

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-07
2017 MARCH 29

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Ledingham McAllister Communities Ltd.
3rd Floor, 1285 West Pender Street
Vancouver, BC V6E 4B1
Attention: Robert Estey
- 1.2 Subject:** Application for the rezoning of:
Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090 Except Plan EPP61185
- From:** CD Comprehensive Development District (based on the RM5 and RM1 Multiple Family Residential Districts, and C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District (based on the RM5, and RM1 Multiple Family Residential Districts, the Southgate Neighbourhood Master Plan, and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** Portion of 7201 11th Avenue (Gateway 5, 6, 7)
- 1.4 Location:** The subject site is located within the Southgate Master Plan area and will front onto the future Southgate Boulevard (Sketches #1, #2, and #3 *attached*).
- 1.5 Size:** The proposed subject site is irregular in shape with a total area of 6,996.62 m² (75,311 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 42-storey residential tower with a six-storey podium and a six-storey low-rise residential building in the Gateway neighbourhood within the Southgate Master Plan Area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site forms part of the Gateway Neighbourhood within the Southgate Master Plan Area.

2.2 The subject site consists of a portion of 7201 11th Avenue (see *attached* Sketch #1), which is currently zoned CD Comprehensive Development District (based on the RM5, and RM1 Multiple Family Residential Districts, and C2 Community Commercial District) in accordance with the Southgate Master Plan. The site is currently occupied by an industrial warehouse building and related surface parking and loading facilities. Vehicular access to the overall master plan site is currently available from 18th Street and 11th Avenue. Existing adjacent uses include a dairy plant to the north; and, two large industrial warehouse buildings and several accessory buildings/structures to the west, east and south.

3.0 BACKGROUND INFORMATION

3.1 The Southgate Master Plan was adopted in connection with Rezoning Reference #14-25. It consists of a Concept Book and compendium Design Guidelines and provides the policy framework and general development parameters to guide future detailed rezoning applications for specific phases of development within the five neighbourhood areas established by the Southgate Master Plan. In this regard, the Master Plan establishes general networks and connections, land use and density, built form, public realm character and landscape expression, park and open space, site servicing, and phasing pattern for the Southgate area.

3.2 The Master Plan contemplates a total of nine development sites within the Gateway neighbourhood, which is generally located in the northwest portion of the Southgate area. The form of development that has been established by the Master Plan for the subject site is a high-rise apartment tower with a low-rise podium oriented towards a new dedicated road (Southgate Boulevard) and a low-rise residential building oriented towards a new private road (13th Avenue). High quality building design and architecture, expressed by a distinctive tower form as well as a strong, street-oriented relationship to the street frontages is expected. Each site specific development within the Southgate area must also be consistent with the vision and concepts established in the Master Plan, as well as the compendium set of Design Guidelines.

3.3 It should be noted that there are five other development sites within the Southgate area that are currently under rezoning for a specific plan of development: Rezoning Reference #14-26 (“Precedence”, currently at Second Reading,) is also within the Gateway Neighbourhood; Rezoning 14-28 (“Island 1 and 2”, currently at Second Reading), Rezoning Reference #16-10 (“Island 3,4,5”, currently at Second Reading) and, Rezoning Reference #16-08 (“Island 6”, currently at First Reading), are all located within and complete the Island neighbourhood; and, Rezoning Reference #14-27 (“BC Family Housing Site”, granted Final Adoption 2017 March 06) is located within the Ernie Winch Neighbourhood. (Sketch #3 *attached*).

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept for the subject site involves a 42-storey apartment tower with a six storey podium, and a six-storey low rise building. Access to the site will be provided via a new dedicated road (Southgate Boulevard).
- 4.2 In accordance with the Master Plan (Rezoning Reference #14-25) and the associated density allocation covenant registered on the site, the applicant intends to utilize approximately 39,335.4 m² (423,403 sq. ft.) (inclusive of the amenity density bonus of approximately 4,523.5 m² (48,691 sq. ft)). of the available 233,190.1 m² (2,510,037 sq. ft.) allocated to the Gateway neighbourhood area. The Department of Public Safety and Community Services will be requested to provide an estimate of value for the bonused density. A further report will be submitted to Council regarding value of the bonused density and recommendations for its application.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site in accordance with the adopted master servicing concept. The servicing requirements for this development will include, but not necessarily be limited to the following:
- Construction of the dedicated Southgate Boulevard (from Eighteenth Street to the eastern edge of the development site) to a local road standard with boulevards, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting;
 - construction of the private 13th Avenue (from Eighteenth Street to the eastern edge of the development site); and,
 - storm, water, sanitary sewer improvements as identified in the Master Servicing Plan established for the development.
- 4.4 Dedication for Southgate Boulevard will be required in conjunction with the subject application.
- 4.5 A detailed Master Park Plan, including an operations, maintenance and replacement manual is required prior to Final Adoption of the subject rezoning application, should approval of the subject rezoning amendment bylaw precede any of the rezoning amendment bylaws for the neighbourhood.
- 4.6 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided.
- 4.7 Provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holdings place, and commitment to implement the recycling provisions, in line with the proposed Solid Waste and Recycling Master Plan, are required.

- 4.8 An on-site stormwater management system, in line with the Southgate Stormwater Management System Master Plan, is required.
- 4.9 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.10 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.
- 4.11 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report, to be submitted at a future date prior to advancing to a Public Hearing.

5.0 RECOMMENDATION

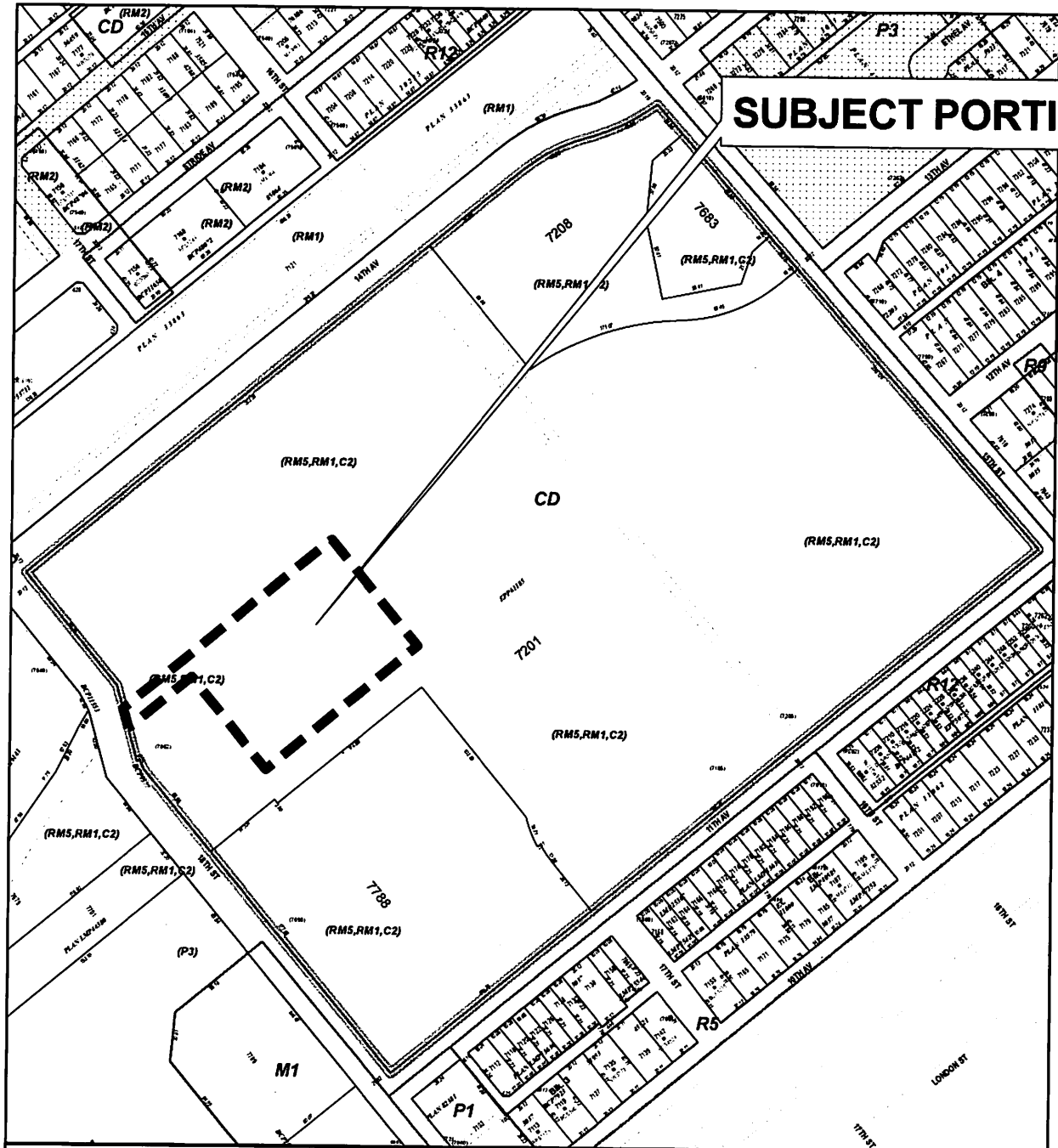
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LR

DR:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk



SUBJECT PORTION



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 24 2017

SCALE:
1:4,000

DRAWN BY:
AY

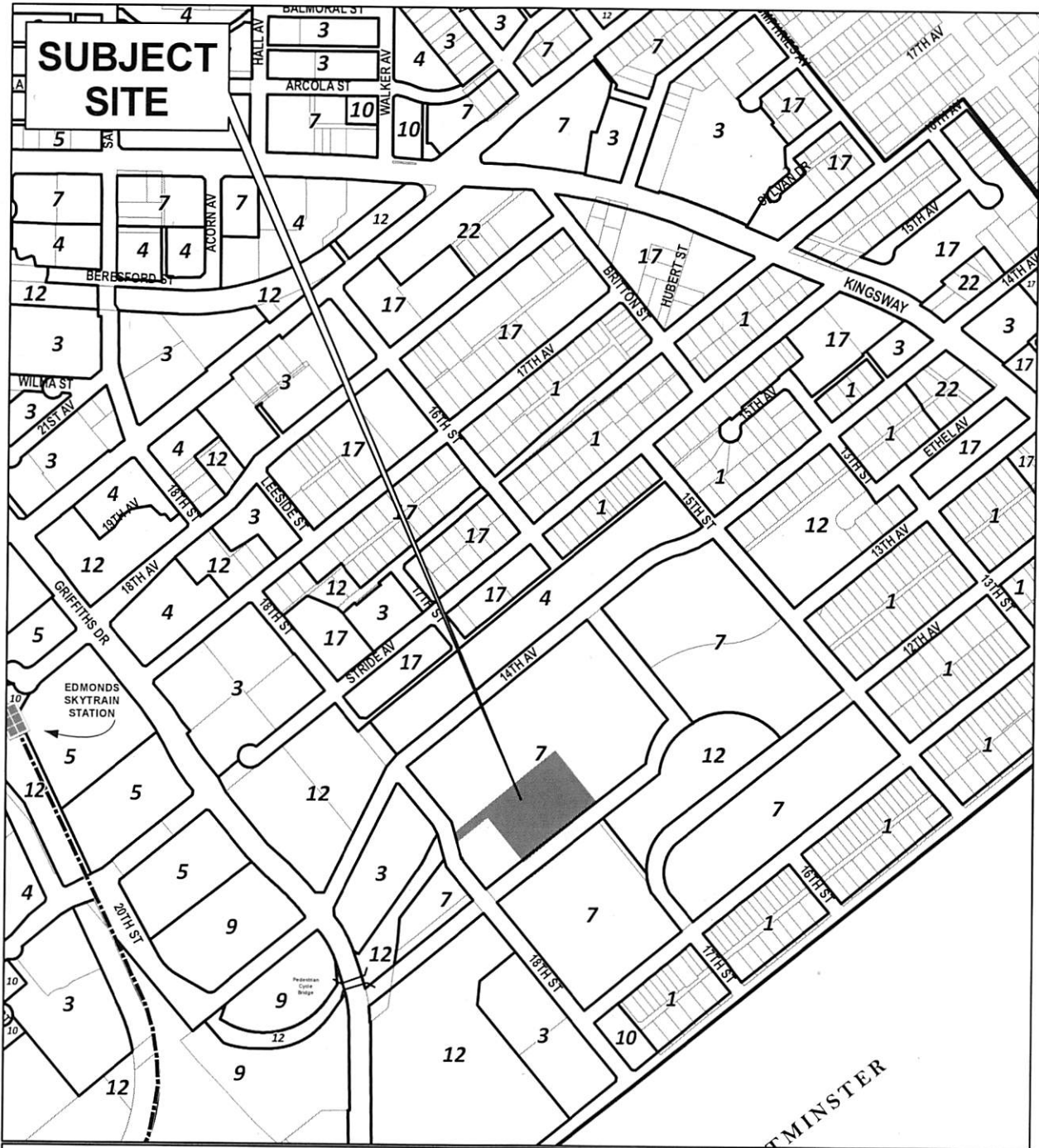
REZONING REFERENCE #17-07
7201 11TH AVENUE



Subject Site



Overall Southgate
Master Plan Site



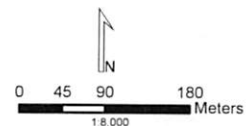
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| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

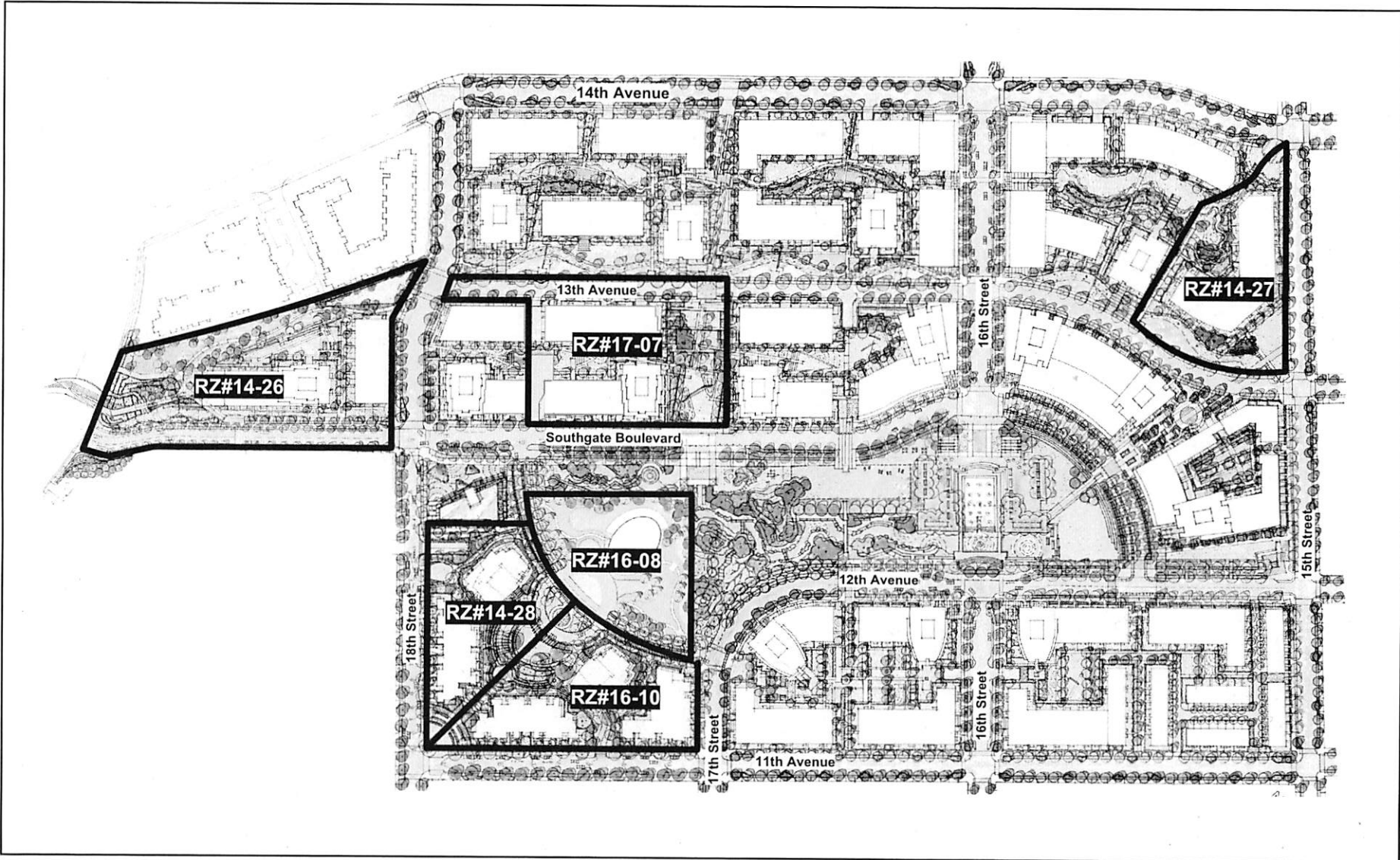
Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





SKETCH 3

Southgate Master Plan Rezoning



PLANNING & BUILDING DEPT.
2017 03 21



LEDINGHAM McALLISTER

3rd Floor, 1285 West Pender Street, Vancouver, BC, Canada V6E 4B1 / (604) 662-3700-FAX: (604) 684-9004

March 16th, 2017

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

Attention: Demian Rueter

Dear Demian:

Re: Letter of Intent Southgate – Gateway Neighbourhood Rezoning Application

Please accept this Letter of Intent as part our Rezoning application for the properties indicated below as "Gateway – 5,6,7" within the Southgate Master Planned Community, Edmonds Town Centre.

The subject property is located within the Southgate consolidated site located at 7201 11th Avenue, Burnaby. The legal description is: PID 029-640-199. Remainder of Lot A, District Lot 53, Group 1, New Westminster District, Plan EPP 61185

The floor area ratio for this parcel is proposed at FAR 2.72. The development density of this parcel falls within the allocated density of the Gateway Neighbourhood and within the total allocated density as outlined in the Southgate Master Plan Concept Book and Design Guidelines (final adoption July 2015). Bylaw # 13387.

Proposed Use:

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts and C2 Community Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

Our intent is to remove the existing industrial buildings and redevelop the property with a 42 storey high-rise residential building over a 3 storey below grade parking structure. This development will also

include a 6 storey 100-unit low-rise residential building over a 1 storey below grade parking structure. All development within this rezoning parcel follows the Southgate Master Plan Concept Book and Design Guidelines.

We look forward to working with Burnaby staff and council on this exciting project.

Yours truly,

SOUTHGATE CITY HOMES LP



Robert Estey

Vice President, Development