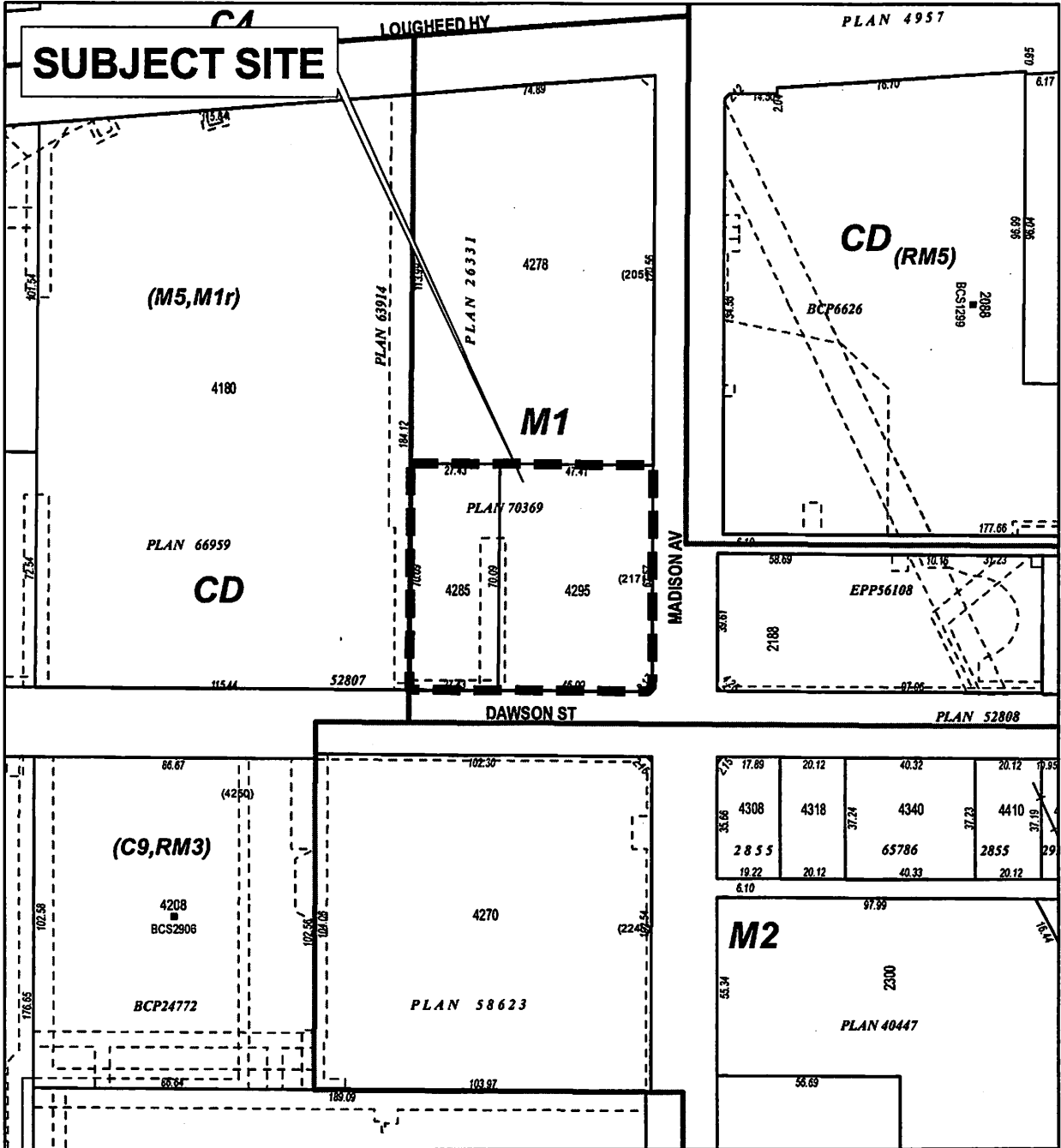
5.0 RECOMMENDATION

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:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



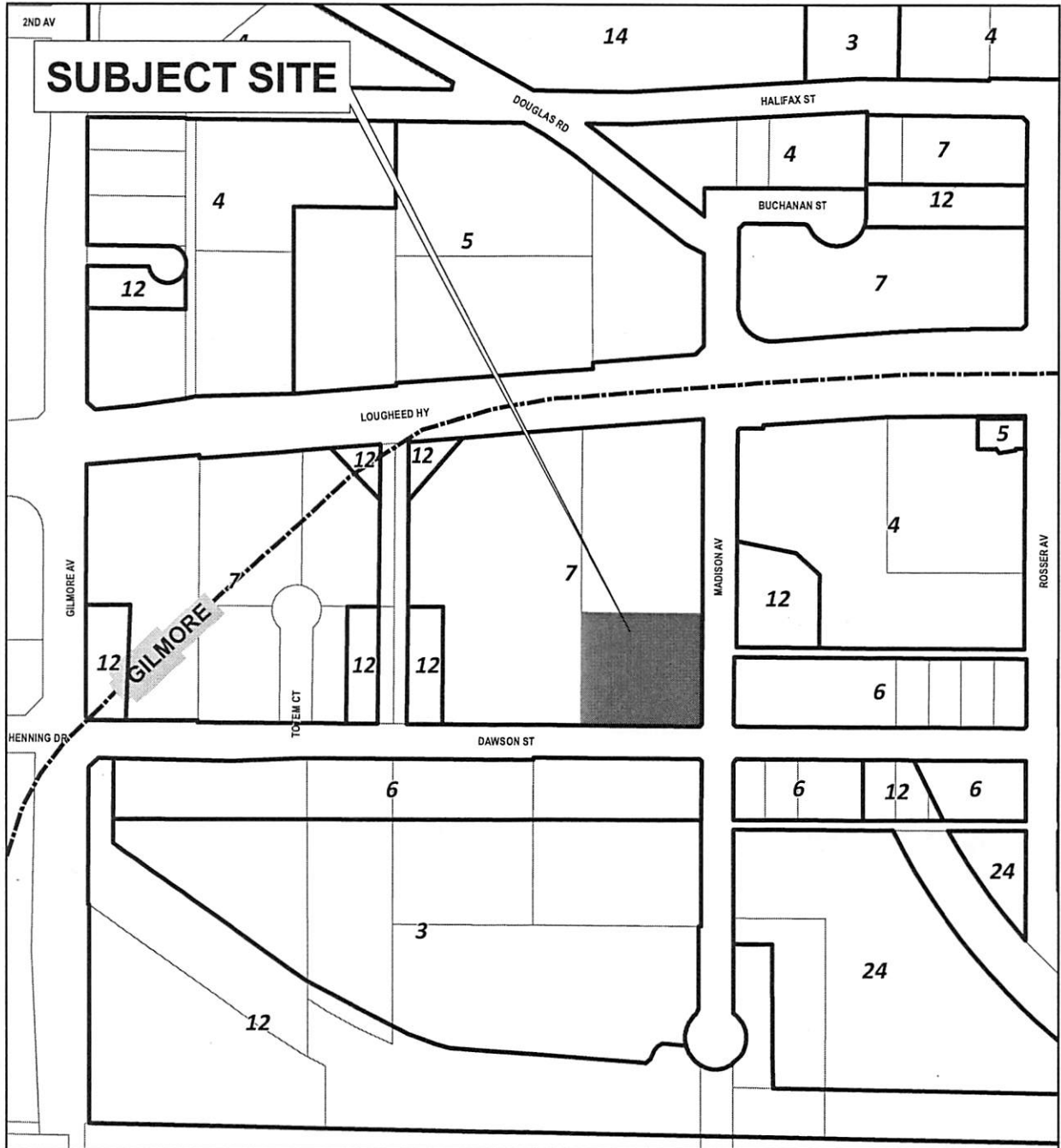
DATE: JUN 28 2016

SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #16-27
4285 AND 4295 DAWSON STREET

 Subject Site

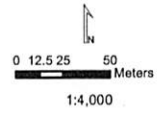


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|---|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12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





IBI GROUP
700-1285 West Pender Street
Vancouver BC V6E 4B1 Canada
tel 604 683 8797 fax 604 683 0492
ibigroup.com

June 23, 2016

Mr. Ian Wasson
Urban Design Planner
City of Burnaby
Planning and Building Department
4949 Canada Way, Burnaby BC V5G1M2

Dear Mr. Wasson:

**RE: REZONING LETTER OF INTENT
4285 AND 4295 DAWSON STREET**

On behalf of Imani Development, please accept our application to rezone 4285 and 4295 Dawson Street from the current RM5s Multiple-Family Residential District to a CD Comprehensive Development District. The intent of this rezoning application is to develop a mixed-use retail, office, and high-rise residential building at Dawson and Madison.

The proposed development has a residential FAR of 5.0 and a building height of 131.3m. The density sought for this project would coincide with the provision of a public park, including a bike path and pedestrian paths, on the north side of the site.

Thank you for your consideration, and we look forward to moving onto the next steps in the rezoning process.

Sincerely,
IBI GROUP ARCHITECTS (CANADA) INC.

A handwritten signature in black ink, appearing to read 'Martin Brückner', with a long horizontal flourish extending to the right.

Martin Brückner, Architect AIBC AAA FRAIC CP
Director