

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-22 2021 August 25

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Chris Dikeakos Architects Inc.
212-3989 Henning Drive
Burnaby, BC V5C 6N5
Attn: Richard Bernstein
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** M2 General Industrial District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C1 Neighbourhood Commercial District and the Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** 2330 Douglas Road and 2230, 2252, 2270 Springer Avenue
(Sketches #1 and #2 *attached*).
- 1.4 Size:** The site is rectangular in shape with a site area of approximately 3,398 m² (36,576 ft²), subject to legal survey.
- 1.5 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 construction of a high-density multiple-family residential development with a non-market rental component and ground orientated live/work townhouses.

2.0 CITY POLICIES

The proposed rezoning application aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Mayor's Task Force on Community Housing Final Report (2019).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site comprises four lots, which are currently improved with older industrial buildings and single-family homes, as well as two road closures, which include a portion of the City lane

and Springer Avenue abutting the four lots. The subject site is located within the Council adopted Brentwood Town Centre Development Plan, and is designated for high-density multiple family residential development with a mixed-use component under the CD Comprehensive Development District, utilizing the RM5s, RM5r Multiple Family Residential Districts, and the C1 Neighbourhood Commercial District as guidelines (see Sketch #2 *attached*).

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept is for a single high-rise multiple-family residential building, with a non-market rental component and live/work townhouses fronting Douglas Road. Site access will be via Springer Avenue.
- 4.2 Council's adopted Rental Use Zoning Policy Stream 2 (Inclusionary Rental) would apply to the subject rezoning application.
- 4.3 Although a suitable plan of development has yet to be determined, it is noted that the maximum density permitted may be up to 9.3 FAR, as outlined in Table 1 below, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council. It is noted that while the C1 District permits up to 1.0 FAR, only a minor amount of commercial density would likely be utilized in the development for live/work townhouses.

Zoning District	Maximum Potential Residential Density
RM5s	5.0 FAR
RM5r	2.2 FAR
Density Offset	1.1 FAR
C1	1.0 FAR
TOTAL	9.3 FAR

Table 1 – breakdown of maximum density permitted

- 4.4 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.



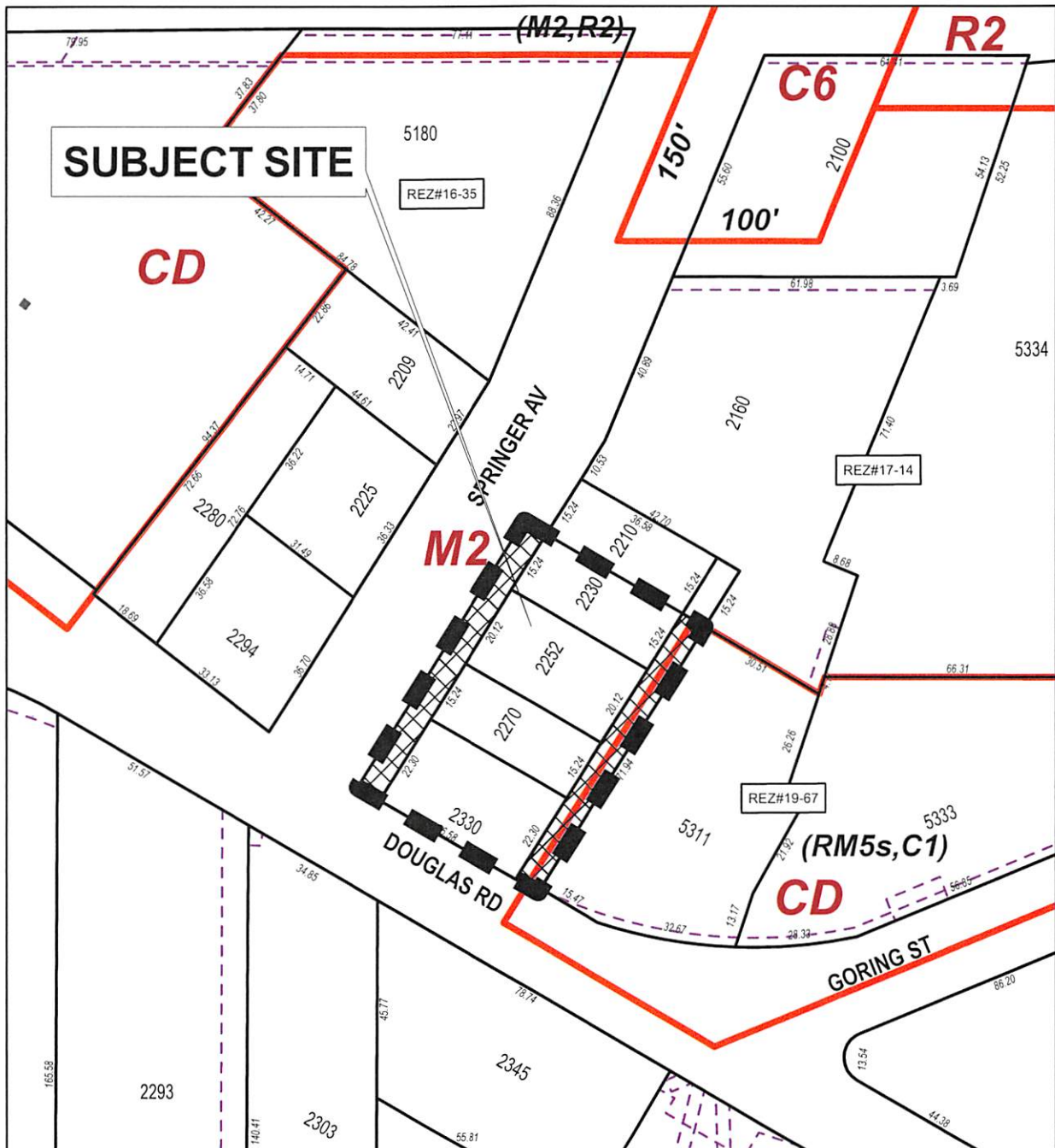
MN:spf

Attachments

cc: City Solicitor
City Clerk

REZONING REFERENCE 21-22
SCHEDULE A

ADDRESS	PID	LEGAL DESCRIPTION
2230 Springer Avenue	003-403-033	Lot 2 District Lot 125 Group 1 New Westminster District Plan 12069
2252 Springer Avenue	002-911-388	Lot 3 District Lot 125 Group 1 New Westminster District Plan 12069
2270 Springer Avenue	009-640-568	Lot 4 District Lot 125 Group 1 New Westminster District Plan 12069
2330 Douglas Road	009-640-576	Lot 5 District Lot 125 Group 1 New Westminster District Plan 12069



PLANNING & BUILDING DEPARTMENT

Date:
JUN 25 2021

scale:
1:1,500

Drawn By:
RW

REZONING REFERENCE #21-22
2230, 2252 2270 SPRINGER AVENUE
AND 2330 DOUGLAS ROAD

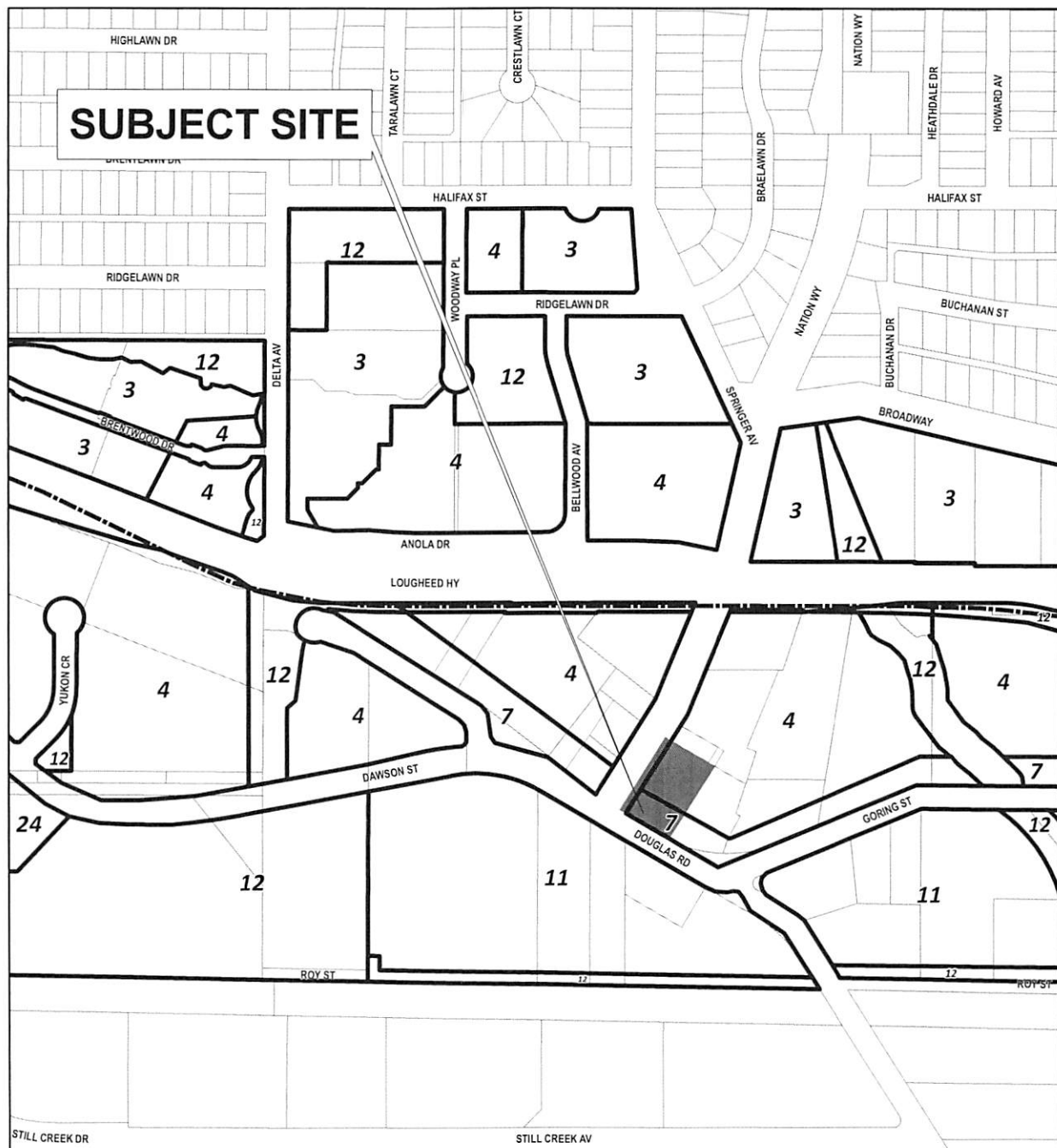


Subject Site



Road Closure Area

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 -

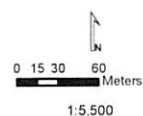


Planning and Building Dept

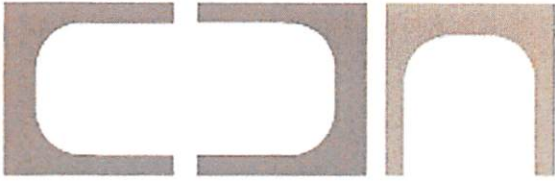
Printed June 25, 2021

Brentwood Plan

Brentwood Succession (RM4s)



Sketch #2



CHRIS DIKEAKOS ARCHITECTS INC.

June 3rd, 2021

City of Burnaby
Planning & Building Department, Current Planning Division
3rd Floor – 4949 Canada Way
Burnaby, B.C. V5G 1M2

Attention: Mark Norton, Community Planner

Dear Mark,

Re: Rezoning Application
2230 – 2270 Springer Avenue & 2330 Douglas Road, Burnaby, B.C.

Please be advised that as agents on behalf Millennium Goring Limited Partnership, we have submitted, to the City of Burnaby on June 3rd, 2021, an application to rezone 2330 - 2270 Douglas Road and 2330 Goring Street from the current M2 General Industrial District to the CD Comprehensive Development District (utilizing the RM5s Multi-Family Residential District, RM5r rental zoning policies and C2 commercial zoning for a small number of live/work units fronting Douglas Road.

The intent of this rezoning application is to construct a high-rise tower (approximately 43 storeys with multi-family residential apartments and accompanying live/work townhouses and amenity spaces, to a maximum density of 5.0 base FAR plus an offset amount of 1.1 FSR for a total market condo density of 6.1 FSR. The project will also provide 2.2 FSR rental density inclusive of 20% of the market condos for affordable housing (20% below CMHC rental rates) plus the remaining RM5r density split evenly between market rentals and at median CMHC rental rates. A small amount of C2 density will accommodate the work portion of the live/work units planned for the Douglas Road frontage. Amenity spaces for both the market condos and the RM5r rental density will also be provided in the development. All parking will be underground for the project.

We look forward to working with yourself as well as the City of Burnaby Planning and Engineering Department towards a suitable plan of development for the site that can be advanced by Planning to a formal Public Hearing in the not too distant future

If you have any questions regarding this application, please do not hesitate to call me at 604-291-2660

Regards,

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



c.c. Shahram Malek, Millennium
Peter Malek, Millennium