

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #19-67
2020 FEBRUARY 05

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects
212-3989 Henning Drive
Burnaby, BC V5C 6N5
Attn: Richard Bernstein
- 1.2 Subject:** Application for the rezoning of:
Lot A and Lot B District Lot 125 Group 1 New Westminster District
Plan EPP67373
- From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan)
- 1.3 Address:** 5311 and 5333 Goring Street
- 1.4 Location:** The subject site is located on the northeast corner of Douglas Road and Goring Street (see Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of approximately 6,506 m² (70,030 sq. ft.) subject to legal survey.
- 1.6 Services:** No further servicing is required as part of this rezoning application.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning is to add architectural LED lighting on the southwest frontage of two high-rise residential towers that are under construction.

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

The subject site is comprised of two lots, which are currently under construction for the development of two high-rise residential towers with street fronting townhouses over structured and underground parking approved under Rezoning Reference #15-40. Across the lane to the west are two single family houses and three small industrial buildings fronting on Springer Avenue, which are identified for future consolidation and multi-family rezoning under the Brentwood Town Centre Plan. To the north is a large industrial building accessed from Springer Avenue and fronting Lougheed Highway, with four residential buildings proposed for the site under Rezoning Reference #17-14. Directly to the east is an older truck terminal with frontage on both Goring Street and Lougheed Highway, with a bowling alley, mixed use high-rise residential and Holdom SkyTrain station beyond. Across Douglas Road and Goring Street are older industrial buildings and the BNSF Rail Line beyond. Vehicular access to the site is from the lane on the west side of the site, Douglas Road and Goring Street.

4.0 GENERAL INFORMATION

- 4.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan area and designated for high density multiple-family residential development with a mixed-use component under the CD Comprehensive Development District (utilizing the RM5s Multiple Family and C1 Neighbourhood Commercial Residential Districts as guidelines).
- 4.2 On May 26, 2016, Council granted Final Adoption to Rezoning Reference #15-40, which permitted the development of two high-rise residential apartment buildings over street fronting work/live townhouse units with structured and underground parking. The proposed development is currently under construction.

- 4.3 The applicant is requesting rezoning of the subject site to Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines), in order to permit the addition of architectural LED strip lighting on every sixth balcony railing on the southwest frontage of the two high-rise residential towers currently under construction and approved under Rezoning Reference #15-40.
- 4.4 As the subject site has already been serviced under Rezoning Reference #15-40, no further servicing is required as part of this rezoning application.
- 4.5 As the proposed rezoning is to permit relatively minor changes to the previously approved development concept, inclusionary rental requirements under the rental use zoning policy would not apply to this rezoning application.
- 4.6 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

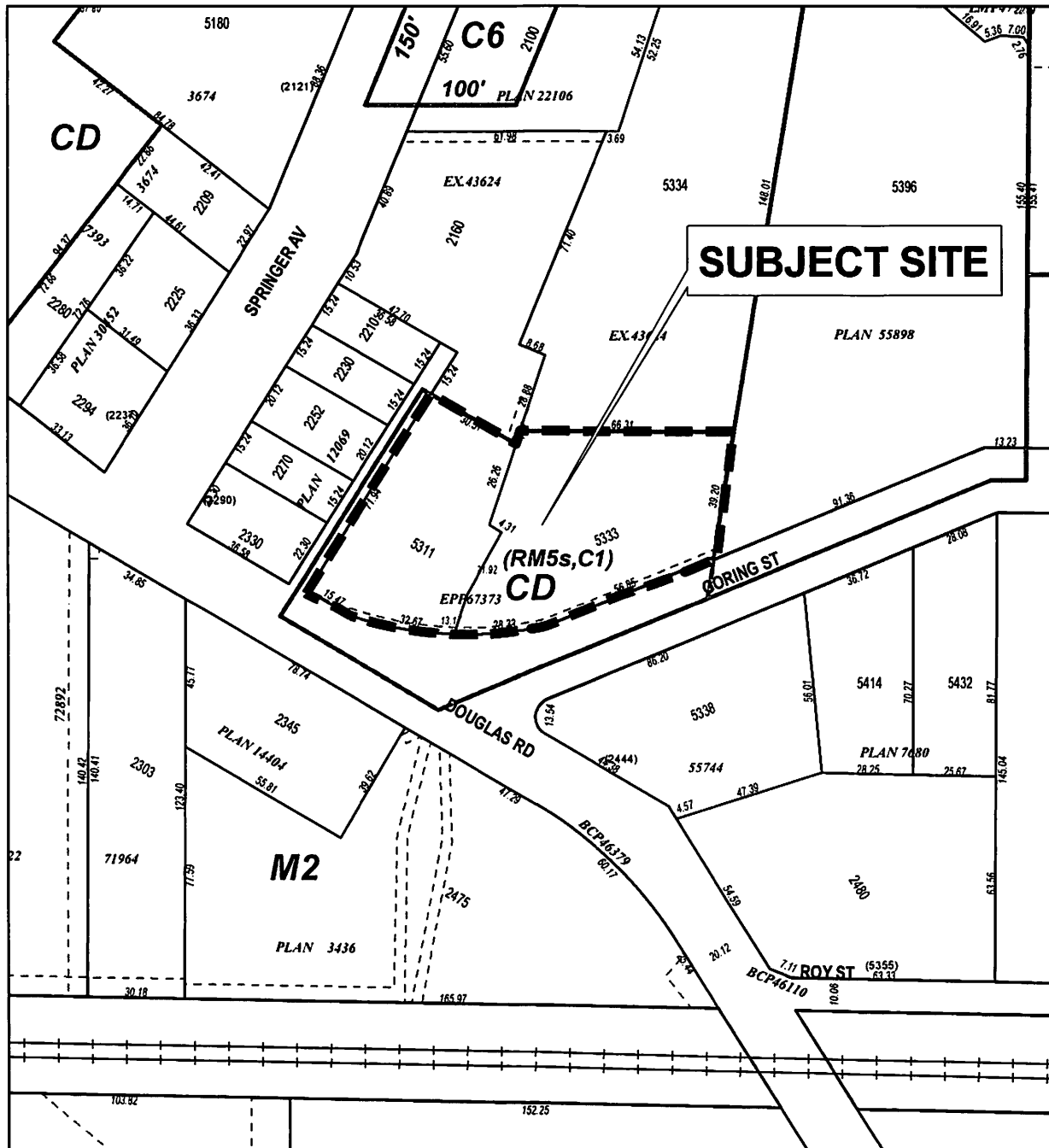
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



MP:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
JAN 07 2020

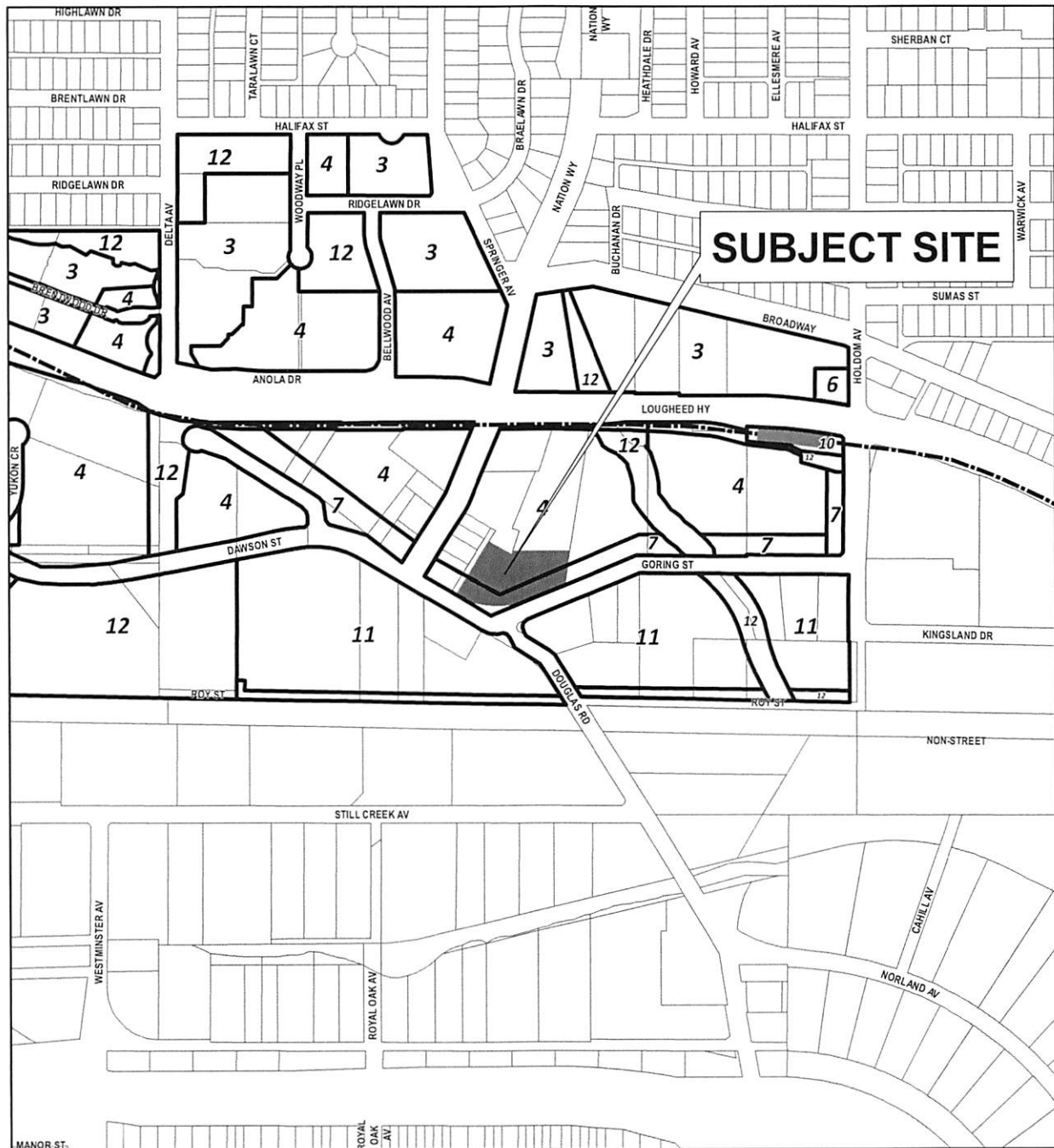
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RW

REZONING REFERENCE #19-67
5311 AND 5333 GORING STREET

 Subject Site

Sketch #1



- | | |
|----------------------------------------------|---------------------------------------------------|
| 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 - |

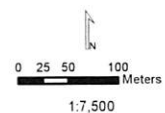


Planning and Building Dept

Printed January 07, 2020

Brentwood Plan

Brentwood Succession (RM4s)



Sketch #2



CHRIS DIKEAKOS ARCHITECTS INC.

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Chris Dikeakos Architects Inc.
212-3989 Henning Drive
Burnaby, BC, V5C6N5
Phone: 604 291 2667

December 5, 2019

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

Re: Rezoning Letter of Intent
5311 & 5333 Goring Street
Brentwood Town Centre Development Plan

I, Richard Bernstein of Chris Dikeakos Architects, on behalf of Millennium Goring Limited Partnership, have submitted this application to rezone 5311 & 5333 Goring Street from the current CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "5345 Goring Street & 2360 / 2390 Douglas Road" prepared by CDA Architects Inc.) to the Amended CD Comprehensive Development District utilizing RM5s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to add LED strip lighting to every sixth balcony railing on the southwest frontage of two high-rise residential towers currently under construction and approved under Rezoning Reference #15-40.

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


Richard Bernstein, Architect AIBC, AIA
Chris Dikeakos Architects Inc.
Principal

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