

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #19-66
2020 February 05

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Onni Gilmore Holdings Corp.
#200 – 1010 Seymour Street
Vancouver, BC V6B 3M6
Attn: Eric Hughes
- 1.2 Subject:** Application for the rezoning of:
Lot 3 DL 119, Group 7, New Westminster District Plan EPP70913
- From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on RM5s, RM5r Multiple Family Residential District and C3, C3f General Commercial District and the Brentwood Town Centre Plan as guidelines)
- 1.3 Address:** 4180 Lougheed Highway
- 1.4 Location:** The subject site is located on the north side of Dawson Street on the north-east corner of Dawson Street and the Carlton Drive Statutory Right-of-Way (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a total area of approximately 7,714 m² (83,033 sq. ft.) 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 amend the Gilmore Place Master Plan and to permit the construction of a high-rise strata building, a high-rise rental building, commercial podium, and underground parking.

2.0 POLICY FRAMEWORK

The proposed development 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, associations, other communities, and governments.
- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

An Inclusive Community

- Celebrate diversity - Create more opportunities for the community to celebrate diversity.
- Serve a diverse community - Ensure City services fully meet the needs of our dynamic community.

A Dynamic Community

- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The site is comprised of the southern portion of 4180 Lougheed Highway (occupied by older structured parking serving two older office buildings on the northern portion).
- 3.2 To the west of the site is Phase II of the Gilmore Place Master Plan, which is proposed as a high-rise office building, and two high-rise multiple family buildings, over mixed use commercial podiums. The Gilmore Station and Phase 1 of the Gilmore Place Master Plan lies beyond, comprised of three high-rise multiple family buildings over mixed use commercial podiums, which is currently under construction. To the north is the Millennium SkyTrain guideway with Lougheed Highway beyond. To the east is a high-rise mixed-use development under construction (Rezoning Reference #16-27), and an automobile dealership with Madison Avenue beyond. To the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.

4.0 BACKGROUND INFORMATION

- 4.1 The Brentwood Town Centre Development Plan designates the subject site for mixed-use commercial and multiple-family 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 granted Final Adoption to the Gilmore Place Master Plan (Rezoning Reference #14-21), which establishes a Conceptual Master Plan framework and companion Design Guidelines for the subject site. Appearing elsewhere on tonight's Council agenda are Rezoning References #18-25 and #18-26, which are proposed for First Reading. Rezoning Reference #18-25 and #18-26 note that the subject rezoning

amendment will provide the 20% inclusionary rental obligation for Phases II and III of the Gilmore Place Master Plan, which is proposed to be amended through the subject rezoning amendment, to include inclusionary and market rental uses.

The general form and character envisioned for Phase III is for two residential buildings over an office and commercial podium fronting Dawson Street, with underground parking, in accordance with the Gilmore Place Master Plan redevelopment.

5.0 GENERAL INFORMATION

5.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development District (based on RM5s, RM5r Multiple Family Residential District and C3, C3f General Commercial District), in order to permit the construction of a high-rise affordable and market rental building, a high-rise residential strata building, a commercial podium and full underground parking. As noted, an amendment to the Gilmore Place Master Plan is proposed in order to account for the necessary and discretionary RMr uses and densities. The amendment to the Master Plan would take effect upon Council granting Second Reading to the subject rezoning amendment bylaw. In accordance with the CD (C3, C3f) District, the applicant could achieve a maximum commercial density of 6.0 FAR over the entire site. The specific density of the site will be determined by a Density Allocation Covenant in accordance with the amended Gilmore Place Conceptual Master Plan. Other than offset density generated by the housing obligation, no additional strata density results from the proposed amendments to the subject Master Plan.

5.2 The 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. Specifically, the subject rezoning application is for Towers 7 and 8, two high-rise residential buildings, commercial podium, underground parking and open space components within Phase III of Gilmore Place's approved master plan redevelopment.

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 proposed amendments to the Master Plan, inclusionary and market residential uses are proposed above the commercial podium base, utilizing the podium deck areas as amenity landscaped open spaces. The redevelopment of this key component of the site provides the opportunity to realize the distinct neighbourhood identities envisioned within the Brentwood Town Centre Plan, with a focus on inclusionary rental development.

- 5.3 Council's recently adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 2 – Inclusionary Rental is applicable to the subject rezoning application. The applicant intends to pursue the required inclusionary rental (20%) as affordable housing (80% of CMHC market). As noted, the inclusionary rental provided on Phase III is intended to meet the obligations for both Phases II and III; and that this be consolidated into Tower 8 of the subject rezoning. It is proposed that the rezoning amendment bylaw for the subject rezoning must achieve Second Reading prior to the Phase II amendment bylaws (Rezoning Reference #18-24, #18-25 and #18-26) being granted Final Adoption by Council. Furthermore, to ensure delivery of the inclusionary rental units in the Phase II residential applications, it is also noted that the rental component for the subject rezoning must receive Building Permit approval and have a construction contract in place, prior to issuance of an occupancy permit for a Phase II residential building. Therefore, until these conditions have been met, no further market residential will be approved in future phases of Gilmore Place
- 5.4 Servicing requirements will be advanced on a phase by phase basis in accordance with the Master Servicing Concept approved under Rezoning Reference #14-21. All necessary services, dedications and statutory rights-of-way to serve the Phase III component of the site will be obtained through the subject rezoning application. Servicing requirements will include, but not necessarily be limited to:
- construction of a portion of Dawson Street to its final Town Centre standard (Local Commercial Road) with separated sidewalks, street trees, street lighting and pedestrian lighting;
 - construction of a portion of Carleton Drive, on the west side of the site, to its final standard (Statutory Right-of-way) with separated sidewalks and bicycle facilities, unit pavers, street trees, street lighting and pedestrian lighting;
 - construction of a portion of the east-west lane, on the north side of the site, to its final standard (Statutory Right-of-way) with separated sidewalks and bicycle facilities, street trees, street lighting and pedestrian lighting;
 - construction of a portion of the north-south lane, on the east side of the site, to its final standard (Statutory Right-of-way) with separated sidewalks, street trees, street lighting and pedestrian lighting;
 - 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.
- 5.5 The developer will be required to submit a tree survey and arbourist's report.
- 5.6 Submission of a Construction Management and Phasing Plan for Phase III is required.
- 5.7 Submission of a Comprehensive Stormwater and Groundwater Management Plan for Phase III is required.

- 5.8 Submission of a commercial Garbage and Recycling Access Plan for Phase III is required.
- 5.9 Submission of a commercial loading plan for Phase III is required.
- 5.10 Submission of a detailed Traffic and Transportation study for Phase III of the site is required.
- 5.11 The approval of the Ministry of Transportation and Infrastructure to the subject rezoning application is required.
- 5.12 Submission of a Fire Truck Access Plan for Phase III is required.
- 5.13 Submission of a Comprehensive Sign Plan for Phase III is required.
- 5.14 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 5.15 Submission of a Site Profile and resolution of any arising conditions is required.
- 5.16 The submission of a Green Building strategy is required.
- 5.17 A Housing Agreement and/or a Section 219 covenant would be required to regulate affordability measures and rental rates for both the affordable rental and market rental components of the development.
- 5.18 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 5.19 Parkland Acquisition, School Site Acquisition, Regional Transportation Development Cost Charge and GVS & DD Sewerage Cost Charges are applicable to this application.
- 5.20 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 and amended master plan for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

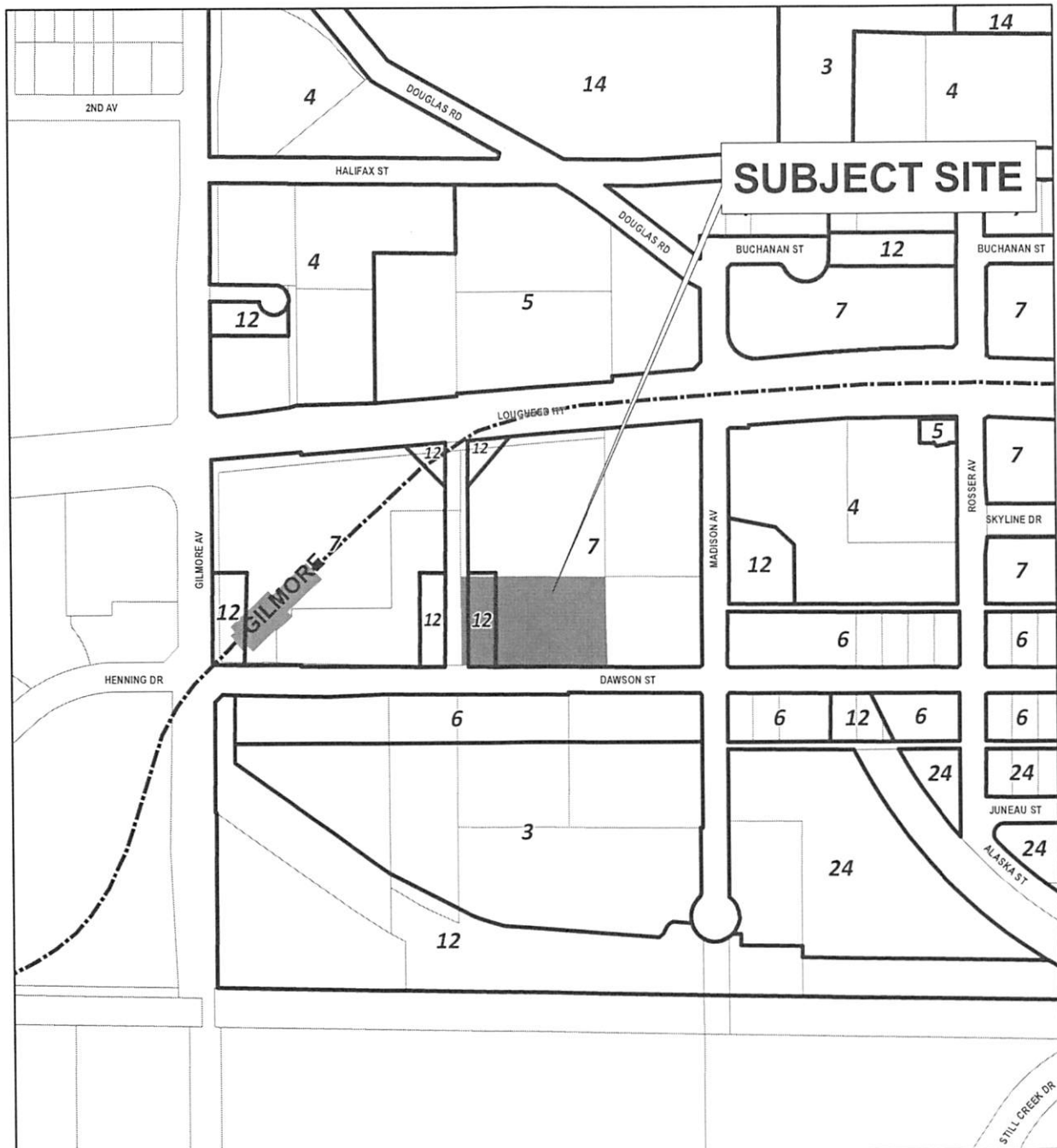


IW:tn

Attachments

cc: City Solicitor

City Clerk



- 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 -

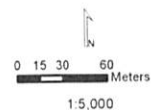
Brentwood Succession (RM4s)



Planning and Building Dept

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Brentwood Plan



Sketch #2



Eric Hughes, VP of Development
Onni Group
#200-1010 Seymour Street
Vancouver, BC, V6B 3M6
Phone: 604.488.8987

Date: December 11, 2019

Edward W. Kozak, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
4180 Lougheed Highway
Brentwood Town Centre Development Plan

I, Eric Hughes on behalf of Onni Gimore Holdings Corp., have submitted this application to rezone 4180 Lougheed Highway from the current 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 the Amended CD Comprehensive Development District utilizing the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to develop a high-rise residential building for inclusionary and market rental uses over a commercial podium with underground parking; and, to amend the Gilmore Place Master Plan to include Inclusionary Rental and Market Rental uses.

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

A handwritten signature in black ink, appearing to read "Eric Hughes", written over a horizontal line.

Eric Hughes, VP of Development
Onni Group