

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-35 2016 SEPTEMBER 28

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** dys architecture
260 – 1770 Burrard Street
Vancouver, BC V6J 3G7
(Attn: Norm Chin)
- 1.2 Subject:** Application for the rezoning of:
Lot 4, DL 125, Group 1, NWD Plan 3674
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 5180 Lougheed Highway
- 1.4 Location:** The subject site is located on the southwest corner of Lougheed Highway and Springer Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular shape with a 77.11 m. (830 ft.) frontage on Lougheed Highway and a 88.36 m. (289.9 ft.) frontage on Springer Avenue and a total area of 4,757.01 m² (51,204.03 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 high-rise residential building with ground oriented apartments/townhouses with full underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** Directly to the southwest are two high rise multi-family residential buildings approved under Rezoning Reference #05-47. Directly to the south and southeast, across Springer Avenue, are older industrial buildings. Immediately to the north along the Lougheed frontage of the site is the SkyTrain Millennium Line Guideway. On the north side of

Lougheed are older high rise multi-family residential buildings and low-rise multi-family residential, with single and two family residential beyond.

- 2.2 The subject site is comprised of one lot, which is currently occupied by two older industrial buildings and a statutory right-of-way for the SkyTrain Millennium Line Guideway on the north side of the site.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high density multiple-family residential development under the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District as guidelines) (see *attached* Sketch #2).
- 3.2 The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with ground oriented apartment/townhouses fronting on Lougheed Highway and Springer Avenue.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building and podium level residential apartment/townhouse units with full underground parking. The maximum permitted 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 Lougheed Highway frontage to its final Town Centre (Arterial Road) standard with concrete curb and gutter, broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs), street trees, street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - the construction of Springer Avenue frontage to its final Town Centre (Local Collector) standards with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - installation of a new all movements traffic signal at Lougheed Highway and Springer Avenue, as necessary; and,
 - contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

Required dedications across the Lougheed Highway frontage and any excess road right-of-way anticipated on the Springer Avenue frontage will be determined by a detailed geometric and noted in a future report to Council.

- 4.3 There are no trees suitable for retention on the site. Any trees over 20cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw..
- 4.4 Vehicular access to the site will be from the southern end of the Springer Avenue frontage, furthest from Lougheed Highway.
- 4.5 Due to the subject site's proximity to SkyTrain and the Lougheed Highway, 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 A road closure bylaw is anticipated in relation to this application. The specific area would be confirmed in a future report to Council prior to Public Hearing.
- 4.8 An on-site stormwater management plan is required.
- 4.9 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.10 As underground parking is requested for a site with known geotechnical and hydrological conditions, and given the site's proximity to civic and other major infrastructure, an indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits.
- 4.11 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.12 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be necessary at the Preliminary Plan Approval stage.
- 4.13 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.14 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.

- 4.15 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.
- 4.16 A Site Profile and the resolution of any arising issues will be required.
- 4.17 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

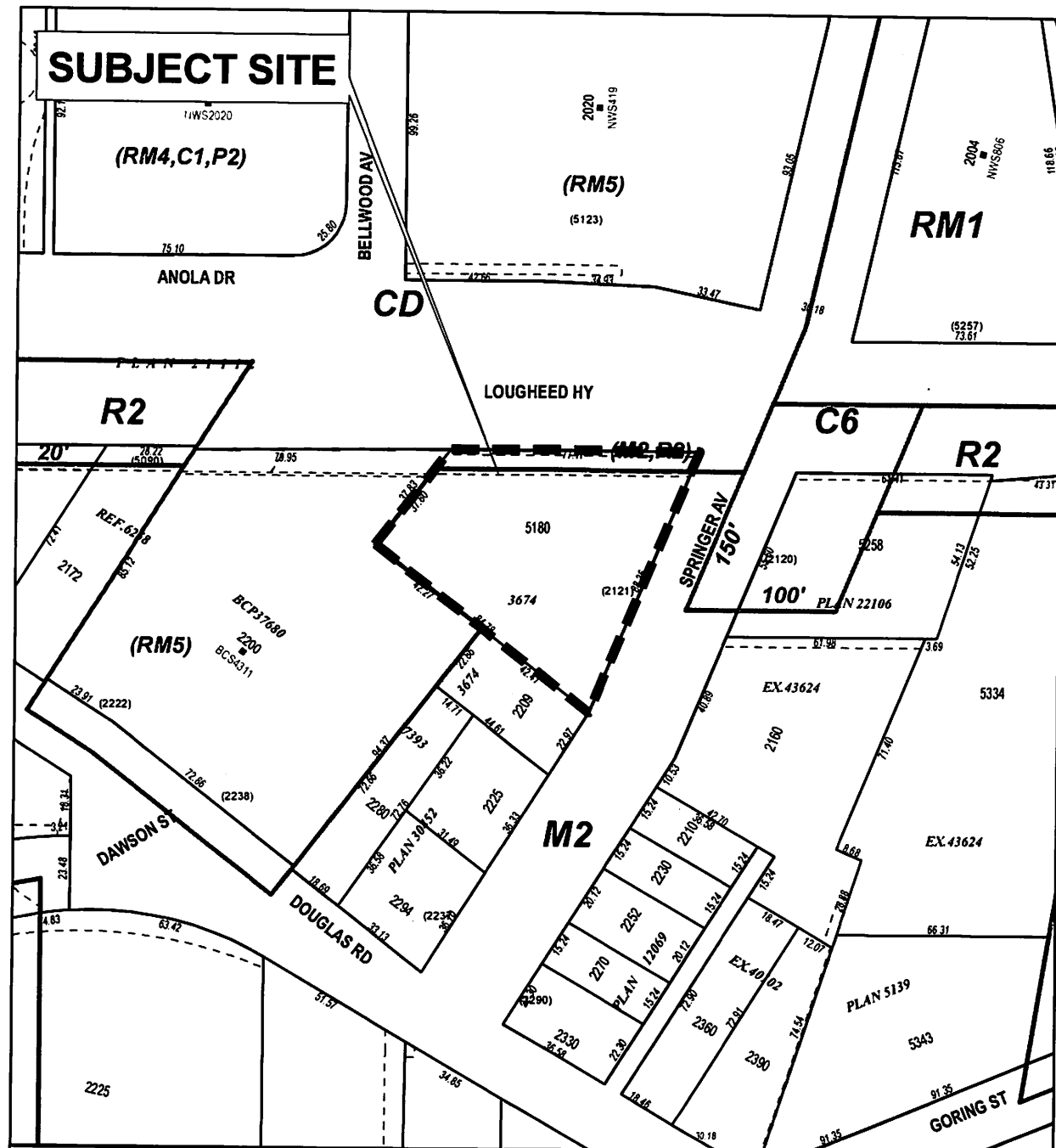
5.0 RECOMMENDATION

- 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.

IW:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 02 2016

SCALE:

1:2,000

DRAWN BY:

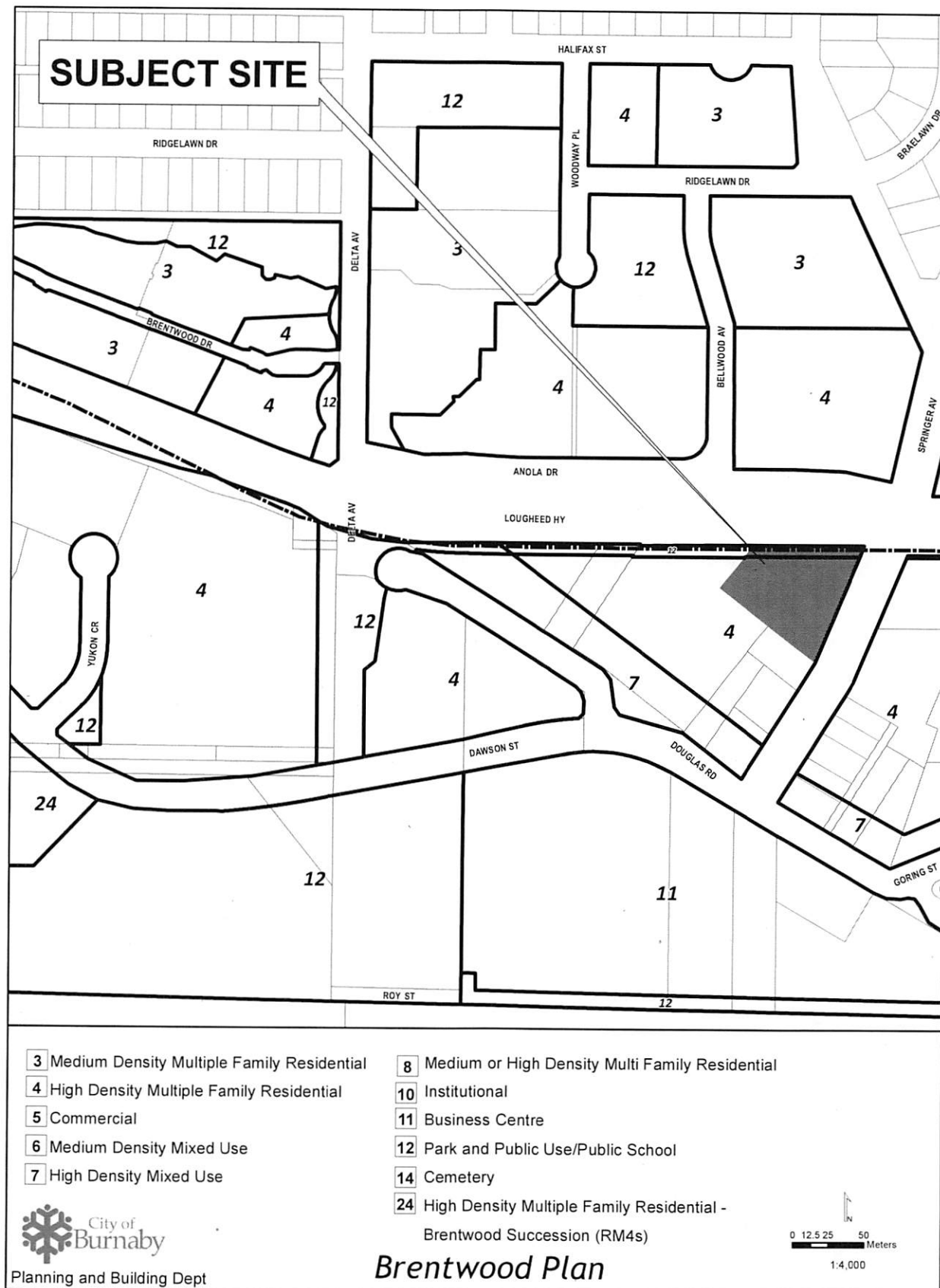
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REZONING REFERENCE #16-35
5180 LOUGHEED HIGHWAY



Subject Site

Sketch #1





dys architecture

260 – 1770 Burrard Street
Vancouver, BC V6J 3G7
604 669 7710 tel
604 669 6629 fax
www.dysarchitecture.com

July 13, 2016

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

**Attention: Mr. Ian Wasson, L.Arch.
Urban Design Planner**

Dear Ian,

**Re: Rezoning Letter of Intent,
5180 Lougheed Highway, Burnaby**

dys architecture, on behalf of Beedie Living, are submitting this application to rezone 5180 Lougheed Highway, from the current M2 General Industrial District to the Comprehensive Development District based on the RM5s Multi-family Residential District and Brentwood Town Centre Development Plan.

The intent of this application is to construct a high-rise residential apartment that is consistent with the Brentwood Town Centre Development Plan. The proposal envisions a high-rise residential apartment building that is approximately 269,000 square feet using the maximum density of 5.0 FSR inclusive of 1.6 FSR amenity density bonus. The preliminary design approach explores extensive landscape opportunities and 'breaks' throughout the building to add visual interest to the massing and scale of the tower.

The building will include approximately 250 to 300 residential units, ample amenity space for residents as well as explore opportunities for outdoor amenity areas. A minimum of three levels of underground parkade are envisioned that will fully comply with parking bylaws with access from Springer Avenue.

The existing commercial buildings on-site will be demolished, should this application gain the appropriate development approvals.

Thank you for your consideration of this rezoning application. We look forward to working with the Planning Department and City of Burnaby on this rezoning application

Yours very truly,

dys architecture

Norm Chin, Architect AIBC, MRAIC
Principal