

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-36 2017 OCTOBER 02

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Aoyuan Management Services
405 - 777 West Broadway
Vancouver, BC V5Z 4J7
(Attention Barry Savage)
- 1.2 Subject:** Application for the rezoning of:

Schedule 'A' *attached*

From: M1 Manufacturing, M2r General Industrial, and M5 Light Industrial Districts

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential and C9 Urban Village Districts and Brentwood Town Centre Plan guidelines)
- 1.3 Address:** 4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430 Willingdon Avenue
- 1.4 Location:** The site is located on the southeast corner of Dawson Street and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a frontage on Dawson Street of 177.8 m (583 ft.); a frontage on Willingdon Avenue of 211.3 (693 ft.); a frontage on Alpha Avenue of 213.2 (699 ft.); and, a frontage on Alaska Street of 174.7 m (573 ft.), all of which are approximate. The approximate area of the site is 3.78 hectares (9.3 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 establish a conceptual Master Plan and development guidelines as a framework for future site specific rezoning applications, as well as a detailed first phase of development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

2.1 The subject site is comprised of seven lots (see Sketch #1 *attached*). The lots at 4500 and 4554 Dawson Street are occupied with single storey multi-tenant industrial buildings, each constructed in 1978 and 1988 respectively. The primary lot within the consolidated development site at 2350 Willingdon Avenue is occupied with a large industrial warehouse building (Olympia Tile International Inc.). The lot at 2375 Alpha Avenue is occupied with an industrial building constructed in 1965. The lots at 2410 and 2430 Willingdon Avenue are occupied with workshops, storage and yards for multiple trade contractor businesses, each constructed in 1959 and 1962 respectively. The remaining property within the block at 2421 Alpha Avenue is the subject of a current rezoning application (Rezoning Reference # 17-13) and will be included in the concept of the Master Plan.

Vehicular access to the site is currently available from all streets: Dawson Street, Alaska Street, Willingdon Avenue and Alpha Avenue.

2.2 To the north of the subject site, across Dawson Street, is an auto repair shop, an older industrial building and automobile showroom, including automobile sales lot and repair shop (Carter GM Dealership). To the east, across Alpha Avenue, are industrial lands in transition to residential and mixed-use. To the south, across Alaska Street and the Burlington Northern and Santa Fe (BNSF) Railway, is the Willingdon-Canada Way Business Centre. To the west, across Willingdon Avenue, are industrial lands in transition to residential and mixed-use.

It is noted that there are six development sites in the area advancing through the City approvals process and/or under construction, including but not limited to the following:

- 4468 Dawson Avenue - five storey mixed-use development under construction (Rezoning Reference 13-39);
- 4455,4467,4483 Juneau Street and 2285 Willingdon Avenue – proposed 23-storey apartment with townhouses fronting Juneau Street (Rezoning Reference #15-51; received Third Reading);
- 4460, 4472 and 4482 Juneau Street – proposed 25-storey apartment with townhouses fronting Juneau Street (Rezoning Reference #16-43; received Second Reading)
- 2242 Alpha Avenue– 23-storey apartment with townhouses fronting Alpha Avenue under construction (Rezoning Reference #15-30);
- 2450 Alpha Avenue – 31-storey apartment with residential podium under construction (Rezoning Reference #14-11); and,
- 2425 Beta Avenue – 3 high-rise apartment buildings with townhouses fronting Beta Avenue and Alaska Street (Rezoning Reference #15-31).

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan and identified as part of a succession area that designates the industrial lands for medium density mixed-use and high density multiple-family residential development under the CD Comprehensive Development District, utilizing the C9 Urban Village and RM4s Multiple Family Residential Districts as guidelines (see *attached* Sketch #2).
- 3.2 The applicant, Aoyuan Management Services, is proposing to complete a conceptual Master Plan to guide and inform future development of the subject site over multiple phases. The Master Plan will include a set of detailed development guidelines to aid in the development of the site and surrounding properties. A detailed first phase of development is also being proposed as part of this rezoning application.

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.

The purpose of the conceptual Master Plan is to transform the site into a multi-use, multi-family transit-oriented neighbourhood that is well-connected to the Brentwood SkyTrain Station and incorporates the sustainability and community plan objectives of the city. Open space and public realm features that are anticipated for the site include the creation of a central open space within the site; enhancement of Dawson Street as a commercial “high-street”; provision of a north-south pedestrian connection through the site that is intended to provide a linkage to the Brentwood SkyTrain Station with the future redevelopment of the adjacent site to the north; and, development of a linear park/trail on the south side of Alaska Street. The proposed built form and open spaces are envisioned to respond to the site’s geotechnical conditions which may result in above-grade parking structures screened by street fronting townhouses on abutting sites. Details of the Master Plan concept and the Phase I development plan 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 also inform the development of the adjacent site to the south at 2421 Alpha Avenue.

It should be emphasized that with the exception of Phase 1, the subject rezoning application does not seek approval for any specific new development. Separate rezoning applications for the development of the subsequent phases of the site will be advanced for Council consideration at a future date.

It is noted that the overall development site includes the closure and sale of the lane off Alaska Street, which will be detailed in a future report to Council.

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;
- submission of a Construction Access and Management Plan; 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 may include, but not limited to the following:

- 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 rights-of-ways to support the Phase 1 development, to be determined by way of detailed road geometrics;
- completion of the necessary subdivision for the Phase 1 parcel;
- 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;
- 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

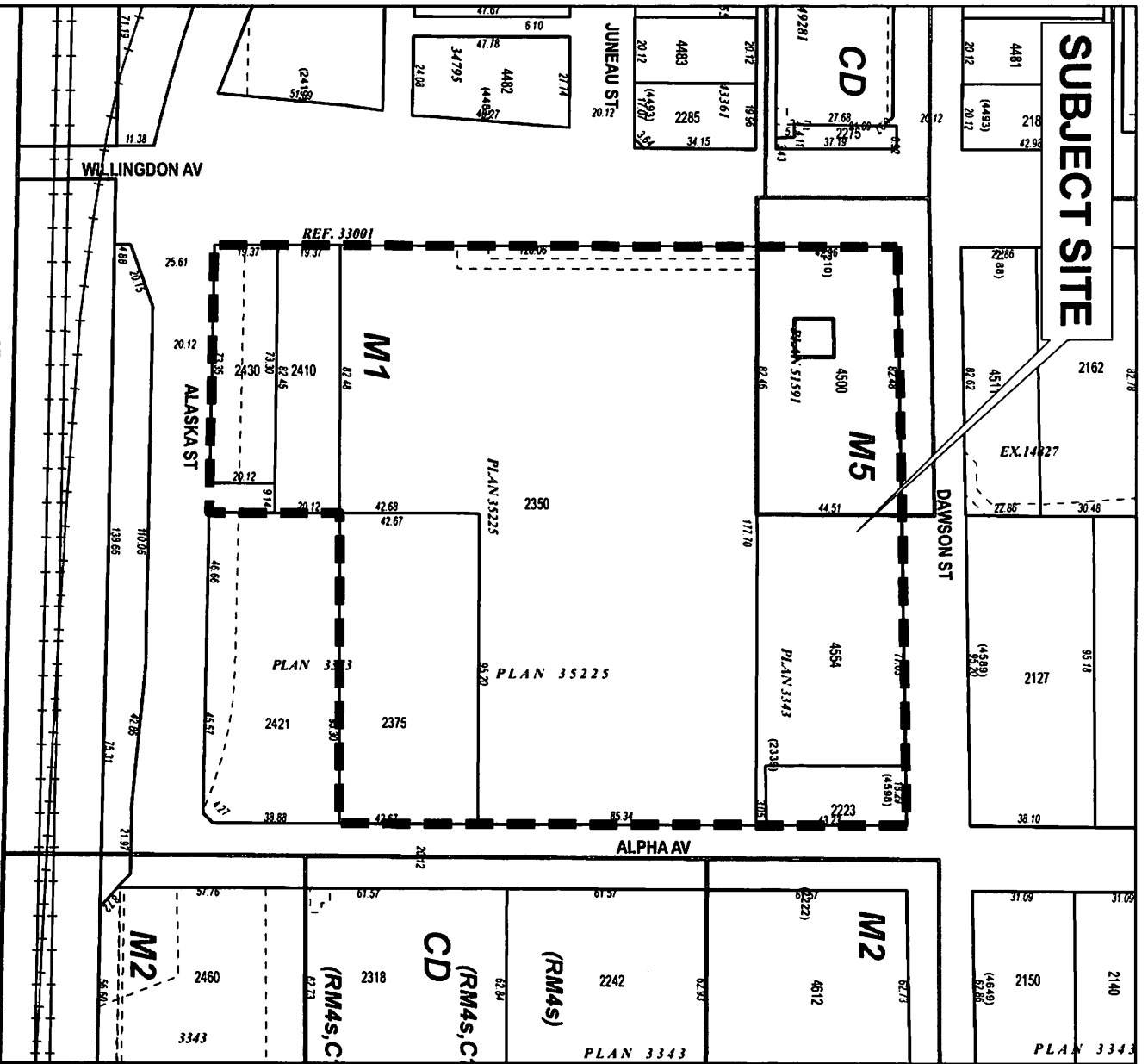
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

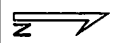
ZT
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE: SEP 22 2017

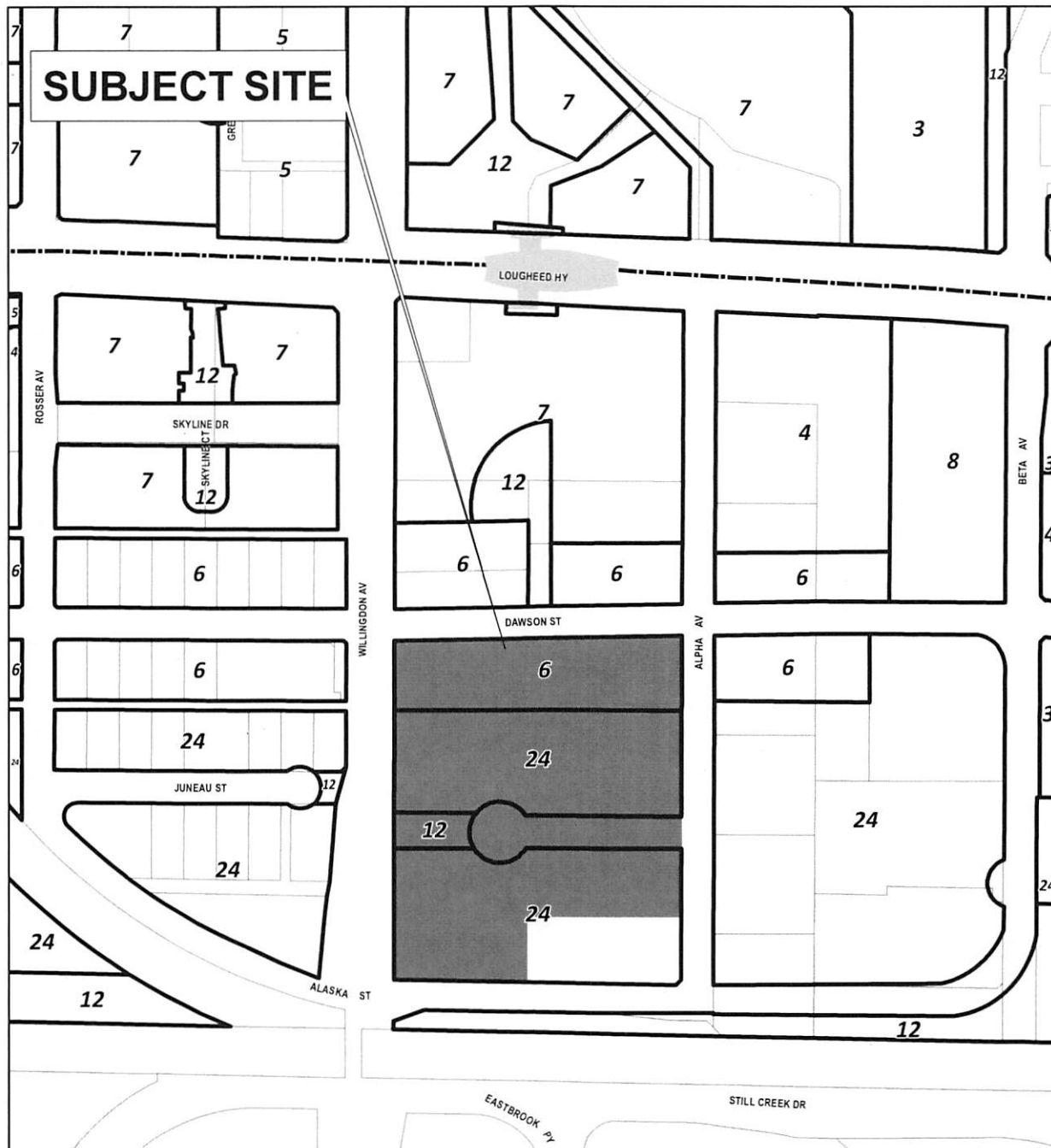
SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #17-36
4500 AND 4550 DAWSON STREET
PORTION OF 2316 BETA AVENUE



Sketch #1

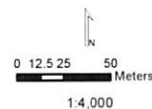


- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public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



Planning and Building Dept

Brentwood Plan



Schedule A

Rezoning Reference #17-36

ADDRESS	LEGAL DESCRIPTION	PID
4500 Dawson St	Lot 136 District Lot 124 Group 1 New Westminster District Plan 51591	002-750-899
4554 Dawson St	Lot 15 Except: Parcel "A" (J1303e), District Lot 124 Group 1 New Westminster District Plan 3343	001-491-083
2223 Alpha Ave	Parcel "A" (J1303e) Lot 15 Except: South 10 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	003-379-884
2375 Alpha Ave	Lot 23 District Lot 124 Group 1 New Westminster District Plan 3343	010-995-528
2350 Willingdon Ave	Lot 121 District Lot 124 Group 1 New Westminster District Plan 35225	002-305-712
2410 Willingdon Ave	North Half Lot 25 Except: The West 33 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-625
2430 Willingdon Ave	South Half Lot 25 Except: Firstly: The West 33 Feet Secondly: The East 30 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-617

August 21, 2017

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, B.C. V5G 1M2

Attention: Lou Pelletier, Director

**RE: Rezoning Letter of Intent
4500 & 4554 Dawson Street
2223 & 2375 Alpha Avenue
2350, 2410 & 2430 Willingdon Avenue.**

Dear Mr. Pelletier:

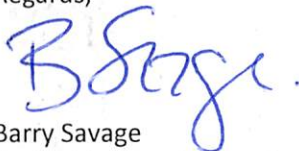
Aoyuan Property Group (Canada) is pleased to submit to the City of Burnaby the rezoning application for the 8.39 acre Willingdon & Dawson Lands comprised of 4500 & 4554 Dawson Street, 2223 & 2375 Alpha Avenue and 2350, 2410 & 2430 Willingdon Avenue.

Through this application, Aoyuan Property Group (Canada) is seeking to rezone the Willingdon & Dawson Lands from M1 Manufacturing District, M2r General Industrial District and M5 Light Industrial District to a Comprehensive Development District zoning designation, using RM4s Multiple Family Residential District and C9 Urban Village Commercial District as guidelines.

The intent of the rezoning application is to transform the Willingdon & Dawson Lands from a site dominated by industrial buildings and surface parking in to a high density residential neighbourhood with street oriented commercial uses, all with easy access to the Brentwood Town Centre SkyTrain Station and nearby employment and recreation opportunities.

We look forward to working with City staff and Council, as well as residential and commercial stakeholders in the community over the coming years.

Regards,



Barry Savage
Senior Vice President – Development

cc: Ed Kozak, City of Burnaby
Johannes Schumann, City of Burnaby
Martin Bruckner, IBI
Stuart Jones, IBI