



Item
Meeting 2017 May 29

COUNCIL REPORT

TO: CITY MANAGER 2017 May 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-06
Two Multi-Family Residential Towers and an Office Mid-Rise atop a Commercial and Townhouse Podium
Lougheed Town Centre Plan

ADDRESS: 3249 and 3355 North Road (see *attached* Sketches #1 and #2)

LEGAL: Lot 2, DL 6, Group 1, NWD Plan 4155 Except: Parcel B (Reference Plan 33125), Plan EPP 10718; Lot A, DL 6, Group 1, NWD Plan 77707 Except Plan EPP10717

FROM: CD Comprehensive Development District (based on C3 General Commercial District) and R2 Residential District

To: CD Comprehensive Development District (based on C2 Community Commercial District, RM4s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Mixed-Use Development" prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Onni Group
Suite 300 – 550 Robson Street
Vancouver, BC V6B 2B7
(Attn: Bayan Ferzandi)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 June 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 June 12 and to a Public Hearing on 2017 June 27 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.

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- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.7 of this report.
- 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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- g) The dedication of any rights-of-way deemed requisite.
- h) The completion of the necessary subdivision to create the subject site.
- i) The granting of any necessary easements and statutory rights-of-way.
- j) The granting of any necessary Section 219 Covenants, including but not limited to those listed in Section 5.6 of this report.
- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- m) The review of commercial and residential loading facilities by the Director Engineering.
- n) The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.

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- o) The provision of facilities for cyclists in accordance with this report.
- p) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- q) The submission of a Site Profile and resolution of any arising requirements.
- r) The submission of a detailed Comprehensive Sign Plan.
- s) The submission of a detailed Public Art Plan.
- t) The submission of a detailed construction management plan including a schedule for the construction/development phasing of the subject proposal.
- u) 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.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable GVS & DD Sewerage Charge.
- x) The deposit of the applicable School Site Acquisition Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of two multi-family residential towers and a mid-rise office atop a commercial and townhouse podium (see Sketch #1 *attached*) within the Lougheed Town Centre Core area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site encompasses two properties at 3355 and 3249 North Road that are zoned CD Comprehensive Development District (based on the C3 General Commercial District and R2 Residential District), respectively. The property located at 3355 North Road is improved with a one and two-storey commercial and office strip mall constructed in 1989. The abutting property to the north, located at 3249 North Road, is currently undeveloped and treed.

To the north of the subject site is an established single-family residential neighbourhood. To the west is a place of public worship, with a low-rise multiple family development beyond. To the east across North Road, in the City of Coquitlam, are low-rise multiple family developments. To the south across Cameron Street is Northgate Village, a high-density mixed-use development completed in 2009.

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 is for the 29.1 hectare (72 acre) area bordered by North Road to the east, Lougheed Highway to the south, Bartlett Court to the west, and Cameron Street to the north, and includes the subject site at its northeast boundary. 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 RM4's' and C2 designations as development guidelines for 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 On 2016 March 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site. Council authorized the Department to continue to work with the applicant in the preparation of a 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 site that is suitable for presentation to a Public Hearing.

4.0 PROPOSED DEVELOPMENT CONCEPT

- 4.1 The subject site is located within the Lougheed Town Centre, at the northwest corner of North Road and Cameron Street (see *attached* Sketch #2). The proposed development on the subject site is comprised of the following:
- 2-storey commercial podium with 1624 m² (17,475 sq. ft.) of retail space fronting North Road and Cameron Street;
 - 14-storey mid-rise office building with 14,068 m² (151,428 sq. ft.) of floor area at the southeast corner of the site;

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- 36-storey high rise residential at the southwest corner of the site with 276 residential units;
- 32-storey high rise residential at the northeast corner of the site with 254 residential units;
- 10-two-storey townhouses fronting the private road along the west property line; and
- highly-visible pedestrian plaza at the corner of Cameron and North Road, which is the focus for the site's public art component.

- 4.2 The Lougheed Core Area Master Plan provides a guideline for tower siting locations and tower heights for the subject site. The subject rezoning application is generally consistent with the tower siting in the Master Plan, with the exception of the south tower shifting further west to create the necessary distance from the mid-rise office building at the corner of North Road and Cameron Street. With respect to residential building heights, the Master Plan identifies 30-45 storeys for the south tower, and 10-25 storeys for the north tower. The subject rezoning application proposes the 36 storeys for the south tower and 32 storeys for the north tower. Although the north tower is higher than 25 storeys, the average height of the two towers (34 storeys) is lower than the average maximum height supported under the Master Plan (35 storeys). The proposed tower heights positively relate to each other and the anchor mid-rise office building at the corner of the site.
- 4.3 Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality, meeting the standard expected for 's' category development in the City's Town Centre areas. To complement the built form, a progressive landscape treatment is proposed which includes boulevards and street trees on North Road and Cameron Street to help soften the urban environment. Landscaping is also integrated into the outdoor amenity space for residents located on the roof of the podium for residents, which includes a pool, hot tub, barbeque area, urban agriculture, dog run and children's play area.
- 4.4 A quality public realm is proposed that is consistent with the Lougheed Core Area Master Plan and Burnaby's enhanced Town Centre standards. The bounding streets of North Road and Cameron Street will be developed with separated bicycle and pedestrian facilities, double rows of street trees, and rainwater management amenities. Public realm improvements also include the removal of the abutting church site's existing driveway off Cameron Street and provision of new concrete sidewalk and boulevard landscaping in its place, with vehicle access to the church to be provided from the subject site as described below.

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- 4.5 A private internal road with access from Cameron Street and North Road provides circulation through the site. The internal road extends along the northern property line where loading and commercial parking is accessed (Level 4). Access to the residential parking levels is provided along the west side of the site (Level 2). A section of the internal road extending along the west side of the site will be protected by an easement to provide shared access to the abutting church site to the west. The applicant and the church have come to an agreement for the shared access. As part of the agreement, the applicant will complete the following: construct a new driveway to the church site accessed from the internal road; remove the existing access to the church site fronting Cameron Street and replace it with sidewalk and boulevard landscaping; and, enhance the landscaping and parking scheme on the church site.
- 4.6 Parking spaces for the subject development are provided on four levels to meet the needs of the proposed commercial, office, and residential uses. All of the parking is either underground or concealed by the commercial uses along North Road and Cameron Street. The parking requirements are 1 stall per 46 m² of floor area for commercial and office uses and 1.1 stalls per unit (of which 0.1 is for visitor parking) for residential. The proposed parking requirements are commensurate with the proposed transportation alternatives for the site, and are consistent with similar developments in terms of use and scale. The development has provided the following transportation alternatives:
- provision of a 50% subsidy on two-zone transit passes for all residential units for 12 months;
 - commercial end-of-trip facilities to include male and female change rooms, shower facilities, secure personal storage, and private bicycle lockers;
 - commercial and residential bike wash / bicycle repair rooms in the underground parking levels with a repair stand, bike pump and washing station;
 - five commuter bicycles for each residential strata (10 total) to be held as common property;
 - twice the required residential bicycle parking spaces to be provided in secured residential bicycle lockers for the apartment towers;
 - one electric car share vehicle and one Level 2 Electric Vehicle (EV) Charging Station for each strata, and a trust account with sufficient funds for the strata corporation to cover the maintenance cost of the vehicles for a ten year period;
 - three parking stalls for public car share vehicle on-site and three Level 2 Electric Vehicle (EV) Charging Stations;
 - 15% of the residential parking stalls to have Level 2 electric vehicle charging stations; 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 alternative provided.

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- 4.7 Given the site's Town Centre location, the applicant is proposing to use the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR, which translates into 152,960.5 sq. ft. of additional gross floor area (GFA) included in the development proposal. The Legal and Lands Department will provide an estimate of value for the residential density of 1.1 FAR amenity density bonus. In accordance with Council's adopted Community Benefit Bonus Policy, it is recommended that the community benefit funds be received as an undesignated cash in-lieu contribution for the future provision of a community benefit. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Legal and Lands Department has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

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.

- 4.8 The subject rezoning embodies an environmentally sustainable approach through its high densities, mix of uses, transit-oriented design, support for alternative modes of transportation, and green building principles. Environmental commitments for the subject rezoning include the achievement of Leadership in Energy and Environmental Design Neighbourhood Development (LEED ND) Gold rating or equivalency.
- 4.9 It should be noted that due to the large, comprehensive nature of the development, the rezoning proposal incorporates a Comprehensive Sign Plan (CSP) to help achieve better site identity and wayfinding. The signage will include high quality, architecturally integrated signs that are primarily designed to be at a human-scale to provide welcoming experiences for pedestrians moving around the commercial podium.
- 4.10 The proposed development is consistent with the objectives of the Lougheed Town Centre Plan and the Lougheed Town Centre Core Area Master Plan, which is 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.

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5.0 REZONING REQUIREMENTS

5.1 All necessary services to serve the site will be obtained through the subject rezoning application. As such, the City Engineer will be requested to provide an estimate for any necessary services required to serve the site, including, but not necessarily limited to:

- construction of Cameron Street to its final standard with curb and gutter, separated bicycle and pedestrian facilities, street trees, enhanced boulevards, street lighting and pedestrian lighting across the development frontage and to the centre line of the street;
- construction of North Road to its final standard with curb and gutter, separated bicycle and pedestrian facilities, street trees, enhanced boulevards, street lighting and pedestrian lighting across the development frontage and to the centre line of the street; and,
- storm, sanitary sewer and water main upgrades as required.

5.2 Required road widening dedications include a dedication along North Road of 7.5 m (24.6 ft.) at the south end of the site, tapering down to 3.77 m (12.4 ft.) at the north end of the site, and a dedication along Cameron Street of 2.3 m (7.5 ft.).

5.3 In accordance with the City's policy for adaptable units, a total of 108 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 200.7 m² (2,160 sq. ft.). A total of 11 handicap accessible parking stalls are provided in connection with this development. Accessible parking stalls will be protected by a Section 219 Covenant.

5.4 The completion of the necessary subdivision to create the subject site will be required.

5.5 The submission of an Undertaking to remove all improvements prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.

5.6 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant ensuring compliance with the approved acoustical study;

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- Section 219 Covenant restricting the use of guest rooms;
 - Section 219 Covenant restricting commercial/retail uses on North Road and Cameron Street from having obscured fenestration;
 - Section 219 Covenant guaranteeing the provision and maintenance of public art;
 - Section 219 Covenant ensuring that the density of development of individual parcels, air space parcels and strata lots comply with the approved CD zoning for the site, and ensuring that the overall site continues to function as a single, integrated development;
 - Section 219 Covenant ensuring that all subdivided lots throughout the entire site function under a single site concept for BC Building Code Compliance purposes;
 - Section 219 Covenant ensuring commercial entrances remain open and operable;
 - Section 219 Covenant assuring the provision and continuing maintenance of end-of-trip facilities for cyclists and bicycle storage rooms for commercial and residential uses;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of Level 2 Electric Vehicle Charging Stations;
 - Section 219 Covenant ensuring the provision of strata car share spaces and public car share spaces;
 - Section 219 Covenant ensuring the provision of handicap accessible parking stalls;
 - Easement over portion of internal private road to facilitate shared access to the abutting church site; and,
 - Statutory right-of way along the north perimeter of the site to provide for City sanitary servicing extension.
- 5.7 An acoustical study is required to ensure compliance with Council-adopted noise criteria.
- 5.8 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 5.9 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The

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proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.

- 5.10 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 5.11 The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.
- 5.12 The submission of a detailed loading management plan to the approval of the Director Engineering is required.
- 5.13 The submission of a Site Profile and resolution of any arising conditions is required.
- 5.14 Provision of adequately sized and sited garbage and recycling areas and separate car wash stalls are required.
- 5.15 Residential bicycle storage lockers, repair rooms, employee bicycle storage lockers, visitor/customer bicycle storage racks, and employee end-of-trip facilities are to be provided for the development.
- 5.16 The submission of a detailed construction management plan with detailed information on intended construction schedule, phasing, material delivery and staging, proposed lane or sidewalk closures and contractor parking provisions.
- 5.17 A Comprehensive Sign Plan, to be approved through the CD rezoning of the site, will be required.
- 5.18
 - 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
- 5.19 The deposit of sufficient funds and a Section 219 Covenant will be required to ensure the provision and continued maintenance of public art provided as part of this development.

6.0 DEVELOPMENT PROPOSAL

6.1 Site Area *(subject to detailed survey)*

Gross Site Area	- 14,039 m ² (151,116 sq.ft.)
Dedications	- 1,120 m ² (12,061 sq.ft.)
Net Site Area	- 12,919 m ² (139,055 sq.ft.)

6.2 Site Coverage - 64% 8,266 m² (88,979 sq.ft.)

6.3 Density and Gross Floor Area

Commercial Total	- 1.28 FAR 16,542 m ² (178,060 sq.ft.)
- Retail uses	- 0.12 FAR 1,571 m ² (16,906 sq.ft.)
- Office uses	- 1.16 FAR 14,972 m ² (161,154 sq.ft.)
Residential Total	- 3.60 FAR 46,507 m ² (500,598 sq.ft.)
TOTAL:	- 4.88 FAR 63,044 m ² (678,658 sq.ft.)

6.4 Residential Unit Mix

Tower 1 Southwest

56– Studio	- 50.5 m ² (543 sq. ft.) – 53.3 m ² (574 sq. ft.)
59 - One Bedroom (inclusive of 28 adaptable units)	- 52.0 m ² (560 sq. ft.) – 53.3 m ² (574 sq. ft.)
30 - One Bedroom + Den	- 59.1 m ² (636 sq. ft.)
68 - Two Bedroom (inclusive of 28 adaptable units)	- 83.6 m ² (900 sq. ft.) – 113.3 m ² (1,220 sq. ft.)
30 - Two Bedrooms + Den	- 86.4 m ² (930 sq. ft.) – 90.5 m ² (974 sq. ft.)
30 – Three Bedroom	- 105.7 m ² (1,138 sq. ft.)
3 – Penthouse (3 Bedroom)	

Tower 2 Northeast

54– Studio	- 50.5 m ² (543 sq. ft.) – 53.3 m ² (574 sq. ft.)
55 - One Bedroom (inclusive of 26 adaptable units)	- 52.0 m ² (560 sq. ft.) – 62.7 m ² (675 sq. ft.)
27 - One Bedroom + Den	- 59.1 m ² (636 sq. ft.)
62 - Two Bedroom (inclusive of 26 adaptable units)	- 83.6 m ² (900 sq. ft.) – 113.3 m ² (1,220 sq. ft.)
26 - Two Bedrooms + Den	- 86.4 m ² (930 sq. ft.) – 90.5 m ² (974 sq. ft.)
27 – Three Bedroom	- 105.7 m ² (1,138 sq. ft.)
3 – Penthouse (3 Bedroom)	
10 – Townhouses (Two Bedroom + Dens and Three Bedroom)	- 162.1 m ² (1,745 sq. ft.) – 164.4 m ² (1,770 sq. ft.)

Total Number of Units: - 540 units (inclusive of 108 adaptable units)

6.5 Vehicle Parking

Retail Total	- 34 spaces required
<i>1 stall per 46 m²</i>	- 34 spaces provided
Office Total	- 307 spaces required
<i>1 stall per 46 m²</i>	- 317 spaces provided
<i>excluding amenity areas</i>	
Residential Total	- 594 spaces required
<i>1.1 stalls per unit</i>	- 712 spaces provided
Tower 1	- 276 spaces required
<i>276 units @ 1.0 spaces per unit</i>	- 325 spaces provided
Tower 2	- 254 spaces required
<i>254 units @ 1.0 spaces per unit</i>	- 312 spaces provided
Townhousing	- 10 spaces required
<i>10 units @1.0 spaces per unit</i>	- 20 spaces provided
Residential Visitor Total	- 54 spaces required
<i>530 units @ 0.1 spaces per unit</i>	- 55 spaces provided
Commercial Loading	- 2 spaces required
	- 2 spaces provided


6.6 Bicycle Parking

Secure Commercial Total	- 48 spaces provided
Commercial Visitor Total	- 17 spaces provided
Secure Residential Total	- 1,060 spaces required
<i>530 units @ 2.0 spaces per unit</i>	- 1,116 spaces provided
Residential Visitor Total	- 106 spaces provided
(both towers)	
<i>530 units @ 0.1 spaces per unit</i>	
Commercial End of Trip Facilities	- Commercial end-of-trip cycling facility contains one washroom, two showers, and two change rooms for each gender

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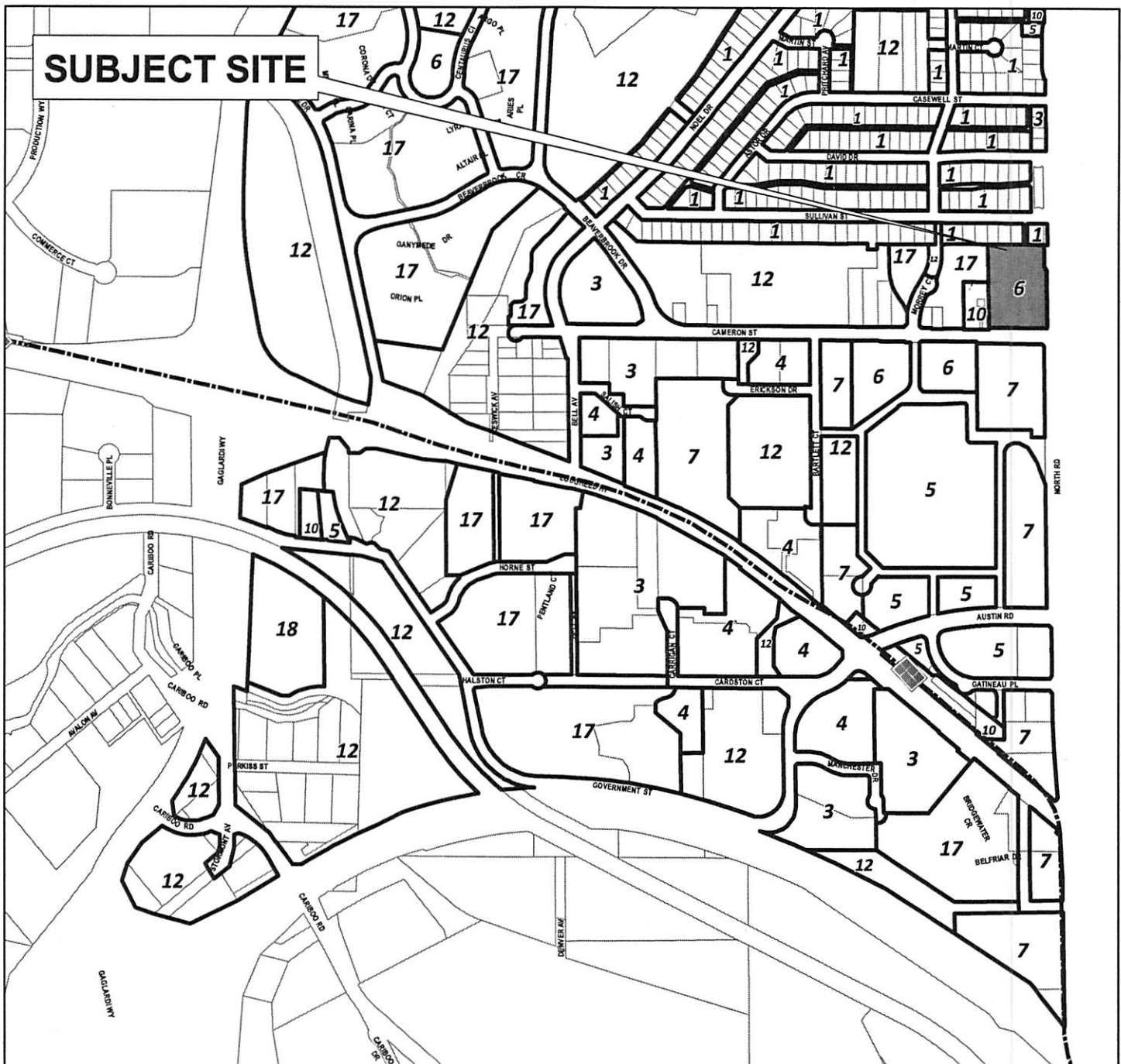
6.7 Communal Facilities (*Excluded from FAR Calculations*)

Indoor amenity areas include a gym, party room, and yoga room. The total indoor amenity space amounts to 16,220 sq. ft., which is less than the permitted 25,030 sq. ft. (5%) of Gross Floor Area permitted within the Zoning Bylaw.

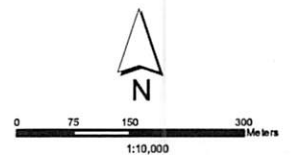

Lou Pelletier, Director
PLANNING AND BUILDING

JD:tn
Attachments

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



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