

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-03
2017 MARCH 29

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Aquilini Indigenous Development LP
Aquilini Centre West
89 West Georgia Street
Vancouver, BC V6B 0N8
(Attn: Jake McEwan)
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 71, Group 1, NWD Plan LMP12752 Except Plan EPP6303
- From:** CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District)
- To:** CD Comprehensive Development District (based on B2 Urban Office District, P6 Regional Institutional District, C2 Community Commercial District, and RM2 Multiple Family Residential District)
- 1.3 Address:** 3405 Willingdon Avenue
- 1.4 Location:** The subject site is located at the southwest corner of Willingdon Avenue and Canada Way (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape and has an area of 16.2 hectares (40 acres) and frontages of 337 m (1,106 ft.) and 514 m (1,685 ft.) on Canada Way and Willingdon Avenue respectively.
- 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 establish a Conceptual Master Plan for the subject site and a detailed Phase I development plan for the northeast portion of the site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site at 3405 Willingdon Avenue is located at the southwest corner of Canada Way and Willingdon Avenue (see *attached* Sketch #1). The property is jointly owned by the Musqueam Indian Band, the Tsleil-Watuth Nation, and Aquilini Development and

Construction. The site is improved with 21 low-rise structures of varying ages and condition that surround a central playfield area. A number of buildings are currently leased to the Provincial Government including: the northwest building complex, which is currently used as a youth treatment centre; the northeast complex, which is currently used as a long-term residential treatment centre for clients with mental health, physical health, and addiction issues; and the small building located on the east side of the site, which is currently used for offices. The southwest building complex was previously used as a youth correctional facility, which has since been decommissioned and is presently vacant. All Provincial uses on the site will be relocated to alternate, off-site locations upon lease expiry in 2019.

- 2.2 To the south and west of the subject site is the Discovery Place Business Centre area, which is now substantially developed with research and development facilities. To the north is land that is designated for business centre use, with the Grand Villa Casino, Delta Burnaby Hotel and Conference Centre, and the Trans Canada Highway beyond. The British Columbia Institute of Technology (BCIT) is located to the east of the site, while the Willingdon Green Business Centre and Canada Way Business Park are located beyond to the northeast. Vehicular access to the subject site is currently available from Willingdon Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site was historically zoned P6 Regional Institutional District, reflecting previous Provincial ownership and use of the property. In 2009, the City initiated a rezoning application (Rezoning Reference #09-02) and Zoning Bylaw text amendment to set an appropriate development direction for the property and to preclude future correctional facility use on the site. The zoning that has been established for the site is CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District guidelines and in accordance with the comprehensive development plan entitled “3405 Willingdon Avenue” and “Attachment A – Development Guidelines”, dated 2009 February 24, prepared by the City of Burnaby). Permitted land uses for the site include:

- high tech industries and head office uses;
- vocational and post-secondary education facilities and services;
- health and community services, including medical and hospital services, public health, continuing care and seniors’ services, mental health and addiction services,
- combined emergency, transitional and supportive housing, with support services; and,
- supporting accessory land uses, such as commercial, mixed-use, and residential uses.

These uses are consistent the Burnaby Official Community Plan, which designates the Willingdon/Canada Way area as a high amenity business centre, with the specific types of businesses responding to changing needs and conditions of the marketplace.

- 3.2 In March 2014, the site was sold to the current landowners, who expressed interest in rezoning and developing the site in accordance with the CD zoning for the site. The landowners are proposing to accommodate high job-generating industries and supporting complementary uses on the site, with detailed development guidelines to be established through a Master Plan rezoning process.

4.0 GENERAL INFORMATION

- 4.1 The scope of the subject rezoning bylaw amendment is twofold: (1) to establish a conceptual Master Plan for the overall site, including defining general land use, form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities; and (2) to develop a detailed Phase I development plan for the northeast portion of the site.

The preliminary Master Plan concept is to develop the site in line with the intent of the CD zoning that has been established for the site; the goals of social, economic, and cultural independence for the Musqueam Indian Band and Tsleil-Waututh Nation; the placemaking goals of the landowners; and the broader economic, social, and environmental sustainability objectives of the City. Of particular note is the opportunity for development of the site to generate a significant number of new jobs in Burnaby. The B2 Urban Office District specifies a minimum employment capture of 75 employees per acre, which translates to at least 3,000 employees for the 40 acre subject site. Supportive commercial, residential, and amenity uses, including a child care facility, are also proposed for the site to address on and off-site demand. An approximately four acre public open space or “commons” is envisioned at the centre of the site. Other public open space and public realm features that are anticipated for the site include significant green buffers to existing development to the west and south, pocket parks, plazas, and tree lined boulevards that form part of a finer-grained street network that supports vehicles, pedestrians and cyclists. Potential street linkages between the west and south sides of the site to Gilmore Way and Sanderson Way respectively will be explored, as will a pedestrian overpass of Willingdon Avenue, in order to provide greater connectivity between the site, surrounding businesses in Discovery Place, and BCIT. The proposed built form and public open spaces are envisioned to respond to the site’s sloping topography and unique natural features, which includes a small, open segment of Sumner Creek. Details of the Master Plan concept and the Phase I development plan for the northeast portion of the site will be included in a further report to Council prior to advancing the rezoning proposal to a Public Hearing. While not covered under the subject rezoning proposal, the general land use and sustainability directions established by the Master Plan could be expanded, in the future, to adjacent sites to the west and south, along Gilmore Way and Sanderson Way.

It should be emphasized that the subject rezoning application does not seek approval for any specific new development, with the exception of Phase I. Separate rezoning applications for all other development on the site will be advanced for Council consideration in the future.

4.2 Rezoning requirements related to the conceptual Master Plan component of this rezoning application include:

- submission of a Master Servicing Plan for the overall site;
- submission of a Master Traffic and Transportation Study for the overall site;
- submission of a Master Stormwater Management Plan for the overall site;
- submission of a Master Green Building Policy for the overall site;
- submission of a Phasing Plan for the overall site;
- submission of a Master Comprehensive Sign Plan for the overall site; and,
- registration of a Section 219 Covenant specifying the permitted densities for each individual development parcel within the overall site.

4.3 Rezoning requirements related to the detailed Phase 1 component of this rezoning application include:

- provision of all necessary servicing to support the Phase 1 development, as determined by the Director Engineering;
- provision of all necessary road dedications and statutory right-of-ways to support the Phase 1 development, to be determined by way of detailed road geometrics;
- completion of the necessary subdivision;
- registration of any necessary easements, covenants, and statutory rights-of-way for the Phase 1 development;
- submission of a Traffic and Transportation Study for the Phase 1 development;
- submission of an on-site Stormwater Management Plan for the Phase 1 development;
- submission of a Green Building strategy for the Phase 1 development;
- submission of a Comprehensive Sign Plan for the Phase 1 development;
- submission of a tree survey and arborist's report for the Phase 1 development;

- approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system for the Phase 1 development;
- compliance with the Burnaby Solid Waste and Recycling guidelines, including the provision of appropriately screened garbage handling and recycling holding areas in the Phase 1 development;
- written confirmation that Phase 1 development complies with all conditions of the Certificate of Compliance that has been issued for the overall site;
- compliance with the guidelines for surface and underground parking; and,
- payment of the Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges.

4.4 The proposed prerequisite conditions of this rezoning will be detailed in a future report.

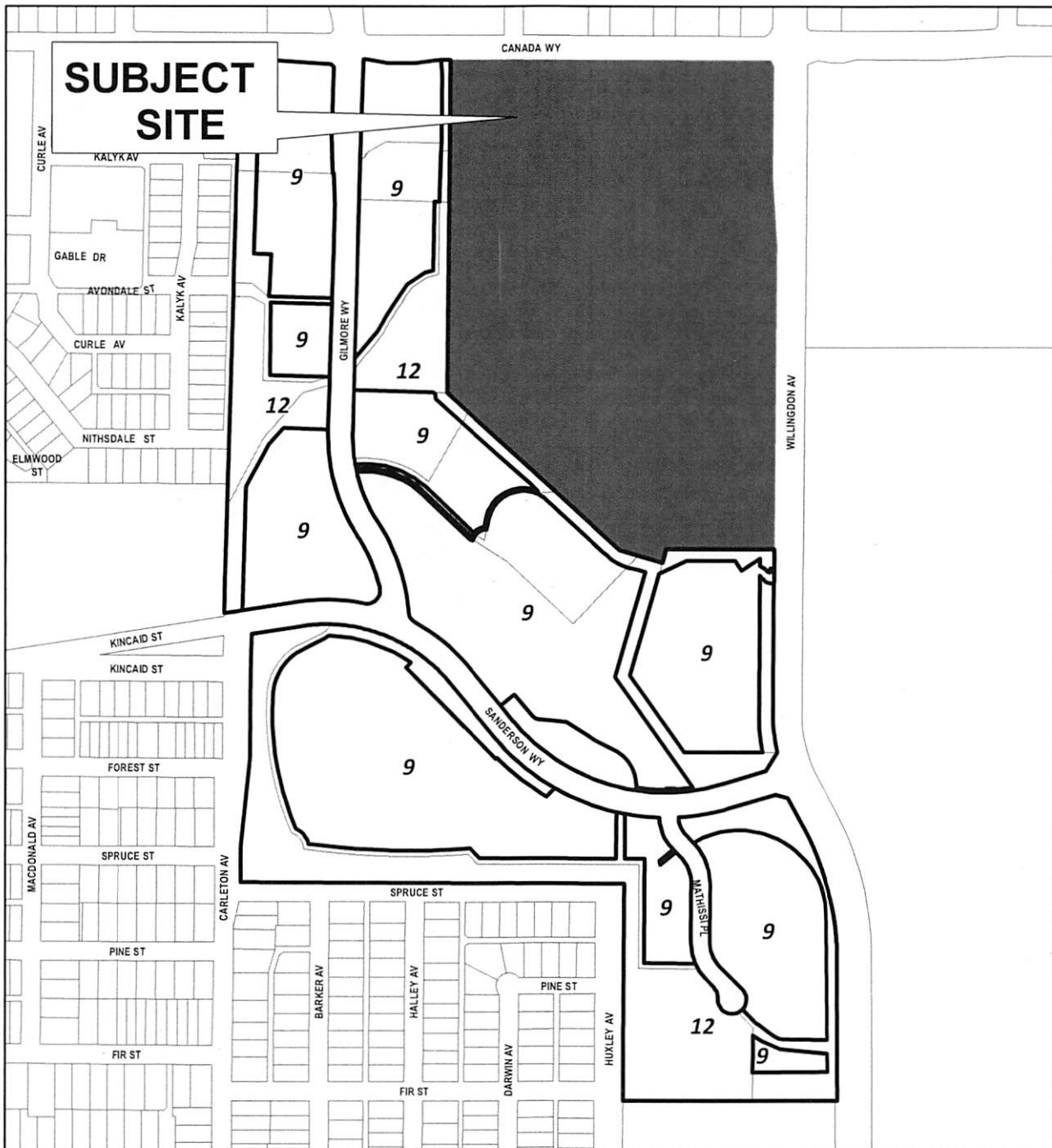
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work 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.

h.p.

KH:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



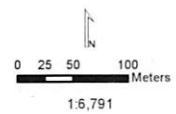
General Land Use Designations

- 9 Industrial
- 12 Park and Public Open Space



Planning and Building Dept

Discovery Place Community Plan





Aquilini Indigenous Development LP
Aquilini Centre West
89 West Georgia
Vancouver, BC V6B 0N8

February 20th 2017

City of Burnaby
4949 Canada Way
Burnaby, BC, Canada
Attention: City of Burnaby Planning and Building Department

To Whom It May Concern,

Re: Rezoning Application – 3405 Willingdon Avenue

Aquilini Indigenous Development LP, on behalf of 0996501 BC LTD, is pleased to submit this rezoning application for the Master Plan proposal and potentially first phase of development of 3405 Willingdon Avenue, Burnaby BC (“the Willingdon Lands”). In 2014, the Aquilini Group, Musqueam Indian Band and the Tsleil-Waututh Nation formed a partnership to redevelop the Willingdon Lands in a manner consistent with the goals of social, economic and cultural independence for the Tsleil-Waututh Nation and Musqueam Indian Band, and in line with the intent of the CD Comprehensive Development zoning that has been established for the site through Rezoning Reference #09-02.

The proposed built form and public open spaces are envisioned to respond to the site’s unique natural features such as integrating topography, water and nature as well as providing architecture that is unique to the site and responsive to its strategic location between the burgeoning Metrotown and Brentwood regional town centres. The proposed master plan includes an approximately 4-acre neighbourhood commons as well as public open spaces, services and amenities serving the new users of the site but also providing a space for the neighbouring communities.

We are excited for the opportunity to work with the City through this rezoning process and to provide further definition to the Master Plan. We believe there is a unique opportunity to plan the development of the site in a way that addresses Burnaby’s growth, economic and environmental goals as well as place-making goals from the Partnership.

Yours truly,

Jake McEwan

Senior Vice President

604.318.8052

jake.mcewan@aquilini.com