

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #21-31 2021 September 29

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Concord Brentwood (Nominee) Ltd.
900 – 1095 West Pender Street
Vancouver, BC V6E 2M6
(Attn: Matt Meehan)
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District and P2 Administration and Assembly District) and P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on RM4, RM4s, RM4r Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District
- 1.3 Address:** 4818 Dawson Street, Portion of 4828 Dawson Street, Portion of 2285 Delta Avenue, Portion of 2311 Delta Avenue, and Portion of 2316 Beta Avenue (Sketches #1 and #2 *attached*).
- 1.4 Size:** The overall site is irregular in shape with a site area (inclusive of the future park site) of approximately 56,393.73 m² (607,017 sq.ft.), subject to legal survey.
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of Phase 3 of the Woodlands Site, comprised of four high-rise residential strata buildings and one non-market residential rental building atop underground and structured parking, as well as creating the future City park.

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

- 3.1 On 2016 June 13, Council granted Final Adoption to Rezoning Reference #13-20 for the Woodlands Site Conceptual Master Plan, which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Rezoning was to guide site-specific rezoning applications for the development of a phased, mixed-use, high-density apartment development, with street-fronting commercial uses on Dawson Street and a neighbourhood park south of Dawson Street and east of Beta Avenue to serve the southern portion of the Brentwood Town Centre. The subject site comprises Phase 3 of the Master Plan, as well as the aforementioned park site.
- 3.2 The subject site is comprised of portions of five individual parcels, which are currently improved with older industrial buildings, a City sanitary pump station, and accessory storage. The Brentwood Town Centre Development Plan designates the site for medium or high-density multiple family residential development, utilizing the RM4, RM4s, RM4r Multiple Family Residential Districts, and P3 Park and Public Use District as guidelines (see Sketch #2 *attached*).
- 3.3 Since the adoption of the Woodlands Site Conceptual Master Plan and registration on title of the Density Allocation Covenant, Council adopted the Rental Use Zoning Policy to support the construction of inclusionary and replacement rental units in the City. In accordance with the Policy, the subject rezoning application is required to comply with Stream 2 – Inclusionary Rental requirements. To assist with the provision of non-market housing in Phase 3, an RM4r rental density up to 1.7 FAR and density offset up to 0.85 FAR are considered appropriate given the RM4/RM4r designation of the Phase 3 site. It is noted however, that in accordance with the terms of the Density Allocation Covenant, approximately twenty-two percent (295,368 sq.ft.) of the density generated from the Phase 3 and park site was utilized in prior development phases (Phases 1 and 2). Therefore it is proposed that the RMr and density offset only be applied to approximately seventy-eight percent of the Phase 3 pool of density. The resulting total permitted residential density for the overall Woodlands Master Plan site, inclusive of RMr rental density and density offset, is outlined in table 1 below.

As noted, a commercial component (50,000 sq. ft.) has been identified and applied on the north side of Dawson Street in Phase 2. To further activate the park and provide increased surveillance, a small commercial component (approximately 1,000 sq. ft.) is proposed within Phase 3 to accommodate a café/restaurant. This addition of commercial uses south of Dawson Street requires an amendment to the Brentwood Town Centre Development Plan, which if approved would take effect upon Council granting Second Reading to the Rezoning Amendment Bylaw for the subject site. Further details on the proposed Community Plan Amendment would be brought forward in a future report to Council.

Zoning District	Site Area (sq.ft.)	Maximum FAR	Maximum GFA
RM5s Multiple-Family Residential District	434,140	5.0	2,170,700
RM4s Multiple Family Residential District	170,640	3.6	614,304
RM4 Multiple Family Residential District	441,073	1.7	749,824
RM4r Multiple Family Residential District	475,583	1.7	808,490
RM4 Multiple Family Residential District Density Offset	475,583	0.85	404,245
Total	-	-	4,747,563

Table 1 – breakdown of permitted residential density for the overall Woodlands Site, inclusive of RMr rental density and density offset

The subject application is consistent with the adopted Conceptual Master Plan, Density Allocation Covenant, and Rental Use Zoning Policy.

4.0 GENERAL INFORMATION

- 4.1 Phase 3 of the Woodlands Site Master Plan is within the ‘Parkside Precinct’, which is characterized by high-rise multiple-family forms set within an extensively landscaped private realm, in order to extend the sense of greenspace associated with the adjacent park site. The preliminary development concept is for four high-rise residential strata buildings, and a mid-rise non-market rental building atop underground and structured parking. A single local serving street-orientated commercial retail unit is also proposed on Dawson Street to compliment the commercial on the north side of the street, and serve as an anchor to a potential future entry plaza into the park. Site access will be via Dawson Street and Beta Avenue.
- 4.2 The subject rezoning application would also establish the park concept and P3 zoning. It is noted however, that the detailed park design and programming will be determined through a separate City park design process. Transfer of the park site to the City is required prior to occupancy of Phase 3.
- 4.3 Council’s adopted Rental Use Zoning Policy Stream 2 (Inclusionary Rental) would apply to the subject rezoning application.
- 4.4 Although a suitable plan of development has yet to be determined for Phase 3, it is noted that the maximum density permitted may be up to 2,452,912 sq.ft., as outlined in Table 2 below, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council. Based on a proposed Phase 3 site area of 171,417 sq. ft. (subject to legal survey), the resultant floor area ratio may be up to 14.31 FAR. The building forms will be required to comply with the massing guidelines

established through the Woodlands Site Master Plan. It is also noted that while the C1 District permits up to 1.0 FAR, only a minor amount of commercial density (approximately 1,000 sq. ft.) would be utilized for the street orientated commercial retail unit proposed along Dawson Street.

Zoning District	Maximum GFA (sq.ft.)
Remaining RM4s/RM4 District Density (in accordance with the Master Plan Density Allocation Covenant)	1,068,760
RM4r District Density	808,490
RM4 Density Offset	404,245
C1 Neighbourhood Commercial District Density	171,417
TOTAL	2,452,912

Table 2 – breakdown of maximum density permitted for Phase 3

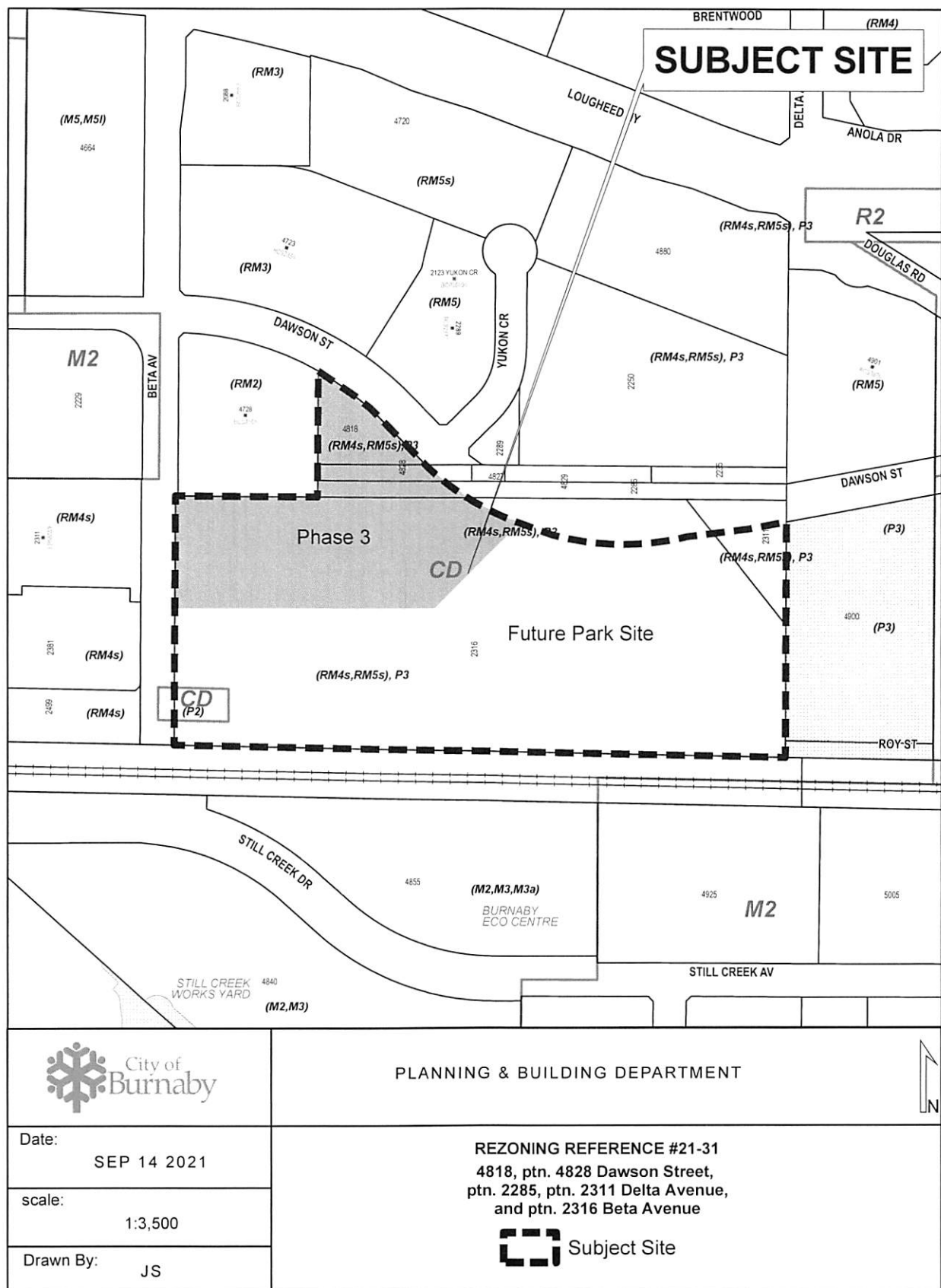
4.4 The proposed prerequisite conditions to the rezoning will be included in a future report.

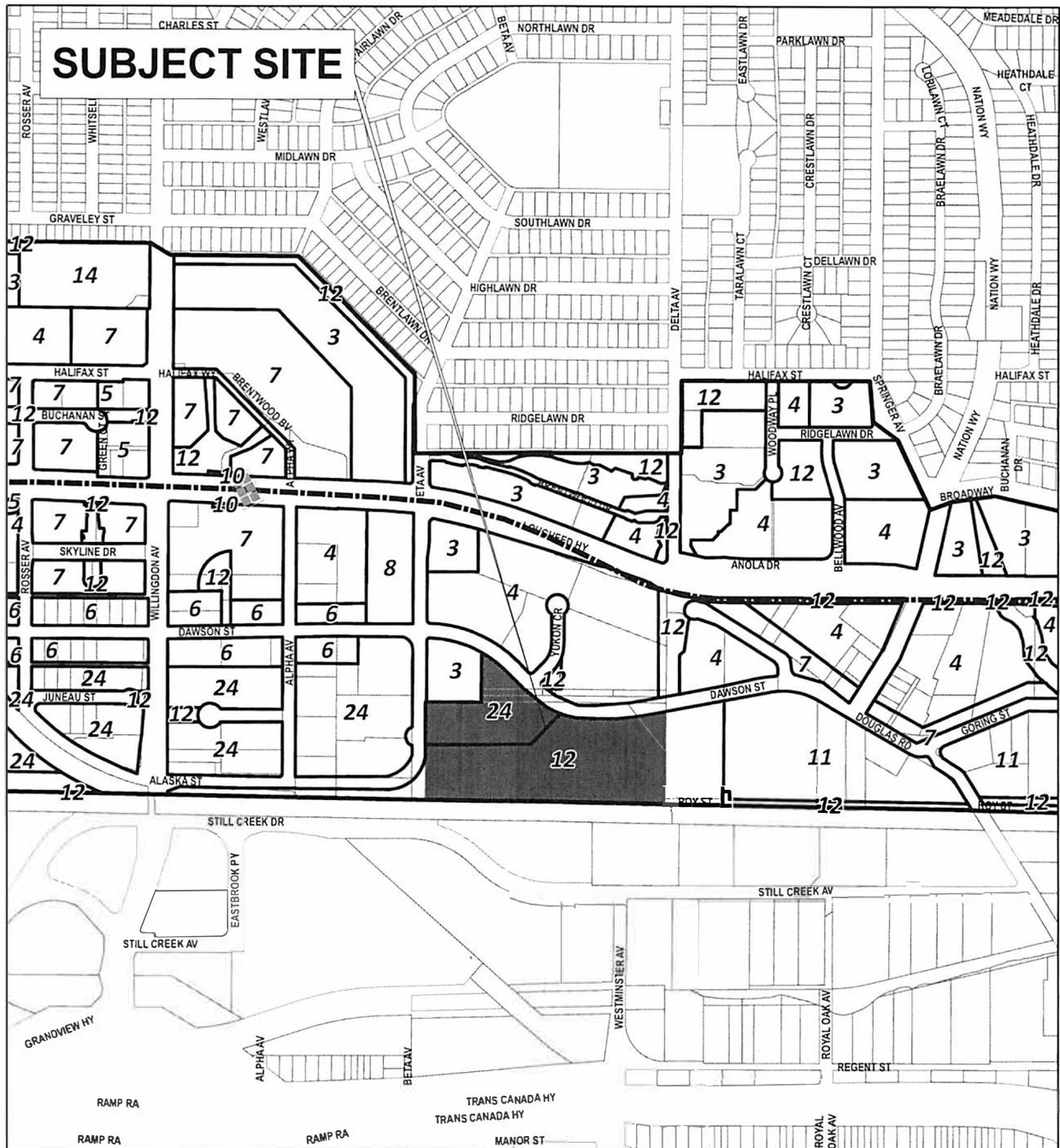
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Attachments

REZONING REFERENCE 21-31 SCHEDULE A

ADDRESS	PID	LEGAL DESCRIPTION
Portion of 2316 Beta Avenue	001-506-986	Portion of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District Except Parcel 1 (Explanatory Plan 13194) and Plan EPP101140
4818 Dawson Street	026-480-077	Lot 4 District Lot 124 Group 1 New Westminster District Plan BCP20675
Portion of 4828 Dawson Street	025-313-266	Portion of Block 86 District Lot 124 Group 1 New Westminster District Plan 3348 Except Plans 13192, BCP20675 and EPP101140
Portion of 2285 Delta Avenue	010-995-889	Portion of Lot "D", Except Part In Plan BCP20675 District Lot 124 Group 1 New Westminster District Plan 3348 Except Plan EPP101140
Portion of 2311 Delta Avenue	007-313-039	Portion of Parcel "One" (Explanatory Plan 13194) of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District Except Plan EPP101140





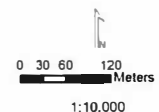
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|---|--|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential - |



Planning and Building Dept
Printed September 14, 2021

Brentwood Town Centre Plan

Brentwood Succession (RM4s)



Sketch #2

August 20, 2021

Concord Brentwood (Nominee) Ltd.
Suite 900 1095 West Pender Street
Vancouver, BC
V6E 2M6

To: Johannes Schumann, Assistant Director Current Planning
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent - Concord Brentwood Phase 3


I, Matt Meehan, on behalf of Concord Brentwood Nominee Ltd., am applying to rezone Phase 3 of the Concord Brentwood (Woodlands) development at 4818 Dawson Ave, 4828 Dawson Ave, 2285 Delta Ave, a portion of 2311 Delta Ave, 2316 Beta Ave, from CD Comprehensive Development District (based on RM5s & RM4s Multiple Family Districts), and P3 Park and Public Use District and P2 Administration and Assembly District to the Amended CD Comprehensive Development District (based on RM4, RM4s, RM4r Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District.

The intended form of development will consist of four high-rise residential buildings and a non-market rental building atop underground and structured parking with a small local servicing commercial retail unit.

Enclosed with this letter is a cheque in the amount of \$89,983.00 as well as copies of the most recent Titles.

We look forward to working with the City toward the approval of this rezoning application.

Sincerely,



Matthew Meehan, SVP Planning
Concord Pacific Brentwood (Nominee) Ltd.