

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #18-32  
2019 OCTOBER 23

### ITEM #03

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Pinnacle International  
300 – 911 Homer Street  
Vancouver, BC V6B 2W6  
Attn: Robon Tseng and Mike De Cottis
- 1.2 Subject:** Application for the rezoning of:  
Schedule A (*attached*)
- From:** CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)
- 1.3 Address:** 9850 Austin Road and 9858/9898 Gatineau Place
- 1.4 Location:** The subject properties are located along Gatineau Place, within the block bounded by Lougheed Highway, Austin Road, and North Road (Sketch #1 *attached*).
- 1.5 Size:** The subject properties are irregular in shape with a total area of approximately 2.50 hectares (6.18 acres), subject to legal survey.
- 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 three mixed-use buildings that each include a commercial podium and a high-rise apartment component.

## **2.0 POLICY FRAMEWORK**

The proposed rezoning application is consistent with the site's designation in the Lougheed Town Centre Plan. It also 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 The subject site is comprised of three properties within the Lougheed Town Centre Core Area: 9850 Austin Road and 9858/9898 Gatineau Place. All three properties abut Gatineau Place, south of Austin Road and north of Lougheed Highway (Sketch #2 *attached*). The three properties are currently improved with surface parking lots and a residential sales centre.
- 3.2 To the north of the subject site, across Austin Road, is Lougheed Mall and Shape Properties' Phase 1 "City of Lougheed" development site, which includes a commercial podium and four residential towers. The rezoning applications associated with Phase 1 (Rezoning References #15-28, #15-29, #16-51, #16-52 and #16-53) received Final Adoption on 2018 July 23. To the east and south of the subject site are older one-storey commercial buildings. To the south and the west are transit facilities, including the Lougheed Town Centre SkyTrain station, bus exchange, and SkyTrain guideway, with Lougheed Highway and older multiple-family residential development beyond.

## **4.0 BACKGROUND INFORMATION**

- 4.1 On 2016 August 29, Council granted Final Adoption to Rezoning Reference #15-23, which established the Lougheed Core Area Master Plan. The Master Plan is a dramatic reconceptualization of a 29.1 hectare (72 acre) area, which includes the 14.9 hectare (37 acre) Lougheed Mall, into a vibrant, pedestrian and transit-connected, mixed-use community with diverse housing, employment, service, and recreation opportunities. The Master Plan provides direction related to the general land use, form, massing, subdivision pattern, site

servicing, development phasing, and distribution of applicable development densities in the Core Area.

Upon Second Reading of the Master Plan rezoning on 2016 March 07, the Loughheed Town Centre Plan was amended to reflect RM5's' and C3 designations as development guidelines for lands within the Core Area south of Cameron Street (excluding land owned by Translink to accommodate transit uses), including the subject site. The intent of the Master Plan and the Loughheed Town Centre Plan amendment is to facilitate the phased development of the Loughheed Core Area into a high-density, mixed-use community with a variety of housing opportunities, a system of shopping streets, more diverse employment and service opportunities, strong pedestrian and transit orientation, and significant amounts of public space and amenity areas. The subject rezoning application is consistent with the policy direction established by the Master Plan and the amended Loughheed Town Centre Plan.

- 4.2 The Master Plan includes eight major development phases for the lands owned by Shape Properties at the time the Plan was adopted in August 2016 (Sketch #3 *attached*). All eight development phases are designated for high-density mixed-use development based on land uses and densities permitted under the RM5s, C3 and P2 Districts. A density allocation covenant is registered on the lands within the eight development phases in order to govern the overall site density, and will be amended as each phase is developed or sold. In February 2018, Shape Properties sold the subject site to the present applicant (Pinnacle International) and an amended density allocation covenant was registered on the subject site, assigning the maximum allowable residential density to be developed. Based on the amended density allocation covenant, the maximum allowable residential floor area for the subject site is 176,515.8 m<sup>2</sup> (1,900,000 sq. ft.), excluding the floor area generated by the required rental units and units achieved using density offset through the Rental Use Zoning Policy. In addition to the residential density, the Master Plan envisioned approximately 1.5 FAR of commercial density for all of the development phases under the C3 General Commercial District. However, the Master Plan noted that consideration of additional commercial floor area would be permitted in response to evolving retail and office market trends. It is noted that as part of the Master Plan, commercial development on the subject site is expected to have a significant office component, due to its proximity to the SkyTrain station. The specific residential and commercial densities proposed for the site will be determined through a suitable plan of development prepared prior to Public Hearing, and will remain consistent with the Loughheed Town Centre Plan and the Loughheed Core Area Master Plan.

## **5.0 GENERAL INFORMATION**

- 5.1 The intent of the subject rezoning application is for a specific plan of development for the Loughheed Core Area Master Plan's Phase 2 development site south of Austin Road. The subject development site will comprise the following as permitted through Comprehensive Development zoning:
- relocation of Gatineau Place to align with the new north-south Grand Promenade road, as detailed in the Core Area Master Plan and Rezoning Reference #15-28;

- three commercial podiums providing diverse retail, services, and employment opportunities;
- three high-rise apartment buildings above the commercial podiums;
- significant public realm components such as a new covered transit plaza adjacent to the SkyTrain station and bus loop;
- a new pedestrian bridge over Austin Road to connect the covered transit plaza and subject site with the Lougheed Mall site to the north; and,
- extensive landscaping features that will contribute towards environmental sustainability and provide opportunities for community building.

- 5.2 In accordance with the Section 219 Covenant registered on the subject site governing site density, density allocation, and density bonusing, the applicant would achieve a maximum market residential gross floor area (GFA) of 1.9 million sq. ft. (approximately 10.8 FAR), excluding the additional market residential GFA achieved from density offset. In accordance with the Covenant, each residential building will have 68% of GFA counted as base density and 32% of GFA counted as bonus density in accordance with the proportion of base and bonus density under the RM5s District. The Realty and Lands Division of the Public Safety and Community Services Department will be requested to provide a per sq.ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density.

In accordance with the recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 2 - Inclusionary Rental would apply to the subject rezoning application. In this regard, the equivalent of 20% of the proposed multiple-family strata units, excluding units achieved using density offset, would be provided as rental housing, through the provision of the 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. Furthermore, the applicant is proposing approximately 430,000 sq. ft. (approximately 2.45 FAR) of retail, hotel and office uses under the C3 Community Commercial District, which is generally in line with the commercial density anticipated in the Master Plan. However, due to site limitations, the full RM5r and C3 density for the provision of additional market rental units is not anticipated to be consumed on the development site. As such, the total residential density expected for this project is approximately 13.25 FAR, comprised of 11.91 FAR for market units (inclusive of a 1.1 FAR offset density) and 2.16 FAR for rental units (market rental and affordable rental). Furthermore, it is noted that the site is located adjacent to rapid transit and is appropriately designated under the Lougheed Town Centre Plan to accommodate the total proposed density. Given these circumstances, and in order to meet City objectives of delivering rental housing, especially those offered at affordable rates, the proposed resultant gross floor area and proposed tower form is considered supportable.

- 5.3 Servicing requirements will include, but not necessarily be limited to:

- construction of Gatineau Place in its final alignment and to its final Town Centre Local Collector standard, including a separated sidewalk, bike path, street trees, street lighting and pedestrian lighting;

- construction of the north side of Lougheed Highway between Austin Road and the Translink bus loop to its final Town Centre Arterial Primary standard, including a separated sidewalk, bike path, street trees, street lighting and pedestrian lighting;
  - construction of the south side of Austin Road to its final Town Centre Arterial Primary standard, including a separated sidewalk, bike path, street trees, rain gardens, street lighting and pedestrian lighting;
  - construction of a covered transit plaza, complete with landscaping, pedestrian lighting, public art, and seating;
  - construction of a pedestrian bridge across Austin Road; and,
  - any necessary storm, sanitary sewer, and water main upgrades as required.
- 5.4 Required road dedications will be sought in connection with the subject application, determined by way of detailed road geometrics, and outlined in a future report to Council.
- 5.5 A Road Closure Bylaw will be required to close a portion of Gatineau Place for inclusion in the development site.
- 5.6 The undergrounding of existing overhead wiring abutting the subject site is required.
- 5.7 Submission of a Traffic Impact Assessment for the subject site is required.
- 5.8 The completion of the necessary subdivision is required.
- 5.9 Any necessary easements, covenants, and statutory rights-of-way for the subject site are to be provided.
- 5.10 A Housing Agreement and a Housing Covenant are required to regulate affordability measures for the affordable rental component of the development. A Housing Agreement Bylaw will also be required.
- 5.11 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 5.12 An on-site Stormwater and Groundwater Management Plan for the subject sites is required.
- 5.13 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan is required.
- 5.14 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet adaptable housing standards.
- 5.15 The provision of approved on-site residential and commercial loading facilities will be required.
- 5.16 Submission of a Comprehensive Sign Plan for the subject site is required.

- 5.17 The submission of a Public Art Plan is required in conjunction with this rezoning application.
- 5.18 Submission of a Site Profile and resolution of any arising conditions is required.
- 5.19 Due to proximity of the site to the SkyTrain line, the bus exchange, Lougheed Highway, and Austin Road, an acoustical study to ensure compliance with Council-adopted sound criteria is required.
- 5.20 Applicable Development Cost Charges includes:
- Parkland Acquisition
  - School Site Acquisition
  - Regional Transportation
  - GVS & DD Sewerage Cost Charges
- 5.21 As the site will be fully excavated for development, a tree survey will be required identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 5.22 The submission of a Green Building strategy for the subject site is required.
- 5.23 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 6.0 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.



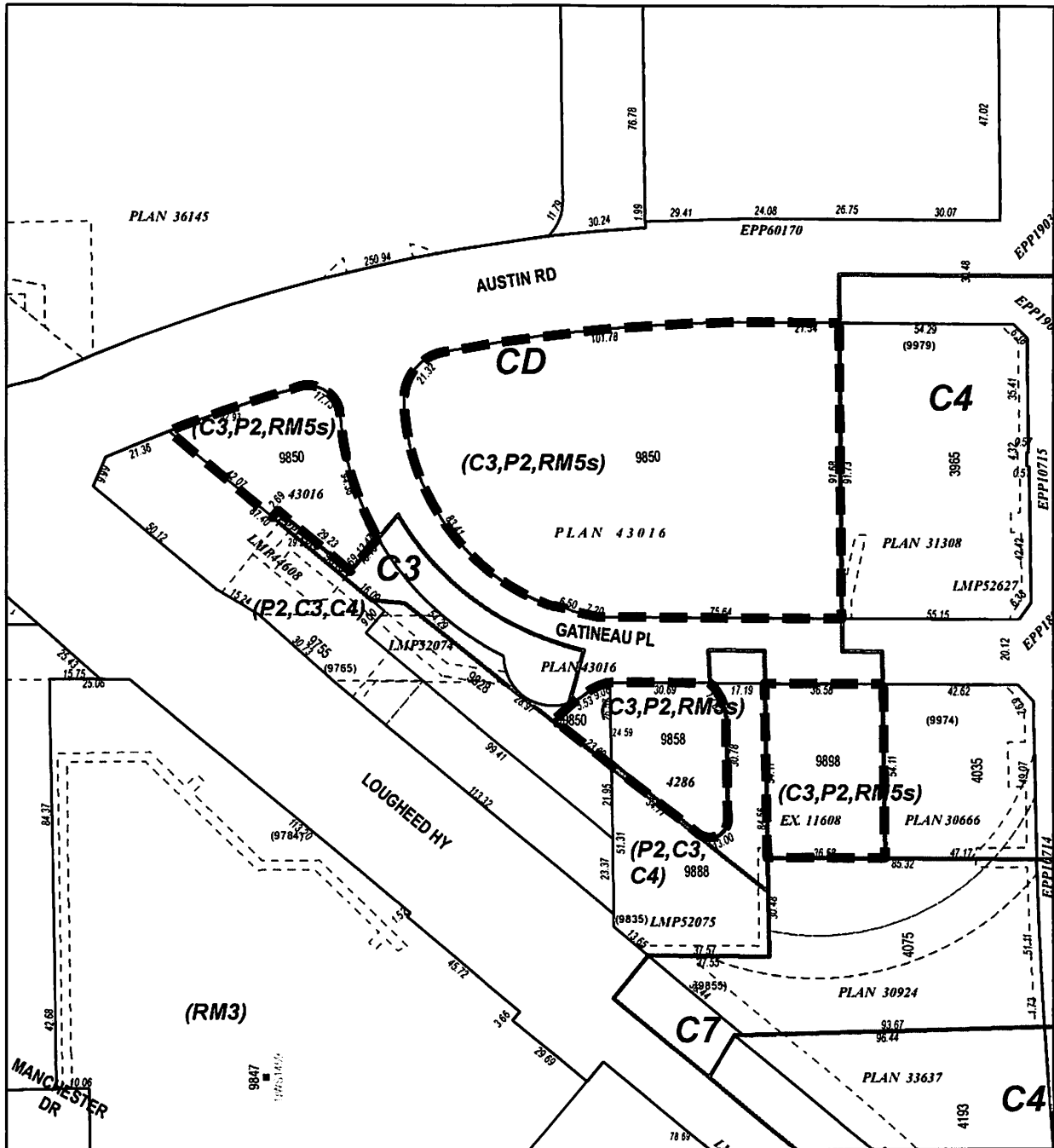
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*Attachments*

cc: City Solicitor  
City Clerk

**SCHEDULE A**  
**REZONING 18-32**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
9850 Austin Road	Lot 101, DLs 2 and 4, Group 1, NWD Plan 43016 Exc. Plans LMP44608, LMP51272, LMP 52074 and Plan EPP15369	005-433-151
9858 Gatineau Place	Lot 2 Exc: Firstly: Part on Statutory ROW Plan 21111; Secondly: Part on Statutory ROW Plan 4829; Thirdly: Part on Statutory ROW Plan LMP52075; DL 2, Group 1, NWD Plan 4286	011-066-636
9898 Gatineau Place	Parcel "A" (Explanatory Plan 11608) of Lot 1, DL 2, Group 1, NWD Plan 4286	002-774-968



PLANNING & BUILDING DEPARTMENT



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OCT 16 2019

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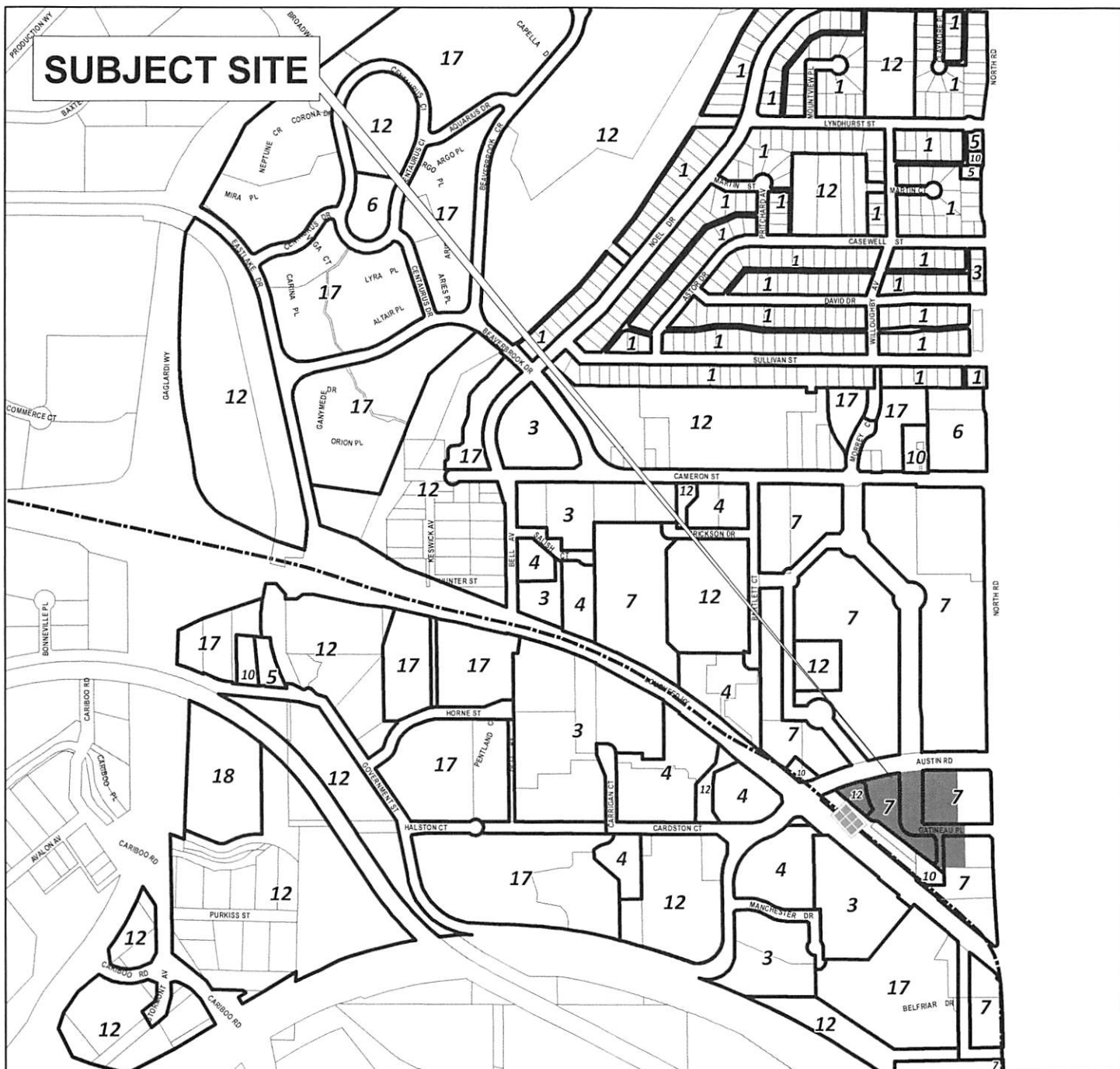
REZONING REFERENCE #18-32  
9850 AUSTIN ROAD  
9858 AND 9898 GATINEAU PLACE



Subject Properties

Sketch #1





1 Single and Two Family Residential

3 Medium Density Multiple Family Residential

4 High Density Multiple Family Residential

5 Commercial

6 Medium Density Mixed Use

7 High Density Mixed Use

9 Industrial

10 Institutional

12 Park and Public Use/Public School

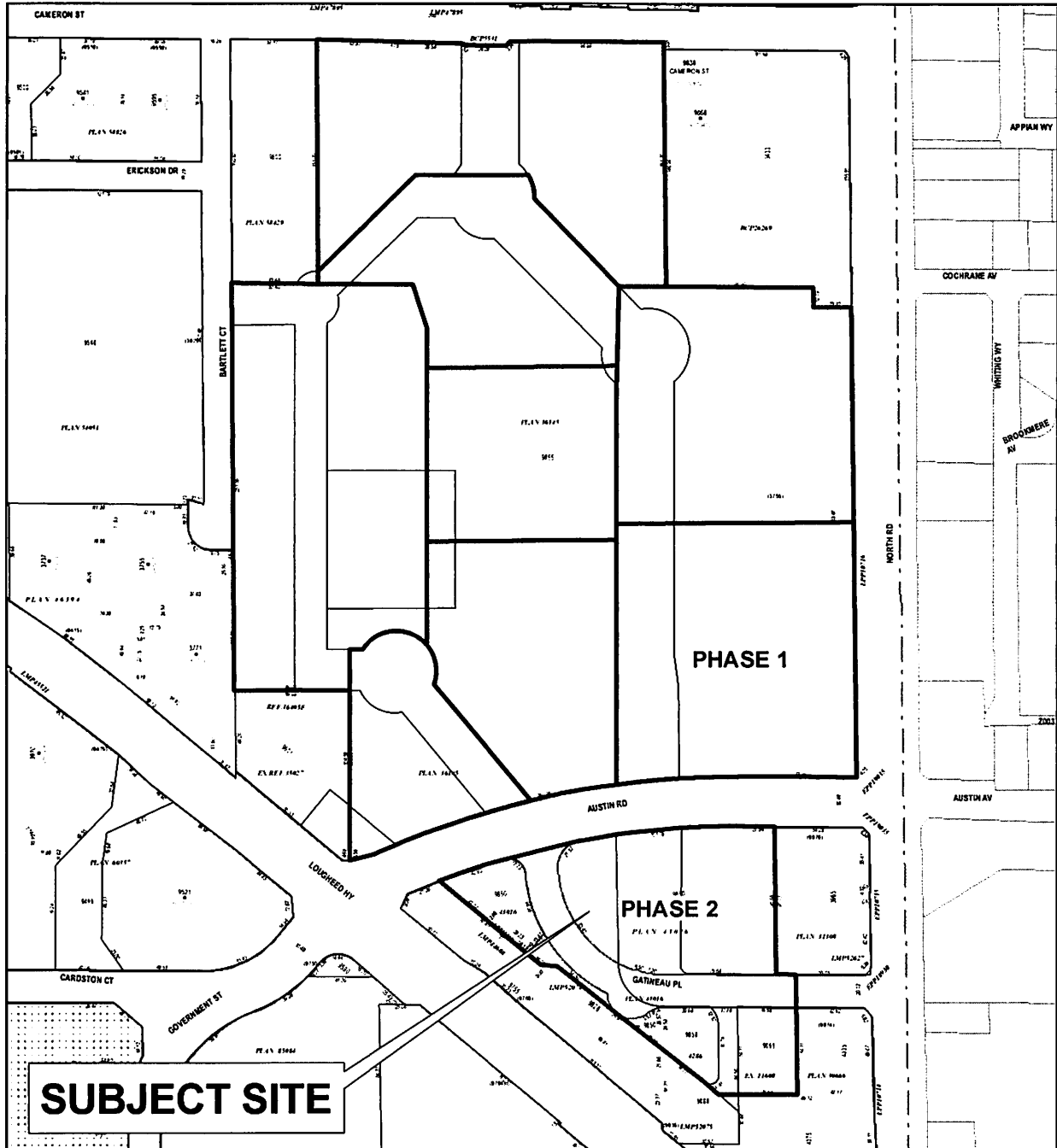
17 Low or Medium Density Multiple Family Residential

18 Recreational Vehicle Park



PLANNING & BUILDING DEPARTMENT

## Lougheed Town Centre Plan



PLANNING & BUILDING DEPARTMENT



DATE:  
JUL 16 2018

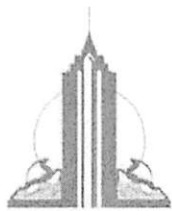
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REZONING REFERENCE #18-32  
9850 AUSTIN ROAD  
9858 AND 9898 GATINEAU PLACE

 Lougheed Core Area  
 Phased Development Sites

Sketch #3



# PINNACLE INTERNATIONAL

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June 21, 2018

Jesse Dill, Community Planner  
City of Burnaby, Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Re: Letter of Intent  
Lougheed Town Center – South of Austin  
9850 Austin Road  
9858 Gatineau Place  
9898 Gatineau Place

Dear Jesse,

We are pleased to submit the site specific rezoning application for the above referenced properties and their respective mixed-use towers within the Lougheed Core Area Master Plan, amending the existing CD-[RM5 SC3] zoning.

The ground level for each tower will be animated with retail uses that will activate the public realm and integrate with the transit plaza. The second level will include retail components in each building together with a hotel lobby in the "East Tower" and an office lobby in the "West Tower". The tower podiums will share common thematic elements and will be interconnected with sky bridges allowing pedestrian movement between buildings and a connection to the Lougheed Mall Precinct.

The three towers will vary in height, with the largest (East Tower) reaching 82 levels comprised of retail, hotel and residential uses. The West Tower will feature retail, office and residential components within 67 levels, while the "South Tower" will be 62 levels in height and will include retail and residential uses. The design is inspired by nature with the three buildings metaphorically representing an ensemble of flowers expressed through appropriate massing and architectural articulation.

Enclosed please find the application for rezoning form, agent authorization form, the charge summary containing the title search print and all encumbrances that are relevant to the rezoning application, along with the rezoning application fee of \$98,443.00.

If you have any questions, please do not hesitate to contact me. We look forward to working with the City of Burnaby on what is certain to be an iconic landmark project.

Sincerely,  
PINNACLE INTERNATIONAL DEVELOPMENT INC.

George D. Kallergis  
Vice President, Development

A MEMBER OF THE PINNACLE INTERNATIONAL GROUP  
[WWW.PINNACLEINTERNATIONAL.CA](http://WWW.PINNACLEINTERNATIONAL.CA)

Suite 300 – 911 Homer Street • Vancouver, BC, Canada • V6B 2W6 • Tel: 604-602-7747 • Fax: 604-688-7749