



Item
Meeting 2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-51
High-Rise Apartment (Tower 2) in the Lougheed Town Centre Phase 1 Site
Lougheed Town Centre Plan

ADDRESS: Portion of 9855 Austin Road (see *attached* Sketches #1, #2 and #3)

LEGAL: Portion of Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 and EPP10716

FROM: CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

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, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Tower 2" prepared by GBL Architects Inc.)

APPLICANT: Shape Properties Corp.
2020 One Bentall Centre
505 Burrard Street, Box 206
Vancouver, BC V7X 1M6
(Attn: Natanya Funk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15, and to a Public Hearing on 2017 May 30 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.

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- c) The granting of Section 219 Covenants in accordance with the subject rezoning and Rezoning Reference #15-28:
 - restricting enclosure of balconies;
 - ensuring compliance with the approved acoustical study;
 - ensuring that the density of development of air space parcels and strata lots complies with the approved CD zoning and density allocation covenant for the site and to ensure that the overall site continues to function as a single, integrated development; and,
 - restricting the use of guest rooms.
- d) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- e) Compliance with the Council-adopted sound criteria.
- f) The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building.
- g) The submission of a sustainability report detailing the initiatives for Tower 2 to contribute towards the environmental commitment of LEED ND Gold for the entire Phase 1 Development.
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i) The deposit of the applicable Parkland Acquisition Charge.
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The completion of Rezoning Reference #15-28 and #15-29.
- m) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of the second of four residential towers on the Lougheed Core Area Phase 1 site (see Sketch #1 *attached*), within the Lougheed Town Centre Core Area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The proposed residential tower is located within the southwest quadrant of Lougheed Core Area Phase 1 site, atop a commercial podium and parking component proposed as part of Rezoning Reference #15-28 (see Sketch #1 *attached*). There are four residential towers being advanced through separate rezonings atop the commercial podium: Tower 1 (Rezoning Reference #15-29), Tower 2 (Rezoning Reference #16-51 – subject rezoning), Tower 3 (Rezoning Reference #16-52), and Tower 4 (Rezoning Reference #16-53). At present, a small portion of the existing mall's above-ground parking structure and a portion of the mall building are located within the Phase 1 site. The balance of the mall complex and related parking facilities are located west and north of the Phase 1 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 a bus exchange slightly beyond to the southwest, across Gatineau Place (see Sketches #2 and #3 *attached*).

3.0 BACKGROUND INFORMATION

- 3.1 On 2016 August 29, Council granted Final Adoption to Rezoning Reference #15-23, which established the Lougheed Town Centre Core Area Master Plan. The Master Plan represents a 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 7, 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.

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- 3.2 On 2016 November 21, Council authorized staff to continue to work with the applicant to facilitate the approval for the second of the four high-rise apartment towers (Rezoning Reference #16-51 – subject rezoning). At this meeting, Council authorized the Department to work with the applicant in the preparation of suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development for the subject rezoning that is suitable for presentation to a Public Hearing.
- 3.3 The Lougheed Town Centre Core Area Master Plan includes eight major development phases. Consistent with the Master Plan, the entire Phase 1 development will be comprised of the following:
- a commercial podium that will provide diverse shops, services, and employment opportunities;
 - four high rise residential towers, one of which is intended for purpose-built rental housing 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.

4.0 DEVELOPMENT CONCEPT

- 4.1 The intent of the subject rezoning bylaw amendment is to permit development of the second of four residential towers in the southwest quadrant of the Phase 1 site, atop four storey commercial development, the rezoning for which is being advanced separately under Rezoning Reference #15-28. The proposed residential building is intended to be a 48 storey apartment building. Street definition for four precincts identified in the Lougheed Core Area Master Plan is provided by the commercial podium: Austin Road, North Road, Cross Creek, and Grand Promenade. The development is in line with the Council adopted Lougheed Core Area Master Plan and the Lougheed Town Centre Plan.
- 4.2 In terms of the governing allowable residential form and density allocated to Tower 2, the allowable height is between 40 and 55 storeys with a residential gross floor area between 28,242.5 m² (304,000 sq.ft.) and 51,096.7 m² (550,000 sq.ft.). For Tower 2, the applicant has proposed a height of 48 storeys, and a gross floor area of 39,421.5 m² (424,330 sq.ft.) to accommodate 474 apartment units. The urban form and density of Tower 2 is consistent with the Master Plan density allocation covenant, and the approved design guidelines embedded in the Master Plan.
- 4.3 Overall, Tower 2 exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality, meeting

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the standard expected for 's' category development in the City's Town Centre areas. At 48 storeys, Tower 2 is the second tallest of the four towers. The floor plates of the subject Tower 2 are arranged in two massing volumes that offer a different height extrusion of one part against the other. The larger of the two parts extends up to 48 storeys while the smaller part sits at 43 storeys. This arrangement provides for a visibly landscaped terrace. Exposed terraces and visible landscaping at the top of the building.

The primary entrance into Tower 2 faces an internally oriented courtyard atop the commercial podium. The courtyard is raised slightly above North Road, offering a quieter environment above the commercial activity that will occur at grade of the commercial podium. Residential amenity needs for all four towers are met with a two-level 1965 m² (21,150 sq.ft.) residential amenity building integrated into the top level of the commercial podium in the southwest quadrant of the Phase 1 site, which is being advanced separately under Rezoning Reference #15-29 (Tower 1). As such, Final Adoption of the amendment bylaw for Rezoning Reference #15-29 is a requirement of the subject rezoning application. In addition to the shared residential amenities, a 219.7 m² (2,365 sq.ft.) amenity lobby is proposed for Tower 2, which is less amenity space than the permitted 972.3 m² (21,230 sq.ft.) for Tower 2 (i.e. 5% of total Gross Floor Area).

4.4 Vehicular access to the residential parking is available from Grand Promenade, Austin Road, Cross Creek, and the internal courtyard via North Road. All parking for the entire Phase 1 development, including Tower 2, is being advanced separately under Rezoning Reference #15-28. With regard to the residential parking for the development, the required parking ratio is 1.1 spaces per unit (of which 0.1 is for visitor parking), commensurate with the proposed transportation alternatives proposed for the site. The following transportation alternatives will be provided:

- provision of a 50% subsidy on two-zone transit passes for all residential units within Tower 2 for 12 months;
- provision of bike wash and bike repair areas in the underground parkade;
- provision of twice the required residential bicycle parking spaces to be provided in secured residential bicycle lockers;
- provision of two electric strata vehicles and two Level 2 Electric Vehicle (EV) Charging Stations for the benefit of Tower 2 residents, with a trust with sufficient funds for the strata corporation to cover the maintenance cost of the vehicles for a ten year period;
- provision of eight parking stalls for public car share on-site and eight Level 2 Electric Vehicle (EV) Charging Stations for the entire Phase 1 development;
- 10% of the required parking stalls to have Level 2 Electric Vehicle (EV) charging stations for the entire Phase 1 development; and,
- delivery of a communication strategy to be used in the marketing of the project and for the initial strata meeting to properly inform potential and new residents of the various transportation alternatives provided.

- 4.5 Final Adoption of the Lougheed Town Centre Core Area Master Plan rezoning application included the registration of a density allocation covenant specifying the residential densities permitted for each individual development parcel on lands owned by the applicant, Shape Properties, including the subject site. Residential density on the subject site, which influences unit count and therefore required parking, has been allocated in accordance with the direction set by the Master Plan rezoning. The covenant clarifies that total residential density for each residential tower is calculated as 68% base density and 32% bonus density. Tower 2 proposes a gross floor area of 39,421.5 m² (424,330 sq.ft.), which would amount to a base density of 26,806.7 m² (288,544 sq.ft.) and a bonus density of 12,614.9 m² (135,786 sq.ft.). The Legal and Lands Department will provide an estimate of value for the bonus density in a future report.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Lougheed Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new community centre, library and pool.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the Community Benefit Housing Fund.

- 4.6 Overall, the development proposal embodies the goals and ideals of the Lougheed Town Centre Plan and the Lougheed Town Centre Core Area Master Plan, to strengthen the surrounding community, promote exceptional urban design, encourage sustainable development, establish a transit oriented development and create a diverse and inclusive community. With these goals as a foundation, the realization of this development reinforces Burnaby as a destination for employment, residential livability and continued investment.

5.0 REZONING REQUIREMENTS

- 5.1 All necessary services to serve the subject site will be obtained through the Phase 1 commercial rezoning application (Rezoning Reference #15-28).
- 5.2 All necessary dedications will be obtained through the Phase 1 commercial rezoning application (Rezoning Reference #15-28).
- 5.3 In accordance with the City's policy for adaptable units, 99 units of the total 474 units meet adaptable standards. As permitted under the adopted policy, 1.86 m² (20 sq.ft.) for each adaptable unit is exempt from FAR, resulting in a total adaptable unit FAR exemption of 184.14 m² (1,980 sq.ft.). A total of 25 handicap accessible parking stalls are provided in connection with this development. Accessible parking stalls will be protected by a Section 219 Covenant.

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- 5.4 Necessary easements, covenants, and statutory rights-of-way for the overall Phase 1 site will be registered in connection with Rezoning Reference #15-28 (Phase 1 Commercial). Additional covenants directly related to Tower 2 that are to be provided include, but are not limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning and density allocation covenant for the site and to ensure that the overall site continues to function as a single, integrated development; and,
 - Section 219 Covenant restricting the use of guest rooms in Tower 2.
- 5.5 An acoustical study is required to ensure compliance with Council-adopted noise criteria.
- 5.6 The submission of a district energy pre-feasibility study to the approval of the Director Planning and Building is required.
- 5.7 The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.
- 5.8 Given the reliance of the proposed residential building on the commercial podium and residential amenity space, completion of Rezoning Reference #15-28 and #15-29 is a requirement of adoption of the subject rezoning bylaw.
- 5.9
- a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$600.00 per unit
 - c) GVS&DD Sewerage Charge of \$1,082.00 per apartment unit

6.0 DEVELOPMENT PROPOSAL

Phase 1

Site Area	- 18,589 m ² (200,090 sq.ft.)
Total Site Coverage	- 79% (14,771 m ² 158,994 sq.ft.)

Tower 2 - Density and Gross Floor Area

Tower 2 Residential Total	- 2.1 FAR 39,421.5 m ² (424,330 sq.ft.)
Building Height – Residential (above podium)	- 48 storeys

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Residential Unit Mix

Jr. One Bedroom	- 205 units
One Bedroom + Den	- 82 units
Two Bedroom	- 45 units
Two Bedroom + Den	- 131 units
Three Bedroom	- 4 units
Three Bedroom + Den	- 4 units
Penthouse Units (# of Bedrooms)	- 3 units (8 bedrooms total)
Total Units	- 474 units

Vehicle Parking

Tower 2	- 474 spaces required
474 units @ 1.0 spaces per unit	- 505 spaces provided

Bicycle Parking

Secure Residential Total	- 948 spaces required
474 units @ 2.0 spaces per unit	- 956 spaces provided
Residential Visitor Total	- 48 racks required
474 units @ 0.1 spaces per unit	- 48 racks provided

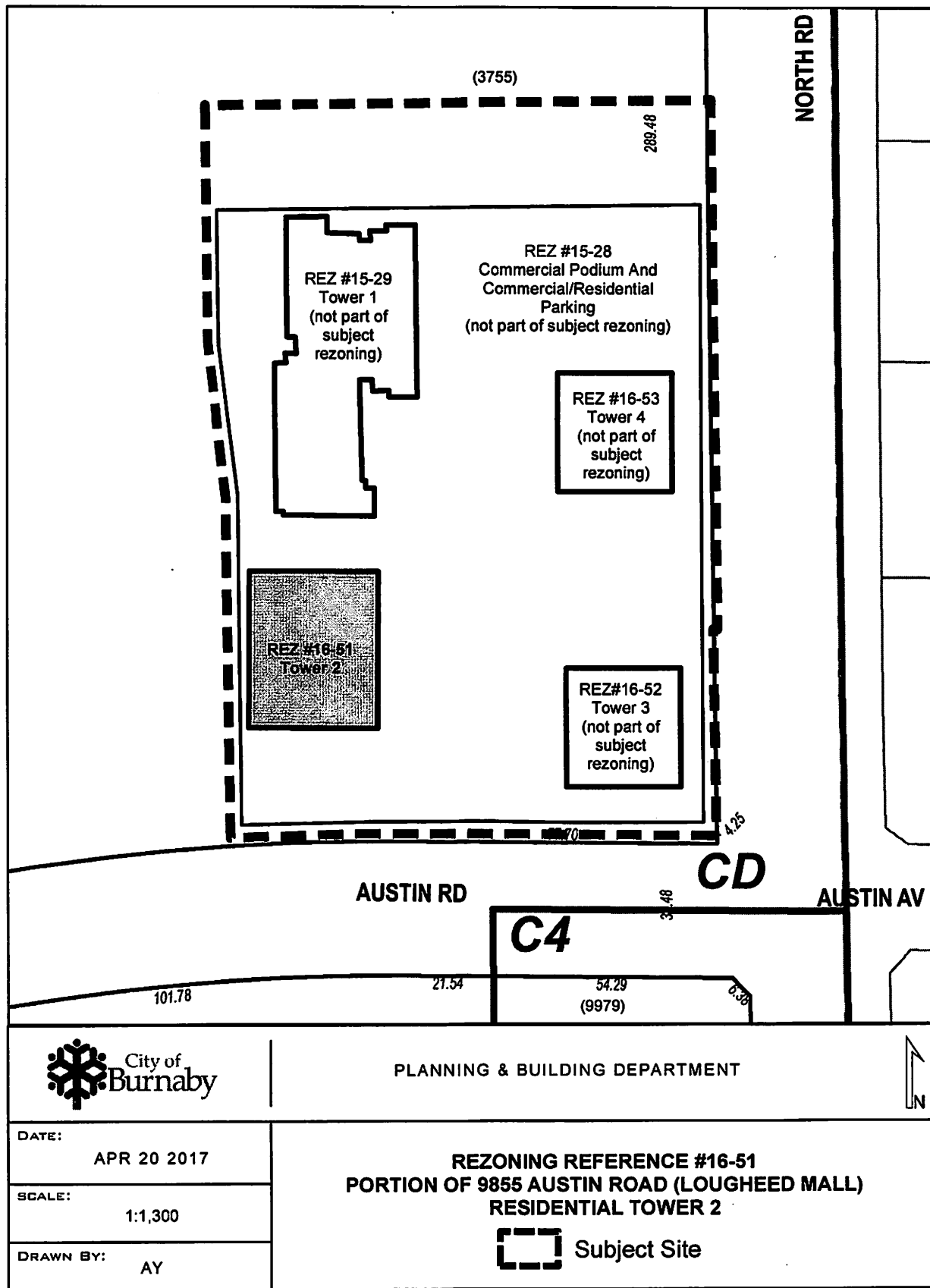
Communal Facilities

The amenity lobby area proposed for Tower 2 is 219.7 m² (2,365 sq.ft.), which is less than the permitted 1,971 m² (21,217 sq. ft.) for Tower 2 (i.e. 5% of total Gross Floor Area).

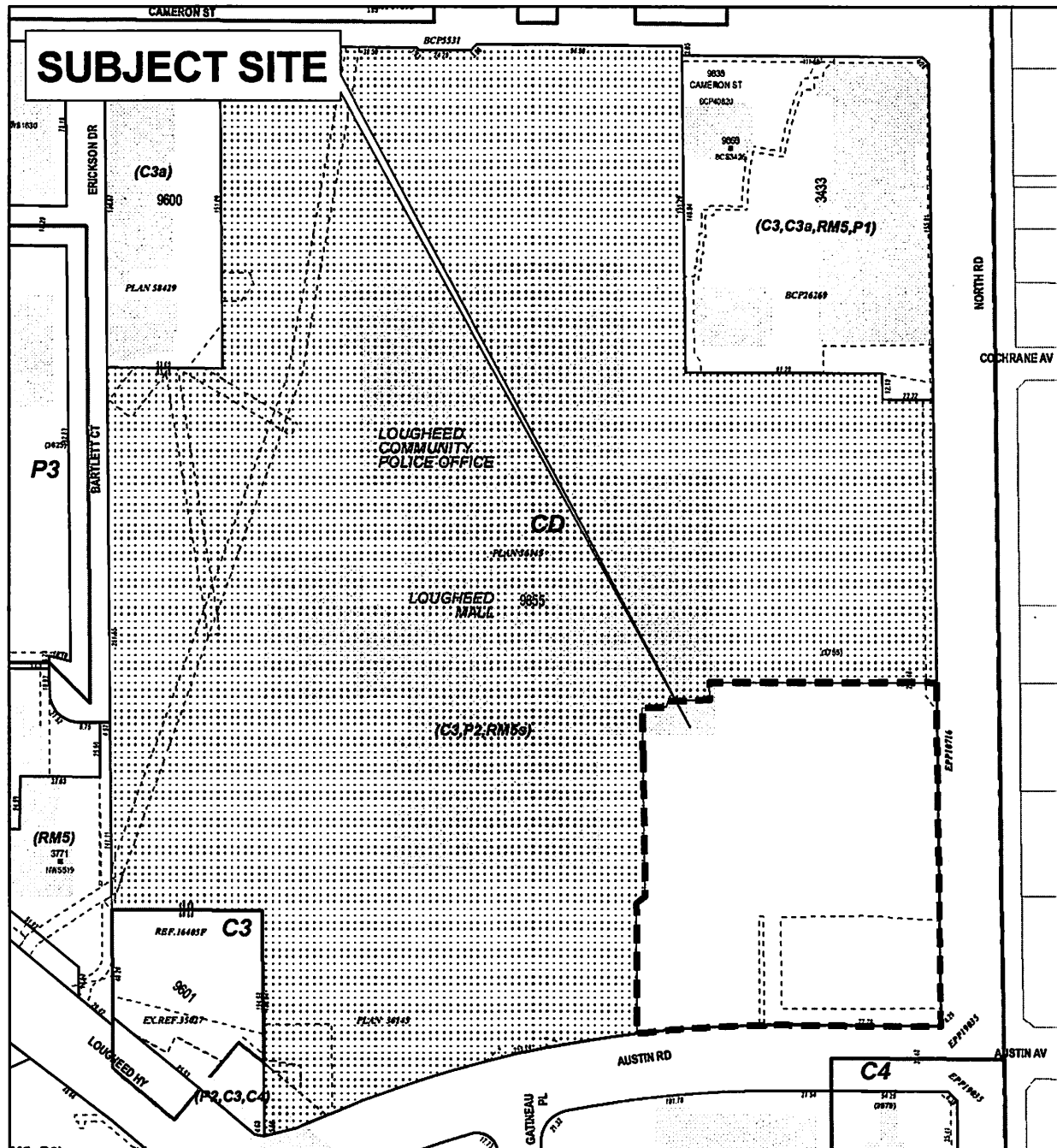

Lou Pelletier, Director
PLANNING AND BUILDING

JD:spf
Attachments

cc: Director Finance
Director Parks, Recreation and Cultural Services
Director Engineering
City Solicitor
City Clerk



Sketch #1



PLANNING & BUILDING DEPARTMENT



DATE:

APR 12 2017

SCALE:

1:3,000

DRAWN BY:

AY

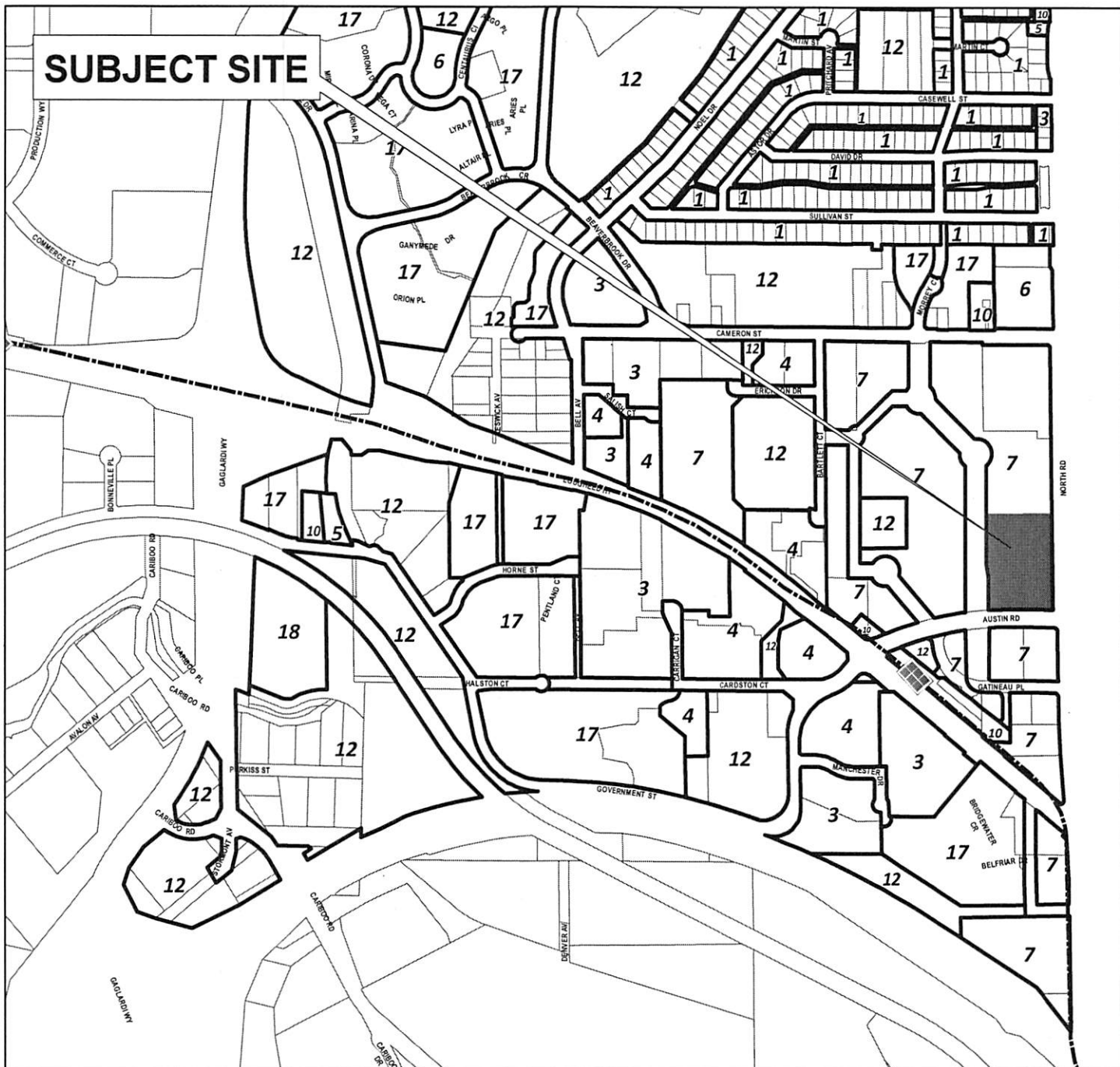
**REZONING REFERENCE #16-51
PORTION OF 9855 AUSTIN ROAD (LOUGHEED MALL)
PHASE 1, TOWER 2**



Remnant Mall Site

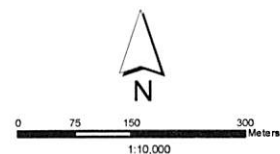
Sketch #2

SUBJECT SITE



--- SKYTRAIN LINE

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