

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-13 2017 MAY 24

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Marcon Alpha (GP) Ltd.
5645 199th Street
Langley, BC V3A 1H9
(Attn: Bud Eaton)
- 1.2 Subject:** Application for the rezoning of:
Lot 26 Except: Parcel A (Reference Plan 32814), DL 124, Group 1,
NWD Plan 3343
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 2421 Alpha Avenue
- 1.4 Location:** The subject site is located on the northwest corner of Alpha Avenue and Alaska Way (Sketch #1 and #2 *attached*).
- 1.5 Size:** The site is roughly rectangular in shape with a width of 41.02 m (134.6 ft.), a depth of 96.98 m (318.2 ft.) and a total area of 3,978.06 m² (42,819.5 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 the construction of a high-rise residential apartment building with live/work units fronting Alaska Street.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of one lot, which is currently occupied by an older industrial building. Directly to the north and west are older industrial buildings with Dawson Street and Willingdon Avenue beyond. To the northeast across Alpha Avenue is a construction site for a high-rise residential building with podium level townhouse / work live units under Rezoning

Reference #14-11 and southeast an older industrial building with Beta Avenue beyond. To the south across Alaska Way is the BNSF Rail Line. Vehicular access to the site is from Alpha Avenue and Alaska Way.

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as a guideline) (see *attached* Sketch #2). The general form and character envisioned for this site is for a single high-rise residential apartment building atop a street fronting residential and parking podium a single storey in height. The above ground structured parking is necessary due to elevated groundwater conditions within this area of the plan, and is to be faced with residential uses, or alternately abut adjacent parking structures, to conceal its visibility.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM4s Multiple Family Residential and C2 Community Commercial Districts and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with podium level residential and live/work units with full underground parking. The maximum permitted density would be 3.6 FAR, inclusive of a 1.1 FAR amenity density bonus. An amendment to the Brentwood Town Centre Plan is proposed to facilitate the live/work component, which is supportable given that Alaska Way is adjacent to the BNSF Railway – with Costco and other commercial / industrial uses to the south on Still Creek Drive. Work live units are also under construction across Alpha Avenue under Rezoning Reference #14-11.

4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:

- the construction of Alpha Avenue to its final Town Centre (Local Road) standard with concrete curb and gutter, separated pedestrian / cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the west side across the development's frontage;
- the construction of Alaska Way to its final Town Centre (Local Road) standard with concrete curb and gutter, separated pedestrian / cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the north side across the development's frontage; and,
- repaving the rear lane to its final standard with asphalt, as necessary.

Any necessary dedications along the Alaska Way frontage will be determined by a detailed geometric and noted in a future report to Council. It is not anticipated that there will be any necessary dedications across the Alpha Avenue frontage.

- 4.3 Given the narrow depth of the lot, it is anticipated that the site would need to be fully excavated to accommodate underground parking. On this basis, the retention trees on site may not be achievable. An arborist's report concerning the removal or retention of any trees will, however, be required. The removal of any trees over 20 cm (8 in.) caliper will require a tree removal permit.
- 4.4 Vehicular access to the site will be from the west lane with loading and a passenger drop off zone accessed from Alpha Avenue.
- 4.5 Due to the subject site's proximity to the BNSF/CN rail line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, to ensure that the development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.
- 4.7 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 4.8 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.
- 4.9 A comprehensive sign plan will be required in conjunction with this rezoning application.
- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.
- 4.12 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.13 A Site Profile and the resolution of any arising issues will be required.
- 4.14 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.

- 4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.
- 4.16 Approval of the rezoning by the Ministry of Transportation will be required due to the site's proximity within 800 metres of the TransCanada Highway.

5.0 RECOMMENDATION

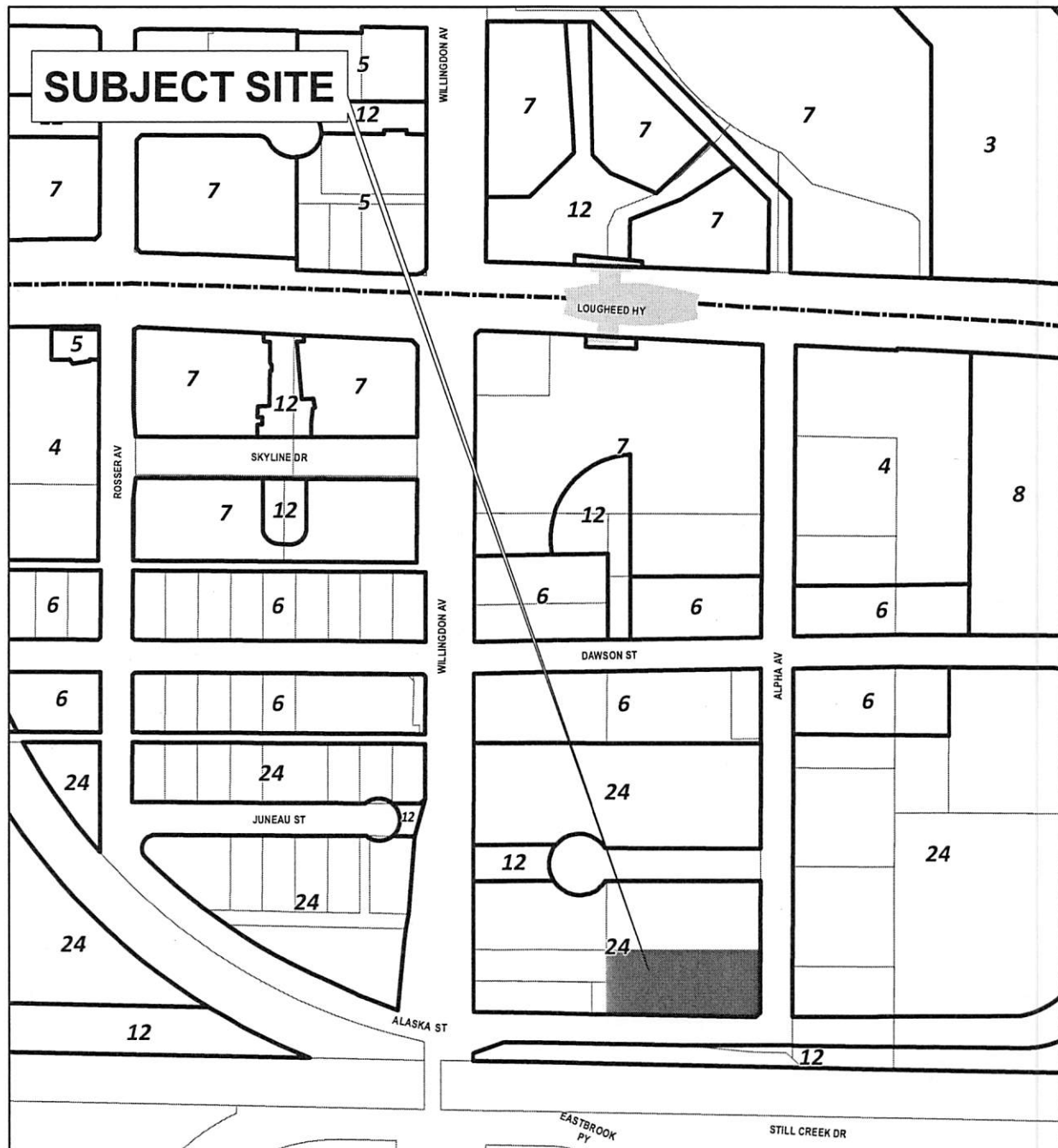
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

HP-

IW:tn

Attachments

cc: Director Engineering
City Solicitor
City Clerk

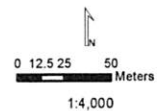


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|-----------------------------------------------------|----------------------------------------------------------|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential - |
| | Brentwood Succession (RM4s) |



Planning and Building Dept

Brentwood Plan



Printed May 2, 2017

Sketch #2

April 4, 2017

Attn: Mr. Ian Wasson

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

Dear Ian,

Re: Rezoning Letter of Intent - 2421 Alpha Avenue, Burnaby

Marcon Alpha (GP) Ltd. has submitted this application to rezone 2421 Alpha Avenue from the current M1 Industrial District to the CD Comprehensive Development District utilizing the RM4s Multiple-Family Residential District and C2 Community Commercial District under the Brentwood Town Centre Development Plan as guidelines.

The intent of this rezoning application is to remove the existing commercial buildings to develop a high-rise residential condominium tower with ground oriented live/work units fronting Alaska Street.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application.

Yours Truly,



Bud Eaton
Vice President of Development
Marcon Alpha (GP) Ltd.