

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-05 2020 JUNE 03

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.
#212 – 3989 Henning Drive
Burnaby, BC V5C 6N5
Attn: Jalil Azizi
- 1.2 Subject:** Application for the rezoning of:
Lot D, Block 6, District Lot 119, Group 1, NWDP BCP51027
- From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Plan guidelines)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Plan guidelines)
- 1.3 Address:** 2088 Skyline Court
- 1.4 Location:** The subject site is located on the southwest corner of Willingdon Avenue and Skyline Drive (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 53.4 m (575 ft.), a depth of 82.49 m (888 ft.), and a total area of 4,401.3 m² (47,375 sq.ft.).
- 1.6 Services:** All required servicing has been provided through Rezoning References #06-47 and #15-15, as well as Subdivision References #08-07 and #11-62. Notwithstanding, the Director Engineering will be requested to assess the need for any further required services to the site.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to revise the previously approved development concept for the site to permit additional office floor area, as well as revisions to the street-orientated commercial, and underground parking.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Brentwood Town Centre Plan. It also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **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

The subject site is located within the core area of the Council-adopted Brentwood Town Centre Development Plan area (see Sketch #2 *attached*). The subject site comprises the south-eastern property within the SOLO District development (see Sketch #1 *attached*), and is currently occupied by an older industrial building. The existing building is currently being utilized as a sales centre for the four phased SOLO District development. To the north and northwest of the subject site, across Skyline Drive, is Phase 1 and Phase 2 of the SOLO District, which have been completed. To the east across Willingdon Avenue is the existing Carter automobile dealership. To the south across the lane are existing smaller industrial buildings. To the west is Phase 3 of the SOLO District, which is currently under construction.

4.0 BACKGROUND INFORMATION

The subject site, along with the three adjacent properties at 2085 Skyline Court, 2008 Rosser Avenue and 4485 Skyline Drive, comprise the SOLO District development, a four phase development, of which the subject site is Phase 4. The four sites were approved for high-density mixed-use development under Rezoning Reference #06-47, utilizing the CD Comprehensive Development District (based on the RM5s Multiple-Family Residential District and C3 General Commercial District as guidelines). More recently, the subject site, along with the neighbouring property at 2085 Skyline Court, underwent an amendment rezoning (Rezoning Reference #15-15) to permit the detailed form of development for Phases 3 and 4 of the SOLO District development.

5.0 GENERAL INFORMATION

- 5.1 The Brentwood Town Centre Development Plan designates the subject site for high density mixed-use redevelopment under the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District and the C3 General Commercial District as guidelines).
- 5.2 The subject site was rezoned as a part of Rezoning Reference #06-47 and later amended through Rezoning Reference #15-15, to permit a 48 storey tower on the site, consisting of 319 apartment units, and a low-rise commercial and office podium with underground parking.
- 5.3 The applicant has applied for a rezoning in order to modify the street-orientated commercial units, as well as to significantly increase the office component of the development. The proposed amendments also necessitate revisions to the building's massing and underground parking. It is noted, however, that no changes are proposed to the previously approved residential density or unit mix for the subject site. As such, the Rental Use Zoning Policy would not apply to this application.
- 5.4 All required services to serve the site have been obtained through Rezoning References #06-47 and #15-15, as well as Subdivision References #08-07 and #11-62. Notwithstanding, the Director Engineering will be requested to assess the need for any further required services to the site.
- 5.5 Vehicular access to the site will be via Skyline Court and the lane south of the subject site.
- 5.6 The proposed prerequisite conditions to the rezoning will be included in a future report.

6.0 RECOMMENDATION

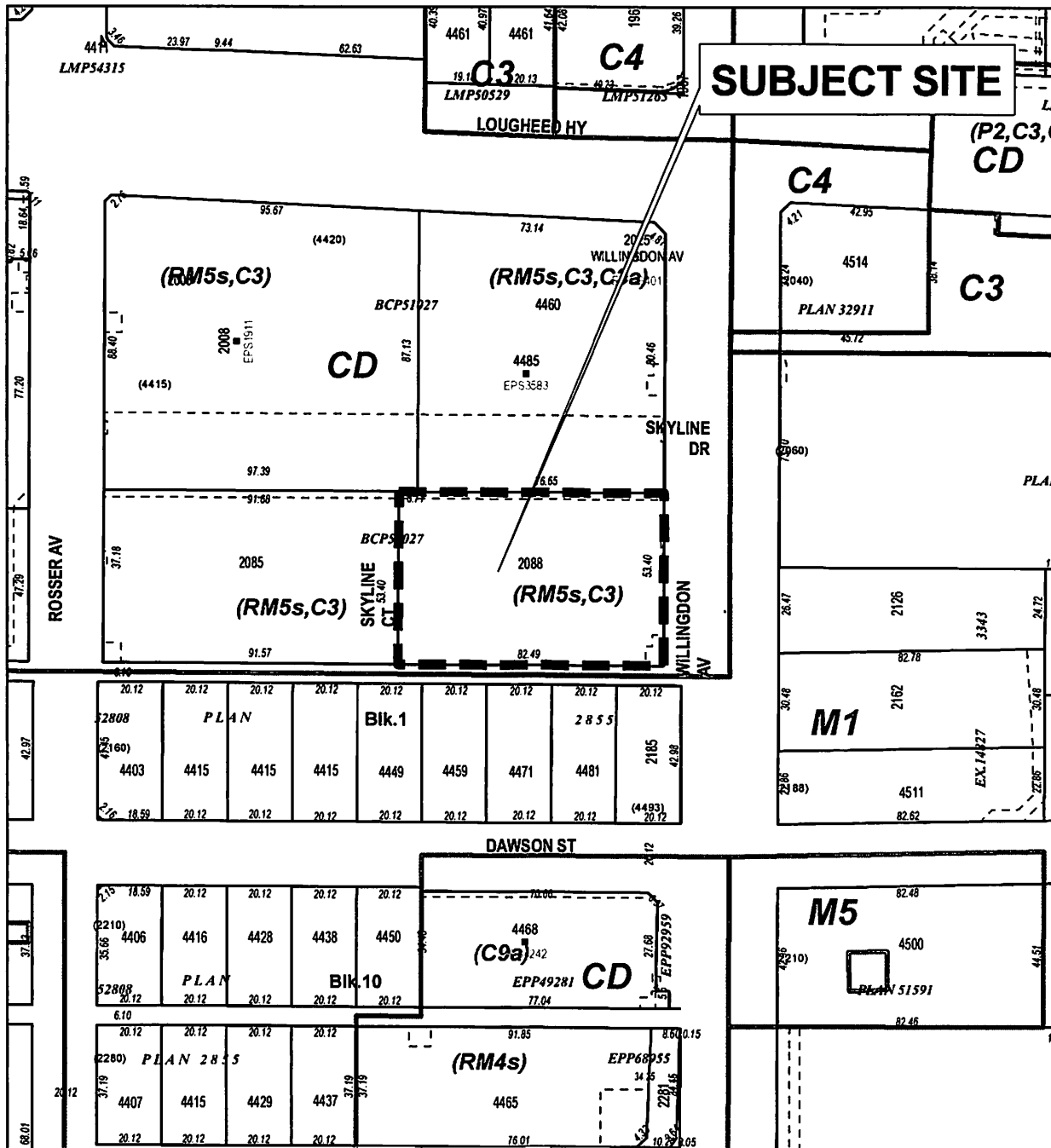
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



MN:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
APR 24 2020

scale:
1:2,000

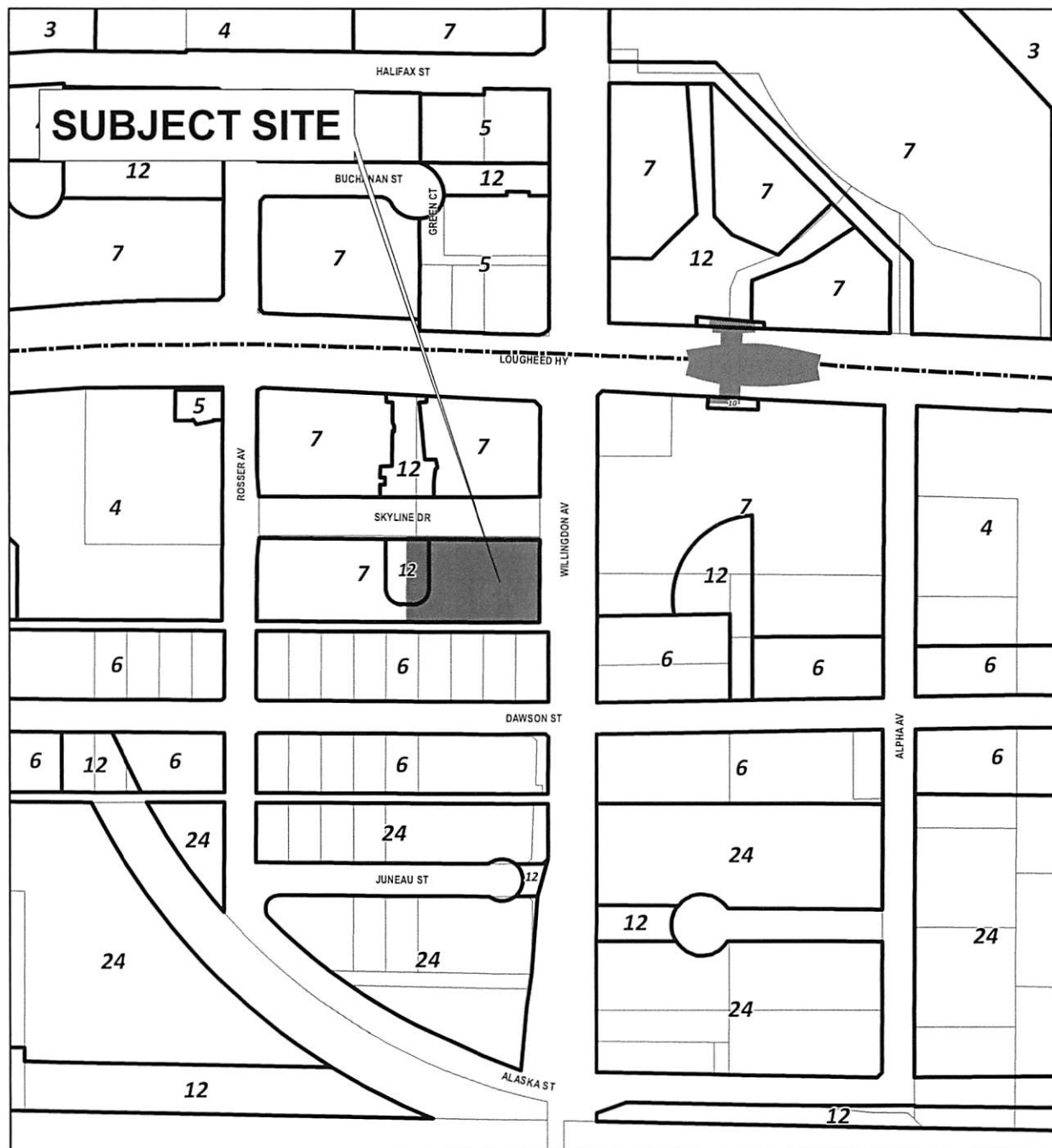
Drawn By:
JS

REZONING REFERENCE #20-05
2088 SKYLINE COURT



Subject Site

Sketch #1



- 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 -

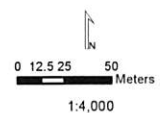
Brentwood Succession (RM4s)



Planning and Building Dept

Printed April 24, 2020

Brentwood Plan



Sketch #2



Jalil Azizi
Chris Dikeakos Architects Inc.
212 - 3989 Henning Drive
Burnaby, BC, V5C 6N5
604-291-2660 ext. 153
Email: jalil.a@dikeakos.com

April 22, 2020

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

Re: Rezoning Amendment - Letter of Intent
2088 Skyline Court, Burnaby
Solo District-Revised Lot D (Phase 4 -Tower C) -mixed use building on u/g parking

I, Jalil Azizi with Chris Dikeakos Architects Inc. on behalf of Appia Development (2001) Limited, have submitted this application as an amendment to the currently approved Rezoning for Lot D Tower C. The Phase 4 podium and tower form of development are modified to accommodate additional office area and parking updates to address the increased office area interest in the Brentwood Town Centre.

The residential tower and office areas are split for the lower 19 floors to accommodate 13 office levels which maintains the residential frontal along the west side of the tower along Skyline Court. The residential tower has increased in height from 48 to 52 storeys. The top of roof elevation increased from 626.67' to 667', an increase of 40.33' which is still lower than tower B of Phase 2 along Willingdon Ave. There is no change to the 319 residential unit total, the unit type mix, nor the net residential area. The overall residential parking count is 385 (1.2/unit), exceeding the residential requirement of 1 stall per residential unit. Residential visitor's stalls ratio of 0.1 per unit is also provided.

The office podium area increased from 4 storeys to 13 storeys. A separate set of office elevators and stair core is added to provide a clear separation of the commercial / office and residential uses and access. The office area increased from 46,837 SF to 165,827 SF, plus 4,221 SF office amenity and 16,772 common area. Based on the gross office area of 186,820 SF the total office parking required is 378 stalls as per 1/495.16 SF ratio. The total office parking provided is 281 stalls as per 1.5/1000 SF ratio. The supplemented traffic report dated March 24, 2020, provided by Bunt & Associate Engineering highlights the demand for office parking.

The commercial area has increased from 4,754 SF to 12,087 SF with 25 commercial stalls required and provided. The restaurant area of 8,489 SF of the previous Rezoning submission has been deleted and revised to CRU area.

It should be noted also that the Phase 4 commercial parking is interconnected with Solo Phase 2 and Phase 3 commercial parking at the P1 level. The overall Phase 1 to Phase 4 CRU and



Large Retail required parking is 336 stalls with 484 provided, which is a surplus of 148 commercial stalls available.

The previously approved Rezoning 15-015 overall commercial, office and residential parking total required 2354 stalls, with 2867 stalls provided

The new Rezoning proposal overall commercial, office and residential parking total required is 2623 stalls, with 3024 stalls provided which significantly exceeds the parking stall requirement.

A total of 6 loading bays are required and provided.

In addition to the aforementioned traffic report, the Geotechnical report Rev 4, dated January 2020, is also supplemented in this package.

Thank you for your consideration of this rezoning request, we look forward to working with the City of Burnaby towards the approval of this application. If you have any further questions regarding this rezoning amendment application, please feel free to contact me.

A handwritten signature in black ink, appearing to read 'Jalil Azizi', with a long horizontal line extending to the right.

Jalil Azizi Architect AIBC
Associate
Chris Dikeakos Architect Inc.