

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-18 2020 DECEMBER 02

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Pinnacle International
Attn: Jim Ralph
300 – 911 Homer Street
Vancouver, BC V6B 2W6
- 1.2 Subject:** Application for the rezoning of:
Lot 80, District Lot 4, Group 1, NWD Plan 36433
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM3s Multiple Family Residential District, RM3r Multiple Family Residential District, RM5r Multiple Family Residential District and Lougheed Town Centre Plan as guidelines)
- 1.3 Address:** 3846 Carrigan Court (Sketch #1 *attached*)
- 1.4 Size:** The site is irregular in shape with an approximate lot width of 116.6 m (382 ft.), lot depth of 135.9 m (446 ft.), and total area of 13,788.7 m² (148,421 sq.ft.).
- 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 a multiple family residential development with high-rise and low-rise components.

2.0 POLICY FRAMEWORK

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

A Connected Community

- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

A Dynamic Community

- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

An Inclusive Community

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site at 3846 Carrigan Court (Carrigan site) is within the Loughheed Town Centre Plan area (see Sketch #2 *attached*), and is designated for medium-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM3s and RM3r Multiple Family Residential Districts as guidelines. The property is currently improved with two three-storey apartment buildings with 141 rental units, constructed in 1970. The prevailing zoning is CD Comprehensive Development District (utilizing the RM3 Multiple Family Residential District as a guideline).

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of a multiple family residential development involving a high-rise and low-rise component. Council's recently adopted Rental Use Zoning Policy, Stream 1 Rental Replacement is applicable to the subject rezoning application. Under the policy, the applicant will be required to provide the greater of 1:1 replacement of existing units, or the equivalent of 20% of the proposed market units under the RM3s District.
- 4.2 The applicant of the subject site is also the owner of 9850 Austin Road and 9858/9898 Gatineau Place (Austin/Gatineau site), which is located within the Loughheed Town Centre Core Area Master Plan, adjacent to the Loughheed Town Centre SkyTrain Station, and currently subject to Rezoning Reference #18-32. Rezoning Reference #18-32 initially proposed a mixed-use commercial/residential development that included approximately 1,982 market strata units, which does not account for additional development resulting from the site's housing obligation.

As a result of the density allocated to the Austin/Gatineau site, which is a result of the Loughheed Core Area Master Plan (Rezoning Reference #15-23), and the limited site area resulting from proximity to the Loughheed SkyTrain Station, bus loop, and surrounding road network, the applicant is requesting the ability to accommodate the inclusionary rental requirement of the Austin/Gatineau onto the subject site. The proposal would result in the following:

- The Austin/Gatineau site would remain a mixed-use strata/commercial site as identified within the Loughheed Core Area Master Plan, with an allocated residential density under the CD (RM5s) District of approximately 11.91 FAR, inclusive of approximately 3.5 FAR of amenity bonus (32%) and 1.1 FAR of offset density for inclusionary rental provided at the Carrigan site.
- The Carrigan site would be a mixed tenure strata market/rental residential site with CD (RM3s, RM3r, RM5r) zoning, and it will be required that the rental requirement derived both from the Austin/Gatineau and Carrigan sites achieve occupancy prior to or concurrent with any market strata developments on either site. The proposed density under the CD (RM3s, RM3r, RM5r) District is 5.47 FAR inclusive of 0.4 FAR of

amenity bonus and 0.55 FAR Density Offset for rental replacement on-site. Rental rates for returning tenants would reflect current rents (including RTA permitted annual increases) and for new tenants would be 20% below CMHC market median rates).

The proposed development program for both the Austin/Gatineau and Carrigan sites is considered supportable given the provision of new non-market inclusionary and replacement rental units. It is noted that the approximate resultant gross floor area and development form for the subject site is comparable with other high rise buildings developed directly to the west.

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

5.0 RECOMMENDATION

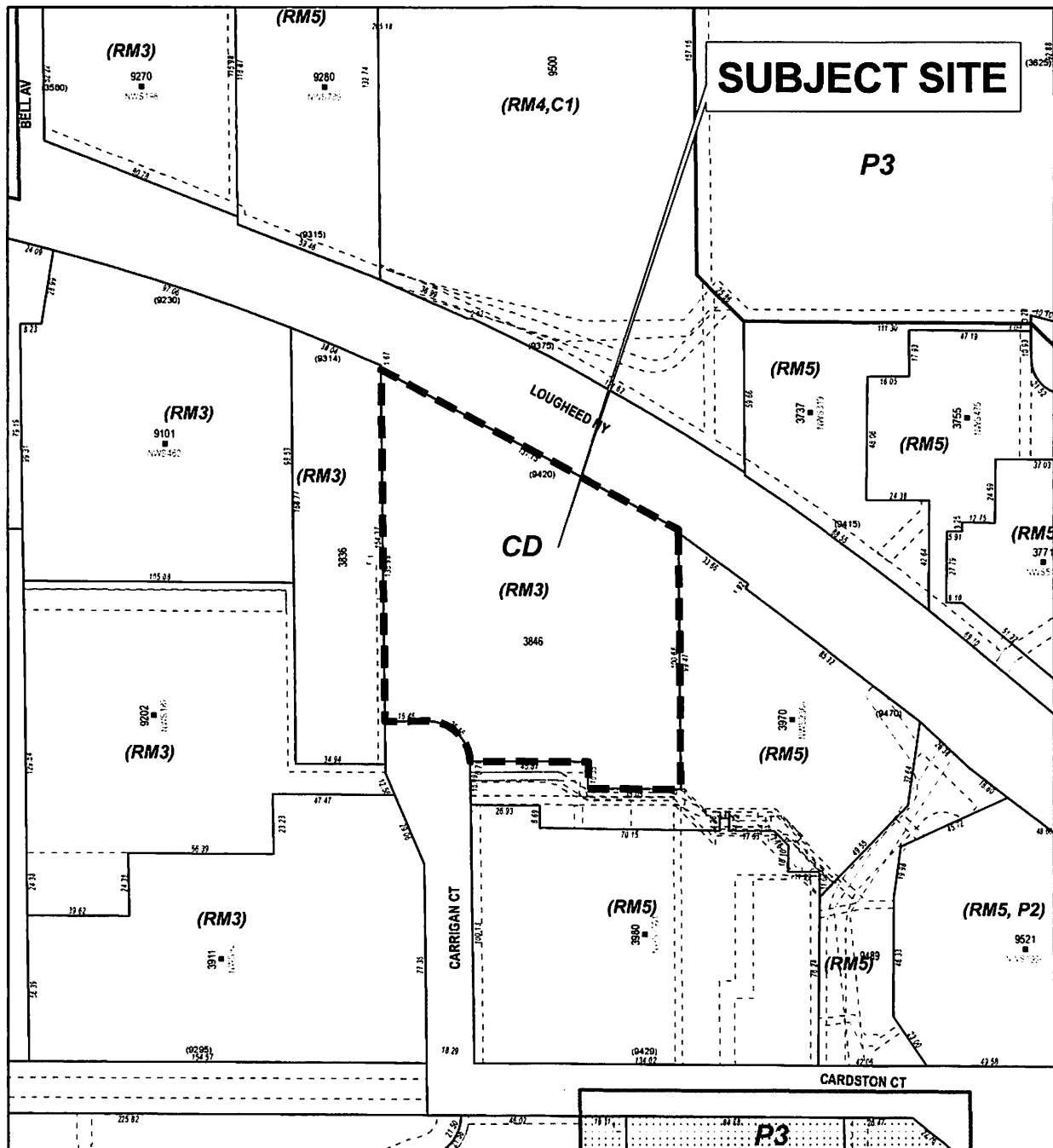
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



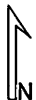
GT:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
AUG 12 2020

scale:
1:2,500

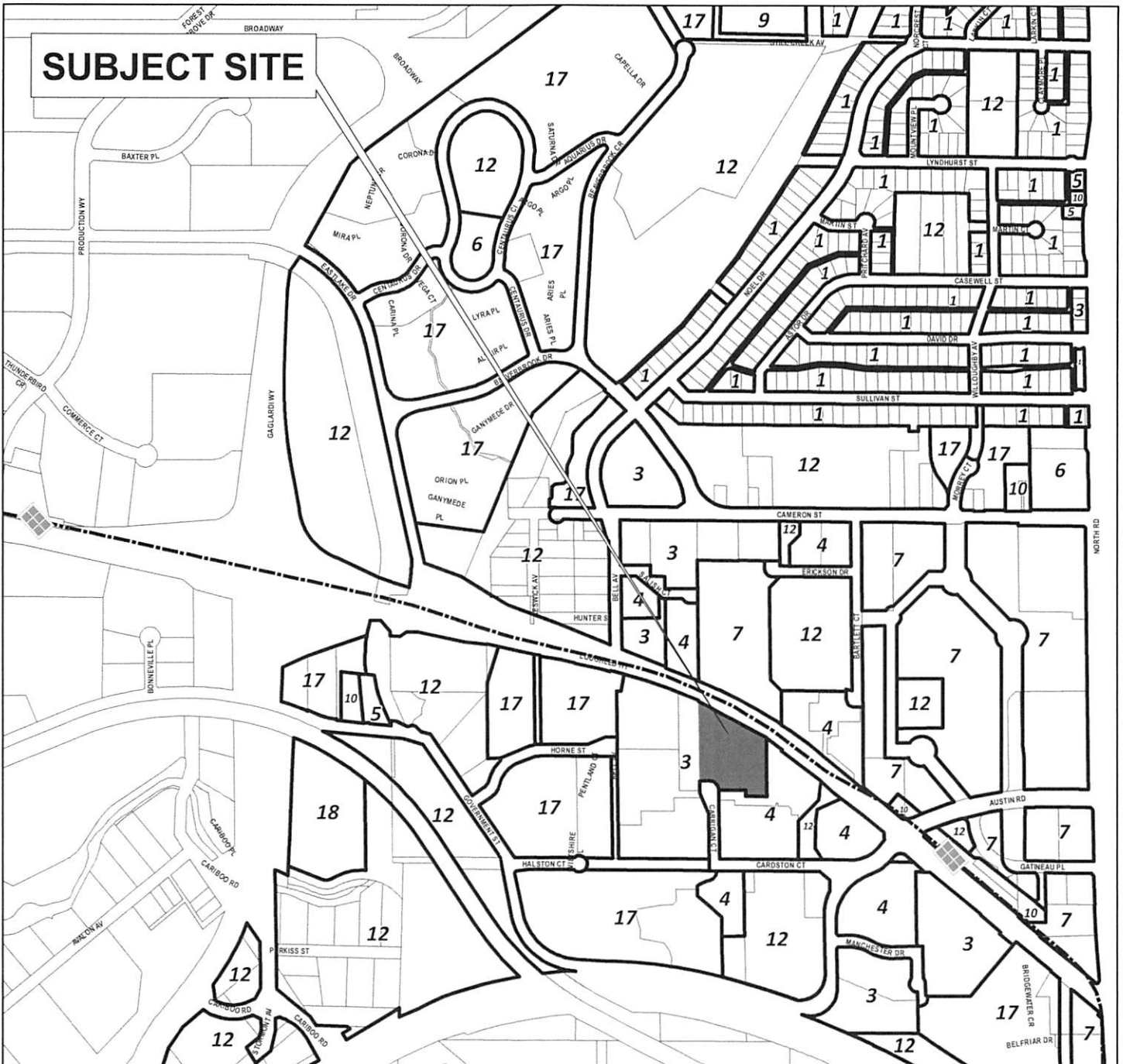
Drawn By:
JS

REZONING REFERENCE #20-18
3846 CARRIGAN COURT

 Subject Site

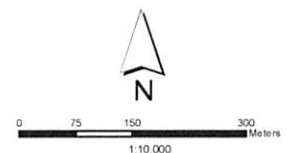
Sketch #1

SUBJECT SITE



--- Skytrain Line

- | | |
|--|--|
| 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 |
| 6 Medium Density Mixed Use | 18 Recreational Vehicle Park |
| 7 High Density Mixed Use | |



PLANNING & BUILDING DEPARTMENT

Lougheed Town Centre Plan



PINNACLE INTERNATIONAL

August 7th, 2020

Grant Taylor, Community Planner
City of Burnaby, Planning & Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

**Re: Letter of Intent
3846 Carrigan Court**

Dear Grant,

We are pleased to submit the site specific rezoning application for the above referenced property as part of a co-development with our Lougheed mixed-used towers located on 9850 Austin Road, 9858 Gatineau Place and 9898 Gatineau Place to the South of Austin.

The submission seeks to rezone the site from the existing CD-(RM3) zoning at 3846 Carrigan Court to CD-(RM3, RM3R and RM5R) which would accommodate the proposed multi-phase residential development that includes two concrete towers ranging from 27 to 38-storey and one 6-storey wood frame building with amenity and outdoor space.

Our current proposal consists of 369 market residential units, replaces the 141 rental units currently on site and adds another 396 affordable rental units as part of the 20% affordable housing requirement transfer from our Lougheed development, resulting in 537 affordable units. These units would be constructed in phases on Carrigan and completed in advance of the proportional market residential units on Lougheed.

If you have any questions, please do not hesitate to contact me. We look forward to working with the City of Burnaby on creating the much-needed affordable housing in the community.

Sincerely,
PINNACLE INTERNATIONAL DEVELOPMENT INC.

Jim Ralph
Senior Development Manager