

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-10005 2017 December 06

#### ITEM #09

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Foad Rafii, M. Arch FRAIC Architect AAA, AIBC, NSAA  
Principal  
Rafii Architects Inc.  
Suite One 1600 Howe Street  
Vancouver, BC V6Z 2L9
- 1.2 Subject:** Application for the rezoning of:  
Lot 1, DL 125, Group 1, NWD Plan 3674 and Parcel A (Reference  
Plan 6258) Lot 2 DL 125 Group 1 NWD Plan 3674
- From:** M2 Manufacturing District
- To:** CD Comprehensive Development District (based on RM5s Multiple  
Family Residential District and Brentwood Town Centre  
Development Plan guidelines)
- 1.3 Address:** 2152 and 2172 Douglas Road
- 1.4 Location:** The subject site is located on the southeast corner of Douglas Road  
and Lougheed Highway (Sketch #1 *attached*).
- 1.5 Size:** The site is triangular in shape with a 138.46 m. (454ft.) frontage on  
Douglas Road and a 163.76 m. (537ft.) frontage on Lougheed  
Highway and a total area of 6,046.78 m<sup>2</sup> (65,087sq. 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 street-  
fronting townhouses and/or work/live units and underground parking.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is comprised of two lots, which are currently occupied by older industrial  
buildings.

- 2.2 Directly to the west, across Douglas Road, is a high-rise multiple-family building with street fronting townhouses fronting on Dawson Street developed under Rezoning Reference #06-60, with Phase 1b of the Woodlands Site Master Plan, comprised of two high-rise multiple family (Rezoning Reference #16-25) beyond. To the southeast are two high-rise multi-family residential buildings with street fronting townhouses approved under Rezoning Reference #05-47, with a proposed high-rise multiple-family building with street fronting townhouses on Springer Avenue (Rezoning Reference #16-35) beyond. Across Lougheed Highway, to the north of the subject site, are older high-rise multiple-family residential buildings.

### **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 RM5s Multiple Family Residential District as a guideline and the Holdom Station Area Guide Plan indicates a townhouse frontage.
- 3.2 The general form and character envisioned for this site is for a single high-rise residential tower atop a podium comprising of street oriented townhouses and/or work/live fronting Douglas Road.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM5s 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 street fronting townhouses and/or work/live and full underground parking. The maximum permitted residential density would be 5.0 FAR, inclusive of a 1.6 FAR amenity density bonus. Use of the C2 District would be introduced to accommodate commercial density of work/live units.
- 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 Lougheed Highway frontage and reconstruction of half the interim works in front of 2200 Douglas Road (with the remaining half reconstructed under Rezoning Reference #16-35) to its final Town Centre (Arterial Road) standard with concrete curb and gutter, broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs), street furniture, enhanced boulevards, street and pedestrian lighting across the development frontage;
  - the construction of Douglas Road frontage to its final Town Centre (Local Collector) standards with concrete curb and gutter, separated sidewalks, street

- trees, enhanced boulevards, street and pedestrian lighting across the development frontage;
- contribution toward reconstruction of the Douglas Road/Delta Avenue and Lougheed Highway intersection to its final Town Centre (Major Arterial to Collector) standard with concrete curb and gutter, separated pedestrian / cyclist facilities, rainwater management amenity areas, street lighting and pedestrian lighting on the southeast corner across the development's frontage, as necessary; and,
- contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

Any necessary dedications along Lougheed Highway and Douglas Road street frontages will be determined by a detailed geometric and noted in a future report to Council.

- 4.3 It is anticipated that the south end of the site, adjacent to Douglas Road, would need to be fully excavated to accommodate underground parking. On this basis, the retention trees on site may not be 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 Douglas Road.
- 4.5 Due to the subject site's proximity to Lougheed Highway and the Millennium SkyTrain 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 An on-site stormwater management plan is required.
- 4.8 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.
- 4.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.10 Approval by the Engineering Department Traffic Division of on-site residential and commercial loading facilities will be required.
- 4.11 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.

- 4.12 A Site Profile and the resolution of any arising issues will be required.
- 4.13 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

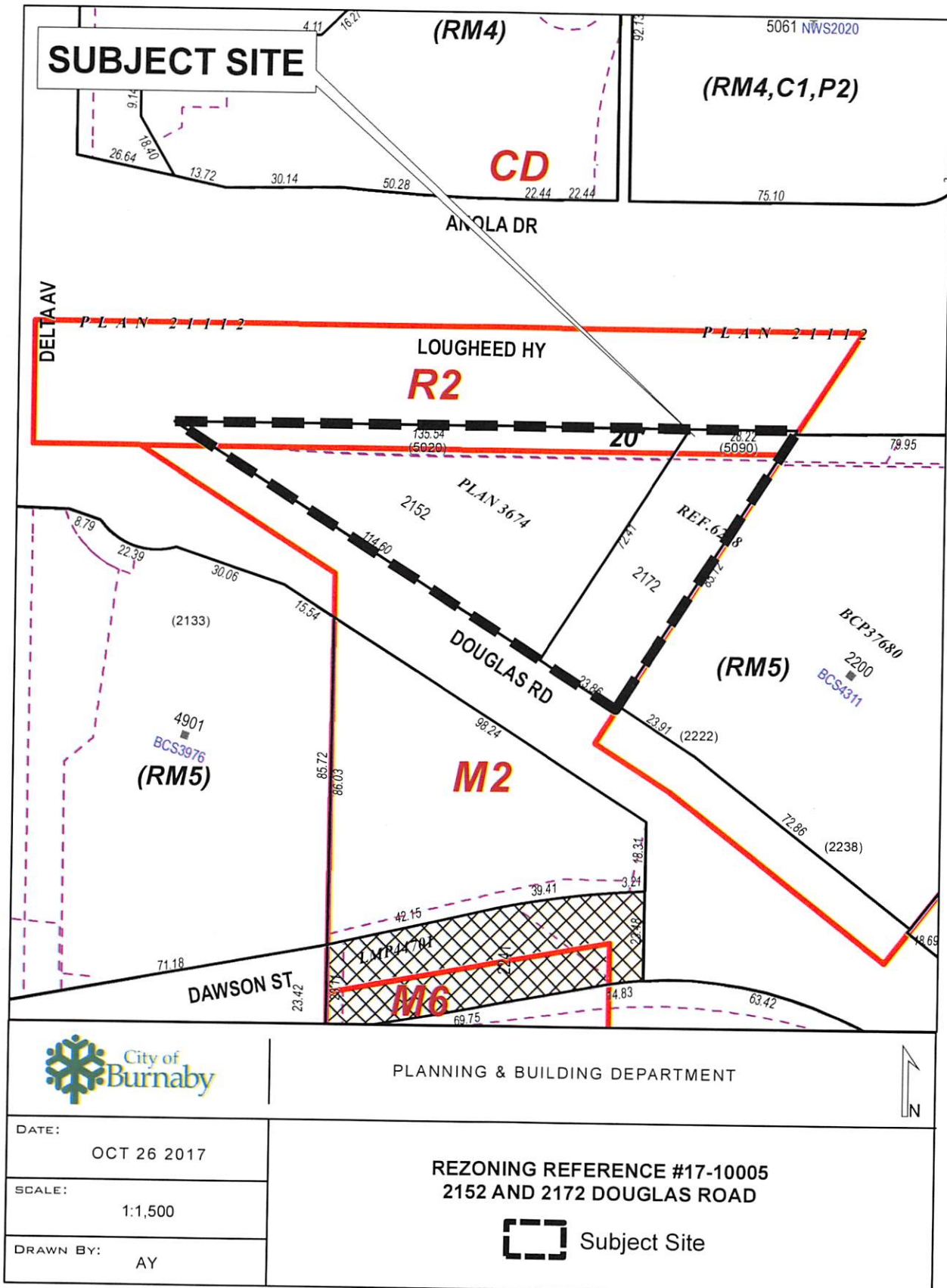
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*LP*

IW:eb

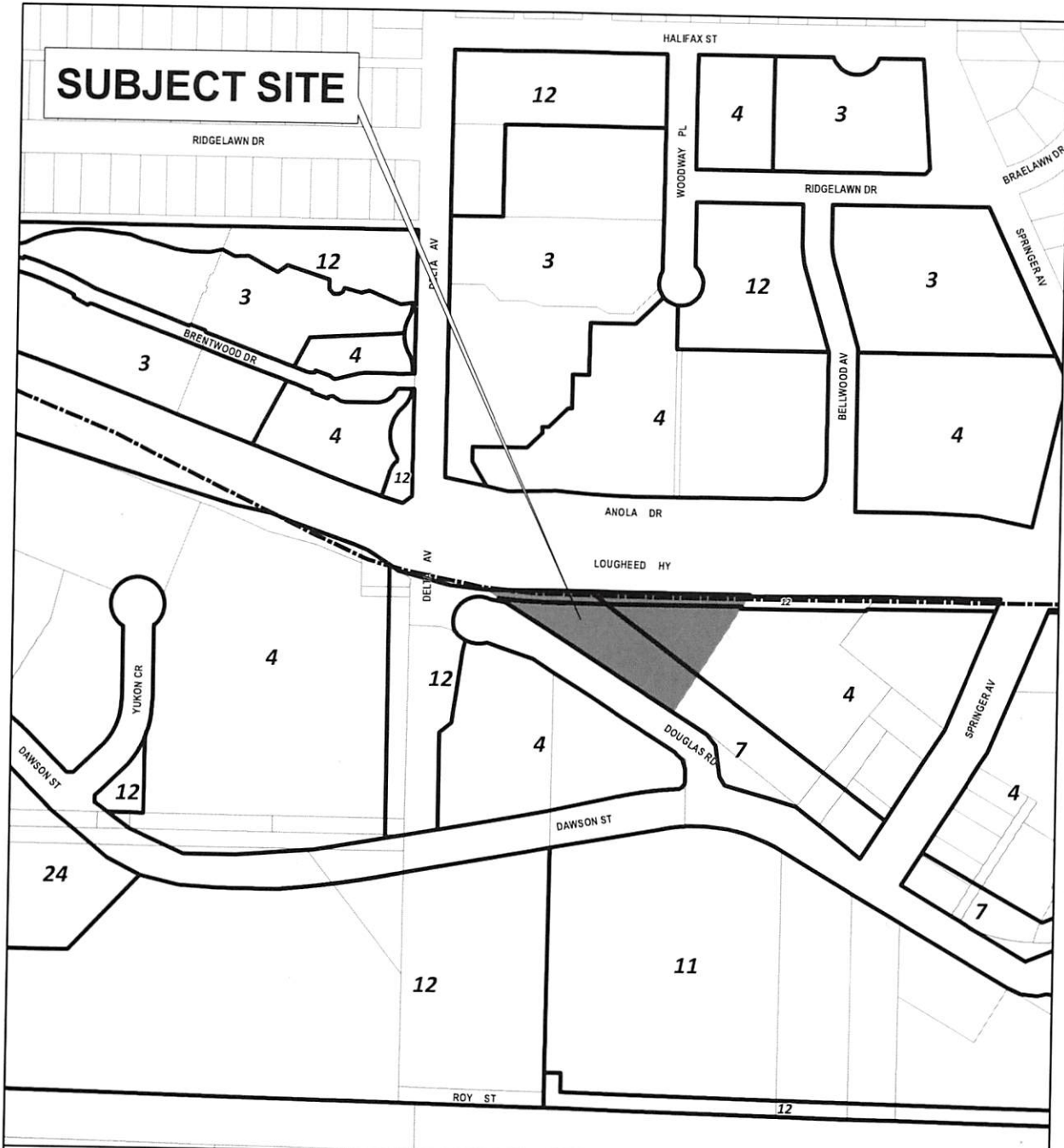
### ***Attachments***

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



Sketch #1

# SUBJECT SITE



- 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 -

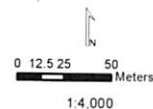
Brentwood Succession (RM4s)



Planning and Building Dept

Printed October 26, 2017

## Brentwood Plan



Sketch #2

October 23, 2017

CITY OF BURNABY  
Planning and Building Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Attention: Mr. Ian Wasson

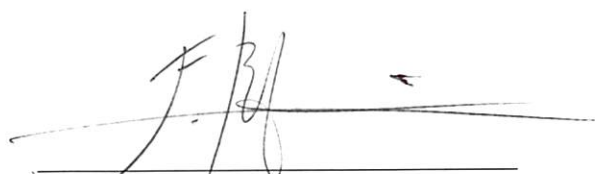
**RE: REZONING LETTER OF INTENT, 2152 & 2172 Douglas Road, Burnaby BC**

Dear Mr. Wasson,  
On behalf of IMANI DEVELOPMENT, please accept our application to rezone 2152 and 2172 Douglas Road, from the current M2 General Industrial District, to a CD (RM5s) Multiple Family Residential District. The intent of this rezoning application is to develop a high-rise residential building and townhomes on Douglas Road.

The proposed development has a residential FAR of 5.0 and a building height of 147m. The density sought for this project would coincide with the provision of green open space, pedestrian access from North and South and vehicular access from the south side of the site.

Thank you for your consideration, and we look forward to moving onto the next steps in the rezoning process.

Truly,



Foad Rafii, M. Arch FRAIC  
Architect AAA, AIBC, NSAA.  
Principal  
RAFII ARCHITECTS INC.



SUITE ONE  
1600 HOWE ST  
VANCOUVER BC  
V6Z 2L9 CANADA

TEL  
604.688.3655

FAX  
604.688.3522

EMAIL  
rai@rafiichitects.com

WWW  
rafiichitects.com