

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-33 2017 OCTOBER 02

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Concord Brentwood (Nominee) Ltd.
9th Floor – 1095 West Pender Street
Vancouver, BC V6E 2M6
(Attn: Matt Meehan)
- 1.2 Subject:** Application for the rezoning of:
See Schedule A
- From:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District) and P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District
- 1.3 Address:** Ptn. 4828 Lougheed Highway, 4827, ptn. 4828, 4829 Dawson Street, 2235, 2285, ptn. 2311 Delta Avenue, and ptn. 2316 Beta Avenue
- 1.4 Location:** The subject site is located south of Lougheed Highway and west of Delta Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape, with a width of approximately 163 m (443 ft.) and an area of approximately 1.89 hectares (4.68 acres).
- 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 Phase 2 of the Woodlands Site redevelopment, comprised of two high-rise buildings, one mid-rise building, ground oriented low-rise apartments and townhouses, and street fronting commercial and underground parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** Directly to the north is Phase Ib of the Woodlands Site, comprised of two high-rise multiple family buildings (Rezoning Reference #16-25). To the northwest of the subject

site is Phase Ia of the Woodlands Site, which is currently under construction. Across Lougheed Highway to the north and northeast is the Brentwood Gate multiple family development (Rezoning Reference #03-69) and to the northwest is Brentwood Mall which is advancing under a Master Plan for mixed-use high-rise development under rezoning references #11-22, #12-44, #12-45, #12-46 and #15-05. To the east is the Perspectives multiple-family development (Rezoning Reference 06-60). To the south are future phases of the Woodlands Site, including a new City-owned park, with the BNSF/CN rail tracks and the Still Creek Works Yard beyond. To the west across Yukon Crescent is the Watercolours multiple-family development (Rezoning Reference #14-19, and the Memento multiple-family development (Rezoning Reference #06-40). Across Beta Avenue to the southwest is the Lumina Development (Rezoning Reference #15-31, which is under construction).

- 2.2 The site is comprised of portions of eight individual parcels, five of which are City-owned, and were formerly portions of the Juneau Street road right-of-way (see Sketch #1 *attached*). The site is primarily vacant with some accessory industrial buildings and outdoor storage.

3.0 BACKGROUND INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for multiple-family redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM4s and RM5s Multiple Family Residential Districts as guidelines. A commercial component to serve the immediate day to day needs of the surrounding residential neighbourhood is indicated within this Phase 2 of the Woodlands Master Plan.

On 2016 June 13, Council gave Final Adoption to Rezoning Reference #13-20 for the Woodlands Site Conceptual Master Plan Rezoning and detailed Phase Ia, which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment development, with ground-oriented townhousing, street-fronting commercial uses on Dawson Street and a neighbourhood park south of Dawson Street and east of Beta Avenue to serve the southern portion of the Brentwood Town Centre.

4.0 GENERAL INFORMATION

- 4.1 Phase 2 of the Woodlands Site Master Plan is within the 'Flatlands Precinct', which is characterized by high, mid, and low rise multiple-family forms, with ground oriented townhousing fronting Stickleback Creek, and neighbourhood commercial uses fronting Dawson Street. The intent of the subject rezoning to CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) is to permit the development of two high-rise buildings, one mid-rise building, ground oriented low-rise apartments and townhouses, and street fronting commercial and underground parking. Phase 2 also

further improvements to the Stickleback Creek Streamside Protection and Enhancement Area, and completes the connection of Dawson Street from Yukon Crescent to the former Delta Avenue right of way. In line with the Woodlands Site Conceptual Master Plan's vision, the proposed buildings are intended to be unique in their architecture with mix of building forms and heights to relate to the future park to the south. As noted in the Master Plan and associated Design Guidelines, the two towers fronting Dawson Street have a maximum height of 30-45 storeys, the mid-rise building along Yukon Crescent has a maximum height of 10-18 storeys and the low-rise components have a maximum height of 2-8 storeys. Strong green building initiatives, including the pursuance of LEED (Leadership in Energy and Environmental Design) ND (Neighbourhood Development) Gold or equivalent for the entire site will be pursued.

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:

- construction of Dawson Street to its final Town Centre (Local Collector) standard with concrete curb and gutter, 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;
- construction of the east side Yukon Crescent to its final Town Centre (Local Road) standard with concrete curb and gutter, pedestrian / cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting across the development's frontage;
- construction of a crushed gravel trail connection between Phase Ib and Dawson Street, through the site, within the Stickleback Creek corridor;
- the construction of a paved (asphalt) trail connection between the Phase Ib and Yukon Crescent;
- contribution to the proposed pedestrian and cycling overpass of BNSF/CN rail right of way; and,
- storm, sanitary sewer and water main upgrades as required.

4.3 Specific dedications for the Dawson Street extension will be determined by way of a detailed geometric in accordance with the Woodlands Site Master Plan and Design Guidelines. The specific dedication areas will be detailed in a further report to Council.

4.4 The application includes all or a portion of the City-owned properties (former Juneau Street road right-of-way) at 4827, 4828, 4829 Dawson Street, 2235 and 2285 Delta Avenue (area to be determined by detailed survey). As approved by Council in the Woodlands Site Master Rezoning (Rezoning Reference #13-20), the City-owned Sumas Street, Juneau Street and unopened lane right-of-way lands, were to be exchanged for required road dedications on Dawson Street, Yukon Crescent and Lougheed Highway. It is noted that the total dedication area (8,718 m²) exceeds the former road right-of-way area (8,485 m²). Although compensation for the land exchange is not required, given that the dedications exceed the former road right-of-way area, the applicant is responsible for

Property Transfer Tax (PTT) and legal fees associated with the exchange of land. As the land exchange constitutes a legal sale, Council approval in principle of the sale of City-owned property is being sought as a recommendation of this report.

- 4.5 Given that the site would need to be fully excavated to accommodate underground and structured parking, the retention of trees on portions of the site outside of the riparian area may not be achievable. An arborist's report concerning the removal or retention of any trees will be required. The removal of any trees over 20 cm (8 in.) diameter will require a tree removal permit.
- 4.6 Vehicular access to the site will be from Dawson Street and Yukon Crescent.
- 4.7 Due to the subject site's proximity to Lougheed Highway, the Millennium SkyTrain Line and the rail line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.8 Required covenants may include, but are not necessarily limited to:
 - a restriction on the enclosure of balconies;
 - that handicap accessible parking stalls remain as common property;
 - guaranteeing the provision and maintenance of public art;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - ensuring the provision and maintenance of electric vehicles;
 - ensuring the provision and maintenance of on-site car share vehicles;
 - to ensure that the site can be used safely in accordance with the approved geotechnical report and does not draw down or displace groundwater; and,
 - for the protection and enhancement of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA) and to ensure compliance with the approved acoustical study.
- 4.9 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.
- 4.10 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 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. A separate report on the amenity density bonus will be submitted to Council.
- 4.14 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site in accordance with the approved Master Servicing Plan.
- 4.15 A Site Profile and the resolution of any arising issues will be required in accordance with the adopted Master Plan and registered development phasing covenant.
- 4.16 Submission of a Stormwater Management Plan is required in accordance with the adopted Master Plan and registered development phasing covenant.
- 4.17 Submission of a Construction Access and Management Plan is required in accordance with the adopted Master Plan.
- 4.18 Submission of a detailed Riparian Area and Watercourse Enhancement Plan is required in accordance with the approved Master Streamside Protection and Enhancement Plan for Stickleback Creek.
- 4.19 Submission of a Green Building strategy for the site is required in accordance with the adopted Master Plan.
- 4.20 Submission of a site specific Traffic and Transportation study for the site is required in accordance with the adopted Master Plan and Master Traffic and Transportation Study.
- 4.21 Submission of a Transportation Demand Management strategy is required in accordance with the adopted Master Plan.
- 4.22 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided in accordance with the adopted Master Plan.
- 4.23 Payment of Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges will be required in conjunction with this and future site specific rezoning applications, as appropriate.
- 4.24 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

2. **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.

LR.

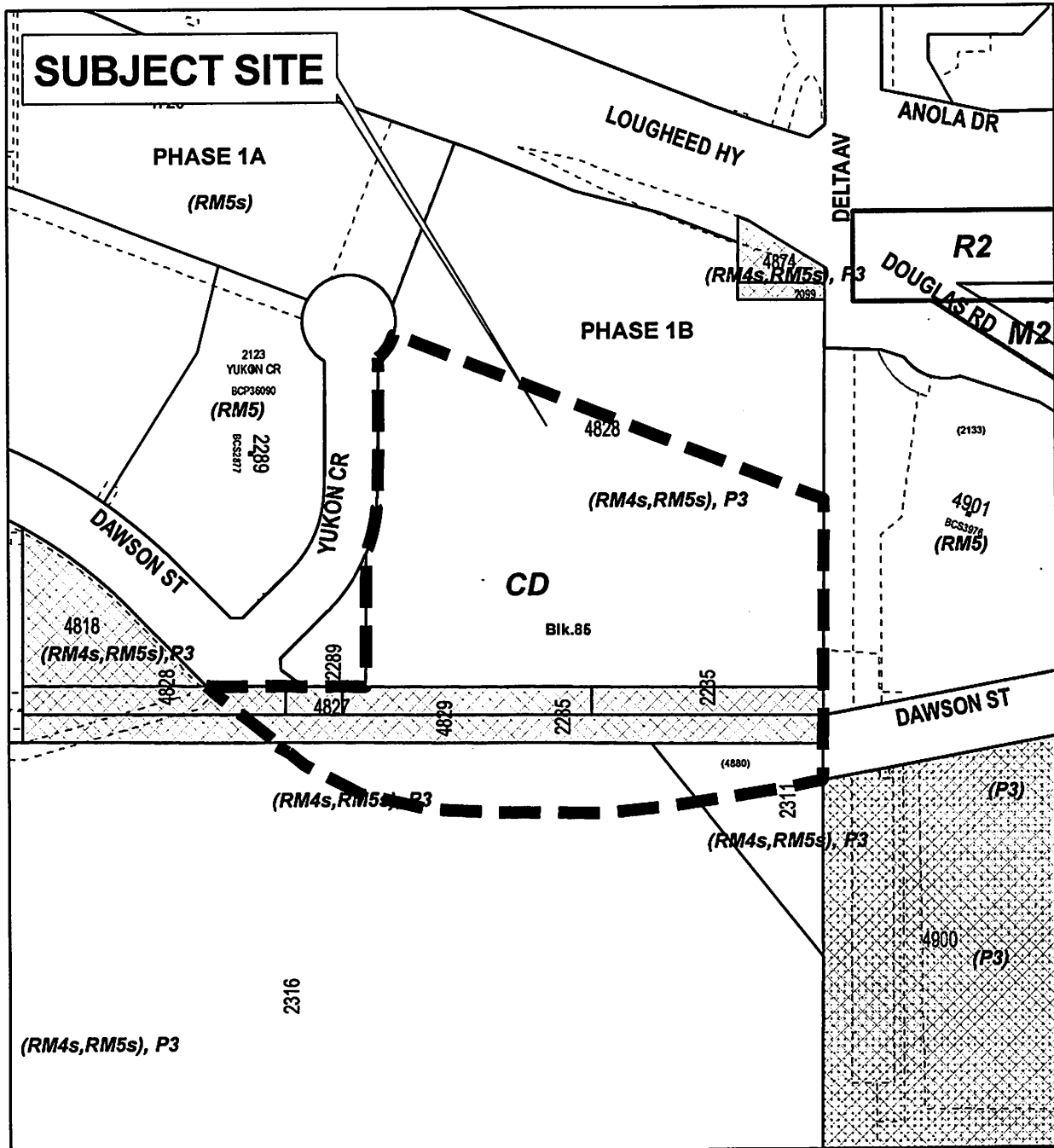
JBS/eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2017\17-33 Concord Woodlands Ph 2\Council Reports\Rezoning Reference 17-33 Initial Report 20171002.docx

SCHEDULE A
REZONING 17-00033

ADDRESS	LEGAL DESCRIPTION	PID
Ptn. 4828 Lougheed Hwy.	Lot 124 District Lot 124 Group 1 New Westminster District Plan 36610 Except: Plan Epp56498	002-853-051
4827 Dawson Street	That Part Of District Lot 124 Group 1 New Westminster District Shown On Plan Epp56449 As Parcel 3	029-890-217
Ptn.4828 Dawson Street	Block 86, Except: Firstly; Part In Plan 13192, Secondly; Part In Plan Bcp20675, District Lot 124 Group 1 New Westminster District Plan 3348	025-313-266
4829 Dawson Street	Lot A, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	025-313-207
2235 Delta Avenue	Lot B, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	026-056-207
2285 Delta Avenue	Lot "D", Except Part In Plan Bcp20675 District Lot 124 Group 1 New Westminster District Plan 3348	010-995-889
Ptn.2311 Delta Avenue	Parcel "One" (Explanatory Plan 13194) Of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District	007-313-039
Ptn. 2316 Beta Avenue	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 Except Parcel 1 (Explanatory Plan 13194) New Westminster District	001-506-986



PLANNING & BUILDING DEPARTMENT



DATE: SEP 25 2017

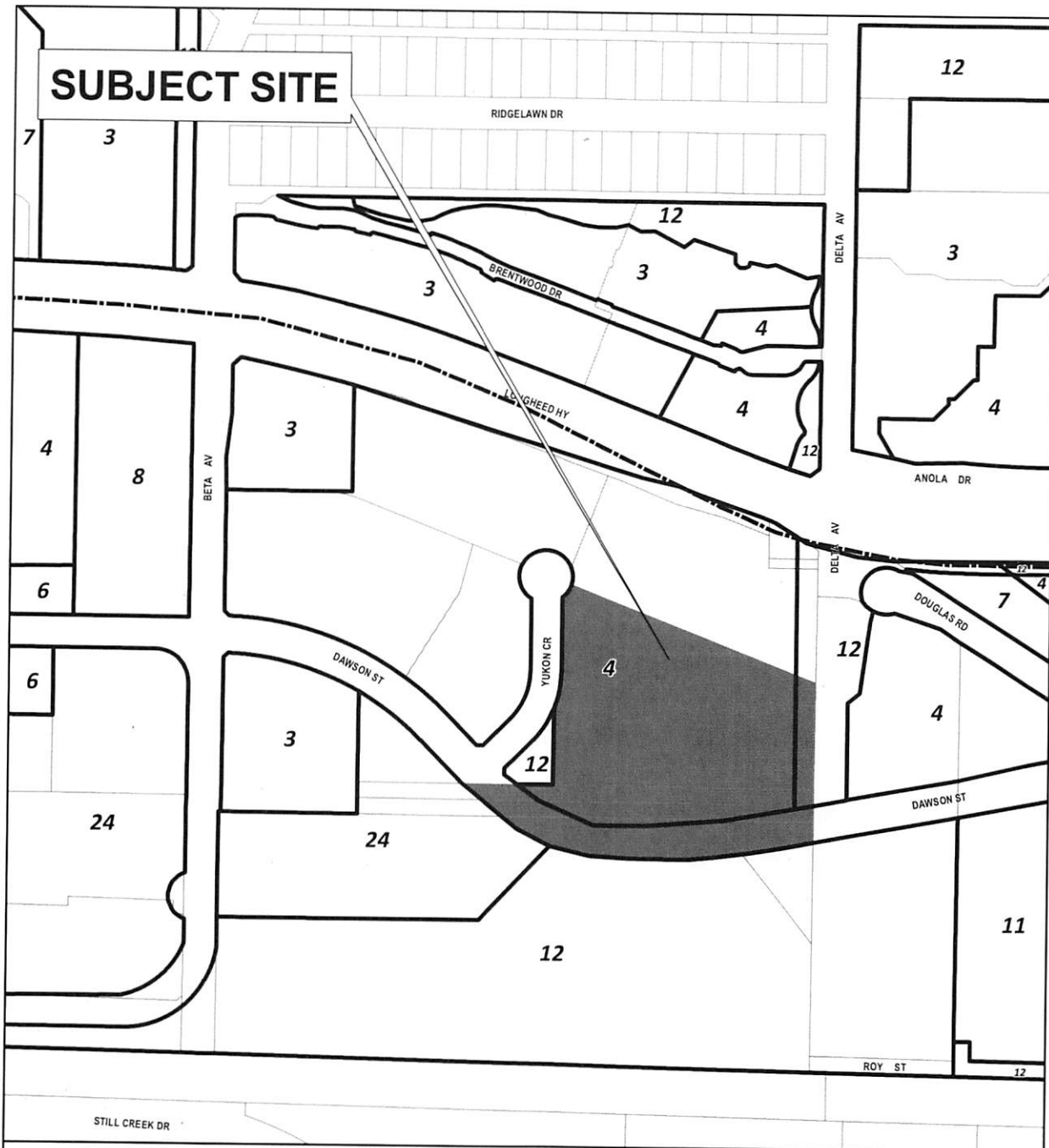
SCALE: 1:2,300

DRAWN BY: AY

REZONING REFERENCE #17-33
 PORTION OF 4828 LOUGHEED HIGHWAY
 4827 AND 4829 DAWSON STREET
 2235, 2285 AND PORTION OF 2311 DELTA AVENUE
 PORTION OF 2316 BETA AVENUE

Subject Site City-owned Property

Sketch #1

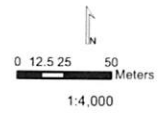


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| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and 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



August 3, 2017

CONCORD
PACIFIC

Concord Pacific Holdings Ltd.
Suite 900 1095 West Pender Street
Vancouver, BC
V6E 2M6

To: Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent – Woodlands Phase 2

I, Matt Meehan, on behalf of Concord Pacific Holdings Ltd. am applying to rezone the properties at Ptn. 4828 Lougheed Highway, 4827, 4829 Dawson Street, 2235, 2285, Ptn. 2311 Delta Avenue, and Ptn. 2316 Beta Avenue from the existing CD Comprehensive Development District (utilizing the RM4s and RM5s Multiple-Family Residential District), P3 Park and Public Use District, to the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District, Woodlands Site Master Plan and Brentwood Town Centre Development Plan as guidelines).

The intended form of development consists of two high-rise residential apartment buildings, a mid-rise residential apartment building and low-rise apartment/townhouse units; atop a commercial and amenity podium, with town-housing fronting Stickleback Creek. Access to the structured and underground parking and loading will be taken from Yukon Crescent and Dawson Street.

Enclosed with this letter is a cheque in the amount of \$76,815.50, as well as copies of the most recent Titles.

We look forward to working with the City of Burnaby toward advancing Phase II of the Concord Brentwood (Woodlands) site. Should you have any questions regarding this rezoning application please contact me at your convenience.

Sincerely,



Matt Meehan, SVP Planning
Concord Pacific Holdings Ltd.

Distribution
Peter Webb, Concord Pacific
Ellen, Concord Pacific
Walter Francl, Francl Architecture