

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-35 2019 September 11

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 Applicant:** First Capital Asset Management LP
85 Hanna Ave., Suite 401
Toronto, Ontario, M6K 3S3
Attn: Dave Rogowsky, Senior Director, Development
- 1.2 Subject:** Application for the rezoning of:
Lot B, Except Part in Plan BCP2559, DL 119 Group 1, New
Westminster District Plan 11285
- From:** CD Comprehensive Development District (based on 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:** 4265 Lougheed Highway.
- 1.4 Location:** The subject site is located on the northwest corner of Madison
Avenue and Lougheed Highway (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 6,083 m² (65,477 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
establish a mixed-use development concept for the subject site, and a
community plan amendment for mixed-use development for the area
bounded by Madison Avenue / Douglas Road, Gilmore Avenue and
Lougheed Highway (Sketch #1 *attached*). No specific development is
proposed at this time.

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 4265 Lougheed Highway, which also involves a community plan amendment for 4265, 4201, 4219, 4199, 4141 and 4129 Lougheed Highway and 1934 Gilmore Avenue. Within the subject sites, four sites are occupied by older retail buildings (4265, 4219, 4199, and 4129 Lougheed Highway); one parcel is occupied by an older hotel (4201 Lougheed Highway); one parcel is occupied by an older warehouse (4141 Lougheed Highway); and one parcel is vacant (1934 Gilmore Avenue).
- 3.2 To the east of the site, is the high-density mixed-use Madison Centre development with residential high-rise buildings over a retail podium (Rezoning Reference #97-49), with Rosser Street, and high-density mixed use development beyond. To the north are high density residential developments (Rezoning Reference #97-21, #12-21, and #07-59, with Halifax Street and the Pacific Heritage Cemetery beyond. To the south, across Lougheed Highway, is the high-density mixed-use Gilmore Place Master Plan site, and Phase I (Rezoning Reference #15-54, #15-55, #15-56, and #15-57), an auto dealership, the Millennium Line SkyTrain guideway and Gilmore Station, with Dawson Street and mixed-use high-density residential beyond. To the west, across Gilmore Avenue is the BC Hydro Horne Payne electrical substation.

4.0 BACKGROUND INFORMATION

- 4.1 The Brentwood Town Centre Development Plan, adopted by Council in 1996, designated the four subject sites closest to Madison Avenue for commercial development under the CD Comprehensive Development District (utilizing the C3 General Commercial District as guidelines), and the three subject sites closest to Gilmore Avenue for residential development under the CD Comprehensive Development District (utilizing the RM5s and RM5r Multiple Family Residential District as guidelines). Subsequently, through a combination of master plans and / or community plan amendments, adjacent sites have been designated and developed as high density mixed use to reflect the transit oriented nature of the Brentwood Town Centre. The City identified that the remaining commercial and transitional / industrial sites be brought forward in future area plan amendments 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 of the plan. Such community plan amendments are intended to be undertaken at the time of site-specific rezoning.
- 4.2 First Capital Asset Management LP acquired 4265 Lougheed Highway in 2006, and have submitted the subject application for a mixed-use development concept and have requested the necessary community plan amendment. The application proposes a mix of multiple family (strata/rental), office, and retail uses. The master plan 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 (4265, 4201, 4219, and 4199, Lougheed Highway) and residential (4141 and 4129 Lougheed Highway and 1934 Gilmore 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 for future mixed-use development (RM5s/RM5r, C3) uses; and (2) to establish a conceptual 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 sites and surrounding area's existing low-density office, retail and service station character, into a high-density mixed-use transit oriented neighbourhood north of the Gilmore 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. Voluntary rental within General Commercial District (C3) would also be permitted in accordance with Stream 3 of the Rental Use Zoning Policy. As identified in the Brentwood Area Plan, an open space, located at the western end of 1934 Gilmore Avenue is envisioned for the site. Potential north-south pedestrian linkages between Lougheed Highway and Halifax Street and east-west linkages between Madison Avenue at Buchannan Street and Gilmore Avenue will be explored in order to provide greater connectivity between the sites and the 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 west, along Lougheed Highway.

5.2 Rezoning requirements related to the subject rezoning application include:

- submission of an Engineering Master Plan for the community plan amendment area, and the provision of all necessary servicing to support development of the subject site, as determined by the Director Engineering;
- submission of a draft Subdivision / Consolidation Plan for the community plan amendment area, and the 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;
- registration of any necessary easements, covenants, and statutory rights-of-way for development of the subject site;
- submission of a Master and Site Specific 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;
- submission of a site profile for the subject site;
- compliance with the guidelines for surface and underground parking;
- submission of a geotechnical and ground water study for the subject site;
- submission of an acoustical report for the subject site; 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

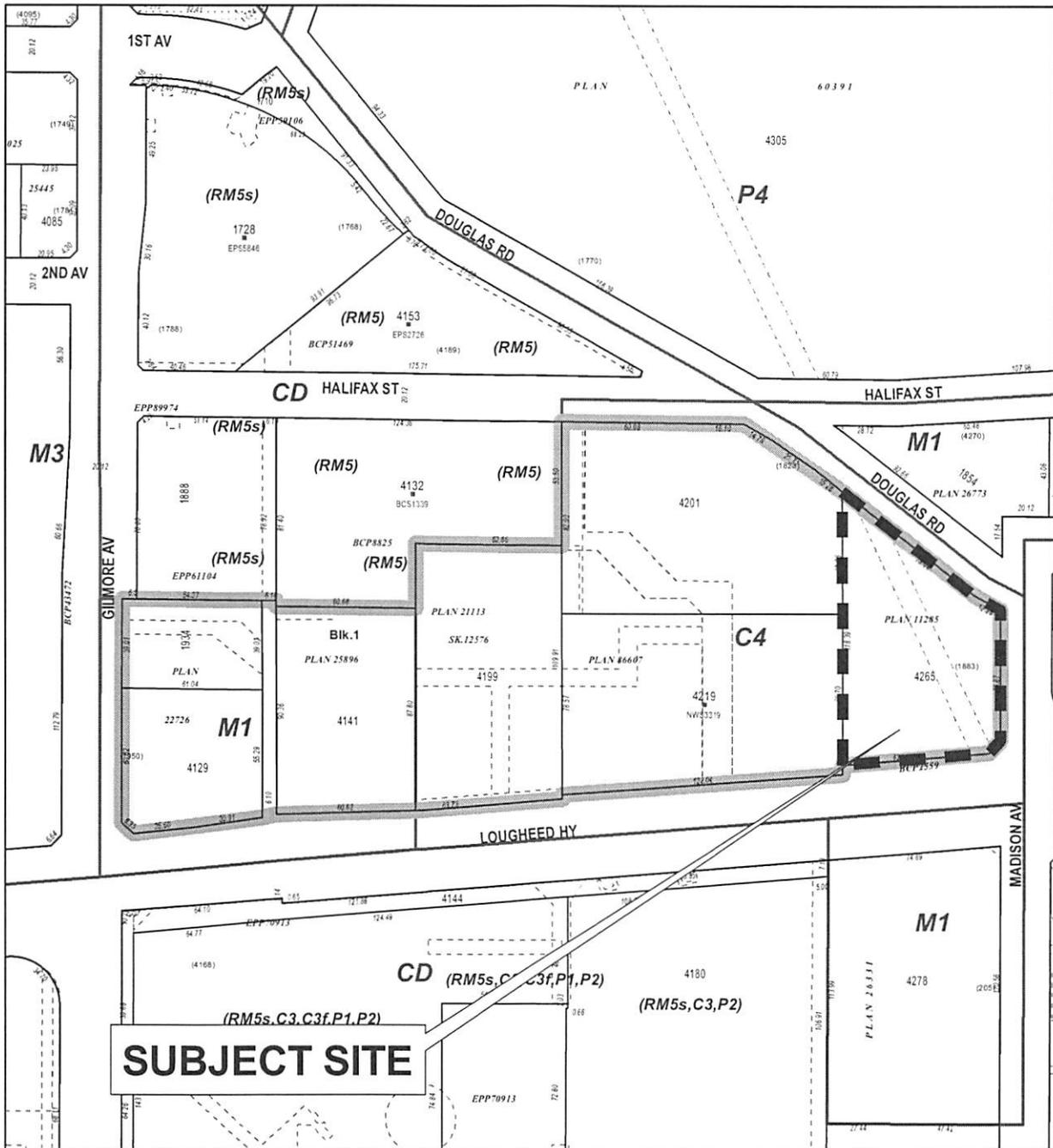
- 1 **THAT** Council authorize staff to undertake an amendment to the Brentwood Town Centre Development Plan as outlined in 5.1 of this report.
- 2 **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



IW:rh

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
SEP 09 2019

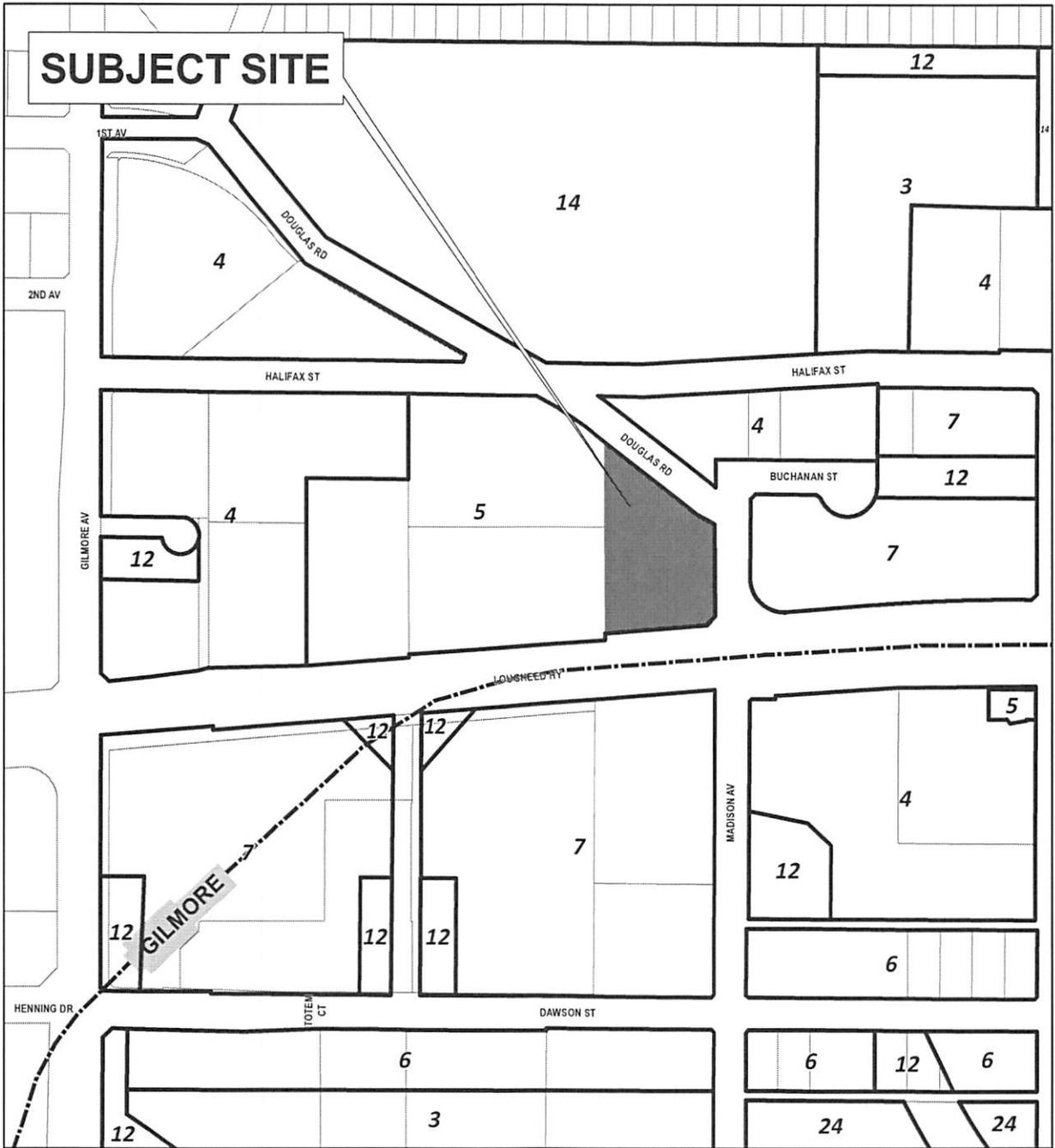
SCALE:
1:2,800

DRAWN BY:
AY

REZONING REFERENCE #19-35
4265 LOUGHEED HIGHWAY

 Subject Site

 Community Plan Amendment Area

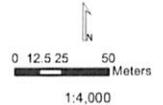


- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential - Brentwood Succession (RM4s)



Planning and Building Dept
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Brentwood Plan



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416-703-3174

6/21/2019

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

Re: Rezoning Letter of Intent
4265 Lougheed Highway
Brentwood Town Centre Development Plan

I, Dave Rogowsky, of First Capital Asset Management LP, have submitted this application to amend the Brentwood Town Centre Development Plan and develop a Master Plan for the properties on the north side of Lougheed Highway and bound by Madison Avenue, Gilmore Avenue, and Lougheed Highway. The midblock and eastern sites, near Madison Avenue, are currently designated for commercial development with C3 as a guideline within the adopted Brentwood Town Centre Plan and the western sites, near Gilmore Avenue, are designated for high density residential development with RM5 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 4199, 4201, 4219, and 4265 Lougheed Highway, for the inclusion of the RM5s District and 4141 Lougheed Highway, 4129 Lougheed Highway and 1934 Gilmore Avenue for the inclusion of the C3 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 components at the corner of Lougheed Highway and Madison Avenue.

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



Dave Rogowsky, Senior Director, Development
First Capital Asset Management LP