

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-15
2017 MAY 24

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Southgate City Homes LP
3rd Floor – 1285 West Pender Street
Vancouver, BC V6E 4B1
(Attn: Bob 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 RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District based on RM5, RM1 Multiple Family Residential Districts, the Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** Portion of 7201 11th Avenue
- 1.4 Location:** The subject site is located within the Southgate Master Plan area at the northeastern corner of 11th Avenue and 17th Street. (Sketch #1 and #2 *attached*)
- 1.5 Size:** The proposed 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 high-rise tower with a residential podium and a low-rise residential building in the Courtyard neighbourhood within the Southgate Master Plan area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site forms part of the Courtyard 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 (which are currently under rezoning in the Island Neighbourhood of the Southgate site) and east. To the south, across 11th Avenue, is an existing single family neighbourhood.

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 A total of four development sites are currently proposed within the Courtyard neighbourhood, which is generally located in the southeastern 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 (12th Avenue) and a low-rise residential building oriented towards 11th 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) and Rezoning Reference #17-07 (Gateway 5, 6 and 7 currently at Initial Report) are located within Gateway Neighbourhood; Rezoning #14-28 ("Islands 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 Second Reading) are all located within, and complete, the Island neighbourhood (Sketch #3 *attached*). Rezoning Reference #14-27 ("BC Family Housing Site") is located within the Ernie Winch Neighbourhood and was granted Final Adoption 2017 March 06.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept for the subject site involves a high-rise apartment over a residential podium as well as a four-storey low rise building. Access to the site will be provided via a new dedicated road (12th Avenue).
- 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 21,510.1 m² (231,533 sq. ft.) (inclusive of the amenity density bonus of approximately 2,473.6 m² (26,626 sq. ft.) of the available 96,208.3 m² (1,035,578 sq. ft.) allocated to the Courtyard neighbourhood area. The Department of Realty and Lands division will be requested to provide an estimate of value for the bonused density. A further report will be submitted to Council regarding the 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 11th Avenue to a local road standard with boulevards, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting, fronting the development site;
 - construction of 12th Avenue to a local road standard with boulevards, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting, fronting the development site; and,
 - storm, water, and sanitary sewer improvements as identified in the Master Servicing Plan established for the development.
- 4.4 Dedication for 12th Avenue 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 an 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

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.

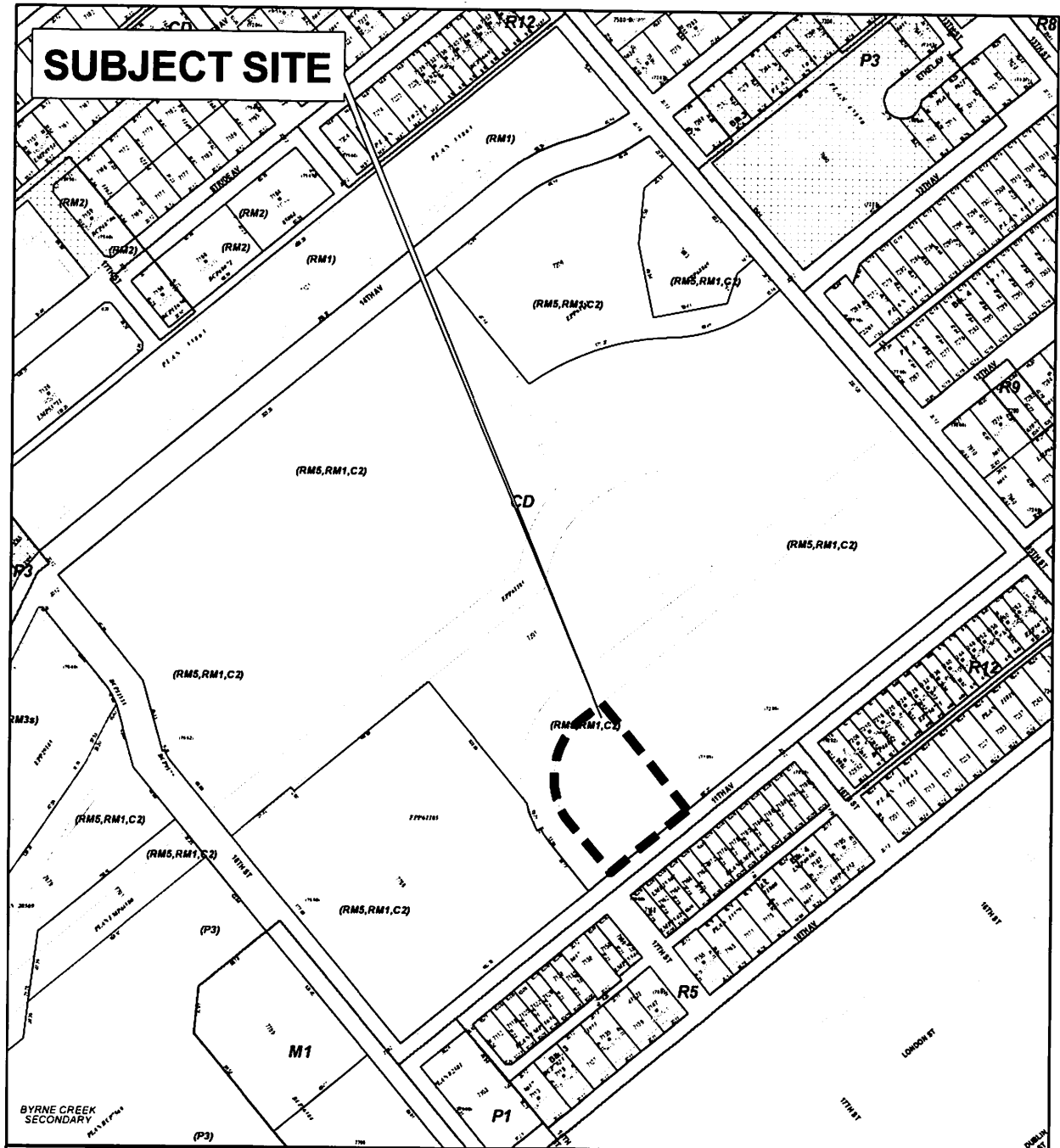
h.p.

DR:tn

Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 16 2017

SCALE:

1:4,270

DRAWN BY:

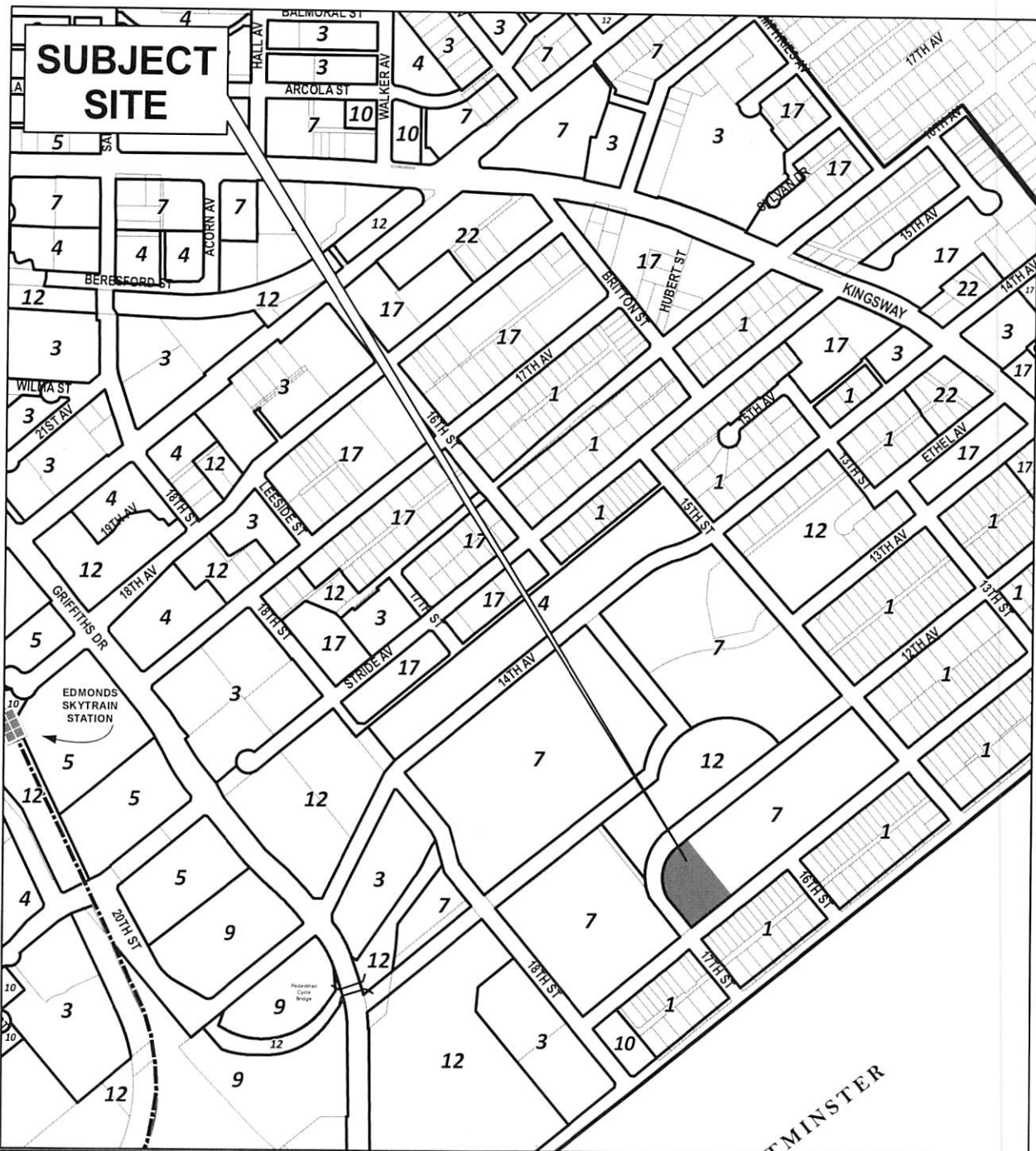
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REZONING REFERENCE #17-15
7201 11TH AVENUE



Subject Site

Sketch #1



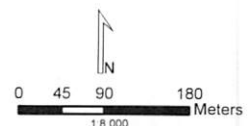
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|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium 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



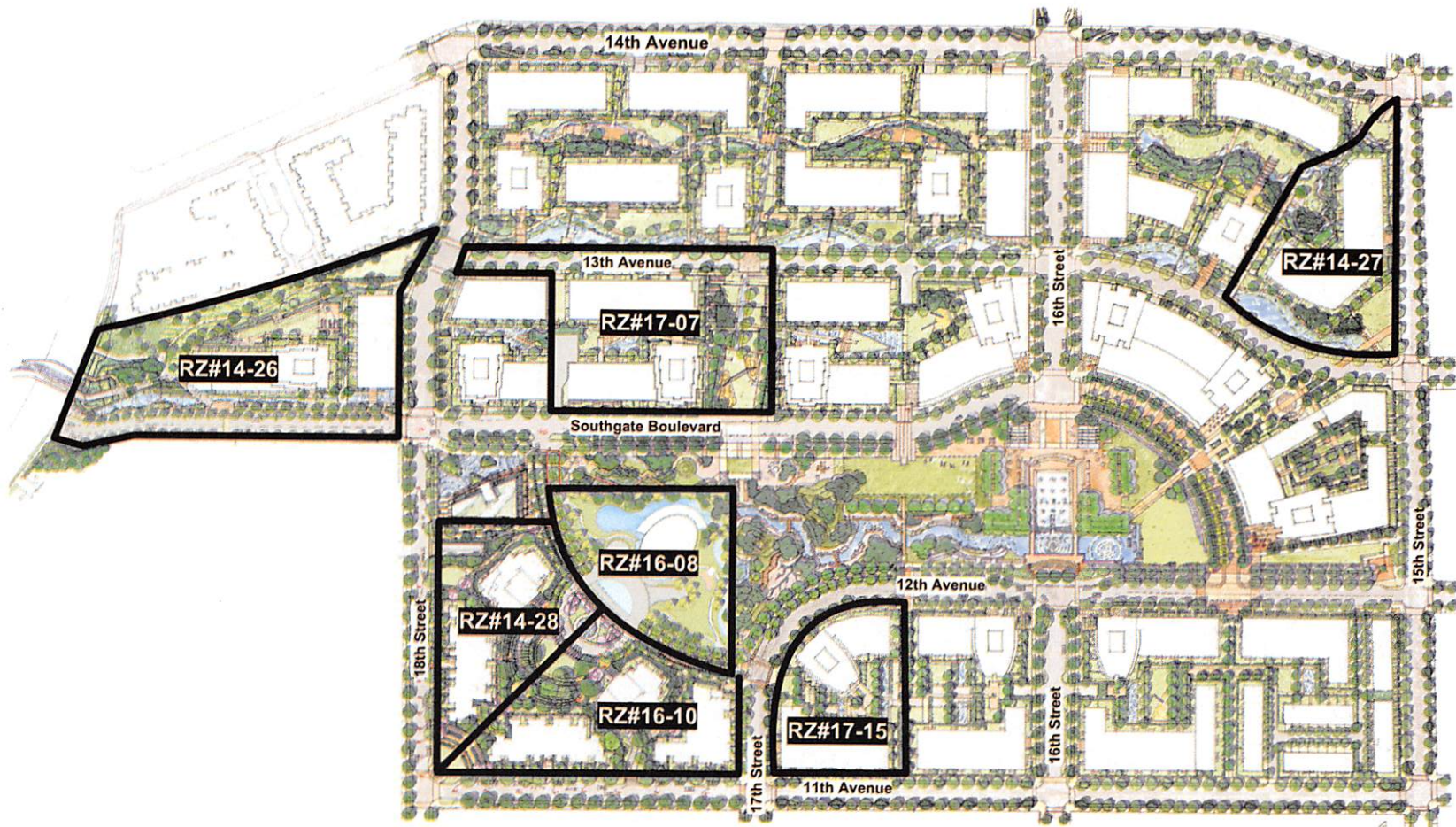
PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on May 16, 2017

Sketch #2



SKETCH 3

Southgate Master Plan Rezoning



PLANNING & BUILDING DEPT.
2017 05 17

April 28th, 2017
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC
V5G 1M2

Attention: Demian Rueter

Dear Demian:

Re: Letter of Intent Southgate – Courtyard Neighbourhood Rezoning Application

Please accept this Letter of Intent as part our Rezoning application for the properties indicated below as "Courtyard – 1 & 2" within the Southgate Master Planned Community, Edmonds town Center.

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 2.98. The development density of this parcel falls within the allocated density of the Courtyard 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 high-rise residential tower and a single low rise residential building over a 3 storey below grade parking structure. All development within this rezoning parcel follows the Southgate Master Plan Concept Book and Design Guidelines, adopted July 20, 2015.

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