



Item .....
Meeting..... 2020 July 27

COUNCIL REPORT

**TO:** CITY MANAGER 2020 July 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #19-25**  
**The Grove Phase One**  
**Brentwood Town Centre Plan**

**ADDRESS:** 4500 and 4554 Dawson Street, 2223 Alpha Avenue and Ptn. 2350 Willingdon Avenue

**LEGAL:** Lot 136, District Lot 124, Group 1, Plan NWP51591;  
Lot 15 Except: Parcel "A" (J1303e), District Lot 124, Group 1, Plan NWP3343  
Parcel "A" (J1303e);  
Lot 15 Except: South 10 Feet, District Lot 124, Group 1, Plan NWP 3343; and,  
Lot 121, District Lot 124, Group 1, Plan NWP35225

**FROM:** M1 Manufacturing District, M2r General Industrial District, M5 Light Industrial District

**TO:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Rental District, C9 Urban Village Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Grove Phase One" prepared by IBI Group)

**APPLICANT:** 4500 Dawson Street Holdings Ltd.  
1600 - 570 Granville Street  
Vancouver, BC V6C 3P1  
Attn: Chris Bardon

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 August 25.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing on 2020 August 25 at 5:00 pm.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- a) The submission of a suitable plan of development.
- b) The advancement of the Grove Master Plan, Rezoning Reference #17-36 to Final Adoption prior to, or concurrent with, the subject rezoning application.
- c) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- d) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report:
- g) The registration of a Housing Agreement for the non-market component of the proposed development.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- j) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.

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- m) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- n) The review of on-site residential loading facilities by the Director Engineering.
- o) The submission of a Public Art Plan is required in conjunction with this rezoning application.
- p) Due to the proximity of the subject site to Willingdon Avenue, Dawson Street and the BNSF Railway, the applicant is required to provide an acoustical study showing that the proposed development would meet Council-adopted noise criteria.
- q) The provision of facilities for cyclists in accordance with this report.
- r) The undergrounding of existing overhead wiring abutting the site.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The approval of the Ministry of Transportation of the rezoning application.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the applicable Regional Transportation Cost Charge.
- y) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The proposed rezoning bylaw amendment is to permit construction of Phase I of the Grove Master plan, including two high-rise residential towers (36 and 43 storeys) atop commercial podiums

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fronting Dawson Street, and a 6 storey non-market rental building with a ground oriented commercial component fronting Willingdon Avenue and the future park(see Sketch #1 *attached*).

## **2.0 POLICY FRAMEWORK**

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

### **A Connected Community**

- Social Connection – Enhance social connections throughout Burnaby

### **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 BACKGROUND**

- 3.1 The subject Phase 1 site is located along the south side of Dawson Street, between Willingdon and Alpha Avenues and measures approximately 8,580.5 m<sup>2</sup> (92,360 sq.ft.) (see Sketch #1 *attached*). To the north, across Dawson Street, is an auto repair shop, an older industrial building and automobile showroom, including automobile sales lot and repair shop (Carter GM Dealership) with the Brentwood SkyTrain Station and Lougheed Highway beyond. To the west, across Willingdon Avenue, is a recently completed mixed-use building (Rezoning Reference #13-39) and high-rise strata building (Rezoning Reference #51-51), with a high-rise strata building under construction (Rezoning Reference #16-43), and older light industrial buildings beyond. To the east, across Alpha Avenue, is an older industrial building proposed as a mixed-use high-rise strata residential building and high-rise below market rental building under Rezoning Reference #17-10001 with high-rise strata residential buildings under construction beyond (Rezoning References #15-30 and #15-31). To the south are older industrial buildings on the sites of Phases Two, Three and Four of the Grove Master Plan and a proposed high-rise strata residential building currently at Third Reading (Rezoning Reference # 17-13) with Alaska Street and the BNSF Railway beyond (see Sketch #2 *attached*). Vehicular access to the site is proposed from Dawson Street, Willingdon Avenue and Alpha Avenue and an extension of Juneau Street.

- 3.2 On 2017, October 02 Council received an Initial Report for Rezoning Reference #17-36 (Grove Master Plan), involving a multi-phased mixed-use retail, office and multiple-family redevelopment of the area bounded by Willingdon and Alpha Avenues; and Dawson and Alaska Streets and site specific rezoning for Phase One. To expedite the master plan process, the subject Rezoning Reference #19-25, was created for the site specific rezoning of Phase One.

On 2019 November 04, Council granted Second Reading to Rezoning Reference #17-36, which established approval in principle for the Grove Master Plan, and which also amended the Brentwood Town Centre Plan to reflect the RM4's' designation for lands within the block bound by Dawson Street, Alaska Street, Willingdon Avenue and Alpha Avenue and C9 designation for the lands fronting Dawson Street as development guidelines, including the subject site. The intent of the Master Plan and the Brentwood Town Centre Plan amendment is to facilitate four phases of development on the Grove site into a high-density, mixed-use area; with the goal of providing a variety of housing opportunities, a pedestrian oriented network, more diverse employment and service opportunities, and a significant public open space.

- 3.3 The subject site is comprised of 4500 and 4554 Dawson Street, 2223 Alpha Avenue and 2350 Willingdon Avenue (see *attached* Sketches #1 and #2), zoned M1 Manufacturing District, M2r General Industrial District, M5 Light Industrial District. The site is occupied by four older light-industrial buildings. Vehicular access to the site is currently taken from Willingdon Avenue, Dawson Street and Alpha Avenue.
- 3.4 In accordance with Council's recently adopted Finalized Rental Use Zoning Policy, Stream 2 – Inclusionary Rental applies to the subject rezoning application. In this regard, the applicant is required to provide rental units equivalent to 20% of the proposed strata units, excluding units achieved using density offset. To ensure affordability, the required rental units are to be set at 20% below Canadian Mortgage and Housing (CMHC) median rents. To assist with the provision of the affordable housing, a density offset is available.
- 3.5 The Grove Master Plan (Figure #1 *below*) includes four major development phases. Consistent with the Master Plan, Phase One development is comprised of the following:
- two market strata high-rise residential buildings with a common amenity space and podium deck;
  - a commercial podium that will provide diverse shops, services, and employment opportunities;
  - a mid-rise (6 Storey) mixed use building with 80 non-market rental apartment units, associated amenity space and retail commercial space overlooking a future City park (not included in the subject rezoning application); and,
  - a common underground parking garage and associated services.

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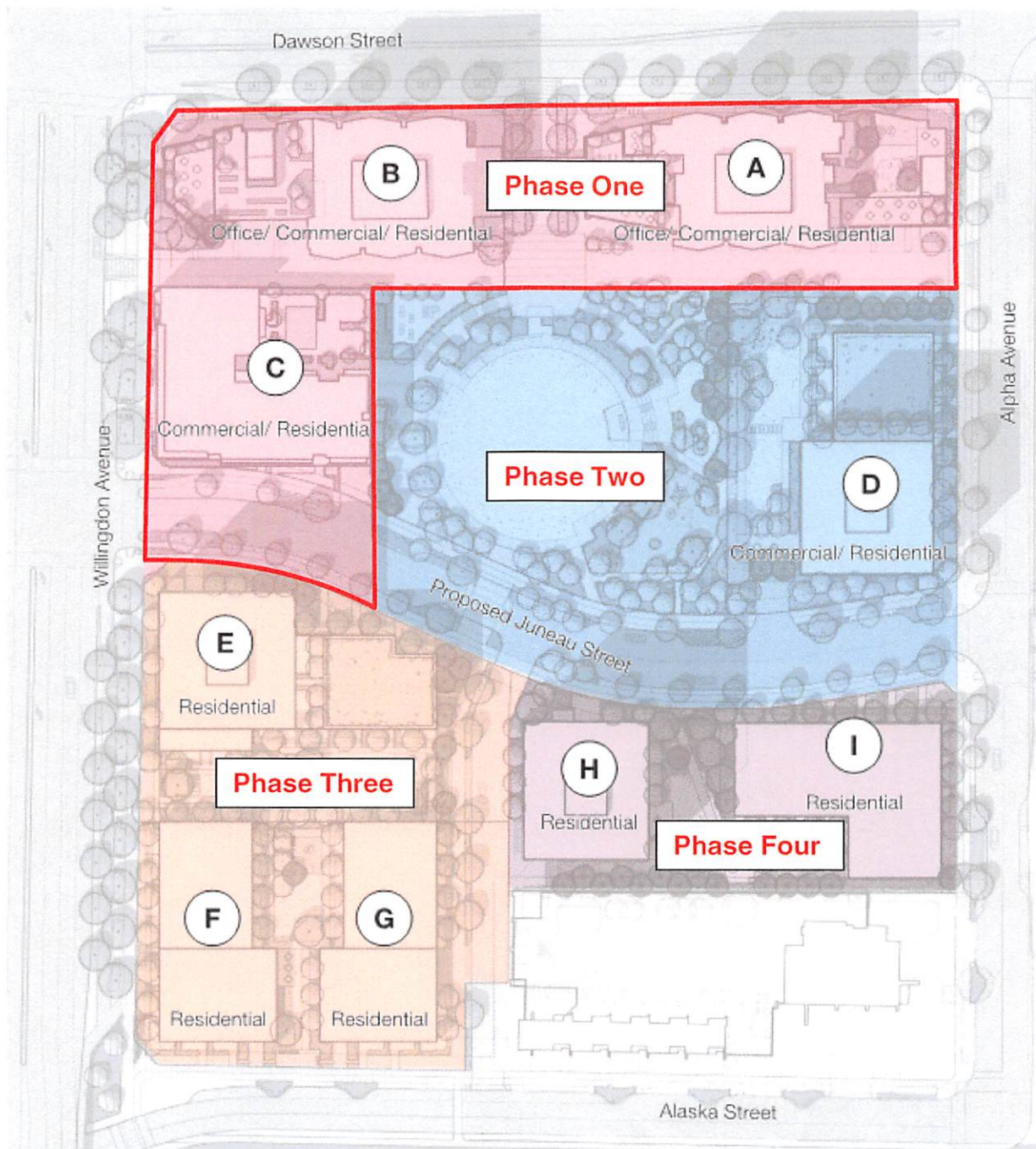


Figure #1 – Master Plan

- 3.6 The Master Plan also includes a City park, a new section of Juneau Street, a north-south pedestrian route, a pedestrian overpass of the BNSF Railway, and at a minimum the equivalent of 20% of the residential units developed under RM4s are to be provided as non-market housing (20% below CMHC Median) upon completion of the final phase. It

should be noted that the master plan process permits the City to efficiently achieve different public benefits with each phase:

- Phase 1 of the Master Plan includes a portion of the Juneau Street extension, the north and western frontages of the new City Park, and an 80 unit non-market housing (20% below CMHC Median) rental apartment building;
- Phase 2 includes the completion of the Juneau Street extension and the delivery of a 1 acre neighbourhood City Park;
- Phase 3 includes the completion of a north-south walkway connecting Alaska to Dawson via the City Park, a new pedestrian overpass parallel to the Willingdon Railway Overpass and the delivery of the remainder of the non-market housing (20% below CMHC Median) for Phases 1-3; and
- Phase 4 includes 20% of the residential units provided as non-market housing (20% below CMHC Median).

It should be noted that the applicant will not be utilizing the Density Offset associated with any of the Rental Requirements in Phases 1-3, until Phase 4 and will instead be utilizing additional bonus density provisions to advance their cash-in-lieu contributions for the overall site density.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

#### **4.0 GENERAL COMMENTS**

- 4.1 The purpose of the subject rezoning is to permit the construction of 34 and 41 storey market strata apartment towers above 2 storey commercial podiums, fronting Dawson Street, between Willingdon and Alpha Avenues; and a six storey mixed use apartment building with five stories of below market rental over a single storey of retail on the northeast corner of Willingdon Avenue and Juneau Street. A total of 868 residential market strata units are proposed within the apartment towers and 80 non-market apartment units within the mid-rise building. All parking for the proposed residential development will be located underground. Vehicular access to the residential parking area is through the commercial parking levels, which are primarily accessed from the east – west lane south of Dawson Street, between Alpha and Willingdon Avenue, and from Dawson Street and Juneau Street (see Sketch #1 *attached*). The proposed development is in line with Phase 1 of the Grove Master Plan and Brentwood Town Centre Development Plan. The Grove Master Plan, Rezoning Reference #17-36, is currently at Second Reading. Final Adoption of Rezoning Reference #17-36 is a prerequisite of the subject rezoning.
- 4.2 The proposed Phase 1 buildings' siting, massing, pedestrian orientation and materiality meet the standards and objectives for such development on the Dawson Street High Street. The ground level retail provides an active street wall to engage the community and draw pedestrians into the site of the proposed City Park in Phase 2 of the Grove Master Plan (see Figure #1 *above*). To complement and soften the urban environment, a progressive



landscape treatment is proposed which includes boulevards and street trees along Willingdon and Alpha Avenues and Dawson and Juneau Streets. On-site planting is integrated with the outdoor amenity spaces, including children's play facilities. Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expected for 's' Category development in the City's Town Centre areas.

4.3 Given the site's Town Centre location on the Dawson High Street, Phase 1 of the Grove Master Plan designates a total maximum strata market density (RM4s) of 7.02 FAR inclusive of 3.32 FAR base density, 0.59 FAR base bonus, 1.56 FAR supplemental base and 1.56 FAR supplemental bonus, as well as commercial (C9) density of 0.60 FAR for a total proposed density of 8.26 FAR. The rental density (RM4r) attributed to the site in Phase 1 is 0.64 FAR representing only 46% of the required non-market rental units. Given that this application preceded the Rental Use Zoning Policy and Phase I designs were advanced concurrently with the master plan, staff feel that it is appropriate to advance Phase I with the proposed portion of the non-market rental requirement, insofar that it is acknowledged that the remainder of the non-market requirement for Phase I is provided along with the additional non-market housing requirements of Phases 2-4. In this regard, the applicant is not seeking use of any offset density within Phase I; the applicant has instead elected to utilise additional bonus density provisions to advance their cash-in-lieu contributions for the overall site density.

4.4 The applicant is proposing to utilize the allowable bonus density provisions (2.15 FAR) indicated within the proposed Grove Master Plan Allocation Covenant. In so doing, the applicant is proposing 18,448.07 m<sup>2</sup> (198,573 sq. ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Public Safety and Community Services will forward a separate report detailing the value of the density bonus for Council's consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report to Council will be prepared once the Realty and Lands Division has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve, to be utilized in the future to achieve priority amenities as established by Council. Twenty percent of the cash-in-lieu contributions will be applied to the Community Benefit Bonus Affordable Housing Reserve.

4.5 The non-market housing component of the development is being advanced in partnership with Catalyst Community Developments Society (CCDS). CCDS's proposal is to serve lower income seniors, working adults and young families, and as such has requested that the non-market building be comprised of a broad mixture of housing from studios to three bedroom units.



Depending upon financing options pursued by CCDS with BC Housing, CMHC or other non-market funding sources, the non-market housing component, CCDS may be eligible to apply for a housing grant from the City through the Community Benefit Bonus Housing Fund to off-set capital costs to assist with permit fees and other development costs associated with the non-market housing component of the project. Any future grant application for use of the Community Benefit Bonus Housing Funds will be submitted through the Planning and Development Committee for Council's consideration.

4.6 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of Willingdon Avenue across the development frontage to its final Town Centre arterial standard with separated sidewalks and bicycle lanes, street trees, rain gardens, and street and pedestrian lighting and related public amenities;
- construction of Dawson Street frontage to its final Town Centre arterial road standard with a centre median with provision for a future midblock pedestrian crossing, separated multi-use path, street trees, and street and pedestrian lighting and related public amenities;
- construction of Juneau Street frontage to its final Town Centre local road standard with separated sidewalks and bicycle lanes, street trees, rain gardens, and street and pedestrian lighting and related public amenities;
- construction of Alpha Avenue frontage to its final Town Centre local road standard with separated sidewalks and bicycle lanes, street trees, rain gardens, and street and pedestrian lighting and related public amenities; and,
- storm, sanitary sewer and water main upgrades as required.

Dedications for Juneau Street and along the Willingdon Avenue and Dawson Street frontages to accommodate the Town Centre urban treatment standard are being secured through Rezoning Reference #17—36, the Grove Master Plan, currently at Second Reading.

4.7 The registration of a Housing Covenant and Housing Agreement will be required to protect and regulate affordability measures of the affordable rental units. A Housing Agreement is required between the proponent, developer and the City to address the following:

- overall density and land use of the non-market housing component;
- rent levels and structure; and,
- non-profit nature of the housing project with the provision of 80 non-market rental units.

In terms of affordability levels, rental rates for the units would meet the City's requirements of 20% below CMHC Market median rates and the non-market objectives of CCDS.

Terms of the Housing Agreement are to be established prior to Third Reading of the Rezoning Bylaw. A separate report detailing the terms of the Housing Agreement will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council consideration and approval of a Housing Agreement Bylaw will be required as a condition of Final Adoption.

4.8 Given the site’s Town Centre location, a parking ratio of 1.1 parking spaces per unit for the market strata units and 0.6 spaces per unit for the non-market rental units is considered appropriate. Of these ratios, 0.1 spaces per unit is for visitor parking. All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw. Other aspects of the Transportation Demand Management package include:

- a transit pass fund equivalent to two zone monthly passes for 15% of the strata residents and 100% of the rental units for two years to encourage an alternative to car use and ownership;
- two secured bicycle parking spaces per unit for both rental and strata residents; and,
- the provision of a fund to support car share, equivalent to one car and space per 100 units, with memberships available to all strata and rental residents. Should a car share program not be available on this site, the value of the vehicles may be utilized toward driving credits for car share, or additional funding for transit pass subsidies. This arrangement would provide access to alternative transportation for a greater number of residents.

A communications strategy that provides all building residents and management companies (i.e. strata lot owners, strata corporation, strata management company, tenants, and rental management company) an understanding of how best to utilize each of the alternative transportation options will be provided as part of the overall Transportation Demand Management Strategy. A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.

4.9 The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant is required to provide an energy model prior to Final Adoption and conduct air tightness testing prior to Final Building occupancy.

4.10 In accordance with the City’s policy for adaptable units, a total of 56 units (20% of the total number of residential units) is required to meet adaptable standards. The applicant has elected to provide 191 adaptable units (68%). The unit mix for the adaptable units is split between 71 one bedroom units, 51 one bedroom plus den units and 59 two bedroom plus den units in the market strata building, and five two bedroom units and five three bedroom units in the affordable rental building.

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For adaptable one bedroom units, 1.86 m<sup>2</sup> (20 sq. ft.) is exempt from FAR. The exemption for two bedroom adaptable units is 2.79 m<sup>2</sup> (30 sq. ft.), and three bedroom units is 3.71 m<sup>2</sup> (40 sq.ft.) provided that all additional bedrooms are also adaptable. The market strata exemption totals 412.49 m<sup>2</sup> (14,567 sq.ft.), and the non-market exemption totals 29.73 m<sup>2</sup> (320 sq.ft.). A total of 36 accessible parking stalls are required, 31 allocated to the strata building and 5 stalls allocated to the non-market rental building.

- 4.11 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- a Section 219 Covenant restricting enclosure of balconies;
  - a Section 219 Covenant restricting the use of guest rooms;
  - a Section 219 Covenant preventing stratification of the rental units;
  - a Section 219 Covenant ensuring compliance with the approved acoustical study;
  - a Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - a Section 219 Covenant ensuring that all accessible parking stalls for persons with disabilities in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
  - a Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art;
  - a Section 219 Covenant ensuring that the density of development of subdivided lots, airspace parcels and strata lots comply with the approved CD Zoning for the site and to ensure that the overall site continues to function as a single, integrated development.
  - a Section 219 Covenant ensuring that project surface driveway access will not be restricted by gates;
  - a Section 219 Covenant restricting commercial/retail uses on Willingdon Avenue, Dawson Street and Juneau Street from having obscured fenestration; and,
  - a Section 219 Covenant guaranteeing the provision and maintenance of identified public walkways.
- 4.12 Due to the proximity of the subject site to Willingdon Avenue, Dawson Street and the BNSF Railway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.13 Provision of ten car wash stalls is required for the residential development.
- 4.14 As the site will be extensively 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

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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.

- 4.15 The submission of a groundwater and stormwater management study. A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.16 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.17 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.18 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 4.19 Bicycle storage lockers and surface parking racks are to be provided for the residential occupants and visitors of the development.
- 4.20 Approval of the Ministry of Transportation to the rezoning application is required.
- 4.21 Applicable Development Cost Charges are:
  - a) Parkland Acquisition Charge
  - b) School Site Acquisition Charge
  - c) GVS&DD Sewerage Charge
  - d) Regional Transportation Charge

## 5.0 DEVELOPMENT PROPOSAL

### 5.1 Site Area

Total Gross Site Area	-	33,790.8 m <sup>2</sup> (363,721 sq.ft.)
Total Dedication Area	-	10,247.3 m <sup>2</sup> (110,301 sq.ft.)
Total Net Site Area	-	23,543.5 m <sup>2</sup> (253,420 sq.ft.)
Phase I Site Area (Subject to detailed survey)	-	9,842 m <sup>2</sup> (105,949 sq.ft.)

### 5.2 Density (Grove Master Plan):

Phase I Strata Density RM4s	-	7.27 FAR (inclusive of 2.15 FAR amenity bonus)
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<u>Affordability Offset Density</u>	-	0.00 FAR
Total Strata Density	-	7.27 FAR
 Phase 1 Rental Density RM4r	-	0.64 FAR
 Phase 1 Commercial Density C9	-	0.60 FAR
 <b>TOTAL FAR</b>	-	<b>8.26 FAR</b>

***Market Residential Towers***

Residential Gross Floor Area	-	60,262.46 m <sup>2</sup> (648,660 sq.ft.)
Residential Amenity Space FAR Exemption	-	1,440.55 m <sup>2</sup> (15,506 sq.ft.)
Adaptable Unit FAR Exemption	-	412.49 m <sup>2</sup> (14,567 sq.ft.)

***Non-Market Rental Apartment Building***

Non-Market Residential Gross Floor Area	-	5,494.35 m <sup>2</sup> (59,141 sq.ft.)
Residential Amenity Space FAR Exemption	-	60.93 m <sup>2</sup> (656 sq.ft.)
Adaptable Unit FAR Exemption	-	29.73 m <sup>2</sup> (320 sq.ft.)

***Commercial Podiums***

Commercial Gross Floor Area	-	5118.79 m <sup>2</sup> (55,098 sq.ft.)
 <b>TOTAL GROSS FLOOR AREA</b>	-	<b>73,122.44 m<sup>2</sup> (787,083 sq.ft.)</b>
 Site Coverage:	-	<b>13.77%</b>

5.3 Height (all above grade)

Tower A Residential	-	34 storeys
<u>Phase I Commercial</u>	-	<u>2 storeys</u>
Total	-	36 storeys
 Tower B Residential	-	41 storeys
<u>Phase I Commercial</u>	-	<u>2 storeys</u>
Total	-	43 storeys
 Mid-Rise Building C Residential	-	5 storeys
<u>Phase I Commercial</u>	-	<u>1 storeys</u>
Total	-	6 storeys

#### 5.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
Market Strata Tower A	
132 Studio	406 – 524 sq.ft.
56 Studio (Adaptable)	406 – 524 sq.ft.
67 1 Bedroom + Den	660 – 721 sq.ft.
58 2 Bedroom	753 – 920 sq.ft.
12 2 Bedroom (Adaptable)	753 – 920 sq.ft.
66 2 Bedroom + Den	894 – 1,474 sq.ft.
6 3 Bedroom	1,105 – 1,712 sq.ft.
1 3 Bedroom Den	1,121 sq.ft.

398 Total Market Strata Units

#### Market Strata Tower B

261 Studio	398 – 540 sq.ft.
25 1 Bedroom + Den (Adaptable)	660 – 721 sq.ft.
82 2 Bedroom (Adaptable)	753 – 920 sq.ft.
40 2 Bedroom + Den	894 – 1,474 sq.ft.
22 3 Bedroom	1,105 – 1,712 sq.ft.
40 3 Bedroom Den	1,121 sq.ft.

470 Total Market Strata Units

#### Below Market Rental Building C

17 Studio	401 sq.ft.
13 1 Bedroom P11e	539 – 543 sq.ft.
4 1 Bedroom P11e (Adaptable)	539 – 543 sq.ft.
9 1 Bedroom + Den	603 – 655 sq.ft.
4 1 Bedroom + Den (Adaptable)	603 – 655 sq.ft.
12 2 Bedroom	755 – 760 sq.ft.
8 2 Bedroom (Adaptable)	755 – 760 sq.ft.
13 3 Bedroom	905 – 976 sq.ft.

80 Total Non-Market Rental Units

**TOTAL: 948 Units**

5.5 Vehicle Parking

***Market Residential Towers***

***Required and Provided***

868 units @ 1.1 spaces per unit:

Required: 955 spaces  
Provided: 959 spaces

***Non-Market Rental Apartment Building***

***Required and Provided***

80 units @ 0.6 spaces per unit:

48 spaces

***Commercial Podium***

***Required and Provided***

5,118.79 m<sup>2</sup> @ 1.0 spaces per 46 m<sup>2</sup> :

Required: 112 spaces  
Provided: 168 spaces

***Residential Car Wash Stalls***

***Required and Provided***

100 Spaces @ 0.01 stalls per space:

10 spaces

5.6 Bicycle Parking/Storage Area

***Market Residential Tower and Townhouses***

***Required and Provided***

868 units @ 2 spaces per unit:

Required: 1,736 spaces  
Provided: 1,740 spaces

***Visitor Bicycle Parking***

***Required and Provided***

868 units @ 0.2 spaces per unit:

174 spaces

***Non-Market Rental Apartment Building***

***Required and Provided***

80 units @ 2 spaces per unit:

160 spaces

***Visitor Bicycle Parking***

***Required and Provided***



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80 units @ 0.2 spaces per unit: 16 spaces

**Commercial Podium**

Required and Provided

10% of Commercial Parking 16 spaces

5.7 Loading

Required and Provided - 13 spaces

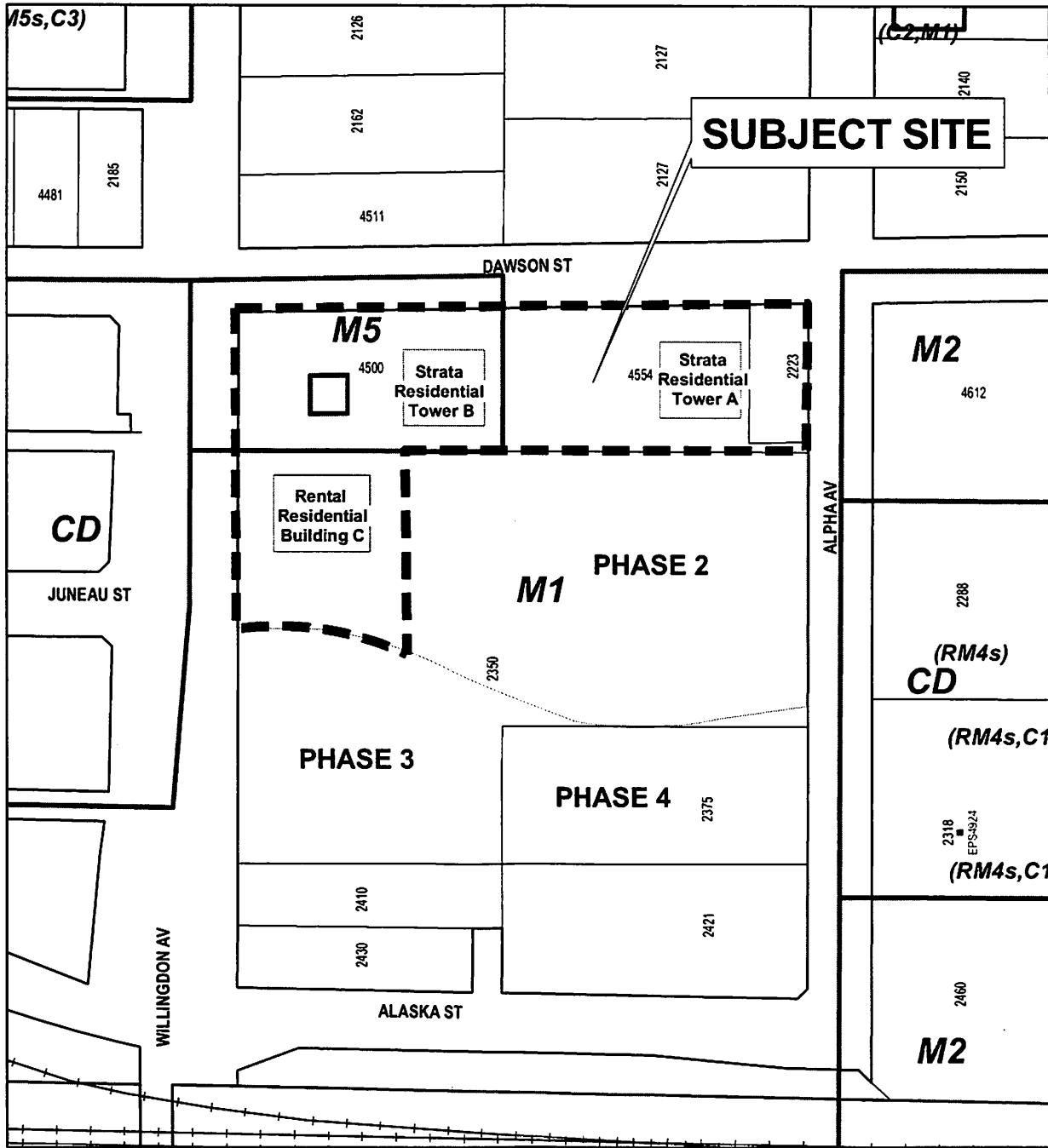
5.8 Communal Facilities  
 (Excluded from FAR Calculations)

Common amenity facilities for market strata development are located on levels one, two and, three. Level one includes amenity lobbies, and seating areas; a gym, yoga studio and accessible guest suite are located on level two; and on level three a lounge, music room, teen lounge, games room and mud room are located inside and dog run, garden plots and adventure play area are located outside on the podium roof top. Common amenity facilities for the non-market development includes a lobby and mail room on level and lounge on level two connected to a large outdoor amenity deck with a kids play are, outdoor seating and dining areas. Collectively, these amenity areas amount to 1,501.48 m<sup>2</sup> (16,162 sq. ft.), which is less than 5% (35,390 sq.ft.) of Gross Floor Area permitted to be exempted as amenity space within the Zoning Bylaw.

  
 E.W. Kozak, Director  
 PLANNING AND BUILDING

IW:tn  
**Attachments**

cc: Director Finance  
 Director Corporate Services  
 Director Public Safety and Community Services  
 Director Parks, Recreation and Cultural Services  
 City Solicitor  
 City Clerk



PLANNING & BUILDING DEPARTMENT




Date: JUL 23 2020

scale: 1:2,000

Drawn By: RW

**REZONING REFERENCE #19-25**  
**4500 AND 4554 DAWSON STREET**  
**2223 ALPHA AVENUE AND**  
**PORTION OF 2350 WILLINGDON AVENUE**

 Subject Site

Sketch #1



- 
- City of Burnaby

## Brentwood Plan

