

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-72 2020 FEBRUARY 05

ITEM #10

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.
212 – 3989 Henning Drive
Burnaby, BC V5C 6N5
Attn: Robert Duke
- 1.2 Subject:** Application for the rezoning of:
Parcel “One” (S39615E) Except: Part on SRW Plan 21111 Parcel “K”
(Plan with Fee Deposited No. 16405F), Lots 1 and 8, DL 4, Group 1,
NWDP 845
- From:** CD Comprehensive Development District (based on P2 Administration
and Assembly District, C3 General Commercial District, C4 Service
Commercial District as guidelines)
- To:** Amended CD Comprehensive Development District (based on RM5s
Multiple Family Residential District, RM5r Multiple Family
Residential District, C3 General Commercial District, P2
Administration and Assembly District, Lougheed Core Area Master
Plan, and Lougheed Town Centre Plan as guidelines)
- 1.3 Address:** 9601 Lougheed Highway
- 1.4 Location:** The subject property is located on the northwest corner of Lougheed
Highway and Austin Road (Sketch #1 *attached*).
- 1.5 Size:** The subject property is irregular in shape with a total area of
approximately 5,544.2 m² (59,677 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 permit
the construction of a mixed-use building that includes a commercial
podium and a high-rise residential component with 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, 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 located within the Lougheed Town Centre Core Area on the northwest corner of Lougheed Highway and Austin Road (Sketch #2 *attached*). The property is predominantly vacant with the Millennium SkyTrain Line guideway and a portion of the Lougheed Town Centre SkyTrain station located on the southern portion of property. Vehicular access to the site is provided from Lougheed Highway.
- 3.2 To the north and east of the subject site is Lougheed Mall, with the Phase 1 “City of Lougheed” development site beyond to the east. To the west is an older high-rise multiple-family residential development constructed in 1976. To the south, across Lougheed Highway, is an older high-rise multiple-family residential development constructed in 1983. To the southeast are the SkyTrain guideway and Lougheed Town Centre station, with Austin Road and the Lougheed Town Centre bus exchange 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 proposes the redevelopment of Lougheed Mall and surrounding properties from an auto-oriented commercial centre to a vibrant transit and pedestrian oriented mixed-use community.

Phase 1 of the “City of Lougheed” development site, located at the northwest corner of North Road and Austin Road, 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.

On 2019 October 28, Council received a report regarding Rezoning Reference #18-32 for 9850 Austin Road, which proposes the construction of three mixed-use buildings that each include a commercial podium and a high-rise apartment component, including the construction of the transit plaza adjacent to the entrance of the Lougheed Town Centre SkyTrain station in line with the Lougheed Core Area Master Plan.

- 4.2 The Lougheed Core Area Master Plan includes the subject property and designates it for high-density mixed-use development based on land uses and densities permitted under the RM5s and C3 Districts. 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 proximate to the SkyTrain station and bus loop is expected to have a significant office, rental and potential hotel component. The specific residential and commercial densities proposed for the site are intended to be determined through a suitable plan of development prepared prior to Public Hearing, and which would remain consistent with the Lougheed Town Centre Plan and the Lougheed Core Area Master Plan.

5.0 GENERAL INFORMATION

- 5.1 The intent of the subject rezoning application is to permit the construction of a mixed-use, mixed-tenure high density development in accordance with the Lougheed Core Area Master Plan. The applicant is requesting rezoning of the subject site to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, and C3 General Commercial District). The preliminary development concept is to develop a single high-rise strata and rental residential building with a commercial podium, including retail at grade and full underground parking. The proposal also includes a potential office and hotel component that would be accommodated within the lower portion of the tower and podium. Access to the site will be from a new road (public/private) in accordance with the Master Plan and will be determined through a suitable plan of development.
- 5.2 In accordance with the CD (RM5s) District, the applicant would achieve a maximum market residential density of 5.0 FAR, inclusive of the available 1.6 FAR amenity density bonus. 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.

Council's adopted Rental Use Zoning Policy and Initial Implementation Framework, Stream 2 – Inclusionary Rental, and Stream 3 – Voluntary Commercial Rental are available and 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. Affordability of required rental units in accordance with the adopted policy would allow for a density offset of up to 1.1 FAR, subject to Council approval. The housing obligation related to this rezoning proposal will include that which the finalized Rental Use Zoning Policy demands.

The 6.0 FAR available under the CD (C3) General Commercial District is available for both retail/office uses, as well as market rental uses, whereby the rental uses do not exceed 49% of the total commercial floor area proposed, and the full density under the RM5s has first been utilized.

Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 14.3 FAR, which includes 5.0 FAR (RM5s), 2.2 FAR (RM5r), 1.1 FAR (offset), and 6.0 FAR (C3), subject to a supportable suitable plan of development and Council approval.

- 5.3 This application presents an opportunity for improvements to the existing Lougheed Town Station, including improved station access, west station entrance improvements, and other public realm improvements such as a new plaza adjacent to the station entrance. The details of these improvements will be determined through discussions with TransLink prior to reaching a suitable plan of development and any requirements associated with the subject application will be outlined in a future report to Council prior to its advancement to a Public Hearing.
- 5.4 Servicing requirements will include, but not necessarily be limited to:
- construction of Lougheed Highway to its final Town Centre standard (six-lane primary arterial), including a separated sidewalk, bike path, street trees, street lighting and pedestrian lighting;
 - construction of new road (public or private) to its final Town Centre standard (two-lane local residential), from Lougheed Highway to the existing private circulatory road on the Lougheed Mall site;
 - cost-share contribution for the replacement of the existing public walkway in a statutory right-of-way on the adjacent property at 3771 Bartlett Court, with a 3.0 m Multi-Use Path, along the development frontage; and,
 - any necessary storm, sanitary sewer, and water main upgrades as required.
- 5.5 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.

- 5.6 An existing statutory right-of-way, in favour of BC Transportation Finance Authority (BCTFA), for the SkyTrain guideway and station infrastructure, is located on the subject property. The requirement of the portion of the property covered by the statutory right-of-way to be taken as dedication will be determined by way of a detailed road geometric, and will be outlined in a future report to Council.
- 5.7 Submission of a Traffic Impact Assessment for the subject site is required.
- 5.8 Any necessary easements, covenants, and statutory rights-of-way for the subject site are to be provided.
- 5.9 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.
- 5.10 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 5.11 Submission of a Site Profile and resolution of any arising conditions is 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 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.
- 5.15 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet adaptable housing standards.
- 5.16 The provision of approved on-site residential and commercial loading facilities will be required.
- 5.17 The approval of the Ministry of Transportation to the subject rezoning application is required.
- 5.18 Submission of a Comprehensive Sign Plan for the subject site is required.

- 5.19 The submission of a Public Art Plan is required in conjunction with this rezoning application.
- 5.19 The submission of a Green Building Strategy for the subject site is required.
- 5.20 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.
- 5.21 Applicable Development Cost Charges includes:
- Parkland Acquisition
 - School Site Acquisition
 - Regional Transportation
 - GVS & DD Sewerage Cost Charges
- 5.22 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATION:

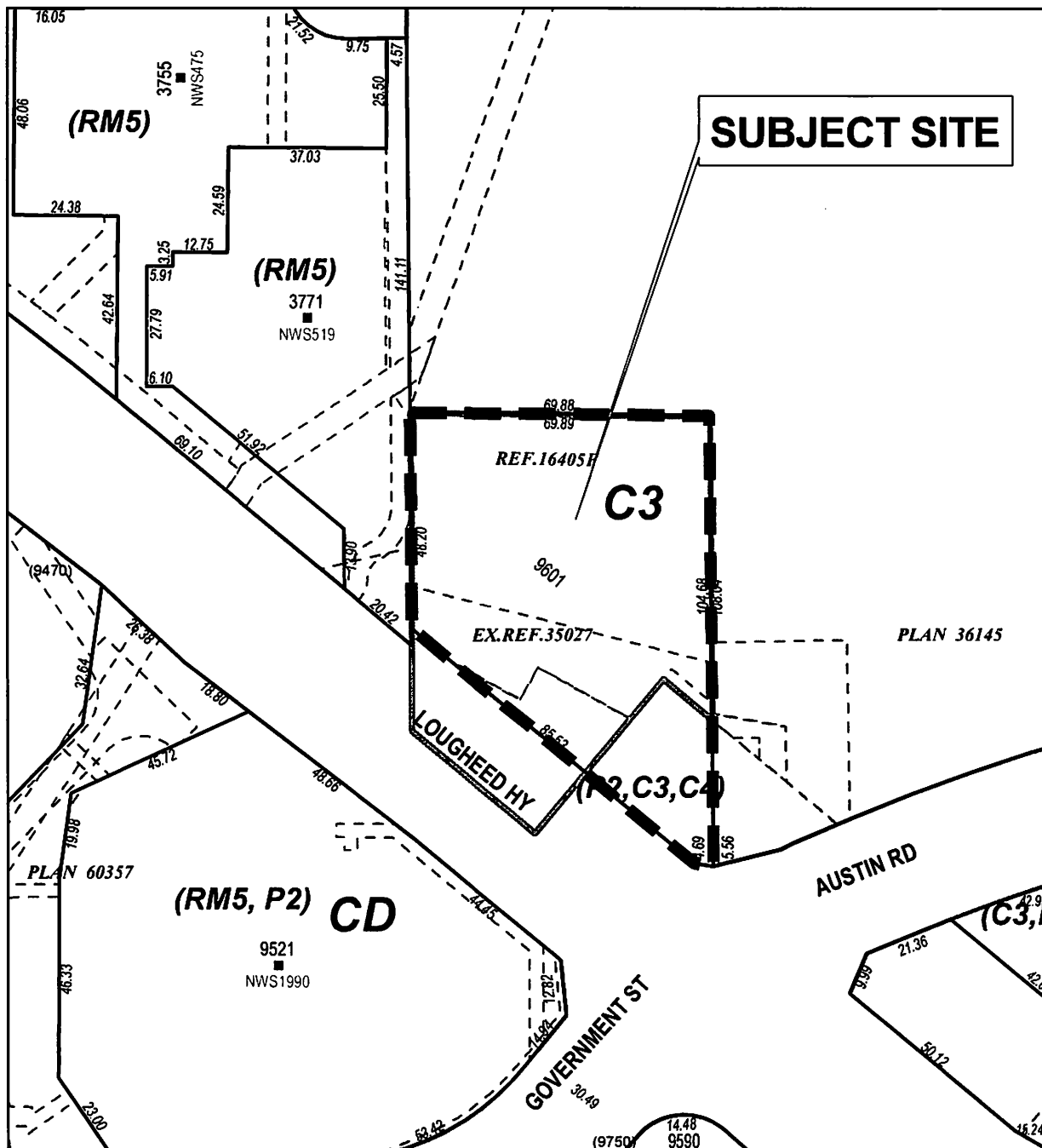
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



GT:tn

Attachments

cc: Director Public Safety and Community Services
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
JAN 07 2020

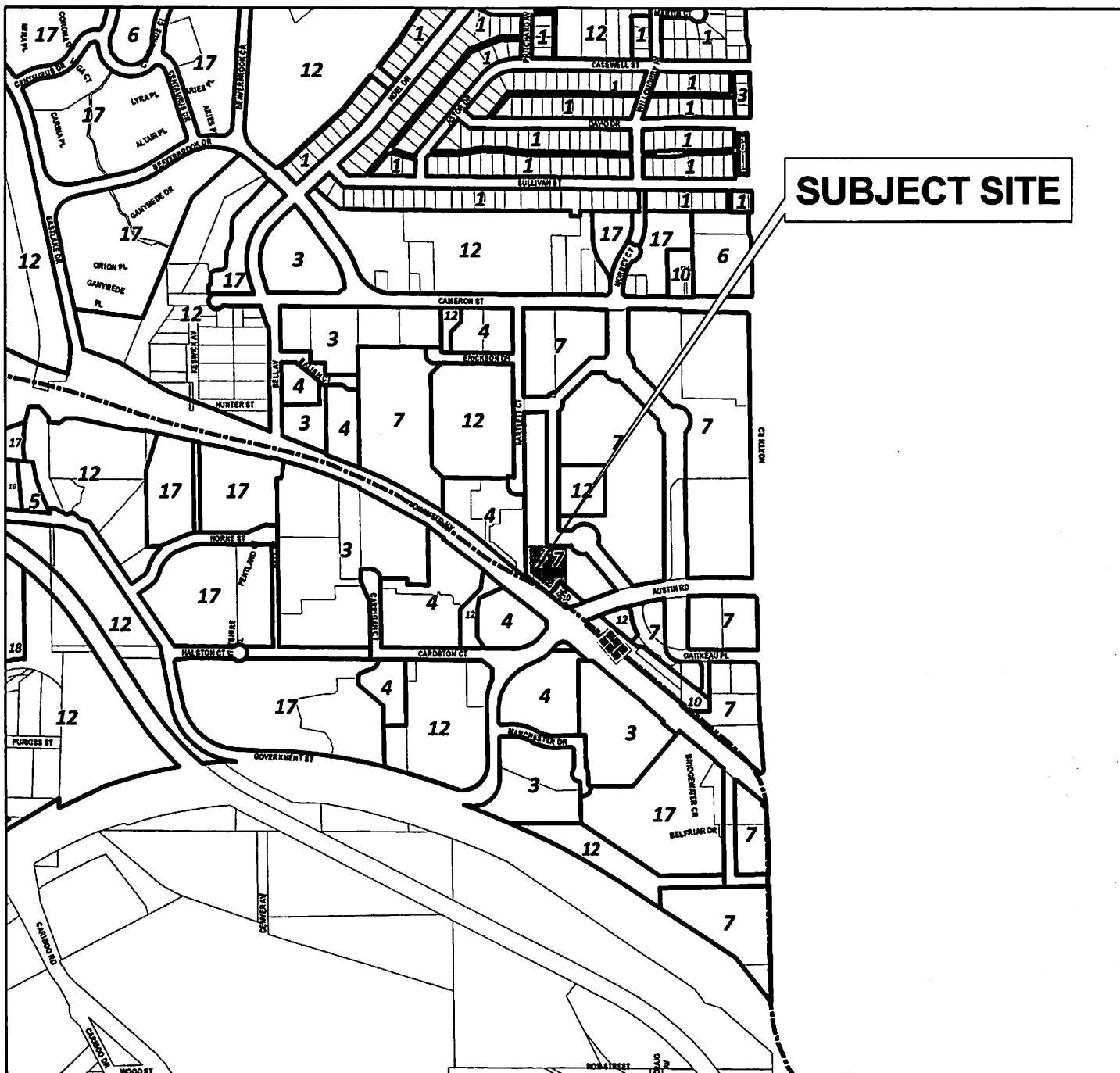
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REZONING REFERENCE #19-72
9601 LOUGHEED HIGHWAY

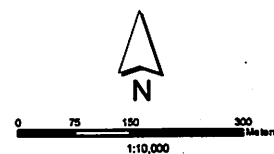
 Subject Site

Sketch #1



--- Skytrain Line

- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



City of
Burnaby

PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan



CHRIS DIKEAKOS
ARCHITECTS INC.

January 23, 2020

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

Re: Rezoning Letter of Intent
9601 Lougheed Highway, Burnaby BC
Lougheed Town Centre Community Plan

I, Robert Duke of Chris Dikeakos Architects, on behalf of RC Limited Partner Inc, AV Three Holdings LTD, have submitted this application to rezone 9601 Lougheed Highway from the current CD (C3, C4, P2) District to the CD Comprehensive Development District utilizing the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, and P2 Administration and Assembly District as guidelines), in line with the Lougheed Town Centre Core Area Plan and Lougheed Town Centre Plan. The intent of this rezoning application is to develop a mixed-use residential/commercial development with market strata and rental residential and a mix of commercial 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

Per

Robert Duke, AIBC, AIA, LEED GA
Principal
Chris Dikeakos Architects Inc.