

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-14
2017 MAY 24

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Boffo Development Ltd.
200 – 4580 Hastings Street
Burnaby, BC V5C 2K4
(Attn: Robert Toth)
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** M2 General Industrial District, C6 Gasoline Service Station District
and R2 Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple
Family Residential District and Brentwood Town Centre
Development Plan as guidelines)
- 1.3 Address:** 5258/5334 Lougheed Highway and 2160/2210 Springer Avenue
- 1.4 Location:** The subject site is located on the southeast corner of Lougheed
Highway and Springer Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape and has an area of 1.67 hectares (4.12
acres) and frontages of 104.72 m (343.6 ft.) and 122.26 m (401.1 ft.)
on Lougheed Highway and Springer 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 a high-rise residential apartment
building with townhouse units in the southwest portion of the site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The site is comprised of four individual parcels with five older industrial buildings
ranging in size from small to large (see Sketch #1 *attached*).
- 2.2** To the west of the site, across Springer Avenue, are two older industrial buildings
currently proposed for a high-rise residential building with podium level townhouse units

under Rezoning Reference #16-35 (currently at Initial Report), with two high rise multi-family residential buildings approved under Rezoning Reference #05-47 beyond. Directly to the east is a truck terminal with Beecher Creek and the Holdom SkyTrain Station beyond. Directly to the south are three older industrial buildings fronting Goring Street and Douglas Road, currently proposed for two high-rise residential buildings with podium level live/work townhouse units, under Rezoning Reference #15-40 (currently at Third Reading), and small industrial sites fronting Springer Avenue with Douglas Road and the BNSF Railway beyond. Immediately to the north along the Lougheed frontage of the site is the SkyTrain Millennium Line Guideway, partially located on a statutory right-of-way at the northeast corner of 5334 Lougheed Highway. On the north side of Lougheed Highway are older low-rise multi-family residential, with single and two family residential beyond. Vehicular access to the site is from Lougheed Highway and Springer Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high density multiple-family residential development under the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District as guidelines) (see *attached* Sketch #2).
- 3.2 The current landowners, Boffo Development Ltd., acquired the sites over the previous decade. The landowners are proposing to complete a comprehensive master plan to accommodate four high-rise residential apartment buildings atop podiums with ground-oriented apartment/townhouses fronting on Springer Avenue. The Master Plan will include a set of detailed development guidelines to aid in the development of the site and surrounding properties.

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 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 purpose of the preliminary Master Plan concept is to transform the site's existing light-industrial character, into a multi-family transit oriented neighbourhood surrounding the Holdom SkyTrain Station that incorporates the sustainability and community plan objectives of the City. Supportive amenity uses, including a child care facility, could also be proposed for the site to address on and off-site demand. An approximately one acre open space is envisioned at the centre of the site. Open space and public realm features that are anticipated for the site include an extension of the Lougheed Parkway concept along the south side of Lougheed Highway, a plaza at the intersection of Lougheed Highway and Springer Avenue and riparian improvements at the northeast corner of the

site where it falls within the riparian zone of Beecher Creek. Potential street linkages between the west and north sides of the site to Springer Avenue and Lougheed Highway respectively will be explored, as will a pedestrian route connecting to a potential Beecher Creek pedestrian bridge, in order to provide greater connectivity between the site, surrounding neighbourhood, Holdom SkyTrain Station and bus stops on Goring Street. The proposed built form and open spaces are envisioned to respond to the site's geotechnical conditions which would result in raised parking structures screened by street fronting townhouses on abutting sites. Details of the Master Plan concept and the Phase I development plan for the southwest 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 would inform, in the future, the development of adjacent sites to the east and south, along Goring Street and Springer Avenue.

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 the development of the subsequent three phases of the site will be advanced for Council consideration at a future date.

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; 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;

- closure and consolidation of the north-south lane between 2160 and 2210 Springer Avenue and a portion of Springer Avenue abutting 2160 and 2210 Springer Avenue, as anticipated in the Brentwood Area Plan (see Sketch #1 *attached*).
- 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 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

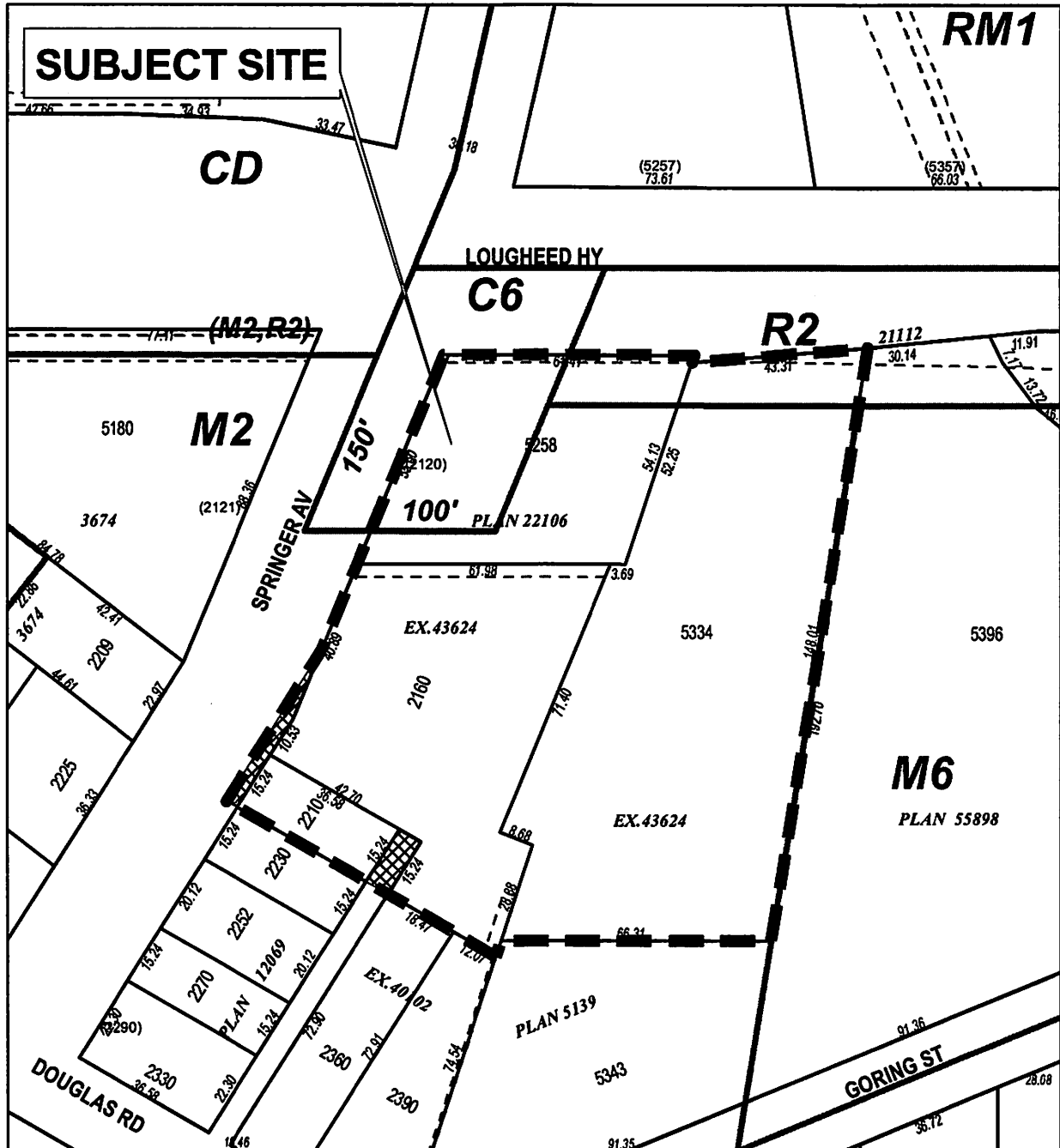
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

 IW:tn
Attachments

cc: Director Engineering City Solicitor City Clerk

SCHEDULE A
REZONING 17-00014

ADDRESS	LEGAL DESCRIPTION	PID
5258 Loughheed Hwy.	Lot 8, DL 125, Group 1, NWD Plan 22106	006-499-201
5334 Loughheed Hwy.	Lot 54, DL 125, Group 1, NWD Plan 43624	003-053-890
2160 Springer Avenue	Lot 51 Except Part Subdivided By Plan 43624, DL 125, Group 1, NWD Plan 40102	003-053-784
2210 Springer Avenue	Lot 1, DL 125, Group 1, NWD Plan 12069	001-469-797



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 18 2017

SCALE:
1:1,589

DRAWN BY:
AY

REZONING REFERENCE #17-14
5258 AND 5334 LOUGHEED HIGHWAY
2160 AND 2210 SPRINGER AVENUE



Subject Site



Road Closure

Sketch #1



- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential -

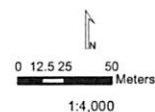
Brentwood Succession (RM4s)



Planning and Building Dept

Printed May 18, 2017

Brentwood Plan



Sketch #2



200 – 4580 Hastings Street
Burnaby, BC V5C 2K4

Phone 604 299 3443
info@boffo.ca
boffo.ca

7 April 2017

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

RE: LETTER OF INTENT
Master Plan Rezoning & Phase 1 Tower Site Specific Rezoning

5534 Lougheed Hwy ; LOT 54 DL 125 PLAN 43624 ; PID: 003-053-890
5258 Lougheed Hwy ; LOT 8 DL 125 PLAN 22106 ; PID: 006-499-201
2160 Springer Ave ; LOT 51 DL 125 PLAN 40102 Except Plan 43624 ; PID: 003-053-784
2210 Springer Ave ; LOT 1 DL 125 PLAN 12069 ; PID: 001-469-797

Please accept the following Letter of Intent outlining our proposal for the assembly and redevelopment of the above properties. All 4 parcels are presently zoned M2 – General Industrial. It is our intent to work with City Staff to rezone the parcels through a Master Plan Rezoning to CD Comprehensive Development District (based on RM5 - Multiple Family Residential).

The current concept envisions a multiphase development consisting of 4 residential towers with heights varying between 25 and 40 storeys, set within a park-like setting.

Located along Lougheed Highway nearly equidistant between Brentwood and Holdom SkyTrain stations, the proposed Master Plan aligns with the City of Burnaby's OCP, Brentwood Town Centre and Holdom Station Area Plans by providing high-density transit-oriented development. The Site Specific Rezoning for the Phase 1 tower is to be advanced in parallel with the Master Plan Rezoning.

Boffo Developments has a long standing relationship with the City of Burnaby and we look forward to working together again on another successful project.

Respectfully,

BOFFO DEVELOPMENTS LTD.

A handwritten signature in black ink, appearing to read "Robert Toth".

Robert Toth, Architect, AIBC
Design & Development