

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-26 2018 November 28

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Onni Gilmore Holdings Corp.
300 – 550 Robson Street
Vancouver, BC V6B 2B7
Attn: Eric Hughes
- 1.2 Subject:** Application for the rezoning of 4161 Dawson Street
See Schedule A (*attached*)
- From:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Station Area Master Plan” prepared by IBI Group)
- To:** Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** Portion of 4161 Dawson Street
- 1.4 Location:** The subject site is located on the north side of Dawson Street adjacent to the Gilmore SkyTrain Station (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregular shape with a frontage on Dawson Street of 64 m (210 ft.) and an area of 2,360 m² (25,403 ft. sq.).
- 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 construction of Gilmore Place Phase II Tower 6 (high-rise residential building).

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The site is comprised of 4161 Dawson Street, which is occupied by an older light-industrial/office building.

- 2.2 To the west of the site is the Gilmore SkyTrain Station and beyond is Gilmore Avenue and the Bridge Business Park. To the north is the Millennium SkyTrain guideway, which was completed in 2003 and Phase 1 of the Gilmore Place Master Plan, comprised of three high-rise multiple family buildings over mixed use commercial podiums (Rezoning Reference #15-54, #15-55, #15-56 and #15-57), with Lougheed Highway beyond. To the east are future phases of the Gilmore Place site, including future high-rise multiple family and office buildings over mixed use commercial podiums, with a proposed high-rise mixed-use development (Rezoning Reference #16-27), an automobile dealership and older industrial buildings beyond. To the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.

3.0 BACKGROUND INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for mixed-use multiple-family and commercial redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential, C3 and C3f General Commercial Districts as guidelines.

On 2018 July 23, Council approved Rezoning Reference #14-21 for the Gilmore Place Conceptual Master Plan Rezoning, which establishes 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, office and commercial development, with public plazas located on Lougheed Highway, Carleton Avenue and at the corner of Gilmore Avenue and Dawson Street. Phase I of the Gilmore Place redevelopment (Rezoning Reference #15-54, #15-55, #15-56 and #15-57) was given Final Adoption on 2018 July 23 and is comprised of three high-rise residential towers a top a commercial and amenity podium. On 2018 July 23, Council received an Initial Report for Rezoning Reference #18-24 for an office building and the commercial component of Phase II. Appearing elsewhere on Council's agenda is Rezoning Reference #18-25 for Tower 5 of the Gilmore Place redevelopment, the other individual residential high-rise apartment building within Phase II, in accordance with the master rezoning.

The general form and character envisioned for Tower 6 of Phase II is for a single high-rise residential within the Gilmore Place redevelopment.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning of the subject site to Amended CD Comprehensive Development District (based on C3, C3f General Commercial District, 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. The specific density of the site will be determined by a Density Allocation Covenant in accordance with the Gilmore Place Conceptual Master Plan.

- 4.2 The proposed preliminary development concept for this key site within the Brentwood Town Centre is to transform its existing vacant, light-industrial and mid-rise office character into a new mixed-use transit integrated development. Burnaby has become a model for transit oriented development, including the Master Plan concepts for Brentwood and Lougheed Malls. The subject site can be fully integrated with SkyTrain at both ground and mezzanine levels, providing unprecedented access to transit by residents, employees, patrons and the surrounding community. Specifically, the subject rezoning application is for Tower 6, a high-rise residential building. In accordance with Phase II of Gilmore Place's redevelopment, Tower 6 will be constructed over a mixed use commercial podium and underground parking, which is proposed under Rezoning Reference # 18-24.

The goal is to create a mixed-use gateway into the Town Centre to complement the core area at Willingdon Avenue and Lougheed Highway, and reinforce its function within the Town Centre. As a response to the stronger pedestrian scaled retail core, Gilmore Place can support a higher component of purpose built office and elevated larger format retail uses, with smaller retail and restaurant uses at ground level, especially along the Dawson "High-Street". Under the Master Plan, high-rise office and residential uses are proposed above the commercial base, utilizing the podium deck areas as both private and public landscaped open spaces. The redevelopment of this key site provides the opportunity to realize the distinct neighbourhood identities envisioned within the Brentwood Town Centre Plan, with a focus around transit, cycling and pedestrian activities. It is intended that the Gilmore Place site redevelopment implement a strong green building initiative including the pursuance of LEED-ND (Leadership in Energy and Environmental Design-Neighbourhood Development) Gold rating or equivalent for the entire site. Each individual building would be designed with energy efficiency and waste reduction measures in accordance with the LEED-ND proposal, including provision of a district energy system to serve the entire development.

- 4.3 Servicing requirements will be advanced on a phase by phase basis in accordance with the Engineering Master Plan approved under Rezoning Reference #14-21. All necessary services, dedications and statutory rights-of-way to serve the Phase II component of the site will be obtained through the subject rezoning application. Servicing requirements will include, but not necessarily be limited to:

- construction of Dawson Street to its final Town Centre standard (Local Commercial Road) with separated sidewalks, street trees, street lighting and pedestrian lighting across the development frontage;
- construction of Carleton Avenue to its final standard (Statutory Right-of-way) with separated sidewalks and bicycle facilities, unit pavers, street trees, street lighting and pedestrian lighting across the development frontage;
- contribution toward the upgrade of the Gilmore sanitary pump station, and proposed pedestrian and cycling overpasses within the Brentwood Town Centre across the CN/BNSF Rail Lines; and,
- sanitary sewer, storm sewer and water main upgrades, as required.

- 4.4 The developer will be required to submit a tree survey and arbourist's report. Any trees to be removed will require a Tree Removal Permit, in accordance with the Burnaby Tree Bylaw.
- 4.5 Submission of a Construction Management and Phasing Plan for Phase II is required.
- 4.6 Submission of a Comprehensive Stormwater Management Plan for Phase II is required.
- 4.7 Submission of a commercial Garbage and Recycling Access Plan for Phase II is required.
- 4.8 Submission of a residential and commercial loading plan for Phase II is required.
- 4.9 Submission of a detailed Traffic and Transportation study for Phase II of the site is required.
- 4.10 Submission of a Fire Truck Access Plan for Phase II is required.
- 4.11 Submission of a Comprehensive Sign Plan for Phase II is required.
- 4.12 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.13 Submission of a Site Profile and resolution of any arising conditions is required.
- 4.14 Approval by the Engineering Environmental Services Division of a detailed engineered sediment control system plan is required.
- 4.15 Parkland Acquisition, School Site Acquisition and GVS & DD Sewerage Cost Charges will be required in conjunction with this application.
- 4.16 The proposed prerequisite conditions to the rezoning will be included 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.

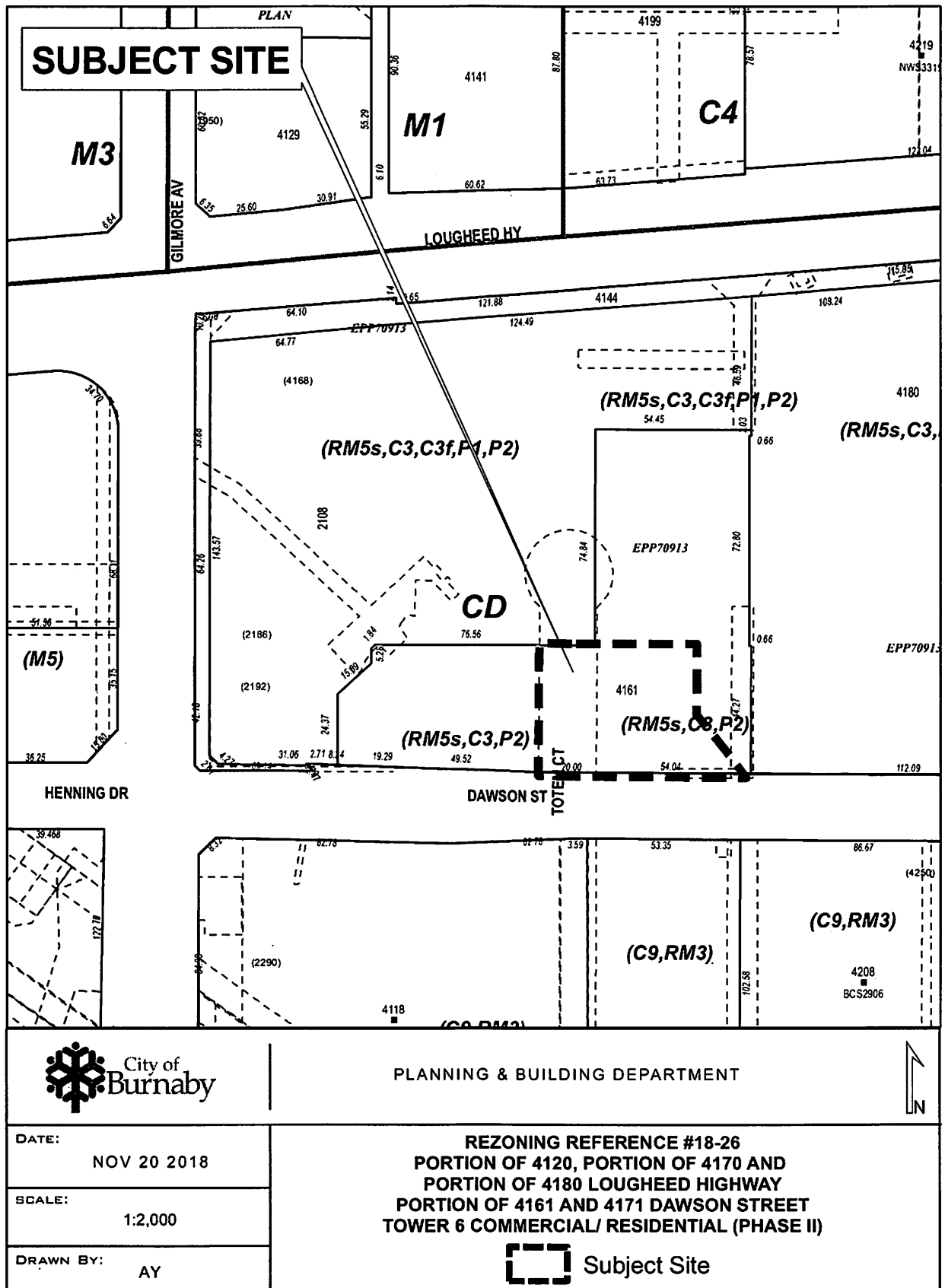
h.p.

IW:rh
Attachments

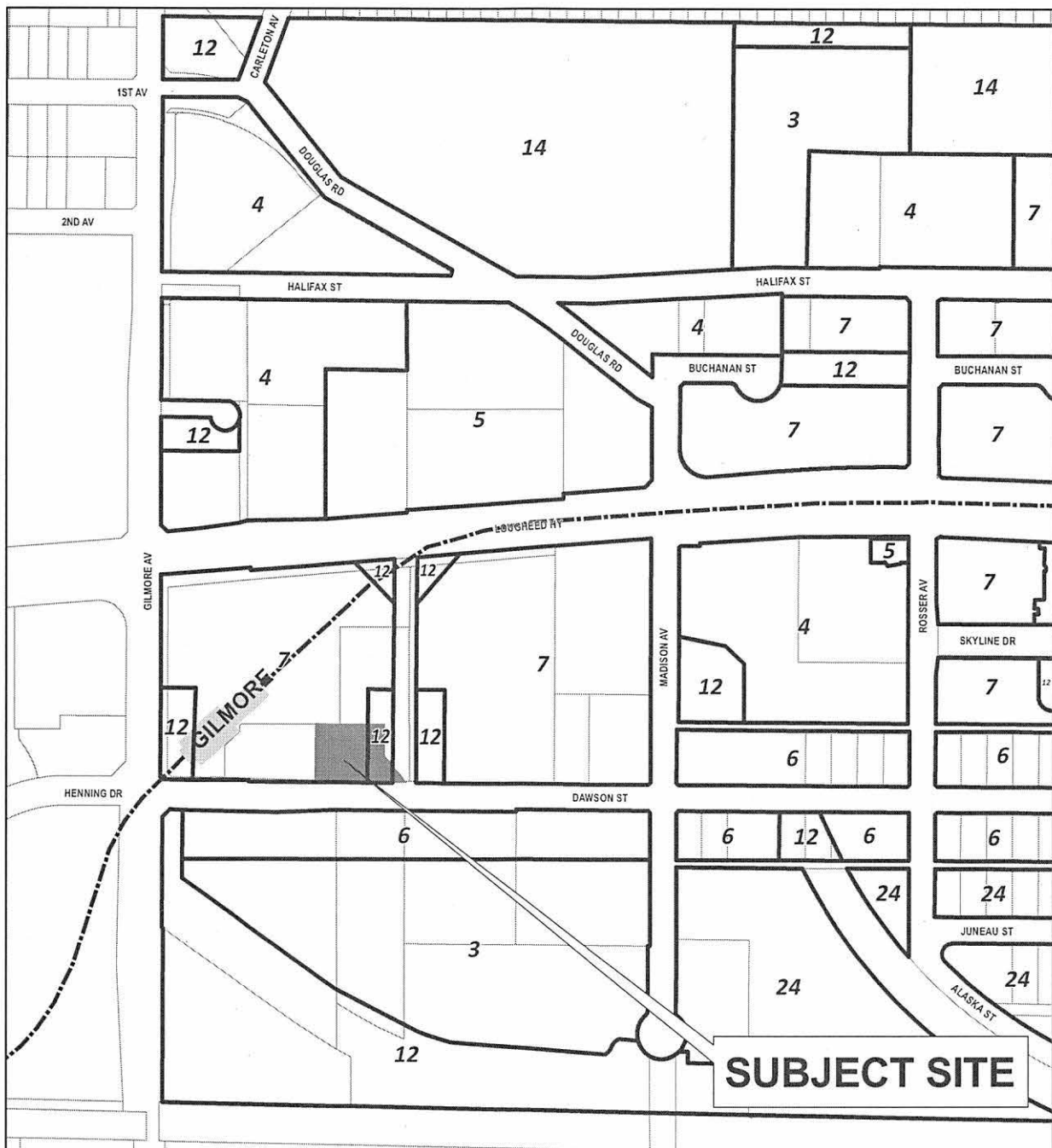
cc: City Solicitor
City Clerk

SCHEDULE A
REZONING 18-26

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
4180 Lougheed Hwy.	Lot 80, DL 119, Group 1, NWD Plan 66959	002-125-072
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344
4171 Dawson St.	Lot A, DL 119, Group 1, NWD Plan 69931	001-942-310



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 -

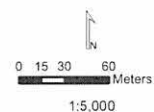
Brentwood Succession (RM4s)



Planning and Building Dept

Printed November 20, 2018

Brentwood Plan



1:5,000

Sketch #2

Eric Hughes
Onni Gilmore Holdings Corp.
300-550 Robson Street,
Vancouver, BC V6B2B7
ehughes@onni.com

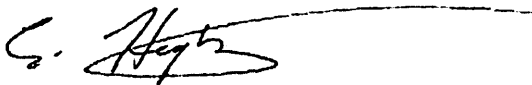
Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
4120 Lougheed Highway, 4170 Lougheed Highway, 4180 Lougheed Highway and 4161
Dawson Street and 4171 Dawson Street
Brentwood Town Centre Plan

I, Eric Hughes on behalf of the Onni Group, have submitted this application to rezone 4120, 4170 and 4180 Lougheed highway and 4161 and 4171 Dawson Street from the current M1, CD (M5, C1); CD (M1r, M5); CD (M5, M5L, C1); CD (P2, M1, M5, C1), to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 general Commercial District and the C3f General Commercial District) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to construct the fifth (5) residential tower of the Gilmore Station Phase II redevelopment.

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

Sincerely,



Eric Hughes
Vice President Development