

**TO:** CITY MANAGER 2020 June 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-67**  
**Addition of Exterior Lighting Features**  
**Brentwood Town Centre Development Plan**

**ADDRESS:** 5311 and 5333 Goring Street (see *attached* Sketches #1 and #2)

**LEGAL:** 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 and in accordance with the development plan entitled “Exterior Lighting Features” prepared by Chris Dikeakos Architects)

**APPLICANT:** Chris Dikeakos Architects  
212-3989 Henning Drive  
Burnaby, BC V5C 6N5  
Attention: Richard Bernstein

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 July 28.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 July 06 and to a Public Hearing on 2020 July 28 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.

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- b. The granting of any necessary covenants, easements or statutory rights-of-way, in accordance with Section 4.4 of this report:
- ensuring the lighting features have the functionality to be turned on and off by the strata; and,
  - ensuring the lights will be turned off by the strata, at the request of the City, in the event that the lighting results in any adverse impacts to birds.

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

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning application is to add architectural LED lighting on the south elevation of two high-rise residential towers that are currently under construction.

### **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
- 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 BACKGROUND**

- 3.1 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

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mixed-use component under the CD Comprehensive Development District (utilizing the RM5s Multiple Family and C1 Neighbourhood Commercial Residential Districts as guidelines). On 2016 May 26, 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 project is currently under construction.


- 3.2 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, to the southwest, are older industrial buildings and the BNSF Rail Line beyond. Vehicular access to the site is from Douglas Road/Goring Street.
- 3.3 On 2020 February 05, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.4 The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

#### **4.0 GENERAL COMMENTS**

- 4.1 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 south elevation of the two high-rise residential towers. As noted, the buildings are currently under construction. Based on the recessed design and strategic orientation of the lighting features along the south elevation only, the proposed amendment should not impact adjacent buildings or uses. As such, the subject rezoning application is considered supportable. No further changes to the Comprehensive Development Plans approved under Rezoning Reference #15-40, other than the lighting noted above, are being proposed in connection with this rezoning application.
- 4.2 The required servicing for the subject site has been provided for under Rezoning Reference #15-40. No further off-site services are required as part of the subject rezoning application.
- 4.3 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

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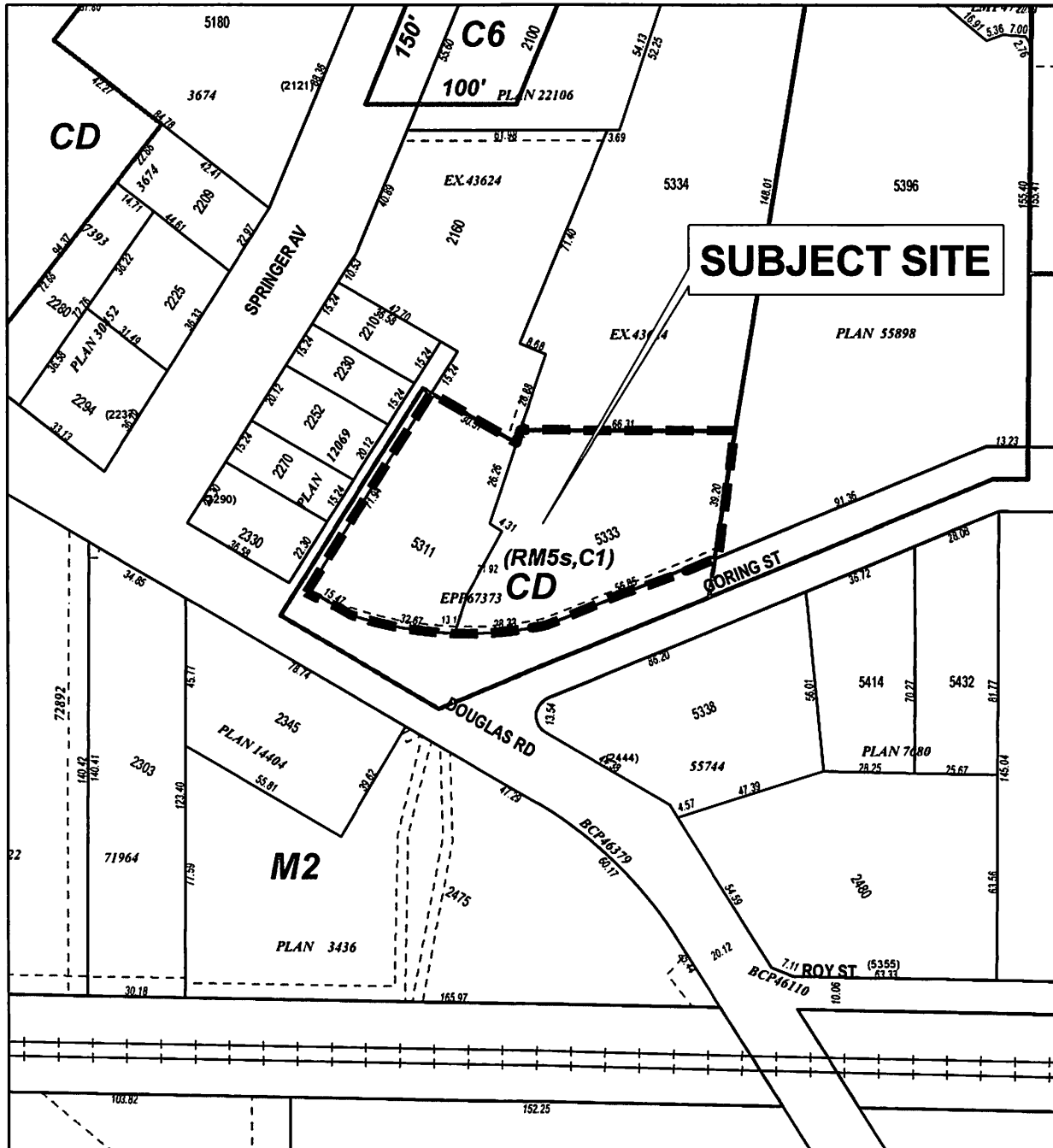
- Section 219 Covenant ensuring that the lighting features can be turned on and off by the strata; and,
- Section 219 Covenant ensuring that the architectural LED lighting will be turned off by the strata, at the City's request, in the event that the lighting results in any adverse neighbourhood and/or environmental impacts.

  
E.W. Kozak, Director  
PLANNING AND BUILDING

MP:tn

***Attachments***

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT

Date:  
JAN 07 2020

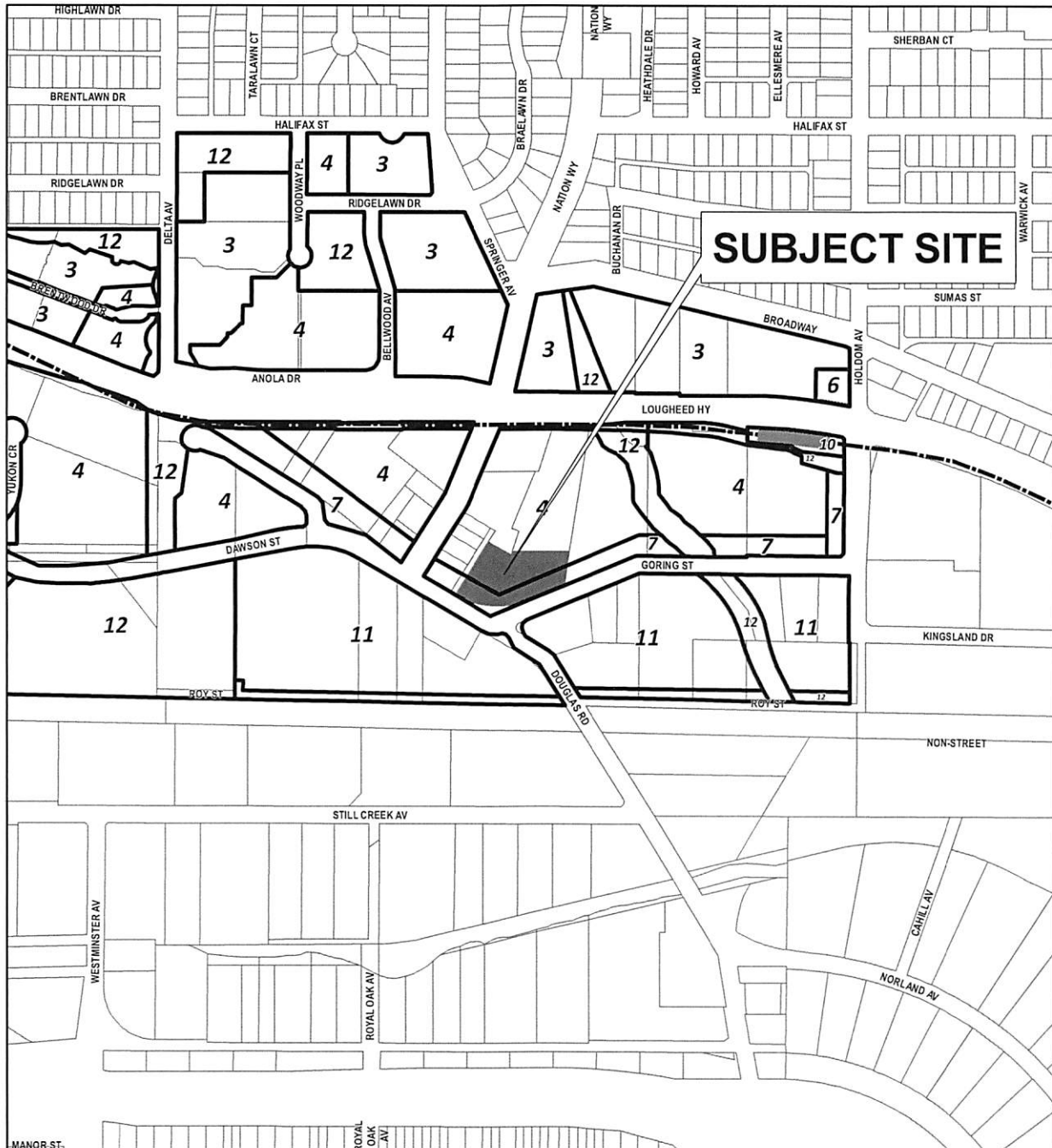
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Drawn By:  
RW

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 -     |

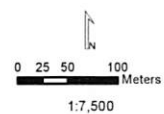


Planning and Building Dept

Printed January 07, 2020

## Brentwood Plan

Brentwood Succession (RM4s)



Sketch #2