

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-43 2016 SEPTEMBER 28

ITEM #10

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Solterra Development Corp.
1 – 460 Fraserview Place
Delta, BC V3M 6H4
(Attn: Craig Marcyniuk)
- 1.2 Subject:** Application for the rezoning of:
Lots' 6 & 7, Block 11, DL 119, Group 1, NWD Plan 2855; Lot 19,
DL 119, Group 1, NWD Plan 34795
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple
Family Residential District and Brentwood Town Centre
Development Plan as guidelines)
- 1.3 Address:** 4460, 4472 and 4482 Juneau Street
- 1.4 Location:** The subject site is located on the southwest corner of Juneau Street
and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular shape with a 48.27 m. (158.37 ft.) frontage on
Willingdon Avenue, a 74.08 m. (243.05 ft.) frontage on Juneau Street
and a total area of 3148.67 m² (33,892.00 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 25 storey apartment building with ground-oriented
townhouses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three lots, which are currently occupied by older industrial buildings. Directly to the west are older industrial buildings with the CN Railway beyond. To the south are older industrial buildings with Alaska Street beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a

proposed 23 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #15-51 (currently at Second Reading).

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as guidelines) (see *attached* Sketch #2). The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with ground oriented townhouses fronting Willingdon Avenue and Juneau Street.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with podium level residential and live/work units with full underground parking. The maximum permitted density would be 3.6 FAR, inclusive of a 1.1 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 Juneau Street frontage to its final Town Centre (Local Residential) standards with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
 - the construction of Willingdon Avenue frontage to its final Town Centre (Arterial Road) standards 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; and,
 - contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

Any necessary dedications along the Willingdon Avenue 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 Juneau Street frontage. This application is predicated upon the closure and consolidation of the north-south lane from Juneau Street to the lane south of Juneau Street, between 4472 and 4482 Juneau Street, as anticipated in the Brentwood Area Plan.

The Brentwood Area Plan also anticipated streetscape improvements at the intersection of Juneau Street and Willingdon Avenue. These will be provided through the City's adopted public realm standards for Town Centre streets, to provide continuous green corridors with street furniture, plant material and public art. Under Rezoning Reference #15-51 a public plaza with public art is also being developed on the northwest corner. It is proposed that complementary design elements also be provided on this site to achieve a suitable plan of development. The plan for closure of Juneau Street at Willingdon Avenue is not supported at this time, given the need for local access to individual development sites in this area.

- 4.3 Given the narrow depth of the lots, it is anticipated that the site 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 south lane.
- 4.5 Due to the subject site's proximity to Willingdon Avenue 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 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 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.
- 4.8 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 4.9 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.
- 4.10 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 an on-site residential loading facility will be required.
- 4.12 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.

- 4.13 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.

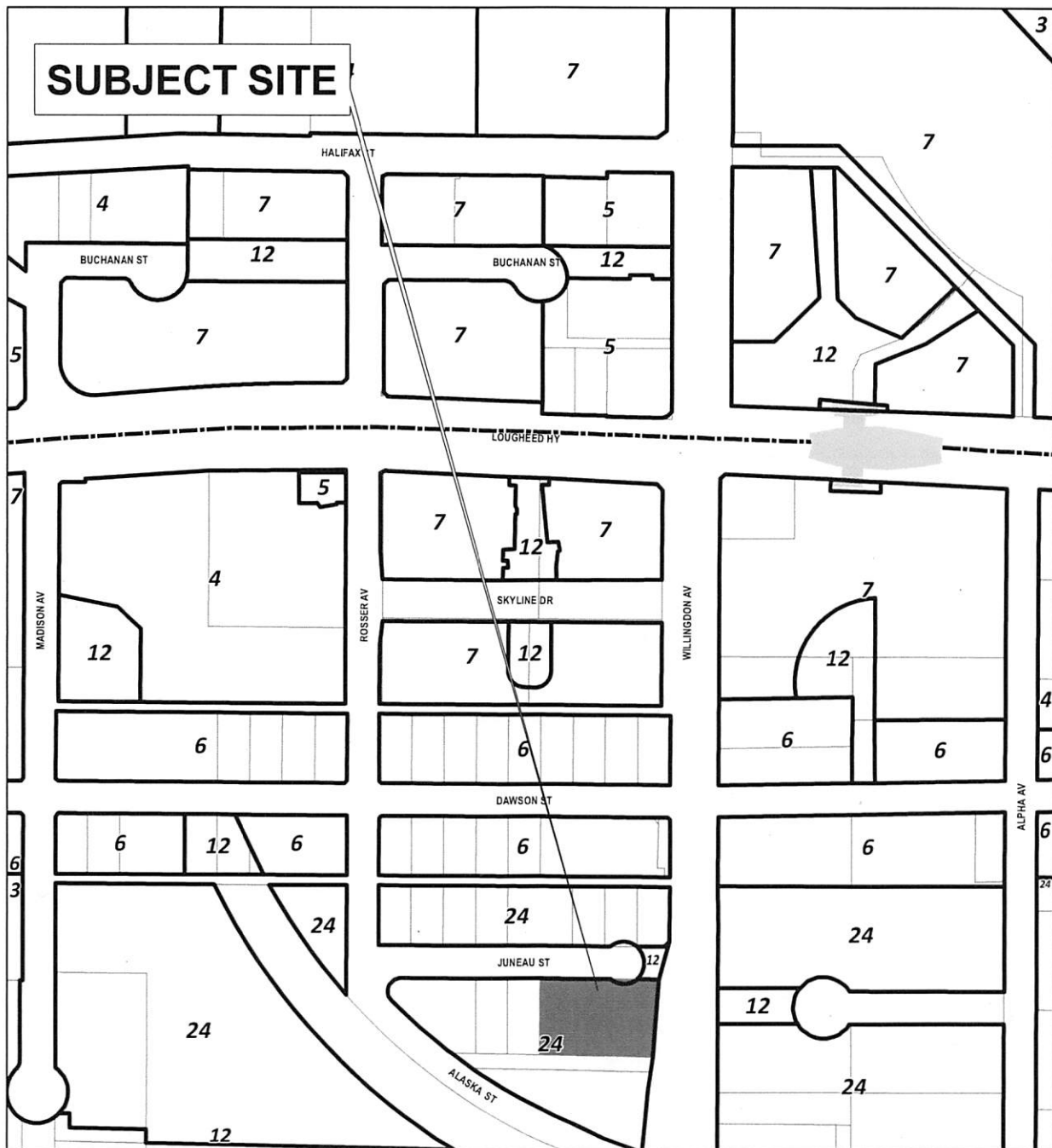
5.0 RECOMMENDATION

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.

LR

IW:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use

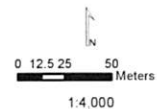
- 8 Medium or High Density Multi Family Residential
- 10 Institutional
- 11 Business Centre
- 12 Park and Public Use/Public School
- 14 Cemetery
- 24 High Density Multiple Family Residential -

Brentwood Succession (RM4s)



Planning and Building Dept

Brentwood Plan



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Sketch #2

460 Fraser View Place
Delta, British Columbia
Canada V3M 6H4

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604-528-6010

August 24 2016

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

Re: Rezoning Letter of Intent
4460, 4472 and 4482 Juneau Street
Brentwood Town Centre Development Plan

I, Craig Marcyniuk, on behalf the owners of 4460, 4472 and 4482 Juneau Street, have submitted this application to rezone from the current M1 General Industrial District to the CD Comprehensive Development District utilizing RM4s Multiple Family District and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to permit the development of a 25 storey apartment building screened by townhouses on the ground plane with parking in compliance with the bylaw. The lane between 4472 and 4482 Juneau Street will be acquired to complete the development.

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



Craig Marcyniuk, Vice President Development
Solterra Development Corp.