

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10002 2017 December 06

#### ITEM #07

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.  
212 – 3989 Henning Drive  
Burnaby, BC V5C 6N4  
Attn: Chris Dikeakos, Architect AIBC
- 1.2 Subject:** Application for the rezoning of:  
Lot 16 District Lot 124 Group 1 New Westminster District Plan 3343  
and Lot 137 District Lot 124 Group 1 New Westminster District Plan 52645
- From:** M2 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C9 Urban Village Commercial District, and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 4612 and 4650 Dawson Street.
- 1.4 Location:** The subject site is located on the southeast corner of Dawson Street and Alpha Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular L shape with a 95.1 m (312 ft.) frontage on Dawson Street, a 65.07 m (213 ft.) frontage on Alpha Avenue and a total area of 7,045.62 m<sup>2</sup> (75,838 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 mixed-use multi-family residential building with street fronting townhouses, and above and below grade structured parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two lots, which are currently occupied by older industrial buildings. To the west, across Alpha Avenue, is a proposed high-density mixed-use site

undergoing a Master Plan and detailed Phase I development under Rezoning Reference #17-36, with Willingdon Avenue beyond. To the south is a recently rezoned site for a 23 storey high-rise residential building with street fronting townhouses at grade under Rezoning Reference #15-30, with high-rise residential buildings with street fronting townhouses at grade under construction under Rezoning References #14-11 and #15-31 beyond. To the east are older industrial buildings with Beta Avenue beyond. To the north, across Dawson Street, is an automotive dealership, with Loughheed Highway beyond.

### **3.0 BACKGROUND INFORMATION**

- 3.1 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, C9 Urban Village Commercial District and Brentwood Town Centre Development Plan 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 consisting of ground oriented townhouses fronting Alpha Avenue and street fronting commercial facing Dawson Street to punctuate the eastern end of the Dawson High Street.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on RM4s Multiple Family Residential District, C9 Urban Village Commercial District, and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with ground oriented townhouses and street fronting commercial.

Parking is expected to be provided both above grade within structure (faced with residential units on Alpha Street) and underground. The maximum permitted commercial density would be 2.2 FAR for C9 and the maximum residential density would be 3.6 FAR for RM4(s), 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 Dawson Street frontage to its final Town Centre (Collector Road) standard with concrete curb and gutter, broad sidewalks, street trees, street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage;
- the construction of Alpha Avenue 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; and,
- contribution toward pedestrian and cycling overpasses of the BNSF and CN Rail Lines.

Any necessary dedications along the Dawson Street frontage will be determined by a detailed geometric and noted in a future report to Council.

- 4.3 Given the steep slope across 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 Alpha Avenue.
- 4.5 Due to the subject site's proximity to Lougheed Highway and the BNSF rail line, 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 over one acre, a Storm Water Management Plan is required.
- 4.10 In line with the City's adopted guidelines for adaptable housing, 20% of the single-level (apartment) 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 covered car wash stalls 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 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.

*LP.*

IW:eb  
*Attachments*

cc: Director Engineering  
Director Public Safety and Community Services  
City Solicitor  
City Clerk

**SUBJECT SITE**

**CD**  
(C2, M1)

**M1**

DAWSON ST

ALPHA AV

**M2**

(RM4s)

**CD**

(RM4s, C1)

(RM4s)



PLANNING & BUILDING DEPARTMENT



DATE:

OCT 17 2017

SCALE:

1:1,500

DRAWN BY:

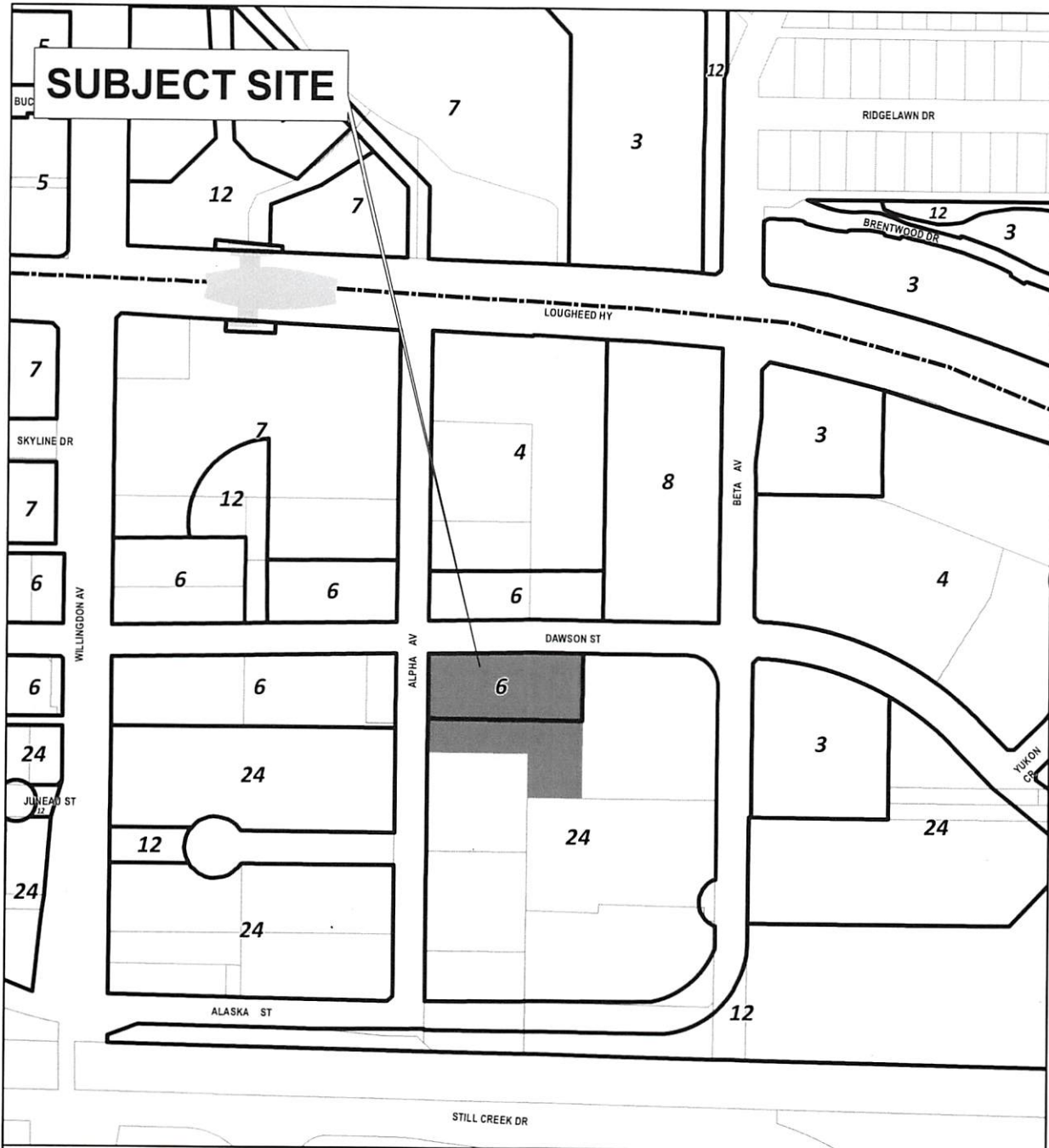
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REZONING REFERENCE #17-10002  
4612 AND 4650 DAWSON STREET



Subject Site

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

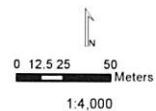
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential -

Brentwood Succession (RM4s)



Planning and Building Dept

## Brentwood Plan



Printed October 17, 2017

Sketch #2



CHRIS DIKEAKOS ARCHITECTS INC.

October 10, 2017

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

**Re: Rezoning Letter of Intent for 4612 – 4650 Dawson Street, Burnaby, B.C.**

Dear Mr. Pelletier,

As authorized agents on behalf of 1096615 B.C. Ltd. we submit this application to rezone 4612 -4650 Dawson Street, Burnaby B.C. from the current M2 zoning to CD Comprehensive Development District (utilizing the RM4s Multi-Family Residential District and C9 Urban Village Commercial District). The intent of this rezoning application is to construct a mixed-use high-rise market residential condominium consistent with the Brentwood Town Center Plan including retail and Amenity uses. All parking for the project will be located below grade.

Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application. Please call me direct at 604-291-2660 should you have any questions regarding this application.

Yours truly,

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**Chris Dikeakos, Architect AIBC, AIA**  
Managing Principal  
Chris Dikeakos Architects Inc.