

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-38 2017 OCTOBER 02

#### ITEM #07

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Amacon Construction Ltd  
500- 856 Homer Street  
Vancouver, BC V6B 2W5  
(Attention: Chris Quigley)
- 1.2 Subject:** Application for the rezoning of:  
Lot A District Lot 119 Group 1 Nwd Plan 40447 And Portion Of  
Lane And Road
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple  
Family Residential District and Brentwood Town Centre  
Development Plan as guidelines)
- 1.3 Address:** 4455 Alaska Street and portion of lane and Willingdon Avenue.
- 1.4 Location:** The subject site is located on the northwest corner of Alaska Street  
and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular pie shape with a 59.00 m (194 ft.) frontage on  
Willingdon Avenue, a 120.00 m (394 ft.) frontage on Alaska Street  
and a total area of 3330 m<sup>2</sup> (35,951 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 multi-family residential building with above and  
below grade structured parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single lot, which is currently occupied by an older industrial building and road closure areas comprising 395 m<sup>2</sup> (4,252 sq. ft.) of the east end of the east-west lane north of Alaska Street and 129 m<sup>2</sup> (1,389 sq. ft.) of Willingdon Avenue frontage. Directly to

the west is the CN Railway with older industrial buildings and newer multiple family development beyond. To the south is the BNSF Railway with Still Creek Avenue and a mix of automotive, warehouse and business centre use beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a proposed 24 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #16-43 (currently at Second Reading).

### 3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan Area and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as guidelines) (see Sketch #2 *attached*). The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with ground oriented townhouses fronting Willingdon Avenue and Alaska Street.

### 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 District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with podium level residential apartment/townhouse units.

Parking is expected to be provided both above grade within structure. (faced with residential units on Alaska Street) and underground. The maximum permitted density would be 3.6 FAR, inclusive of a 1.1 FAR amenity density bonus.

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 Alaska Street frontage to its final Town Centre (Local Road-Residential) standards with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
- the construction of Willingdon Avenue frontage to its final Town Centre (Arterial Road) standards with concrete curb and gutter, broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs), street trees, street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage; and,
- contribution toward pedestrian and cycling overpasses of the BNSF and CN Rail Lines.

Any necessary dedications along the Alaska Street frontage will be determined by a detailed geometric and noted in a future report to Council. This application is predicated upon the closure and consolidation of a portion of the east-west lane from mid-block to Willingdon Avenue and a narrow sliver of Willingdon Avenue along the frontage of the site, as anticipated in the Brentwood Area Plan. The net area in excess of required dedications would be purchased by the applicant.

- 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 of trees on site is not considered 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 north lane.
- 4.5 Due to the subject site's proximity to Willingdon Avenue and the BNSF and CN rail lines, 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 A geotechnical review of the subject sites' soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.8 Execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development will be required.
- 4.9 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 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 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 Approval by the Engineering Department Traffic Division of an on-site residential loading facility will be required.

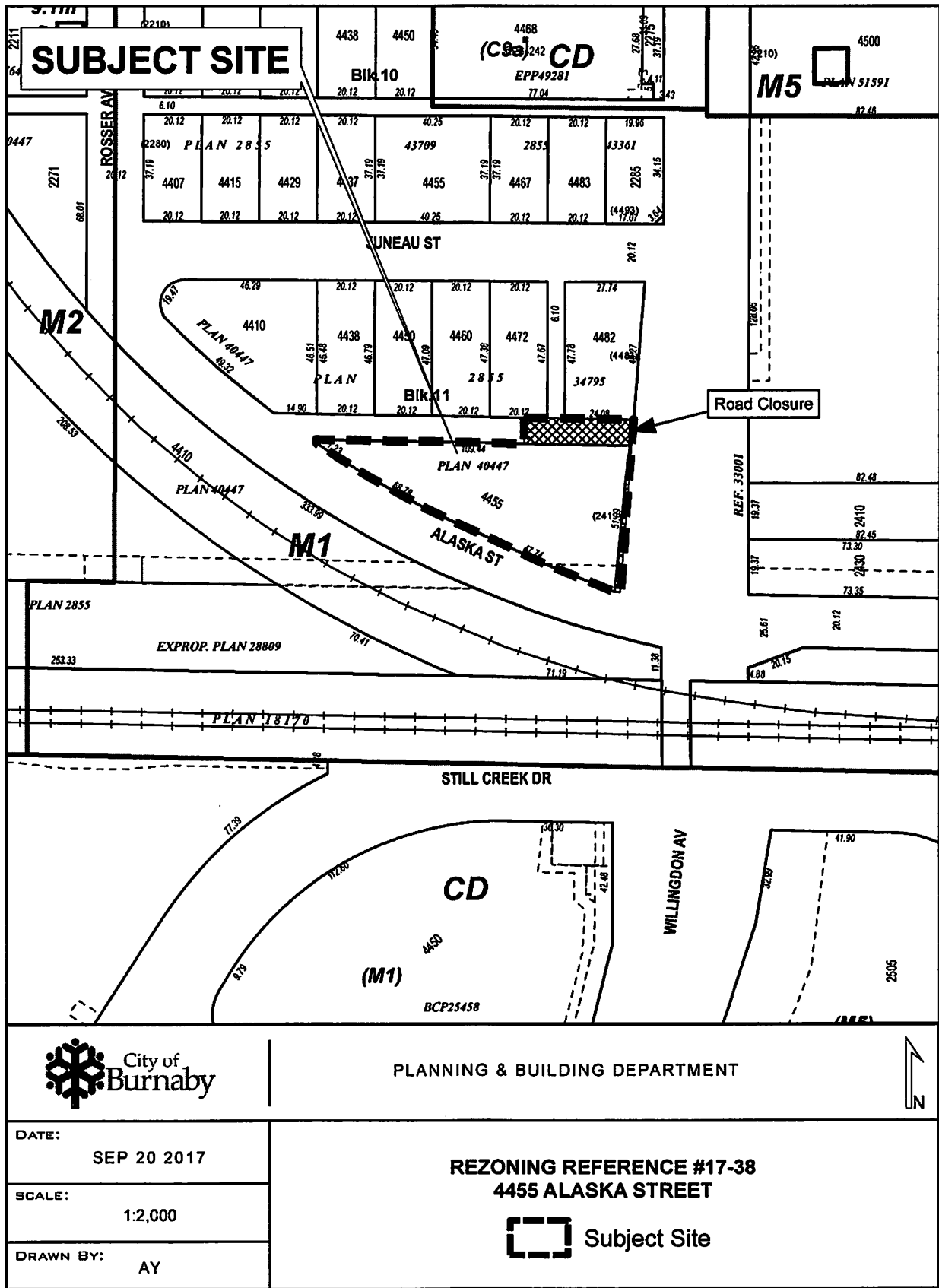
- 4.13 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.14 A Site Profile and the resolution of any arising issues will be required.
- 4.15 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 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.
- 4.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATIONS**

- 1. **THAT** the introduction of a Highway Closure Bylaw be authorized as outlined in Section 4.2 of this report contingent upon granting by Council of Second Reading of the subject Rezoning Bylaw.
- 2. **THAT** the sale be approved in principle of City-owned road and lane property for inclusion within the subject development site in accordance with the terms outlined in Section 4.2 of this report, subject to the applicant pursuing the rezoning proposal to completion.
- 3. **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.* IW:eb  
**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk



**SUBJECT SITE**

**(C9) CD**  
EPP49281  
77.04

**M5**  
PLAN 51591

**PLAN 2855**

**PLAN 40447**

**PLAN 40447**

**PLAN 40447**

**PLAN 2855**

**EXPROP. PLAN 28809**

**PLAN 18170**

**STILL CREEK DR**

**CD**

**(M1)**

**BCP25458**

**WILLINGDON AV**

**Road Closure**



**PLANNING & BUILDING DEPARTMENT**



**DATE:**  
SEP 20 2017

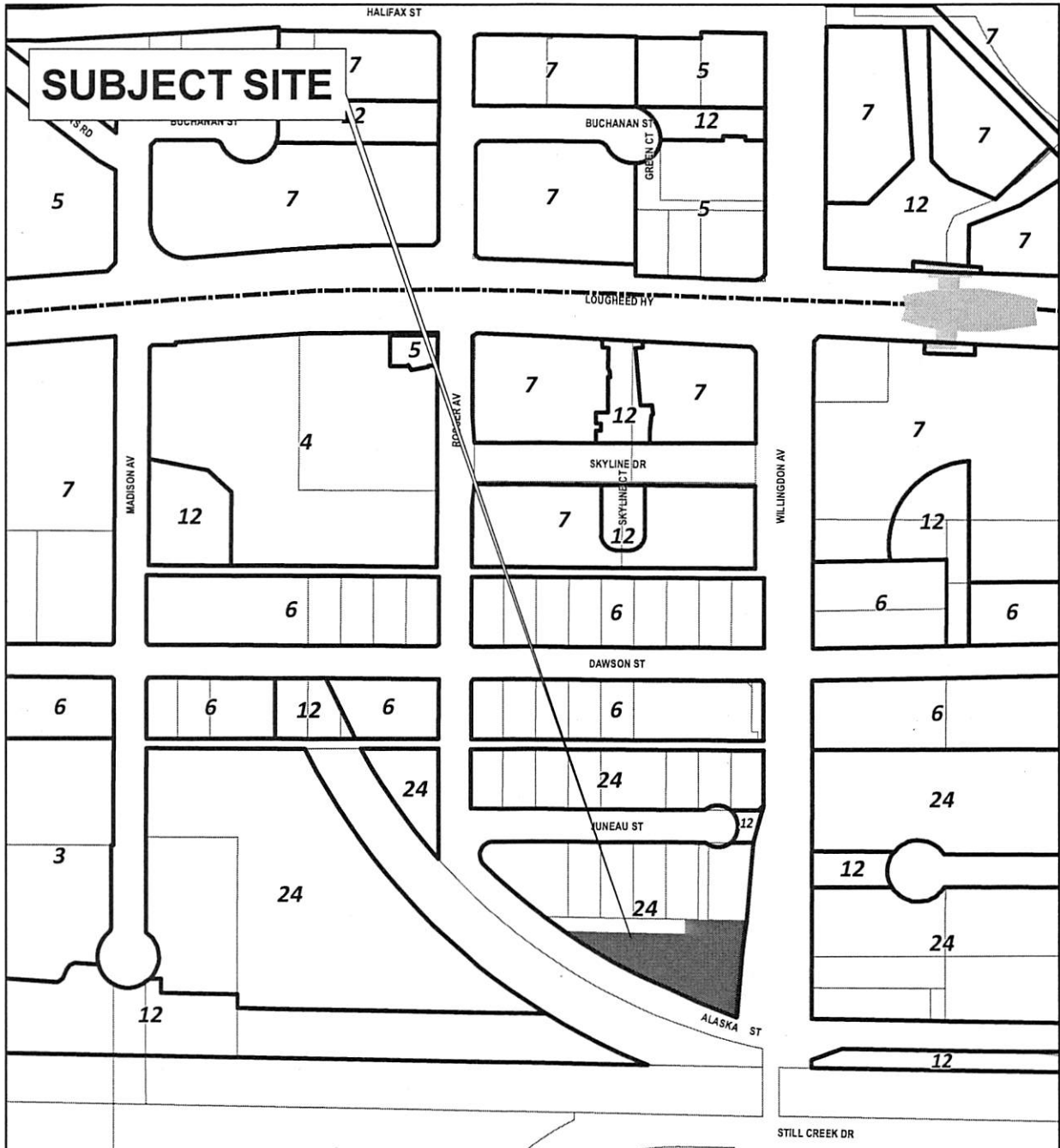
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**REZONING REFERENCE #17-38**  
**4455 ALASKA STREET**

 **Subject Site**

**Sketch #1**



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

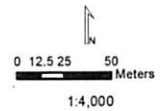
Brentwood Succession (RM4s)



Planning and Building Dept

Printed September 20, 2017

## Brentwood Plan



Sketch #2

AMACON

Amacon Development (Alaska) Corp  
Suite 500 – 856 Homer Street  
Vancouver, BC, V6B 2W5  
604 602 7700

August 23, 2017

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

**Re: Rezoning Letter of Intent**  
4455 Alaska Street  
*Brentwood Town Centre Development Plan*

Dear Sir,

I, Chris Quigley of Amacon, have submitted this application to rezone 4455 Alaska Street from the current M1 zone to the CD Comprehensive Development District utilizing the RM4s Multiple-Family Residential District and the Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to develop a high-rise residential condominium tower with ground oriented townhouses fronting Alaska Street.

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

Sincerely

  
Chris Quigley  
Senior Development Manager

**Amacon Development (Alaska) Corp.**