



Item
Meeting..... 2020 November 09

COUNCIL REPORT

TO: CITY MANAGER 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #20-03
Market tower and non-market rental tower
(Southgate Neighbourhood)
Edmonds Town Centre

ADDRESS: Portion of 7679 Eighteenth Street and 7701 Eighteenth Street
(Sketches #1 and #2 *attached*)

LEGAL: Portion of Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 and BCP34566; Lot 2 Except: Part Dedicated Road On Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5/RM5r Multiple Family Residential District, Southgate Neighbourhood Master Plan, and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled “Gateway G1 + G2” prepared by IBI Group Architects (Canada) Inc., and PWL Partnership Landscape Architects Inc.)

APPLICANT: Southgate Village Homes Ltd.
3rd Floor, 1285 West Pender Street
Vancouver, BC V6E 4B1
(Attention: Bob Estey)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 November 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 02-2016, Bylaw 13569, (Rezoning Reference #14-26) be abandoned contingent upon the granting by Council of Second Reading of the Rezoning Bylaw for Rezoning Reference #20-03.

3. **THAT** Council approve in principle a land exchange as generally described in Section 5.3 of this report, subject to the applicant pursuing the rezoning proposal to completion.
4. **THAT** this report be sent to: Ms. Armin Amrolia, Associate Vice President, Development & Asset Strategies, BC Housing; and Mr. Michael Flanigan, Vice-President of Development & Asset Strategies, BC Housing, for information purposes.
5. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) 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.
 - c) 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.
 - d) The dedication of any rights-of-way deemed requisite.
 - e) The completion of a land exchange.
 - f) The consolidation and re-subdivision of the net project site into three legal parcels.
 - g) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 6.9 of this report.
 - h) The registration of a Housing Covenant, Housing Agreement, and or Ground Lease for non-market housing as outlined in this report.
 - i) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
 - j) The submission of a Public Art Plan is required in conjunction with this rezoning application.
 - k) The review of a detailed Sediment Control System by the Director Engineering.
 - l) 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 in accordance with the adopted Southgate Master Storm Water Management Plan.

- m) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- n) The submission of a Site Profile and resolution of any arising requirements.
- o) 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 and with allocated disabled parking spaces.
- p) The provision of nine 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.
- q) The submission of an acoustical study showing compliance with Council-adopted noise criteria.
- r) The provision of facilities for cyclists in accordance with this report.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The review of on-site residential loading facilities by the Director Engineering.
- 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 comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-26).
- z) 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 41-storey market residential tower over a six-storey podium, and a 37 storey non-market residential tower over a six-storey podium, which forms part of the multi-phased development of the Southgate Master Plan site.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Edmonds Town Centre Plan. It also 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 development site is comprised of two City-owned lots: a Portion of 7679 Eighteenth Street and 7701 Eighteenth Street (see *attached* Sketch #1), which are currently zoned CD Comprehensive Development District (based on the RM5, RM1 Multiple Family Residential Districts, and C2 Community Commercial District). The subject site is currently vacant.

3.2 The subject development site is located within Sub-Area 2 of the Edmonds Town Centre Plan area. The adopted Plan designates the subject development site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM5 Multiple Family Residential District as a guideline. Specifically, the subject site is located within the Gateway neighbourhood of the Southgate Master Plan area, which was established through a Master Plan rezoning process (Rezoning Reference #14-25) that was granted Final Adoption by Council on 2015 July 20. The adopted Master Plan provides the policy framework and general development guidelines to guide future site specific rezoning applications within each of the five multi-phased, mixed-use, multiple-family residential neighbourhoods within the Southgate area. Each site specific development is expected to be consistent with the vision and concepts established by the Master Plan, as well as the compendium set of Design Guidelines contained within.

- 3.3 In accordance with the approved Southgate Master Plan, and associated density allocation covenant, the subject site is designated for development under the CD (RM5) District, whereby the overall site has a maximum residential density of 2.86 FAR, inclusive of an available 0.4 FAR bonus, and 0.26 FAR alternative density available for affordable/non-market housing (i.e. co-op, non-market housing, purpose built rental).
- 3.4 The subject site is currently the subject of Rezoning Reference #14-26, which proposes 351 strata units within a 32-storey residential tower and a four-storey low-rise apartment building, in line with the density parameters specified by the Master Plan. This rezoning advanced through Public Hearing and received Second Reading by Council on 2016 May 09.
- 3.5 The City’s recently adopted Finalized Rental Use Zoning Policy offers opportunities for affordable housing partnerships on the subject site. While the subject site has been granted Second Reading and could advance to Third Reading and Final Adoption, with Council’s approval, the applicant has elected to work with the City and BC Housing toward the early achievement of a significant number of non-market units on-site, with the understanding that a Master Plan amendment rezoning application is required to be advanced at a future date in order to implement the Rental Use Zoning Policy on the remaining Southgate Master Plan lands (the “Southgate Rental Study Area”).
- 3.6 Council, on 2020 May 06, received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.7 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 SOUTHGATE MASTERPLAN CONTEXT

- 4.1 The Master Plan, which consists of a Concept Book, compendium Design Guidelines, and density allocation covenant, provides the policy framework and general development guidelines for future site specific rezoning applications within the Southgate neighbourhood. In this regard, the Master Plan establishes mobility networks and connections, land use and density, built form, public realm character and landscape expression, park and open space, site servicing, and phasing pattern for the neighbourhood.
- 4.2 The subject development site forms part of the Gateway neighbourhood area and is identified as the western gateway into the Southgate neighbourhood (see Figure 1). This gateway includes an east-west connection from Griffiths Drive to the Southgate site via a new road (Southgate Boulevard); an improved alignment of the South Spur Urban Trail and enhanced pedestrian/cycle connection across the Griffiths Overpass; and, a new north-south pedestrian cycle corridor that connects the surrounding neighbourhood to the Southgate site via the Seventeenth Street linear park. The Gateway neighbourhood area also features a neighbourhood-oriented parkette (Seventeenth Street linear park), and a variety of pedestrian connections that connect the Southgate neighbourhood areas to each other and integrate the surrounding Edmonds community.



Figure 1 - Map showing Southgate's neighbourhood areas

The predominant land use of the Gateway neighbourhood area is multiple-family residential. Building form and architectural expression within this area are mid- to low-rise forms which respect the surrounding street edge conditions, as well as frame the above noted public realm spaces and linear park corridors, and the strategic siting of slender residential towers, which punctuate entry into the Southgate neighbourhood.

The maximum allowable market residential gross floor area for the Southgate neighbourhood is 546,593.7 m² (5,883,678 sq.ft.) across the five neighbourhood areas. A Density Allocation Covenant details this arrangement, as well as establishes provisions for the transfer of gross floor area (15%) from one neighbourhood area to another.

With regard to the subject development site, it is located at the corner of Griffiths Drive and the new east-west public road (Southgate Boulevard), and is identified as the principal “gateway” site into the new Southgate neighbourhood. The development concept, as articulated in the Southgate Master Plan, consists of a single residential tower oriented towards the new east-west road with a low-rise component that terraces down towards Griffiths Drive, and a separate low-rise apartment oriented towards Eighteenth Street. In order to accommodate additional rental density, in accordance with the adopted Rental Use Zoning Policy, the applicant is currently proposing two residential towers, one market strata and the other non-market rental, both with six storey low-rise components.

Given the strategic location of the subject development site at the western gateway of the Southgate Master Plan area, the desired development form would consist of residential towers offering engaging architecture and design with respect to the built form and the treatment of the surrounding public realm. An exceptional public realm at the Griffiths Drive entry and frontage and a strong street-oriented relationship to the site’s three frontages are expected. This includes the creation of a new east-west pedestrian/cycle/vehicular connection between the Southgate neighbourhood and Griffiths Drive via a new public road and urban trail (Southgate Boulevard), including a new landing and plaza east of the Griffiths Overpass, which is to be

constructed along the southern edge of 7701 Eighteenth Street. A publically accessible east-west multi-use path is also proposed along the north property line, between Griffiths Drive and Eighteenth Street. The multi-use path will also connect to the multiple-family residential development to the north (Red Brick – Rezoning Reference #11-49).

4.3 As part of the subject site’s development, the applicant will be responsible for providing the following public realm improvements, as identified in the Southgate Master Plan:

- a new east-west public road connecting Griffiths Drive to the Southgate site;
- an improved alignment of the South Spur urban trail and enhancement of the pedestrian/cycle connection across the Griffiths Overpass, including a new landing/plaza area;
- a publically accessible dog park at Eighteenth Street; and,
- a publically accessible pedestrian corridor along the north property line, which connects Griffiths Drive to Eighteenth Street, the dog park at Eighteenth Street and to the adjacent Red Brick development.

It should be noted that in order to accommodate an additional non-market rental tower and low-rise component, the publically accessible dog park is no longer proposed as part of this application. In lieu of the dog park, dog related facilities (e.g. drinking fountains) along the path will be provided as part of the subject rezoning application. Further, the applicant will be required to provide additional public park space of a similar size elsewhere within the Southgate Master Plan area through the future masterplan amendment.

5.0 NON-MARKET RENTAL HOUSING OPPORTUNITY

5.1 As noted in Section 3.1, the subject development site is comprised of two City-owned lots. The lots are intended to be consolidated and subdivided into three lots (see Figure 2). The City would retain ownership of Lot B, the eastern lot fronting Eighteenth Street, and lease it to BC Housing for development of non-market rental housing. The City would also retain ownership of the western lot fronting Griffiths Avenue, which would include an urban trail and park features connecting Griffiths Avenue to the existing Griffiths cycling and pedestrian overpass. The central lot, Lot A, which is to front the future Southgate Boulevard, is intended to be the subject of a land exchange between the City and the applicant for an equally sized and designated site within the remaining Southgate Master Plan lands (see Figure 3). The central lot would be developed by the applicant for market (strata) housing.

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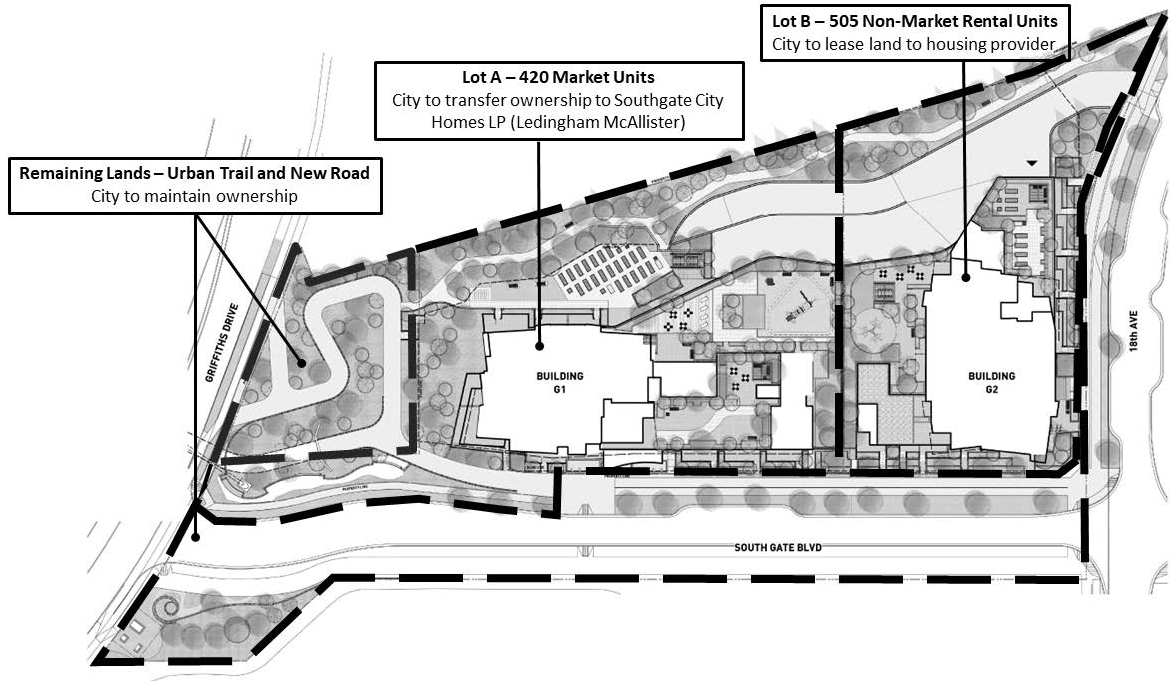


Figure 2 – Land ownership and lot locations

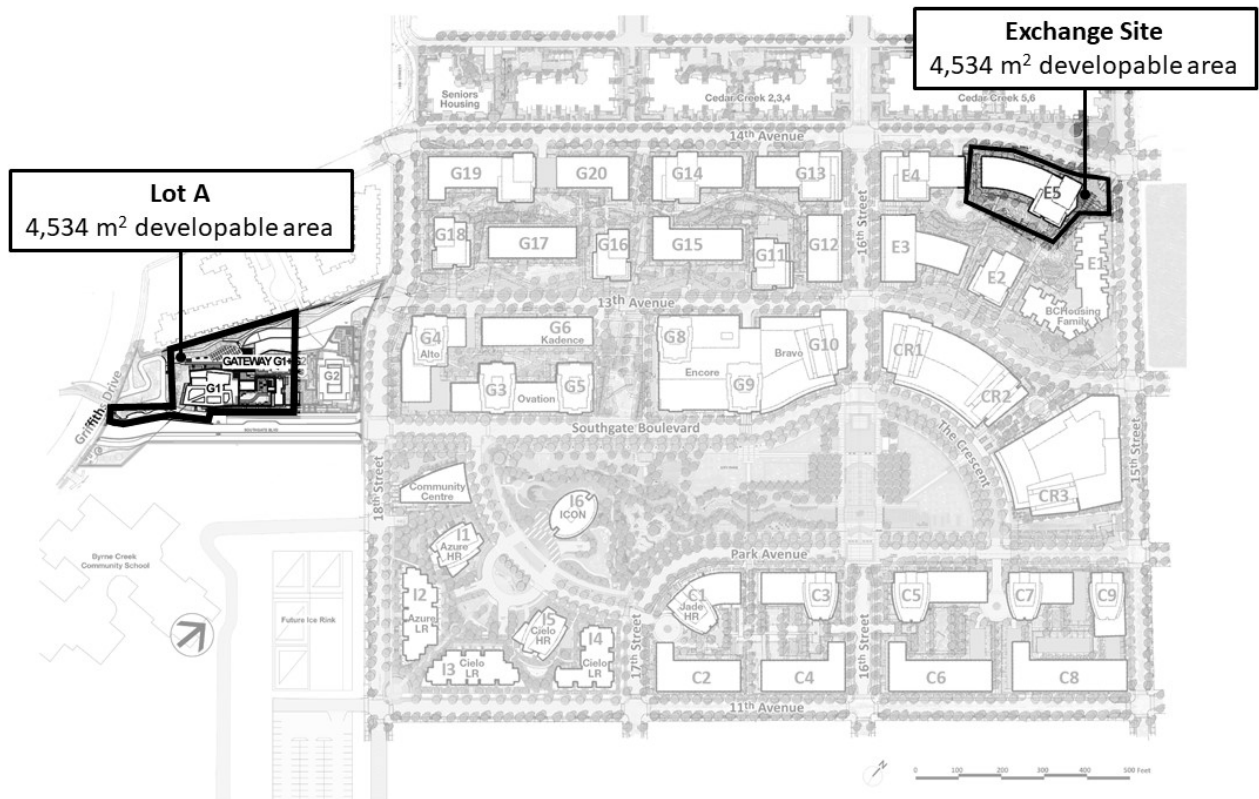


Figure 3 – Land Exchange Sites and Development concept for the broader Southgate Master Plan

- 5.2 It is noted that the RM5r non-market rental housing proposed for Lot B is intended to accommodate both the full 20% inclusionary affordable housing required by the adjacent market rental tower on Lot A (85 units), and a portion of the future 20% inclusionary housing obligation from the remaining Southgate site (420 units), for a total provision of 505 non-market affordable rental units provided at 20% below CMHC market median rates in accordance with the Finalized Rental Use Zoning Policy.

The 1.1 FAR Offset Density available as a result of providing the 20% inclusionary non-market housing, and the resulting buildable area, that accompanies the provision of the Affordable Rental Housing Component on Lot B, will be proportionately debited against that offset density which would be generated by the Southgate Lands for the same obligation (see Table 2 in Section 6.3).

- 5.3 The City and the applicant have executed a Memorandum of Understanding (MOU) that documents and describes the key terms, intentions, roles, and responsibilities of both parties as it relates to the land exchange, density transfer, and intent for the market and non-market components of the subject development. The MOU outlines the terms of the land exchange to ensure that the City obtains a “like for like” parcel on the Southgate site, insofar that the two sites involved are of similar size, density and development potential. It is intended that this MOU between the City and the applicant would be replaced with a tripartite MOU between the City, the applicant and BC Housing once funding has been secured for the site. With these partnerships, the applicant intends to apply for Community Housing Fund (CHF) funding for Lot B. This arrangement which aligns with the Finalized Rental Use Zoning Policy would be secured through a Section 219 Covenant and/or a Housing Agreement, and would be reflected in the lease terms for Lot B. The Residential Tenancy Act applies to all tenancies.

6.0 GENERAL COMMENTS

- 6.1 The proposed development plan is for a 41 storey market residential tower with a six storey low-rise component fronting Southgate Boulevard (new public road) on Lot A, and a 37 storey non-market affordable rental tower with a six storey low-rise component fronting Eighteenth Street on Lot B.

This subject application would yield a total of 926 units, of which 421 are on Lot A (market) and 505 are on Lot B (non-market rental). All parking for the development is to be provided underground, within separated parking garages accessed via Eighteenth Street.

- 6.2 Based on the gross site area of the subject rezoning application (15,036.98 m² (161,857sq.ft.)), a total gross floor area of 92,627.80 m² (997,037 sq.ft.) is achievable (see Table 1) under Rezoning Reference #20-03. Per Table 1, the applicant is utilizing 2.2 FAR (RM5) on Lot A (market), and 2.2 (RM5r) on Lot B (non-market rental). The remaining Density Offset (1.1 FAR), Alternative Housing density (0.26 FAR), and Density Bonus (0.4 FAR – value to be determined at a future date) will be transferred to the Southgate Master Plan site (see Table 2).

Zoning Use	FAR	Max GFA (m ²)	REZ #20-03 Density Assignment
RM5	2.2	33,081.36	Lot A (market)
RM5r	2.2	33,081.36	Lot B (non-market)
Density Offset	1.1	16,540.68	Transferred to Southgate Master Plan site
Alternative Housing	0.26	3,909.61	Transferred to Southgate Master Plan site
Density bonus	0.4	6,014.79	Transferred to Southgate Master Plan site
Total	6.16	92,627.80	*Based on a gross site area of 15,036.98 m² (161,857sq.ft.)

Table 1 - Zoning Use, FAR and Maximum permitted floor area breakdown on subject site

6.3 A prerequisite to this rezoning is the completion of a Land Exchange (Lot A and the exchange site) as shown earlier in Section 5.1, Figure 3. Both sites' developable areas measure approximately 4,534 m² (48,803 sq.ft.) subject to a detailed survey, and equivalent in density as outlined in Table 2 below. As noted above, the area utilized to calculate the GFA, is based on the gross site area of all the lands included within the subject rezoning application. The market (RM5) density is applied equally to Lot A and the exchange site, resulting in 33,081.36 m² (356,085 sq.ft.) gross floor area being available to both sites.

Zoning Use	FAR	Subject Site REZ#20-03 (m ²)	Exchange Site (m ²)	Total Southgate Master Plan Area (per REZ #14-25) (m ²)	Remaining Southgate Master Plan Site Area (following REZ #20-03) (m ²)
Site Area (m ²)		15,036*	4,534	210,235	190,665*
RM5	2.20	33,081	33,081*	462,518	396,355*
RM5r	2.20	33,081	9,974	N/A	TBD
Density Offset	1.10	16,540**	4,987	N/A	TBD
Alternative Housing	0.26	3,909**	1,179	54,661	53,482*
Density Bonus	0.40	6,014**	1,813	84,094	82,281*
Total	6.16	92,627	51,035	601,272	532,118*
NOTES:		*4,534 m ² for Lot A ** Density transferred to Southgate Master Plan site	*RM5 Density based on Subject Site Gross Area		*Site Area, RM5 density, Alternative Housing Density, Density Bonus, future RM5r and future Density Offset of Exchange Site subtracted from Southgate Master Plan site. **Site Area, RM5 density and proportionate Density Offset of Subject site subtracted from Southgate Master Plan site.

Table 2 – Density comparison and allocation table

Table 2 above shows the site area, and available density for each site and within each zoning district. It also provides an overview of the remaining Southgate Master Plan area density that would be available following the completion of the subject rezoning application. As noted in the table, some of the rental, offset, bonus and alternative density information is not available until the Rezoning Master Plan amendment occurs as the amount of density available to the Master Plan area is determined. Notwithstanding, an amended density allocation covenant accounting for the density transfer, and reduction in Southgate density attributed to the Exchange Site will be deposited prior to Final Adoption.

Utilizing the entire site inclusive of roads and parks to calculate the gross floor area for Lot A/the exchange site, provides the additional benefit of expediting the construction of 505 non-market rental units. The density available for the exchange site offers an additional opportunity to construct non-market rental housing elsewhere within the Southgate Master Plan area and it ensures that the exchange is based on a “like for like” land exchange.

As a condition of this rezoning, concurrent with, or prior to Final Adoption, the applicant must subdivide the exchange site from the balance of the Southgate lands and transfer this parcel to the City. The applicant is responsible for all applicable fees and taxes related to this land transfer. As noted, the existing density allocation covenant will be amended to subtract the density attributed to the Exchange Site from the balance of the Southgate Site, as shown in Table 2.

6.4 Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of both building’s siting, massing, pedestrian orientation and materiality. It meets the standards and objectives of the Southgate Master Plan and Design Guidelines. To complement the built form, a progressive landscape treatment is proposed, which includes boulevards and street trees on all street frontages. Substantial on-site planting is also proposed to further enhance the development, including special landscaping, and a water feature that wraps the corner of Griffiths Drive and the new east-west public road.

6.5 All required parking is proposed to be located underground, and access taken from Eighteenth Street. Given the site’s Town Centre location, in accordance with the Zoning Bylaw, 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 both these ratios, 0.1 spaces per unit is for visitor parking. The applicant has requested to vary the non-market parking requirement from 0.6 to 0.55 parking spaces per unit (Inclusive of 0.1 spaces for visitors) subject to a parking study approved by the Director Planning and Building. To further support the proposed reduction, the applicant has noted the project’s proximity to the Edmonds SkyTrain Station, and has proposed an enhanced Transportation Demand Management Strategy (TDM) package including transit pass provisions to support the parking amendment. Below is a typical TDM proposal that illustrates the City’s minimum requirements.

- 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.

All residential spaces will be equipped with an individually metered energized outlet capable of providing Level 2 or higher charging for electric vehicles, in accordance with the Burnaby Zoning Bylaw.

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.

6.6 The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant has indicated that the market building will meet Step 3 of the BC Energy Step Code. The applicant is required to provide an energy model prior to Final Adoption and conduct air tightness testing prior to final building occupancy. Per BC Housing requirements, the non-market building will comply with Step 4 of the BC Energy Step Code.

6.7 In accordance with the City’s policy for adaptable units, 20% of the total number of residential units are proposed to meet adaptable standards. Lot A (market) is providing 84 adaptable units and Lot B (non-market rental) is providing 100 adaptable units. For adaptable one bedroom units, 1.86 m² (20 sq.ft.) is exempt from the FAR. The exemption for two bedroom adaptable units is 2.79 m² (30 sq.ft.), and three bedroom units is 3.71 m² (40 sq.ft.) provided that all additional bedrooms are adaptable. Table 3 below provides a breakdown of the number of adaptable units and exempt floor area for each lot.

	1 bed adapt units	Exempt Floor Area	2 bed adapt units	Exempt Floor Area	3 bed adapt units	Exempt Floor Area	Total adapt units	Total Exempt Floor Area
Lot A	36	66.96 m ²	44	122.76 m ²	4	14.84	84	204.56 m ²
Lot B	76	141.36 m ²	24	66.96 m ²	0	0 m ²	100	208.32 m ²
Total	112	208.32 m ²	68	189.72 m ²	4	14.84 m ²	184	412.88 m ²

Table 3 - number of adaptable units and permitted exempt floor area

Lot A has an FAR exemption of 204.56 m² (2,202 sq.ft.) and Lot B has an exemption of 208.32 m² (2,242 sq.ft.). In total, the project’s adaptable FAR exemption is 412.88 m² (4,509 sq.ft.).

Lot A requires a total of 50 handicap parking stalls, and Lot B requires a total of 59 accessible parking stalls for a total of 109 accessible parking stalls to be provided. The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation and rental housing operator.

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

- construction of the Griffiths Avenue – Southgate Boulevard intersection to its final standard;

- construction of Southgate Boulevard (west to proposed mid-block crossing) to local road standard with front boulevard, street trees, street lighting, and separated sidewalk;
- construction of Southgate Boulevard (east of mid-block crossing to Eighteenth Street) to local road standard with boulevards, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting;
- construction of Eighteenth Street (west side) to local road standard with front boulevard and RMAs, street lighting, street trees, cycle facilities, sidewalk, and pedestrian lighting;
- construction of the Southgate Boulevard connection to the Griffiths Overpass;
- construction of an enhanced bicycle landing on the east side of the Griffiths Overpass, and improved connections to the surrounding neighbourhood; and,
- storm, water, sanitary, sewer improvements as identified in an updated Master Servicing Plan.

To support the foregoing servicing requirements, a 21.2 m road dedication is required for the new public road (Southgate Boulevard) through the subject site. Minor dedications may also be required for the streets bounding the development site. It is noted that density is based on the site's gross area (prior to road dedications). The non-profit operator of the proposed non-market housing on Lot B may elect to apply for a capital grant from the City's housing fund grant process, for the costs associated with servicing of Lot B. Such a request would be advanced as part of a future report to Council. It is further noted that the applicant will be credited for prior servicing of the Exchange Site to a maximum of \$3,000,000, against servicing costs allocated to the subject site.

6.9 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater/groundwater management facilities;
- Section 219 Covenant restricting the use of guest suites;
- Section 219 Covenant preventing stratification of the rental units;
- Section 219 Covenant ensuring that accessible parking stalls in the underground parking area for Lot A (Strata) be held in common property to be administered by the Strata Corporation;
- Section 219 Covenant amending the current density allocation provisions to reflect density transfer and reduction resulting from this rezoning; and,
- Section 219 Covenant ensuring the provision and ongoing maintenance of the Southgate Boulevard water feature.
- Statutory right-of-way for the provision, access, and ongoing maintenance of public pathways, provided public art, and identified landscape features.

6.10 A Housing Agreement, Ground Lease, and/or a Section 219 Covenant is required between the developer, BC Housing and the City for Lot B to address the following:

- rent levels and unit composition; and,
- income levels of tenants.

In terms of affordability levels, rental rates for the units need to meet the City of Burnaby’s Finalized Rental Use Zoning Policy requirements.

- 6.11 Due to the proximity of the subject site to Griffiths Drive, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 6.12 Provision of nine separate car wash stalls is required – four of which are to be located on Lot A and five of which are to be located on Lot B.
- 6.13 As the site will be fully excavated for development, an arborist’s report and tree survey will be required prior to Final Adoption 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 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.
- 6.14 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater/groundwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation, in accordance with the Southgate Stormwater Management Master Plan. The deposit of sufficient monies to guarantee the provision and ongoing operation of the stormwater/groundwater management system will be required.
- 6.15 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 6.16 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 6.17 A site profile application is required for the subject development site, given its past industrial use.
- 6.18 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge
 - b) School Site Acquisition Charge
 - c) GVS&DD Sewerage Charge
 - d) Regional Transportation Charge.

7.0 DEVELOPMENT PROPOSAL

7.1 Site Area (subject to detailed survey)

Gross Lot A (Market)	-	5,367.01 m ² (57,770 sq.ft.)
Gross Lot B (Non-Market)	-	4,064.04 m ² (43,745 sq.ft.)
Gross Lot C (Park/Bridgehead)	-	1,303.00 m ² (14,025 sq.ft.)
Road Dedication (Southgate Boulevard)	-	4,275.03 m ² (46,016 sq.ft.)

	Road Dedication (18 th Street)	-	27.90 m ² (300 sq.ft.)
	Net Site Area	-	15,036.98 m ² (161,857 sq.ft.)
7.2	<u>Site Coverage</u>	-	29 %
7.3	<u>Density and Gross Floor Area (as per Density Allocation Covenant)</u>		
	<i>Residential Density Permitted</i>		
	Gateway Neighbourhood*	-	233,190.1 m ² (2,510,037 sq.ft.)
	Subject Development	-	92,627.80 m ² (997,037 sq.ft.)
	<i>*subject to change in Southgate Rental Study Area amendment</i>		
	<i>** based on RM5 (2.2 FAR) and Bonus Density (0.4 FAR)</i>		
	<i>Residential Density Provided</i>		
	Subject Development		
	RM5 (Strata)	-	33,081.36 m ² (356,085 sq.ft.)
	RM5r (Non-Market Rental)	-	33,081.36 m ² (356,085 sq.ft.)
	Offset Density	-	16,540.68 m ² (178,042 sq.ft.)
	Alternative Housing Density	-	3,909.61 m ² (42,083 sq.ft.)
	Density Bonus	-	6,014.79 m ² (64,743 sq.ft.)
	Transferrable to larger Southgate Site	-	26,465.08 m ² (284,868 sq.ft.)
	TOTAL GROSS FLOOR AREA (SUBJECT DEVELOPMENT)	-	66,162.71 m² (712,170 sq.ft.) (excluding permitted 1,884.65 m ² exemptions)

7.4 Residential Unit Mix

Lot A
Market Tower and Low-Rise Component

037 – Studio units	-	42.09 – 43.48 m ² (453 – 468 sq.ft.)
160 – One bedroom units	-	56.86 – 58.81 m ² (612 – 633 sq.ft.)
197 – Two bedroom units	-	71.35 – 83.52 m ² (768 – 899 sq.ft.)
027 – Three bedrooms units		

Lot B
Non-Market Tower and Low-Rise

094 – Studio	-	31.12 – 37.90 m ² (335 – 408 sq.ft.)
205 – One bedroom	-	50.16 – 52.03 m ² (539 – 560 sq.ft.)
164 – Two bedroom	-	65.40 – 71.91 m ² (704 – 774 sq.ft.)
042 – Three bedroom	-	82.68 – 83.52 m ² (890 – 899 sq.ft.)

Total number of low-rise apartment units:
 505 units (100 units are adaptable)

TOTAL NUMBER OF UNITS
926 units (184 units are adaptable)

7.5 Building Height

Lot A
Market Tower and Low-Rise Component - 41 storeys

Lot B
Non-Market Tower and Low-Rise - 37 storeys

7.6 Vehicle Parking

Lot A - Market Tower and Low-Rise Component

421 units @ 1.1 spaces per unit: Required: 463 spaces
Provided: 463 spaces

Lot B - Non-Market Rental Tower and Low-Rise

505 units @ 0.6 spaces per unit: Required: 303 spaces
The applicant has requested a reduction to 0.55 spaces Provided: 277 spaces

7.7 Bicycle Parking/Storage Area

Lot A - Market Tower and Low-Rise Component

Residential Bicycle Parking

421 units @ 2 spaces per unit: Required: 842 spaces
Provided: 842 spaces

Visitor Bicycle Parking

421 units @ 0.2 spaces per unit: Required: 86 spaces
Provided: 86 spaces

Lot B - Non-Market Tower and Low-Rise Component

Residential Bicycle Parking

505 units @ 2 spaces per unit: Required: 1,010 spaces
Provided: 1,010 spaces

Visitor Bicycle Parking

505 units @ 0.2 spaces per unit: Required: 101 spaces
Provided: 101 spaces

7.8 Loading

Lot A - Required and Provided	-	2 spaces
Lot B - Required and Provided	-	2 spaces

7.9 Communal Facilities
(Excluded from FAR Calculations)

Common amenity facilities for Lot A are located on levels one, two and, seven. Level one includes an amenity lobby, fitness space, co-work area, lounge and mail/parcel room; level two and seven both include a lounge.

Common amenity facilities for Lot B are located on levels one and seven. Level one includes an office, scooter room, mail/parcel room, lobby, lounge and common laundry area. Every level of the building contains a communal laundry facility and every third level of the building contains a janitor closet.

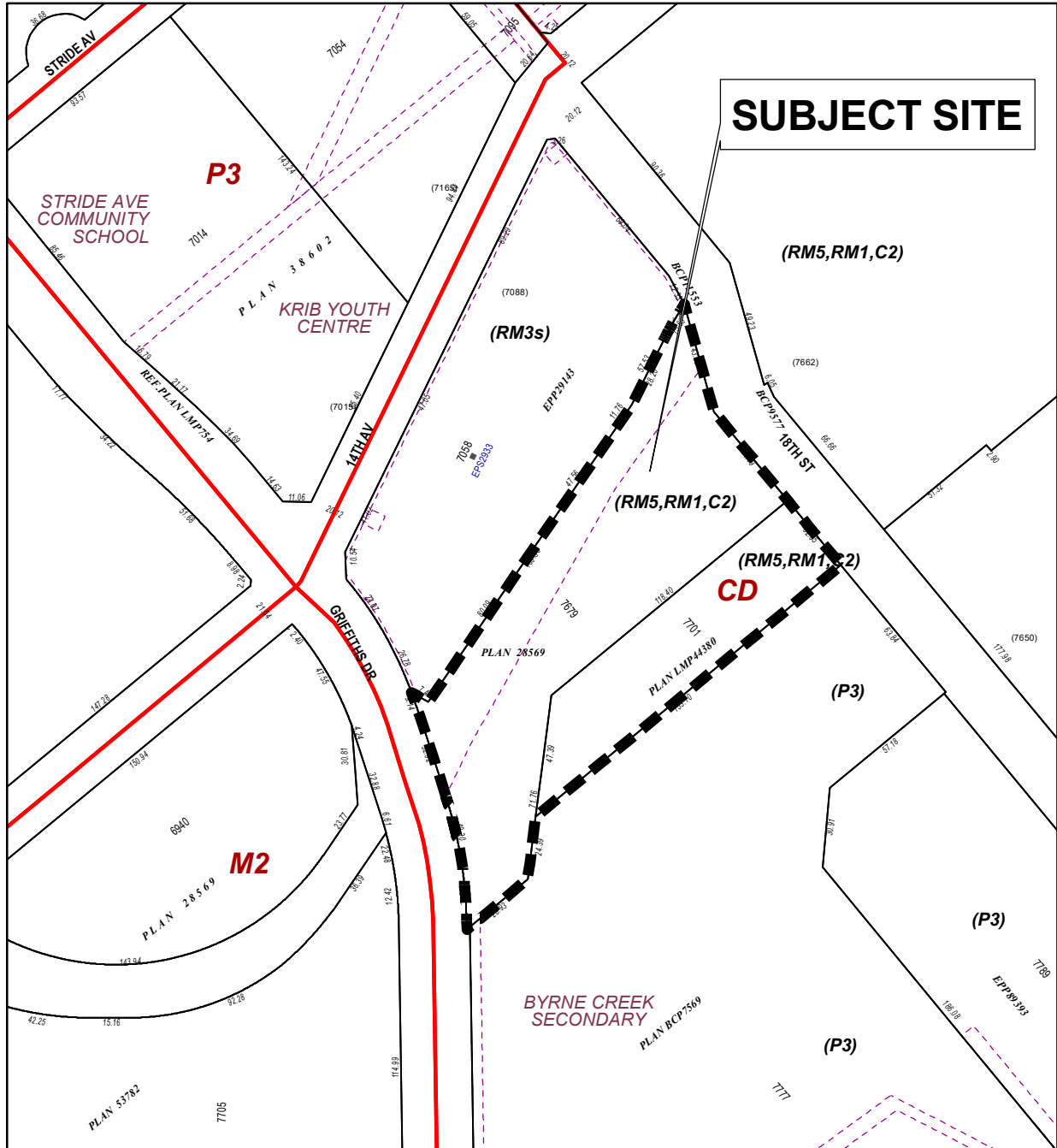
Collectively, these amenity areas amount to 1,539 m² (16,566 sq.ft.), which is less than 5% 3308.09 m² (35,608 sq.ft.) of Gross Floor Area permitted to be exempted as amenity space within the Zoning Bylaw.

The applicant has also provided an extensive outdoor amenity component including community gardens, programed green roofs including children’s play, and a water feature at the site’s entrance on the corner of Southgate Boulevard and Griffiths Drive.


E.W. Kozak, Director
PLANNING AND BUILDING

KL:tn
Attachments

cc: City Solicitor
City Clerk



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT

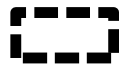


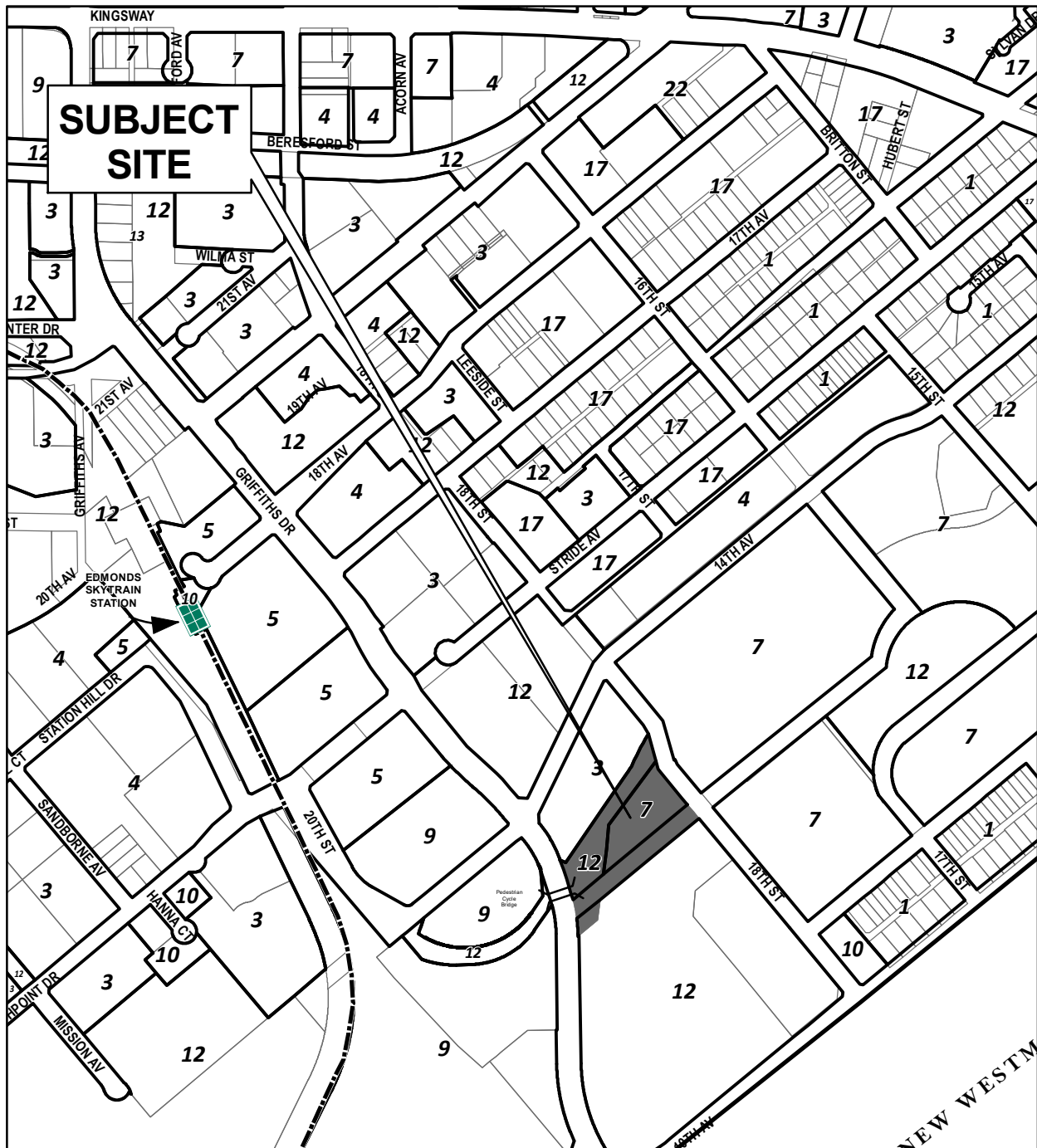
Date: OCT 16 2020

scale: 1:2,500

Drawn By: RW

**REZONING REFERENCE #20-03
PORTION OF 7679 AND 7701 18TH STREET**

 Subject Site



- | | |
|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

