

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #16-52 2016 NOVEMBER 16

#### ITEM #07

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Shape Properties  
2020 – 505 Burrard Street  
Vancouver, BC V7X 1M6  
(Attn: Natanya Funk)
- 1.2 Subject:** Application for the rezoning of:  
Portion of Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 & EPP10716
- From:** CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and the development plan entitled “Lougheed Core Area Master Plan” prepared by James K.M. Cheng Architects Inc.)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)
- 1.3 Address:** Portion of 9855 Austin Road
- 1.4 Location:** The subject site is located at the northwest corner of Austin Road and North Road (Sketch #1 *attached*).
- 1.5 Size:** The proposed site is rectangular in shape, has frontages of approximately 110.1 m (361.2 ft.) on Austin Road, 167 m (574.9 ft.) on North Road, 166 m (544.6 ft.) on Grand Promenade, and 114.9 m (377 ft.) on Cross Creek Road, and has an approximate area of 18,708 m<sup>2</sup> (201,375 sq.ft.).
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of the third residential tower on the Lougheed Core Area Phase I site.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the northwest corner of North Road and Austin Road and is an 18,708 m<sup>2</sup> (201,375 sq.ft.) portion of the Lougheed Town Centre shopping mall site (“Lougheed Mall”) (see Sketch #1 *attached*). It is the proposed location for the Phase I development site in accordance with the Lougheed Core Area Master Plan.

The subject site is predominantly improved with surface parking that serves the Lougheed Mall. A portion of the mall’s above-ground parking structure and a portion of the mall building are also located on the site. The existing Lougheed Mall and related parking facilities are located directly to the west and north of the site. To the east across North Road in the City of Coquitlam are low rise commercial and multiple-family developments that are planned for future higher density mixed-use development. To the south of the subject site across Austin Road are commercial uses, with the Lougheed Town Centre SkyTrain Station and bus exchange slightly beyond to the southwest, across Gatineau Place (see Sketch #2 *attached*).

## 3.0 BACKGROUND INFORMATION

3.1 On 2016 August 29, Council granted Final Adoption to Rezoning Reference #15-23, which established the Lougheed Core Area Master Plan. The Master Plan is a dramatic reconceptualization of a 29.1 hectare (72 acre) area, which includes the 14.9 hectare (37 acre) shopping mall – into a vibrant, pedestrian and transit-connected, mixed-use community with diverse housing, employment, service, and recreation opportunities. The Master Plan provides direction related to the general land use, form, massing, subdivision pattern, site servicing, development phasing, and distribution of applicable development densities in the Core Area. Upon Second Reading of the Master Plan rezoning on 2016 March 07, the Lougheed Town Centre Plan was amended to reflect RM5’s’ and C3 designations as development guidelines for lands within the Core Area south of Cameron Street (excluding land owned by Translink to accommodate transit uses), including the subject site. The intent of the Master Plan and the Lougheed Town Centre Plan amendment is to facilitate the phased development of the Lougheed Core Area into a high-density, mixed-use area with a variety of housing opportunities, a system of shopping streets, more diverse employment and service opportunities, strong pedestrian and transit orientation, and significant amounts of public open space.

3.2 The Lougheed Town Centre Core Area Master Plan includes eight major development phases. Consistent with the Master Plan, the entire Phase 1 development at the northwest corner of Austin Road and North Road will be comprised of the following:

- a commercial podium that will provide diverse shops, services, and employment opportunities;
- four high-rise residential towers, of which Tower 4 is intended for purpose-built rental apartment use;

- extensive landscaping features that will contribute towards environmental sustainability and provide opportunities for community building; and,
- significant public realm components that will help create a strong sense of place, community, and identity, and provide improved connections with the surrounding neighbourhood.

3.3 On 2016 November 07, Council granted Second Reading to two rezoning bylaws for other sub-phases associated with the Phase 1 development: the commercial podium, parking, and public realm (Rezoning Reference #15-28); and, the first of the four high-rise apartment towers (Rezoning Reference #15-29). The commercial concept for Phase 1 (Rezoning Reference #15-28) will help establish the new North Road, Austin Road, Grand Promenade, and Cross Creek precincts of the re-imagined Loughheed Core Area, including significant public realm components such as a pocket park and water feature at the northeast corner of the site, midblock parklets, and new and upgraded sidewalks and bike paths along the development frontages. Demolition of a portion of the existing mall's above ground parking structure and an approximately 2,656.4 m<sup>2</sup> (28,593 sq.ft.) portion of the mall building's floor area will be undertaken to accommodate Phase I development.

3.4 The applicant has now submitted a rezoning application for the third of the four high-rise apartment towers (Rezoning Reference #16-52 – subject rezoning). The initial reports to Council for tower two (Rezoning Reference #16-51) and tower four (Rezoning Reference #16-53), appear elsewhere on tonight's Council agenda.

#### **4.0 GENERAL INFORMATION**

4.1 The intent of the subject rezoning bylaw amendment is to permit development of the third of four residential towers on the Phase I site. The proposed tower is located at the southeast corner of the Phase 1 site, atop the commercial podium and parking that is proposed under Rezoning Reference #15-28. In line with the adopted Loughheed Core Area Master Plan, the proposed building is intended to be a high-rise residential tower with a height between 30 to 45 storeys.

4.2 No servicing will be required in conjunction with this rezoning application. Servicing requirements and road dedications for the overall Phase I site will be sought in connection with Rezoning Reference #15-28.

4.3 Given the reliance of the proposed residential building on the commercial podium, completion of Rezoning Reference #15-28 is a requirement of adoption of the subject rezoning bylaw.

4.4 Any necessary easements, covenants, and statutory rights-of-way for the new development are to be provided.

- 4.5 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.
- 4.6 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.7 Due to proximity of the site to the Evergreen SkyTrain line, North Road, and Austin Road, an acoustical study to ensure compliance with Council-adopted sound criteria is required.
- 4.8 The Parkland Acquisition, School Site Acquisition and GVS&DD Sewerage Cost Charges are applicable to this application.
- 4.9 The applicant is proposing to utilize available amenity density bonus provisions indicated within the Zoning Bylaw. A separate report specifically addressing the nature of the amenity density bonus will be pursued through the Planning and Development Committee.
- 4.10 Submission of a Green Building strategy for the new development is required.
- 4.11 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.

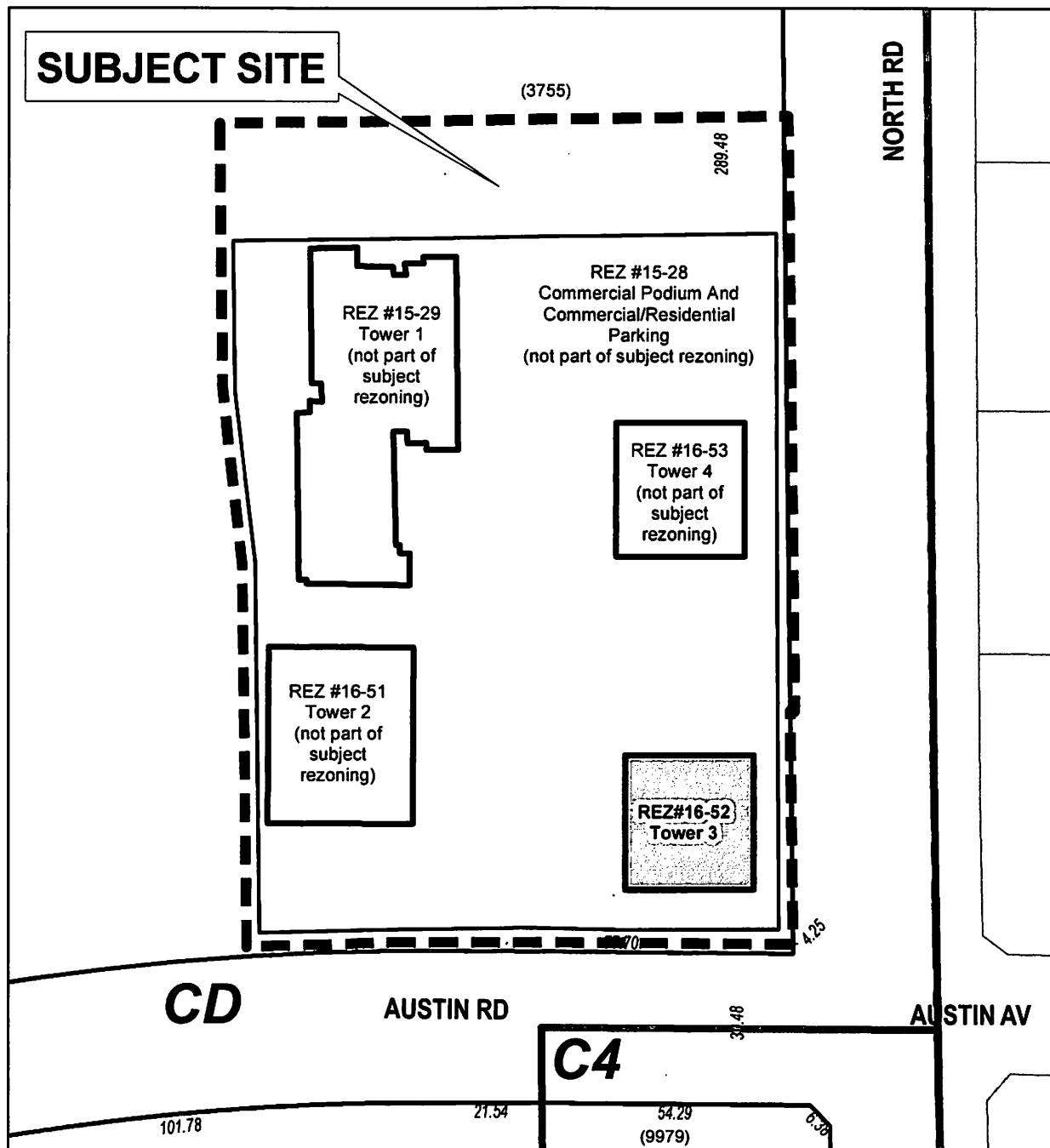
*LP.*

JD:spf

***Attachments***

cc: Director Engineering  
City Solicitor  
City Clerk

# SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:  
NOV 14 2016

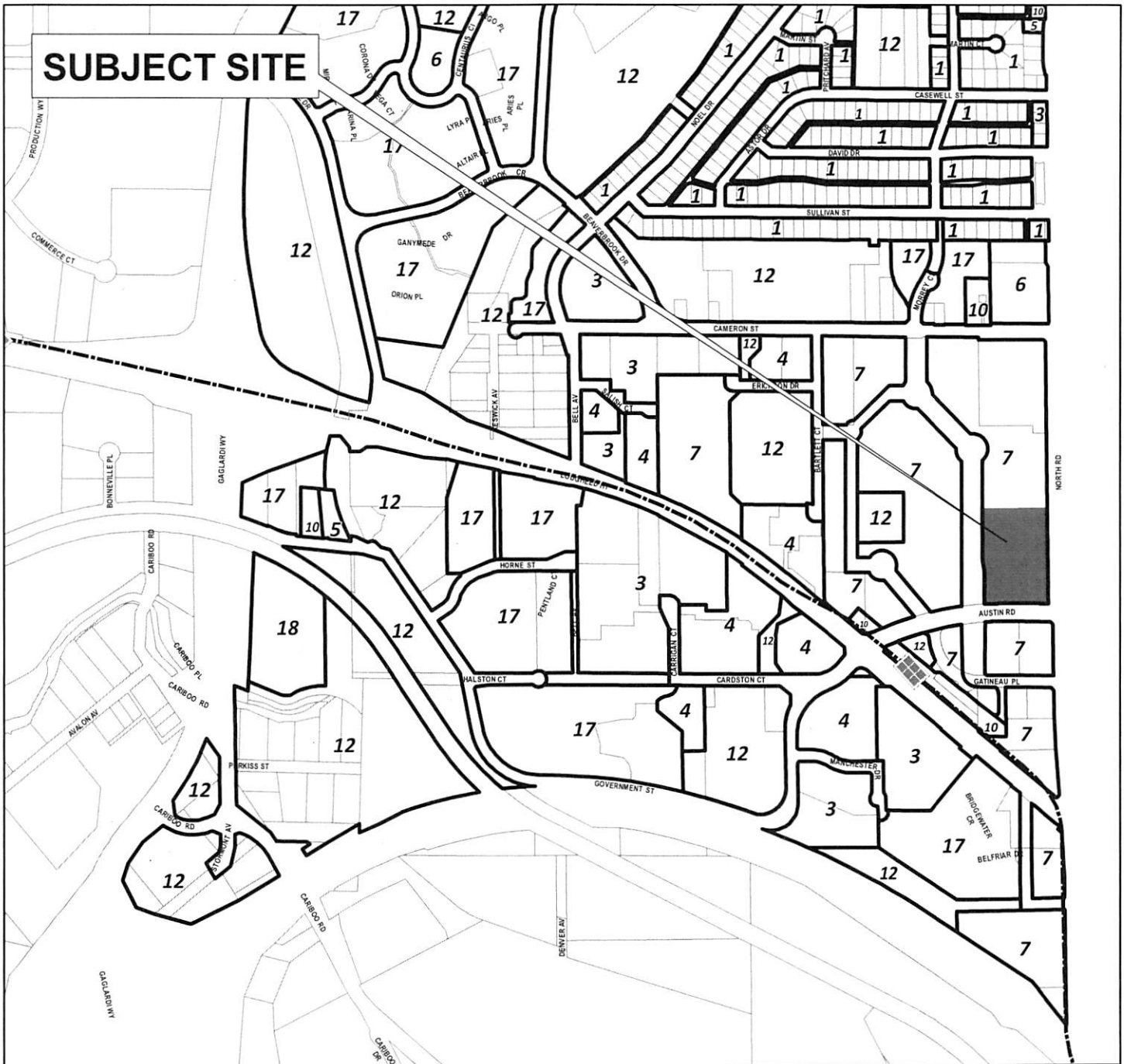
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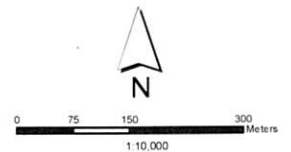
REZONING REFERENCE #15-52  
PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL)  
RESIDENTIAL TOWER 3

 Subject Site

Sketch #1



- |  |  |
|--|--|
| 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                     |  |



PLANNING & BUILDING DEPARTMENT

## Lougheed Town Centre Plan

October 28<sup>th</sup>, 2016

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

**RE: Letter of Intent**

**The City of Lougheed, Phase 1, Tower 3  
9855 Austin Avenue Burnaby, B.C. V3J 1N**

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Dear Lou,

We are pleased to enclose the Site Specific Rezoning application for the Phase 1 third residential building, Tower 3 as shown in the Lougheed Core Area Master Plan and the Rezoning Commercial application #15-28. As envisioned in the Lougheed Core Area Master Plan, the Phase 1 development site encompasses the South East corner of the Lougheed Town Center Mall property (9855 Austin Road) at the intersection of North Road and Austin Avenue. Tower 3 is located within the first Phase of development on the South East corner on top of the commercial podium, set back from North Road and Austin intersection. The residential parking and infrastructure for the Tower 3 is situated within and on top of the commercial podium.

The Tower 3 location and form materially connects to the commercial podium below and adds to the grandeur of the arrival experience on the corner of North Road and Austin. The Tower 3 lobby relates to the amenity building to the west and the other tower lobbies in the vicinity. The built form for this tower is unique in its orientation and height contributing to a tiering effect between towers. The tower presents itself differently architecturally, whilst still reflecting a material pallet and features that creates a relationship between this family of towers joined together by the podium. The residential uses within the first Phase are in line with the Lougheed Core Area Master Plan Vision and design guidelines for the Property.

This application follows the previously submitted for Phase 1 applications including Commercial Rezoning application #15-28, Tower 1 Rezoning application #15-29, and Tower 2 Rezoning application. The Tower 3 application will be followed by Site Specific Rezoning application for the fourth future residential building including Tower 4 as outlined in the Master Plan for Phase 1 of the Site.

We look forward to working with the City of Burnaby on this Tower 3 application that progresses the first phase of development for the Lougheed Core Area Master Plan. We have submitted the fee of \$13,458 and the required rezoning application form and documentation.

If you have any questions or concerns please contact me directly.

Yours Truly,  
**Shape Properties Corp.**



Natanya C. Funk

cc: Jesse Dill, Karen Hung, Jim Rinzema

**HEAD OFFICE**

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