

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #16-48 2016 NOVEMBER 16

#### ITEM #03

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** NSDA Architects  
201 – 134 Abbott Street  
Vancouver, BC V6B 2K4  
(Attn: Derek Neale)
- 1.2 Subject:** Application for the rezoning of:  
Lot 85, DL 4, Group 1, NWD Plan 38877
- From:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District and C1 Neighbourhood Commercial District)
- To:** Amended CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C1 Neighbourhood Commercial District and Lougheed Town Centre Plan as guidelines)
- 1.3 Address:** 9500 Erickson Drive
- 1.4 Location:** The subject site is located on Lougheed Highway, between the cul-de-sac of Salish Court and Erickson Drive (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, has frontages of approximately 160 m (525 ft.) on Lougheed Highway and cul-de-sac frontages on Salish Court and Erickson Drive, and has an area of 29,873 m<sup>2</sup> (321,550 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 four new residential buildings, create more units in the existing residential apartment buildings, and demolish a portion of the commercial floor area on site. The existing and proposed residential developments on the subject property are all purpose-built rental units.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

The subject site is located north of Lougheed Highway, between the terminus of Salish Court and Erickson Drive, and has an area of 29,873 m<sup>2</sup> (321,550 sq.ft.) (see Sketch #1 *attached*). The subject property, referred to as “Lougheed Village”, currently consists of two 25-storey high-rise apartment buildings and two 9-storey mid-rise apartment buildings that provide a total of 528 multi-family rental units. Also on-site is a fitness centre, swimming pool, spa, gymnasium, mix of smaller commercial tenants, and a pub/restaurant.

To the north of the subject property are three-storey residential apartment buildings and Cameron Street. To the west is the Erickson Drive cul-de-sac entrance into the subject property and Cameron Elementary School. To the west is the Salish Court cul-de-sac entrance into the subject property and a mix of low to high-rise apartment buildings. To the south is Lougheed Highway (see Sketch #2 *attached*).

## **3.0 BACKGROUND INFORMATION**

The subject property is within the Lougheed Town Centre Plan area. The adopted Plan designates the subject site for high-density mixed use. In line with the Plan, the rezoning application proposes to rezone the subject property to CD Comprehensive Development District, using the RM4s Multiple Family Residential District, C1 Neighbourhood Commercial District and Lougheed Town Centre Plan guidelines.

With respect to the RM4s Multiple Family Residential District, the ‘s’ zoning category carries an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for a reduced parking standard, given its continued use as a purpose-built rental development and its strategic location nearby the Lougheed Core Area and the Lougheed SkyTrain station, with access to the Millennium and Evergreen SkyTrain Lines. The provision of an acceptable Transportation Demand Management (TDM) strategy and Parking Study for the site will be required to support a reduced parking standard.

## **4.0 GENERAL INFORMATION**

4.1 The applicant is requesting rezoning from the CD Comprehensive Development District (based on RM4 Multiple Family Residential District and C1 Neighbourhood Commercial District) to the amended CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C1 Neighbourhood Commercial District, and Lougheed Town Centre Plan as guidelines). The purpose of the rezoning application is to

facilitate infill development, commercial demolition, and site improvements on the subject property that include, in approximate terms:

- demolishing the second storey of the existing commercial building on the site (approximately 23,300 sq.ft. of the 46,913 sq.ft. total commercial floor area);
- adding a new 8-storey purpose-built rental apartment building above the first storey of the existing commercial building on the site;
- developing a new 36-storey purpose-built rental apartment building in the south end of the site;
- developing a new 22-storey purpose-built rental apartment building in the northeast corner of the site;
- developing a new 3-storey townhouse building for purpose-built rental in the southeast corner of the site;
- converting the penthouse units on the upper storeys of the two existing 25-storey apartment buildings into multiple smaller purpose-built rental units; and,
- expanding the mezzanine levels on the second storey of the two existing 25-storey apartment buildings for additional purpose-built rental units.

The new infill apartment and townhouse buildings would add approximately 602 purpose-built rental apartment units on the site. Approximately 43 new purpose built rental units would also be added across the two 25-storey apartment buildings by converting existing penthouse units to smaller units and expanding the second storey mezzanine levels. The proposed development would result in a net increase of 645 units for a total of 1,173 purpose-built rental units on the site. There is no demolition of existing apartment buildings associated with the subject rezoning. The proposed building form, height, siting, floor area, and residential unit counts are subject to change prior to the final completion of a suitable plan of development.

Demolishing the second storey of the commercial building would leave the fitness centre and the pub and restaurant on the first storey as the commercial uses on the site. These uses are permitted through the existing C1 District guidelines designated for the site. The amended CD District proposed as part of the subject rezoning includes the C1 District as guidelines for the continued use of the fitness centre and pub and restaurant.

- 4.2 In accordance with the CD (RM4s) District, the applicant could achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus. The Legal Department will be requested to provide an estimate of value (\$ per sq. ft. buildable) for the bonused density. The value of the amenity density bonus to be derived from the development will be provided in a further report to Council.
- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and pedestrian/cycle improvements.

- 4.4 A tree survey of the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- 4.5 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided, including, but not necessarily limited to covenants restricting enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.6 Due to the subject site's proximity to Lougheed Highway, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.7 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building is required.
- 4.10 The submission of a detailed construction management plan including a schedule for the construction/development phasing of the subject proposal.
- 4.11 The submission of an on-site Stormwater Management Plan will be required.
- 4.12 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.13 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.14 A Residential and Commercial Loading Plan will be required.
- 4.15 A Site Profile and the resolution of any arising issues will be required.
- 4.16 A Parking Study and Transportation Impact Study will be required.
- 4.17 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.18 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

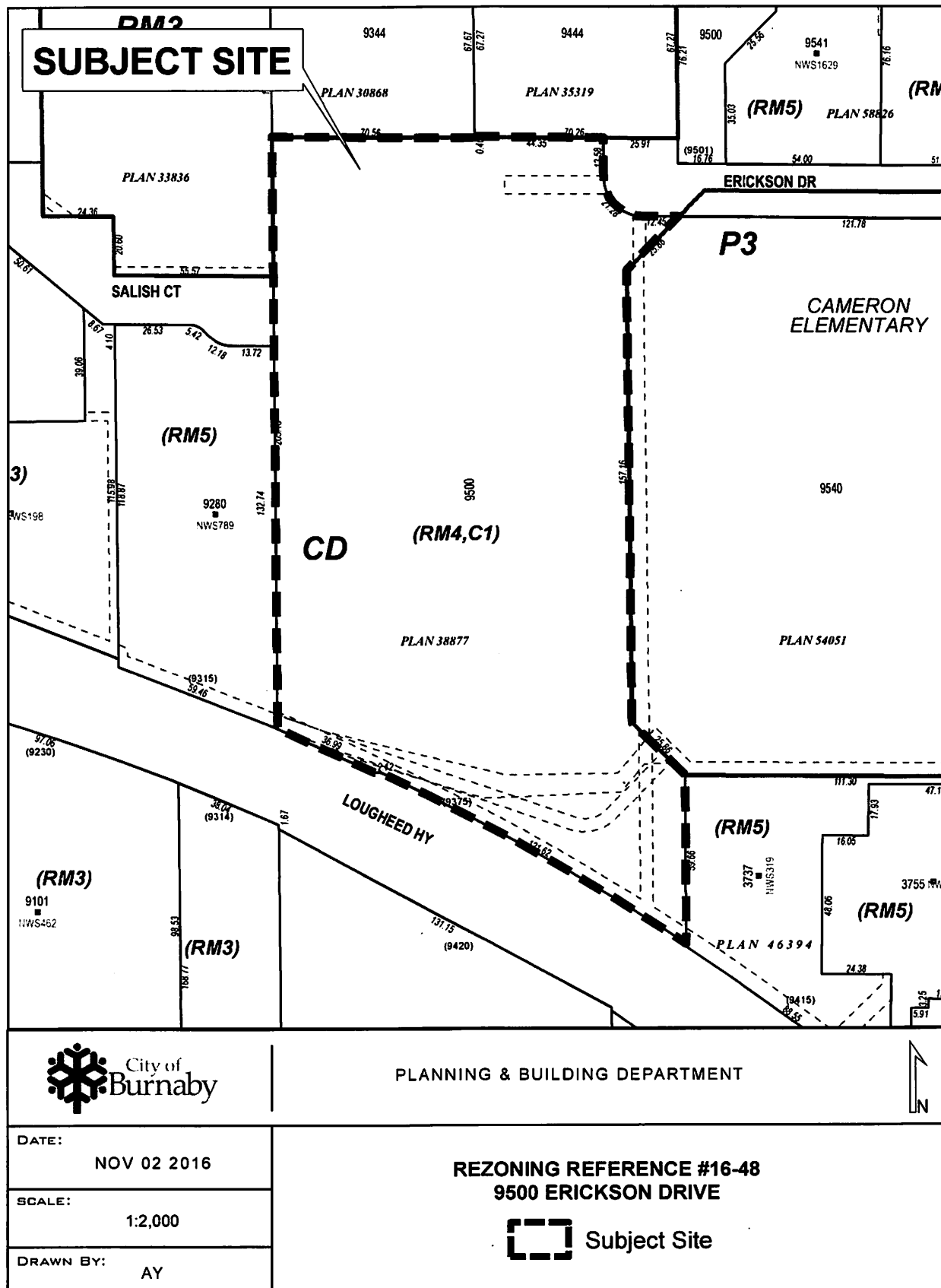
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JD:spf

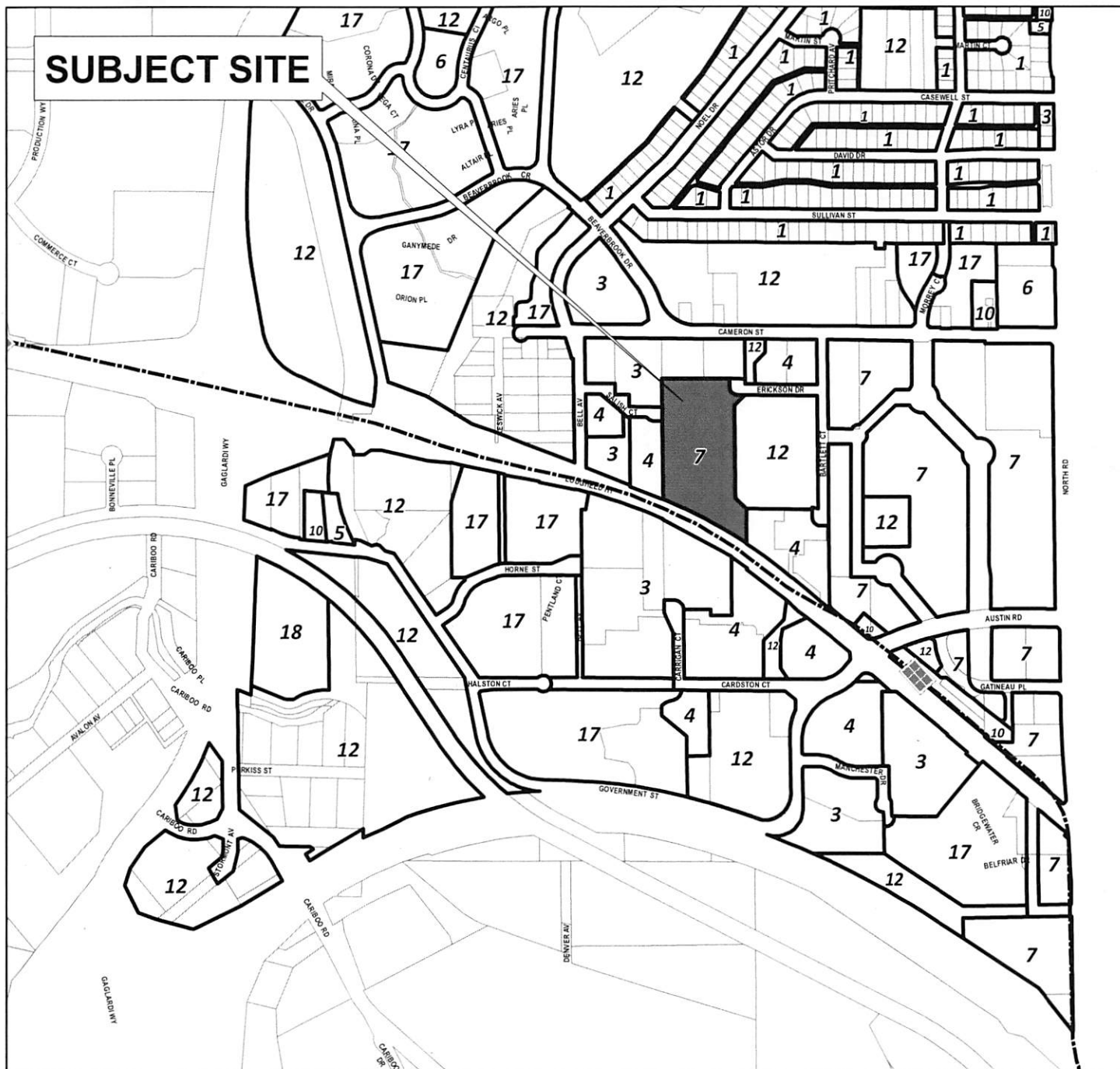
*Attachment*

cc: Director Engineering  
City Solicitor  
City Clerk



Sketch #1

**SUBJECT SITE**



- |  |  |
|--|--|
| 1 Single and Two Family Residential          | 9 Industrial   |
| 3 Medium Density Multiple Family Residential | 10 Institutional                                     |
| 4 High Density Multiple Family Residential   | 12 Park and Public Use/Public School                 |
| 5 Commercial                                 | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use                   | 18 Recreational Vehicle Park                         |
| 7 High Density Mixed Use                     |  |

--- SKYTRAIN LINE



0 75 150 300 Meters  
1:10,000



PLANNING & BUILDING DEPARTMENT

## Lougheed Town Centre Plan

November 3, 2016

**City of Burnaby**  
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A Corporate Partnership

Attention: Jesse Dill, Community Planner

Dear Sir,

**Re: LETTER of INTENT**  
**Comprehensive Development Rezoning Application**  
**Lougheed Village Densification - 9500/9502 Erickson Drive and 9303/9304 Salish Court**

This letter is to accompany the rezoning documents filed on behalf of IMH Lougheed Village Apartments Ltd. on October 12, 2016 and outlines the overall intent of the rezoning. Please include this letter with your initial report to Council

#### **1.0 Overall Intent and Form of Development:**

The existing Lougheed Village complex consists of 528 multi-family residential rental apartments and two levels of commercial space located above and below grade. The rental apartments include 304 1-bedroom, 144 2-bedroom, and 80 3-bedroom units. They are located in two 25-storey towers (East and West), and two 9-storey lodges (Lougheed Lodge and Willow Lake Lodge). The commercial areas include a pub/restaurant, a fitness center with swimming pool, spa and gymnasium, and a mix of smaller commercial tenants.

The intent of this rezoning is to densify development on the site in a way that is consistent with its High Density Mixed Use designation and the overall objectives of the Lougheed Town Centre Plan.

In summary, the proposed redevelopment includes the following:

- The creation of approximately 645 new designated rental apartments, for an ultimate total of approximately 1,173 rental units. The new units will be contained in:
  - A new South Tower of approximately 36-storeys in height
  - A new North Tower of approximately 22-storeys in height
  - A new 8-storey Middle Lodge
  - A seven-unit townhouse building
  - The creation of additional units within the existing buildings
- The creation of new amenity spaces
- Alterations and additions to below grade parkade plans
- The partial reduction of and modifications to existing commercial floor areas
- Redevelopment of the site landscaping



## 2.0 Zoning District:

Existing: Comprehensive District (CD) (RM4, C1)  
Proposed: Comprehensive District (CD) (RM4s, C1)

## 3.0 Density Distribution and Floor Area Ratio:

The summary of the existing and proposed floor areas and ultimate FAR is as follows (subject to further design development):

Site Area: 328,660 sq.ft.

Existing Gross Floor Area:	
Willow Lodge	117,700 sq.ft.
Lougheed Lodge	126,215 sq.ft.
East Tower	163,657 sq.ft.
West Tower	163,657 sq.ft.
Residential Total	571,229 sq.ft.
Gross Commercial	46,913 sq.ft.
<b>Total Existing Gross Floor Area</b>	<b>618,142 sq.ft.</b>

Existing FSR 1.88

Proposed Additional Gross Area:	
East Tower mezzanine	2,000 sq.ft.
West Tower mezzanine	2,000 sq.ft.
North Tower – 22 storeys	154,880 sq.ft.
South Tower – 36 storeys	265,325 sq.ft.
Townhouses	10,000 sq.ft.
Middle Lodge – 8 storeys	107,543 sq.ft.
Total Additional Gross Residential	541,748 sq.ft.
Gross Commercial (decreased)	23,286 sq.ft.
<b>Total Additional Gross Floor Area</b>	<b>565,034 sq.ft.</b>

**Total Gross Floor Area 1,183,176 sq.ft.**

Proposed FSR: 3.60

## 4.0 Off Street Parking

A traffic and parking study will be submitted in justification of proposed off-street parking stalls together with a proposed Traffic Demand Management Strategy.

In further support of this application we will in due course be submitting three-dimensional renderings, detailed site development plans, detailed plans of the proposed infill buildings, detailed plans of proposed alterations to existing buildings, and specialist input from various engineering consultants.

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November 3, 2016

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With respect to Community Amenity Contributions, the owners are exploring ways of addressing their proposed contributions and will be providing further details for discussion with the City of Burnaby.

We look forward to working closely with City staff through this rezoning process.

Yours truly,

**NSDA Architects**

A handwritten signature in black ink, appearing to read 'Derek Neale', written over a horizontal line.

Derek Neale Architect AIBC, AAA, FRAIC, RIBA  
Principal-in-Charge

Cc: Calvin McCourt, VP Development, Starlight Investments