

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-19 2019 June 05

ITEM #10

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.
212 – 3989 Henning Drive
Burnaby, BC V5C 6N5
Attn: Chris Dikeakos
- 1.2 Subject:** Application for the rezoning of:
See *attached* Schedule “A”
- From:** CD Comprehensive Development District (based on C2 Community Commercial District, C3 General Commercial District, C4 Service Commercial District and the Brentwood Town Centre Development Plan guidelines)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s and RM5r Multiple Family Residential District and the Brentwood Town Centre Development Plan guidelines)
- 1.3 Address:** 4430, 4488 Halifax Street, 1801 Willingdon Avenue and a portion of Buchanan Street.
- 1.4 Location:** The subject site is located west of Willingdon Avenue along Halifax Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 6,482 m².
- 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 Mixed-Use Phased Development Concept for the subject site with a Community Plan Amendment for the area currently designated Commercial, and bounded by Willingdon Ave, Halifax Street and Lougheed Highway (Sketch #1 *attached*).

2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social Connection – Enhance social connections throughout Burnaby
- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

A Dynamic Community

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

An Inclusive Community

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 NEIGHBOURHOOD CHARACTERISTICS

- 3.1 A rezoning application has been received for the properties at 4430, 4488 Halifax Street, and 1801 Willingdon Avenue and a request for a Community Plan Amendment for 4488 Halifax Street, 1801, 1925, and 1967 Willingdon Avenue and 4461 Lougheed Highway. Within the subject sites are three older office buildings (4430 Halifax Street, and 1801 and 1925 Willingdon Avenue); two parcels occupied by older retail stores (both addressed 4461 Lougheed Highway); one parcel occupied by a gas station (1967 Willingdon); and one parcel is vacant (4488 Halifax Street).
- 3.2 To the west of the site, is a high density mixed use development with an office building and residential building over a retail podium (Rezoning Reference #05-41) and a high density seniors residential development (Rezoning Reference #00-08), with Rosser Street, and the high density mixed use Madison Centre beyond. To the north, across Halifax Street, is a low rise office building developed under Rezoning Reference #01-33 with high density residential and a cemetery beyond. To the east, across Willingdon Avenue, is the first phase of the Master Planned, high density mixed use, Brentwood Mall site with a combination of residential and office buildings over retail podiums nearing completion (Rezoning Reference #11-21); and to the south, across Lougheed Highway, is the high density mixed use SOLO Master Planned site (Rezoning Reference #06-47) with two of the four residential and office buildings over retail podiums complete, and the remaining two currently under construction.

4.0 BACKGROUND INFORMATION

- 4.1 The Brentwood Town Centre Development Plan, adopted by Council in 1996, designated the subject sites, located in the northwest quadrant of the primary core, for Commercial development under the CD Comprehensive Development District (utilizing the C3 General Commercial District as guidelines) and noted the potential for some sites to redevelop into major office or residential development. Subsequently, through a combination of Master Plans and / or Community Plan Amendments, surrounding sites have been designated and developed as high density mixed use. The City identified that the remaining sites in the northwest quadrant be brought forward in a future area plan amendment to designate them for high density mixed use, which would bring all of the sites in the quadrant into conformity with the surrounding core area. This was intended to be undertaken at the time of site specific rezoning.
- 4.2 Bosa Development has acquired three properties at 4430, 4488 Halifax Street, and 1801 Willingdon Avenue over the previous decade, and have submitted the subject application for a Mixed Use Phased Development Concept, and have requested the necessary Community Plan Amendment. The application proposes a mix of Multiple Family (Strata/Rental), Office, Retail and Hotel Uses. The Phased Development Concept will include a set of detailed development guidelines to aid in the development of the site and surrounding properties. The Area Plan Amendment will apply to sites currently designated Commercial (4488 Halifax Street, 4461 Lougheed Highway, and 1801, 1925, and 1967 Willingdon Avenue).

5.0 GENERAL INFORMATION

- 5.1 The scope of the subject rezoning bylaw amendment is twofold: (1) begin a City initiated Community Plan Amendment to include High Density Residential District (RM5) as a permitted use on the subject sites; and (2) to establish a conceptual Phased Development Concept for the subject site, including defining form, massing, subdivision pattern, and overall site servicing.

To proceed with the Community Plan Amendment of the Brentwood Area Plan, staff will advance a further report through the Planning and Development Committee recommending a Public Consultation process. If supported by Committee and Council, this will be followed by a Public Open House for the Community Plan Amendment. The Community Plan Amendment will take effect upon granting of Second Reading of the subject rezoning by Council.

The purpose of the preliminary Community Plan Amendment is to transform the subject site's and surrounding area's existing low density office, retail and service station character, into a high density mixed use transit oriented neighbourhood northwest of the Brentwood SkyTrain Station that incorporates the sustainability and community plan objectives of the City. In accordance with the recently adopted Rental Use Zoning

Implementation Policy, Stream 2 Inclusionary Rental would apply to the Subject Site and proposed Community Plan Amendment Area. In this regard the equivalent of 20% of the proposed multiple-family strata units would be provided as rental housing, through the provision of RM5r District. If further levels of affordability are pursued in accordance with the adopted policy, a density offset of up to 1.1 FAR may be pursued, subject to Council approval. As identified in the Brentwood Area Plan, an open space, located at the eastern end of Buchanan Street at Willingdon Avenue, is envisioned for the site. Potential pedestrian linkages between Lougheed Highway and Halifax Street will be explored in order to provide greater north-south connectivity between the sites and surrounding neighbourhood. Details of the Community Plan Amendment will be included in a further report to Council prior to advancing the rezoning proposal to a Public Hearing. The general land use and sustainability directions established by the Phased Development Concept would inform, in the future, the development of adjacent sites to the south, along Buchanan Street, Willingdon Street and Lougheed Highway.

5.2 Rezoning requirements related to the subject rezoning application include:

- provision of all necessary servicing to support development of the subject site, as determined by the Director Engineering;
- provision of all necessary road dedications and statutory right-of-ways to support development of the subject site, to be determined by way of detailed road geometrics;
- closure and consolidation of a portion of Buchanan Street, as anticipated in the Brentwood Area Plan (see Sketch #1 *attached*).
- completion of the necessary subdivision;
- registration of any necessary easements, covenants, and statutory rights-of-way for development of the subject site;
- submission of a Traffic and Transportation Study for development of the subject site;
- submission of an on-site Stormwater Management Plan for development of the subject site;
- submission of a Green Building strategy for development of the subject site;
- submission of a tree survey and arborist's report for development of the subject site;
- approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system for development of the subject site;

- compliance with the Burnaby Solid Waste and Recycling guidelines, including the provision of appropriately screened garbage handling and recycling holding areas on the subject site;
- written confirmation that the subject site complies with all conditions of the Certificate of Compliance that has been issued for the overall site;
- compliance with the guidelines for surface and underground parking; and,
- payment of the Parkland Acquisition, School Site Acquisition, Regional Transportation , and GVS & DD Sewerage Cost Charges.

5.3 The proposed prerequisite conditions of this rezoning will be detailed in a future report.

6.0 RECOMMENDATIONS

- 1 **THAT** Council authorize staff to undertake an amendment to the Brentwood Town Centre Development Plan as outlined in 5.1 of this report.
- 2 **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.

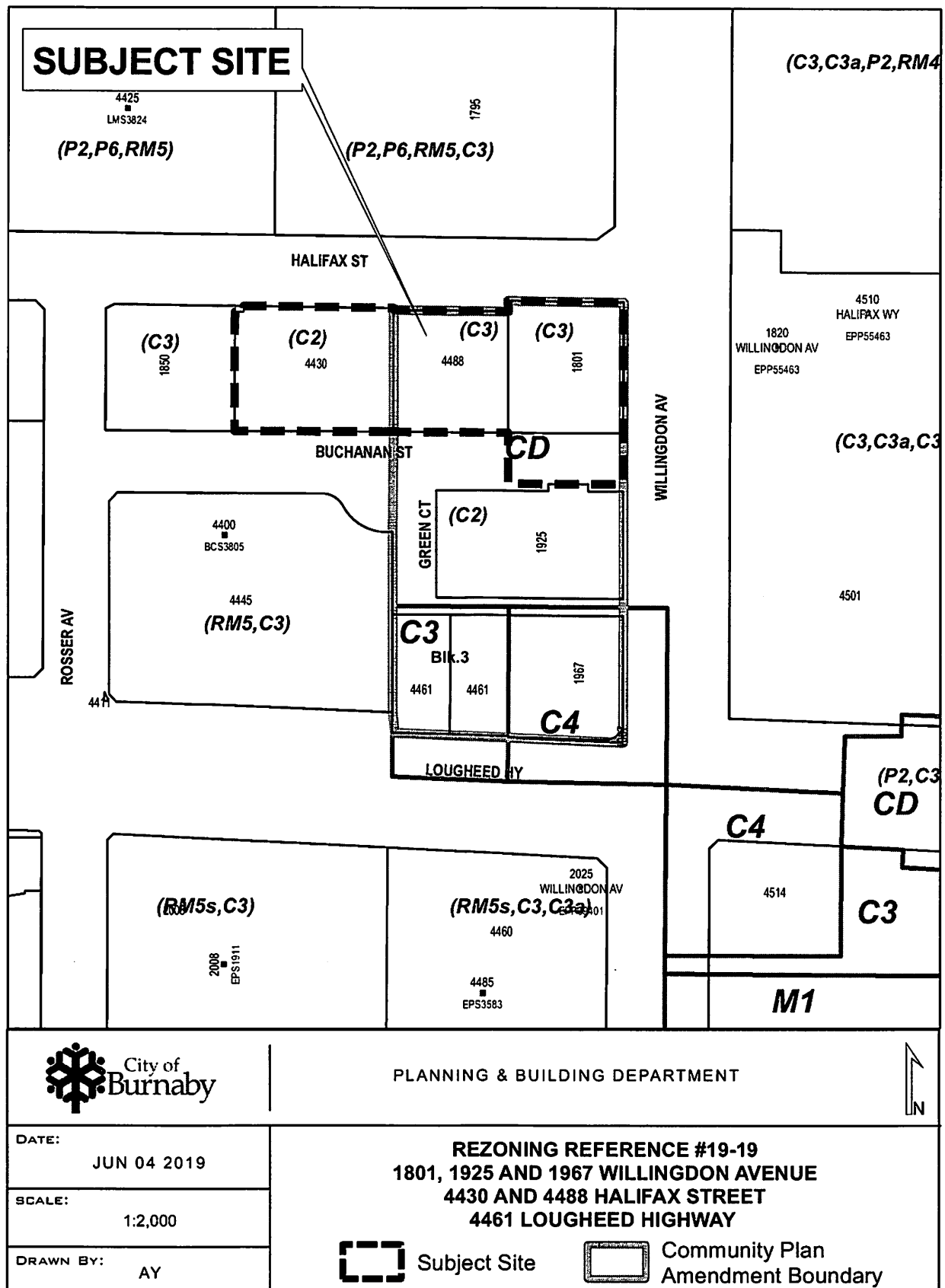


Attachments

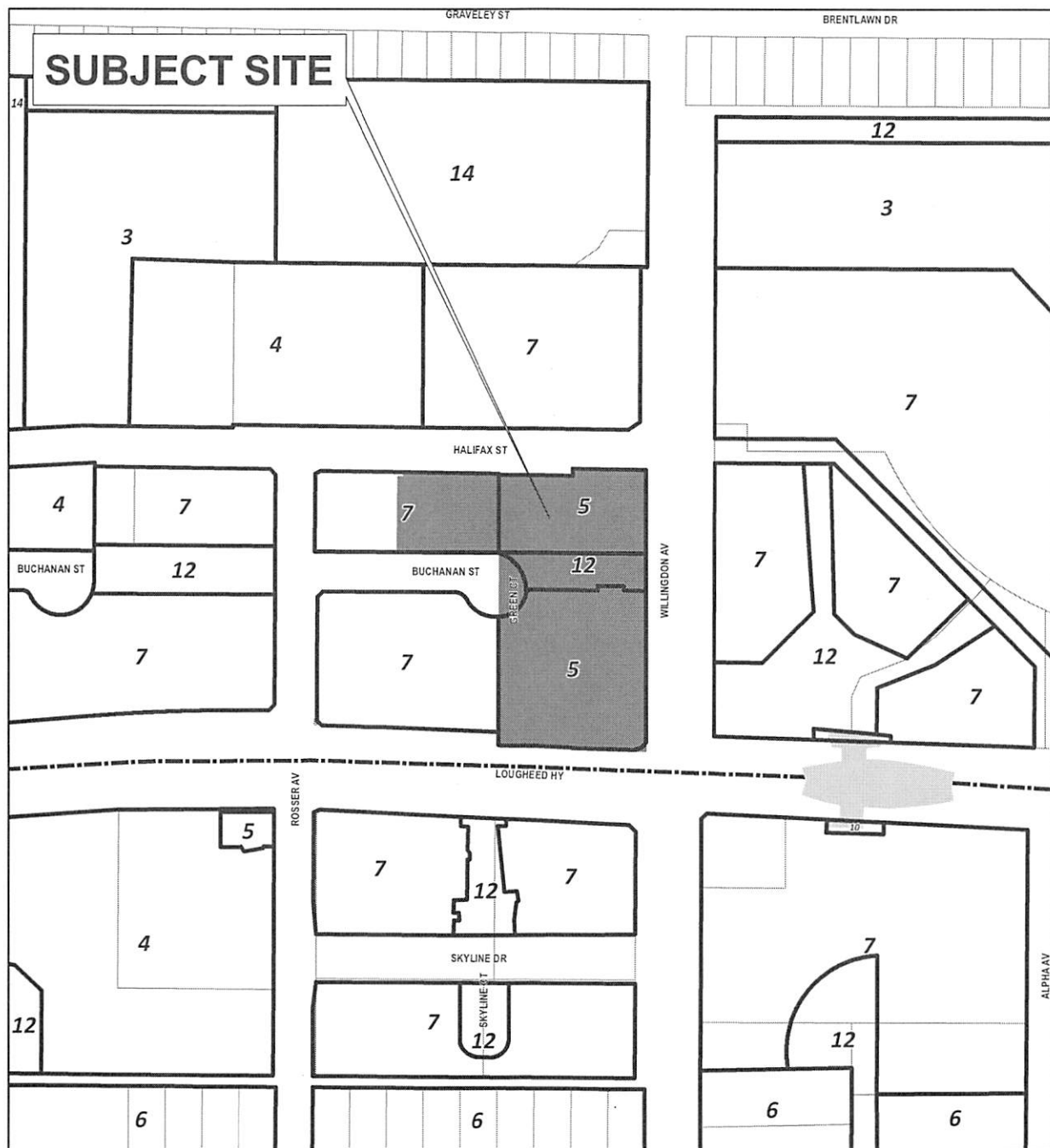
cc: City Solicitor
City Clerk

Rezoning Reference #19-19 Schedule "A"

Address	Legal Description	PID
4430 Halifax St	Lot 2 District Lot 119 Group 1 New Westminster District Plan 81971	014-370-069
4488 Halifax St	Lot 1 District Lot 119 Group 1 New Westminster District Plan BCP29826	027-052-818
4461 Loughheed Hwy	Lot 13, Except: (1) Part Road On Statutory Right Of Way Plan 4957; (2) Part Dedicated Road On Plan LMP50529; Block 3 District Lot 119 Group 1 New Westminster District Plan 2855	003-173-666 003-173-674
1801 Willingdon Ave	Lot 57 District Lot 119 Group 1 New Westminster District Plan 41060	005-887-224
1925 Willingdon Ave	Lot 1 District Lot 119 Group 1 New Westminster District Plan 81969	014-369-877
1967 Willingdon Ave	Lot 58 Except: Parcel A (Statutory Right of Way Plan Lmp51265): District Lot 119 Group 1 New Westminster District Plan 41580	006-161-391



Sketch #1



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

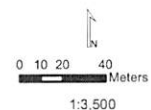


Planning and Building Dept

Printed May 28, 2019

Brentwood Succession (RM4s)

Brentwood Plan



Sketch #2



CHRIS DIKEAKOS ARCHITECTS INC.

April 25, 2019

Ed Kozak, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent

*4488 Halifax Street, 1801, 1925, 1967 Willingdon Avenue, and 4461 Lougheed Highway
Brentwood Town Centre Development Plan*

I, Chris Dikeakos, of Chris Dikeakos Architects Inc., on behalf of Bosa Developments and Prospero International Realty Inc., have submitted this application to amend the Brentwood Town Centre Development Plan and develop a Master Plan for the properties on the west side of Willingdon Avenue and bound by Halifax Street, Willingdon Avenue, and Lougheed Highway. These sites are currently designated for commercial development with C3 as a guideline within the adopted Brentwood Town Centre Plan. As such, we are requesting an amendment to the Brentwood Town Centre Development Plan for 4488 Halifax Street and 1801, 1925, 1967 Willingdon Avenue and 4461 Lougheed for the inclusion of the RM5s District as a guideline, in order to bring this portion of the Town Centre into conformance with the surrounding high-density mixed-use designated sites. If the Brentwood Town Centre Plan amendment is approved by Council, the intent of a subsequent rezoning application is to develop a high-rise mixed use development with commercial/office and hotel components at the corner of Halifax Street and Willingdon Avenue and a Residential tower on Halifax Street at the west end of the site.

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

Sincerely,



Chris Dikeakos, Architect AIBC, AIA
Chris Dikeakos Architects Inc.