



Item .....
Meeting ..... 2022 April 25

COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 April 20

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** REZONING REFERENCE #20-18  
Multiple Family Residential Development  
Lougheed Town Centre Plan

**ADDRESS:** 3846 Carrigan Court  
(Sketches #1 and #2 *attached*).

**LEGAL:** 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 and in accordance with the development plan entitled “Carrigan Court” prepared by Bingham + Hill Architects)

**APPLICANT:** Pinnacle International  
300 – 911 Homer Street  
Vancouver, BC V6B 2W6  
Attn: Jim Ralph

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 May 31.

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**RECOMMENDATIONS:**

1. **THAT** the amendments to the Lougheed Town Centre Plan, as outlined in Sections 4.1 and 4.2 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 5.9 of this report, contingent upon the granting of Second Reading of the subject Rezoning Bylaw.

3. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 5.9 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
4. **THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 5.4 of this report, contingent upon the granting of Second Reading of the subject Rezoning Bylaw.
5. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 09 and to a Public Hearing on 2022 May 31 at 5:00 p.m.
6. **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 Administration 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 undergrounding of existing overhead wiring abutting the site.
  - e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 5.3 of this report.
  - f) The subdivision of the site into two lots is required.
  - g) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 5.10 of this report.
  - h) The registration of a Housing Covenant and Housing Agreement.
  - i) Compliance with the adopted Tenant Assistance Policy.

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- j) The submission of a suitable on-site Stormwater Management System, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- k) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- l) The submission of a geotechnical and groundwater study.
- m) The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development.
- n) The submission of a suitable Solid Waste and Recycling Plan.
- o) The review of on-site loading facilities by the General Manager Engineering.
- p) The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- q) The provision of facilities for cyclists in accordance with this report.
- r) 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.
- s) The approval of the Ministry of Transportation and Infrastructure.
- t) Compliance with Council-adopted sound criteria.
- u) Compliance with the guidelines for underground parking for visitors.
- v) The submission of a detailed Public Art Plan.
- w) The submission of a Green Building Plan and Energy Benchmarking.
- x) The deposit of the applicable Parkland Acquisition Charge.
- y) The deposit of the applicable School Site Acquisition Charge.

- z) The deposit of the applicable GVS & DD Sewerage Charge.
- aa) The deposit of the applicable Regional Transportation Development Cost Charge.
- bb) 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.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of one high-rise residential strata building and two non-market residential rental buildings.

### 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Lougheed Town Centre Development Plan (1997), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Transportation Plan (2021), Home Strategy (2021); Rental Use Zoning Policy (2020); and, Density Transfer Policy (2021).

### 3.0 BACKGROUND

- 3.1 The subject site (“Carrigan Site”) is located at 3846 Carrigan Court, within the Lougheed Town Centre Plan area (see *attached* Sketches #1 and #2). The property is currently improved with a 141-unit rental development. The adopted Lougheed Town Centre Plan designates the subject site for medium density multiple-family residential development under the CD Comprehensive Development District, utilizing the RM3s and RM3r Multiple Family Residential Districts as guidelines (see Sketch #2 *attached*).
- 3.2 In accordance with the Council-adopted Rental Use Zoning Policy, Stream 1 – Rental Replacement applies to the subject rezoning application. In this regard, the applicant is required to provide the greater of the 1:1 replacement of the existing rental units (141), or the equivalent of 20% of the proposed strata units excluding units achieved using density offset. To ensure affordability, the required rental units are to be at prevailing rents for returning tenants (subject to permitted Residential Tenancy Act increases), or 20% below

Canada Mortgage and Housing (CMHC) average rents for vacated rental units. To assist with the provision of the affordable housing, a density offset of 0.55 FAR is available to supplement the proposed strata units.

- 3.3 The applicant is also the owner of the site located at 9850 Austin Road and 9858/9898 Gatineau Place (“Austin-Gatineau Site”), within the Core Area Master Plan of the Loughheed Town Centre Plan area, and is the subject of Rezoning Reference #18-32. It is noted that the subject rezoning application is intended to be developed concurrently with Rezoning Reference #18-32, which appears elsewhere on this Council agenda. The purpose of the two applications being advanced concurrently is to facilitate a density transfer between the sites, which is outlined in Section 4.1 of this report.
- 3.4 On 2020 December 07, Council received an initial rezoning report which proposed to rezone the subject development site to the CD Comprehensive Development District (based on RM3s Multiple Family Residential District, RM3r Multiple Family Residential District, RM5r Multiple Family Residential District and the Loughheed Town Centre Plan as guidelines).
- 3.5 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

**4.0 PROPOSED DENSITY TRANSFER AND COMMUNITY PLAN AMENDMENTS**

**4.1 Proposed transfer of Inclusionary Rental Requirement from the Austin-Gatineau Site to the Carrigan Site**

The applicant for the subject rezoning application also owns the site located at 9850 Austin Road and 9858/9898 Gatineau Place (“Austin-Gatineau Site”), which is the subject of Rezoning Reference #18-32, and appears elsewhere on this agenda. As noted in the Public Hearing report for Rezoning Reference #18-32, resulting from the approved density allocation of 1.9 million sq. ft. for the Austin-Gatineau Site from the Core Area Master Plan and other issues outlined in the report, the applicant is unable to accommodate all of the allocated requirements of density on the Austin-Gatineau Site within the limited site area in a feasible form of development. It has been determined that the Carrigan Site can adequately accommodate the required inclusionary non-market rental units generated from the Austin-Gatineau Site in addition to accommodating the subject site’s density in accordance with the site’s CD (RM3s/RM3r) designation. Staff advanced a report to the Planning and Development Committee on 2022 April 13 seeking authorization for the density transfer of the Inclusionary Rental obligation from the Austin-Gatineau Site to the Carrigan Site, which was supported by Committee. This density transfer report from the Committee appears elsewhere on Council’s agenda.

It is therefore proposed that a density transfer of the Austin-Gatineau Site’s Inclusionary Rental requirement to the Carrigan Site be supported. While the non-market rental obligation of the Austin-Gatineau Site is proposed to be accommodated on the Carrigan Site, it is noted that the associated density offset for the Austin-Gatineau Site’s rental obligation will be accommodated on the Austin-Gatineau Site. This density transfer proposal would result in the proposed total density of 2.15 FAR for the Carrigan Site, based on the Gross Site Area of the site, as outlined in **Table 1**.

**Table 1 : Breakdown of permitted and proposed density for the Carrigan Site, including proposed density transfer from the Austin-Gatineau Site.**

**Zoning: CD (RM3s, RM3r, RM5r)**  
**Site Area: 148,413 sq.ft.**

	<b>Permitted</b>	<b>Proposed</b>
RM3s Density	1.5	1.5
GFA (sq.ft.)	222,619	222,619
RM3s Density Offset	0.55	0.55
GFA (sq.ft.)	81,627	81,625
RM3r Density	1.1	0.75
GFA (sq.ft.)	163,254	111,337
RM5r Density <i>(to be transferred from the Austin-Gatineau Site)</i>	2.15	2.15
GFA (sq.ft.)	319,226	319,226
<b>TOTAL Density</b>	<b>5.3</b>	<b>4.95</b>
<b>TOTAL GFA (sq. ft.)</b>	<b>786,724</b>	<b>734,807</b>

The inclusion of the above-noted transfer of the Austin-Gatineau site’s Inclusionary rental requirement to the subject site requires the addition of the RM5r District to the Carrigan Site’s CD (RM3s/RM3r) zoning. The Carrigan Site, while currently designated CD (RM3/RM3r) medium-density multiple-family residential, is adjacent to existing, established high-density high-rise multiple-family developments to the east at 3970 and 3980 Carrigan Street and to the north, across Lougheed Highway, at 9500 Erickson Drive (Lougheed Village). As such, the site is considered appropriate for the proposed resultant high-density high-rise form of development. The addition of the RM5r District to the Carrigan Site’s CD (RM3s/RM3r) zoning requires an amendment to the Lougheed Town Centre, which if approved, would take effect upon Council granting Second Reading to the Rezoning Amendment Bylaw for the subject site.

In summary, the Carrigan Site is proposed to be a mixed tenure strata market/non-market rental residential site with CD (RM3s/RM3r/RM5r) zoning. The Carrigan Site will accommodate both the Inclusionary Rental requirement of the Austin-Gatineau Site and the Rental Replacement requirement of the Carrigan Site. It is required that the rental obligations derived both from the Austin-Gatineau Site and the Carrigan site achieve occupancy prior to or concurrent with any market strata developments on either site. Rental

rates for returning tenants from the Carrigan site would reflect current rents (including RTA permitted annual increases) and for new tenants would be 20% below CMHC market median rates.

4.2 Extension of Carrigan Court road right-of-way to Lougheed Highway

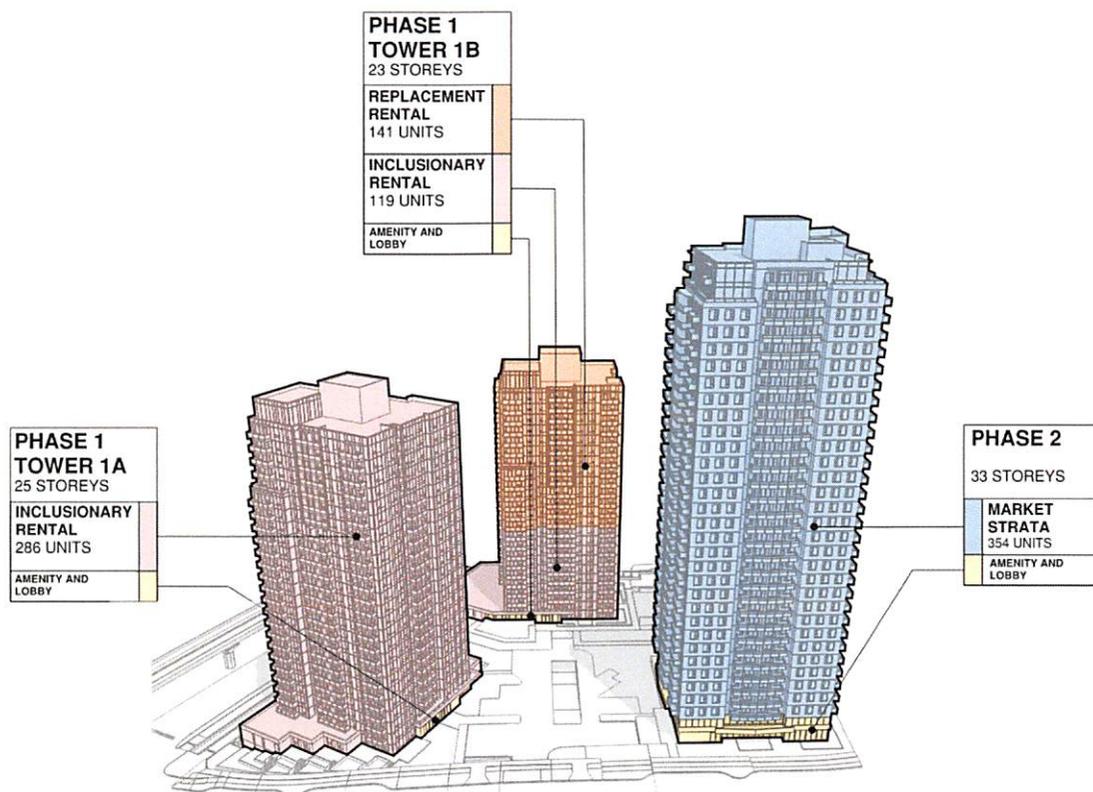
In order to accommodate vehicular traffic associated with the overall increased density on the Carrigan Site, and to improve overall neighbourhood traffic circulation, the Transportation Engineering Division has identified improvements to the existing road network for the neighbourhood immediately adjacent to the subject site. These road network improvements include the extension of the Carrigan Court road right-of-way to the north in order to connect to Lougheed Highway. The extension of Carrigan Court will both provide greater connectivity to and from the subject site and alleviate traffic congestion on the existing road network to the south in the immediate area. The new road requires an approximate 2,216.4 m<sup>2</sup> (23,857 sq. ft.) dedication from the west side of the subject site, subject to final civil plans, and will be constructed as part of this rezoning application. The proposed extension of Carrigan Court to Lougheed Highway requires an amendment to the Lougheed Town Centre Plan, which if approved would take effect upon Council granting Second Reading to the Rezoning Amendment Bylaw for the subject site.

5.0 GENERAL COMMENTS

5.1 The proposed development plan, as shown in Figure 1, is for one high-rise residential strata building and two high-rise non-market rental buildings with street fronting townhouses on Lougheed Highway and the identified Carrigan Court extension, atop underground parking. The development is proposed to be constructed over two phases. Phase 1 includes two residential non-market rental buildings at 23 and 25 storeys respectively, with frontages onto Lougheed Highway and the proposed Carrigan Court road right-of-way extension. Phase 2 includes a 33 storey residential strata building with frontage onto the proposed Carrigan Court road extension. Underground parking and associated services will be provided with each phase of development. Access to the development is provided from the identified Carrigan Court road extension, as well as an additional pedestrian access via Lougheed Highway. A total of 900 residential dwelling units are proposed, comprised of 354 market strata units, 141 replacement rental units, and 405 inclusionary non-market rental units (20% below CMHC median). The proposed high-density residential form is considered supportable, as the subject site is adjacent to properties to the east and north with existing, established high-density high-rise multiple-family developments. The development includes a diversity of housing sizes and tenures in order to accommodate a range of incomes and age cohorts, as well as a generous amenity package including a variety of meeting, lounge and recreation rooms, fitness/exercise centres, as well as a significant outdoor amenity. Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian

orientation and materiality; meeting the standard expected for development in the City's Town Centre areas.

**Figure 1 – Land Use and Tenure Diagram**



5.2 The maximum potential density for the development site may be up to 5.3 FAR. The proposed total density for the subject site is 4.95 FAR, as outlined in **Table 2** below and as shown in **Figure 1** above.

**Table 2 : Breakdown of permitted and proposed density for the Carrigan Site.**

**Zoning:** CD (RM3s, RM3r, RM5r)  
**Site Size:** 13,788 m<sup>2</sup> (148,413 sq. ft.)

	Permitted (sq. ft.)	Proposed (sq. ft.)
RM3s Base Density	1.1 FAR	1.1 FAR
GFA	163,254 sq. ft.	163,254 sq. ft.
RM3s Bonus Density	0.15 FAR	0.15 FAR
GFA	22,262 sq. ft.	22,262 sq. ft.

	Permitted (sq. ft.)	Proposed (sq. ft.)
RM3s Suppl. Bonus Density	0.25 FAR	0.25 FAR
GFA	37,103 sq. ft.	37,103 sq. ft.
RM3r Density	1.1 FAR	0.75 FAR
GFA	163,254 sq. ft.	111,337 sq. ft.
RM3s Density Offset	0.55 FAR	0.55 FAR
GFA	81,627 sq. ft.	81,625 sq. ft.
RM5r Density ( <i>transferred from the Austin-Gatineau Site</i> )	2.15 FAR	2.15 FAR
GFA	319, 226 sq. ft.	319, 226 sq. ft.
<b>TOTAL Density</b>	<b>5.3 FAR</b>	<b>4.95 FAR</b>
<b>TOTAL GFA</b>	<b>786,726 sq. ft.</b>	<b>734,807 sq. ft.</b>

5.3 As noted above in **Table 2**, the applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.4 FAR, or 5,515.2 m<sup>2</sup> (59,365 sq. ft.), of bonused gross floor area (GFA) permitted under the RM3s District. The Lands Division of the Department of Lands and Facilities will initiate discussions with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning. In accordance with Council’s adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve and 20% to the Community Benefit Bonus Affordable Housing Reserve.

5.4 With respect to the rental component of the project, this application is proposed to be processed in accordance with the City’s Rental Use Zoning Policy, utilizing Stream 2 – Inclusionary Rental for the provision of the rental obligation of the Carrigan Site, and Stream 1 – Replacement Rental for the provision of the rental obligation of the Austin-Gatineau Site.

The applicant is proposing to utilize 0.75 FAR, or 10,343.5 m<sup>2</sup> (111,337 sq. ft.), of the available RM3r density to provide a total of 141 replacement non-market rental dwelling units, to be provided at prevailing rents for returning tenants (subject to permitted Residential Tenancy Act increases), or 20% below Canada Mortgage and Housing (CMHC) median rents for vacated rental units for the North Burnaby Rental Survey Area. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy. The applicant is proposing to utilize 2.15 FAR of RM5r density, based on the gross site area of the Carrigan Site, to provide a total of 405 inclusionary non-market rental dwelling units (required from the Austin-Gatineau Site), to be provided at 20% below CMHC median market rates, for a total of 546 non-market rental units.

The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.

- 5.5 The development is providing 181 adaptable units with 102 accessible parking stalls, which is in line with the 20% minimum requirement of the Council-adopted Adaptable Housing policy. 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.
- 5.6 A parking ratio of 1.1 spaces per market strata unit and 0.6 spaces per rental unit is required for the development. All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw. To support both alternative modes of transportation to and from the development site, and reductions to private vehicle trips, the applicant will be providing a comprehensive Transportation Demand Management strategy including:
- a transit pass subsidy equivalent to a two-zone pass for 15% of the strata units for two years;
  - 5 car share parking spaces for use by a public car share provider;
  - a car share subsidy equivalent to a two year car share membership for each strata unit;
  - two bike parking spaces for each strata residential unit;
  - work lounges as part of the amenity offering;
  - temporary moving storage rooms; and,
  - a communications strategy that provides the owners, strata, renters, rental management company and strata management company an understanding of how to best use each of the alternative transportation options.

A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.

- 5.7 The Engineering Department will assess the need for any required services to the site, including, but not necessarily limited to:
- construction of a portion of the Carrigan Court extension to Lougheed Highway to the Town Centre local road standard, with the back of curb portion on the west side to be constructed as part of a future development;
  - construction of Lougheed Highway along the site's frontage to the Town Centre primary arterial standard;

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- construction of a 4.0m pedestrian path along the east side of the subject site, connecting Lougheed Highway to the existing east-west pedestrian pathway located on the property to the south; and,
  - undergrounding of overhead lines across the development frontage;
  - storm, sanitary sewer and water main upgrades as required.
- 5.8 To support the foregoing servicing requirements, road dedications are required along the west side of the property and the Lougheed Highway frontage measuring approximately 2,767.6 m<sup>2</sup> (29,790 sq. ft.) in area, subject to final civil drawings.
- 5.9 The proposed development includes the closure of a portion of Carrigan Court measuring approximately 199.1 m<sup>2</sup> (2,143 sq. ft.), which will be achieved through a Highway Closure Bylaw. The respective area of the road closure is subject to final civil drawings. The Realty and Lands Division of the Department of Lands and Facilities will forward a separate report detailing the value of the land sale for Council's consideration and approval prior to the subject amendment bylaw receiving Third Reading. The report will be prepared once the Realty and Lands Division has concluded negotiations with the applicant. Council approval of the road closure value and land sale is a prerequisite condition of the rezoning.
- 5.10 Any necessary easements, covenants and/ or statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- A 6.0m statutory right-of-way along the east side of the site to accommodate a pedestrian pathway;
  - Easement guaranteeing reciprocal access between Phase 1 and 2;
  - Section 219 Covenant restricting enclosure of balconies;
  - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
  - Section 219 Covenant ensuring compliance with the approved acoustical study;
  - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - Section 219 Covenant to ensure a Housing Agreement is completed prior to Occupancy Permit being issued and that the non-market rental units meet and maintain the affordability criteria;
  - Section 219 Covenant requiring the Inclusionary Rental units at the Carrigan Site obtain an occupancy permit prior to or concurrent with Phase 1 of the Austin-Gatineau Site;
  - Section 219 Covenant requiring the Replacement Rental units obtain an occupancy permit prior to or concurrent with the market strata units on the subject site;
  - Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation and rental housing operator;
  - Section 219 Covenant ensuring that the development density of the Phase 1 and 2 parcels, air space parcels and strata lots comply with the approved CD Zoning for the

- site, and to ensure that the overall site continues to function as a single integrated development;
- Section 219 Covenant and statutory right-of-way guaranteeing the provision and maintenance of, and public access to the on-site public art;
  - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of Step Code, Energy System, and Energy/GHG Model) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
  - Section 219 Covenant to ensure alternative transportation provisions for the development; and,
  - Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical study;
- 5.11 Due to the proximity of the subject site to Lougheed Highway and Millennium SkyTrain Line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 5.12 The developer is required to provide a geotechnical and groundwater study to ensure that the site can be used safely in line with its intended uses, and that the site's excavation will not draw down the water table or cause impact to adjacent properties and road rights-of-way.
- 5.13 As the site will be fully excavated for development, a 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.
- 5.14 Provision of seven car wash stalls is required for the residential development.
- 5.15 The submission of a Groundwater and Stormwater Management Plan is required. As well, a suitable engineered design will be required for the on-site Stormwater Management System, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 5.16 The submission of a suitable Solid Waste and Recycling Plan is required.
- 5.17 The submission of a detailed Loading Management Plan is required.
- 5.18 The submission of a Transportation Impact Assessment is required.
- 5.19 The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process is required.

- 5.20 The submission of a Green Building Plan and energy benchmarking is required. 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 development will meet Step 2 of the BC Energy Step Code with Low Carbon Energy Systems.
- 5.21 The submission of a Communication Strategy Plan that provides the owners, strata, renters, rental management company and strata management company with an understanding and recommendations as to how best utilize the on-site amenities and alternative transportation provisions proposed for the development site is required.
- 5.22 As the proposed amendment rezoning is located within 800 m of a highway interchange, approval of the Ministry of Transportation and Infrastructure to the rezoning application is required.
- 5.23 Development Cost Charges applicable to this rezoning include:
  - Parkland Acquisition Charge;
  - GVS&DD Sewerage Charge;
  - School Site Acquisition Charge; and,
  - Regional Transportation Development Cost Charge.

**6.0 DEVELOPMENT STATISTICS**

6.1 Site Area (subject to detailed survey)

Gross Site Area:	13,788.0 m <sup>2</sup> (148,413 sq. ft.)
Road Dedication:	2,767.6 m <sup>2</sup> ( 29,790 sq. ft.)

6.2 Site Coverage 31%

6.3 Building Height

T1 Non-Market Rental:	25 storeys
T2 Non-Market Rental:	23 storeys
T3 Strata:	33 storeys

6.4 Density 4.95 FAR (based on gross site area)

6.5 Gross Floor Area 68,265.8 m<sup>2</sup> (734,807 sq. ft.)

Market Strata Residential Gross Floor Area	28,265.2 m <sup>2</sup> (304,244 sq. ft.) (inclusive of 5,515.2 m <sup>2</sup> amenity bonus)
Non-Market Rental Residential Gross Floor Area	40,000.6 m <sup>2</sup> (430,563 sq. ft.)

6.6 Residential Unit Mix:

**T1 Non-Market Rental (20% Below CMHC Market Median Rates)**

60 – One Bedroom (rental size)	50.16 – 51.46 m <sup>2</sup> (540 - 554 sq. ft.)
16 – One Bedroom (adaptable)	50.16 – 51.46 m <sup>2</sup> (540 - 554 sq. ft.)
73 – One Bedroom + Den	56.02 – 59.82 m <sup>2</sup> (603 - 644 sq. ft.)
16 – One Bedroom + Den (adaptable)	56.02 – 59.82 m <sup>2</sup> (603 - 644 sq. ft.)
46 – Two Bedroom	65.21 – 71.81 m <sup>2</sup> (702 – 773 sq. ft.)
13 – Two Bedroom (adaptable)	65.21 – 71.81 m <sup>2</sup> (702 – 773 sq. ft.)
15 – Two Bedroom + Den	70.6 – 76.55 m <sup>2</sup> (760 – 824 sq. ft.)
4 – Two Bedroom + Den (adaptable)	70.6 – 76.55 m <sup>2</sup> (760 – 824 sq. ft.)
34 – Three Bedroom	80.73 – 82.31 m <sup>2</sup> (869 – 886 sq. ft.)
<u>9 – Three Bedroom (adaptable)</u>	80.73 – 82.31 m <sup>2</sup> (869 – 886 sq. ft.)
Subtotal: 286 non-market rental units	

**T2 Non-Market Rental (20% Below CMHC Market Median Rates):**

67 – One Bedroom	50.16 – 51.46 m <sup>2</sup> (540 - 554 sq. ft.)
17 – One Bedroom (adaptable)	50.16 – 51.46 m <sup>2</sup> (540 - 554 sq. ft.)
45 – One Bedroom + Den	56.02 – 59.82 m <sup>2</sup> (603 - 644 sq. ft.)
11 – One Bedroom + Den (adaptable)	56.02 – 59.82 m <sup>2</sup> (603 - 644 sq. ft.)
50 – Two Bedroom	65.21 – 71.81 m <sup>2</sup> (702 – 773 sq. ft.)
12 – Two Bedroom (adaptable)	65.21 – 71.81 m <sup>2</sup> (702 – 773 sq. ft.)
14 – Two Bedroom + Den	70.6 – 76.55 m <sup>2</sup> (760 – 824 sq. ft.)
4 – Two Bedroom + Den (adaptable)	70.6 – 76.55 m <sup>2</sup> (760 – 824 sq. ft.)
32 – Three Bedroom	80.73 – 82.31 m <sup>2</sup> (869 – 886 sq. ft.)
<u>8 – Three Bedroom (adaptable)</u>	80.73 – 82.31 m <sup>2</sup> (869 – 886 sq. ft.)
Subtotal: 260 non-market rental units	

**Total Non-Market Rental: 546 units**

**T3 Market Strata:**

22 – One Bedroom	56.02 – 57.13 m <sup>2</sup> (603 - 615 sq. ft.)
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6 – One Bedroom (adaptable)	56.02 – 57.13 m <sup>2</sup> (603 - 615 sq. ft.)
164 – One Bedroom + Den	56.02 – 62.24 m <sup>2</sup> (603 - 670 sq. ft.)
42 – One Bedroom + Den (adaptable)	56.02 – 62.24 m <sup>2</sup> (603 - 670 sq. ft.)
94 – Two Bedroom	87.79 – 90.67 m <sup>2</sup> (945 – 976 sq. ft.)
23 – Two Bedroom (adaptable)	87.79 – 90.67 m <sup>2</sup> (945 – 976 sq. ft.)
2 – Two Bedroom + Den	87.32 m <sup>2</sup> (940 sq. ft.)
<u>1 – Three Bedroom</u>	101.17 m <sup>2</sup> (1,089 sq. ft.)
354 total market strata units	

**TOTAL NUMBER OF UNITS: 900 units**

6.7 Vehicle Parking

**Total Required and Provided:**

Strata residential: (1.27 spaces per unit)	449 spaces (including 36 visitor spaces and 42 accessible spaces)
Rental residential: (0.61 spaces per unit)	333 spaces (including 55 visitor spaces and 60 accessible spaces)
Car Share:	5 spaces
Car Wash:	7 spaces

6.8 Bicycle Parking

**Total Required and Provided:**

Secured Residential: (2 spaces per unit)	708 spaces
Secured Rental: (2 spaces per unit)	1,092 spaces
Visitor: (0.1 spaces per unit)	91 spaces (bike racks)

6.9 Loading

Total Required and Provided: 5 residential bays (including 3 for rental and 2 for strata)

To: Chief Administrative Officer  
From: General Manager Planning and Development  
Re: Rezoning Reference #20-18  
2022 April 20 ..... Page 16

## 6.10 Communal Facilities

Extensive communal facilities are provided in both the non-market rental buildings and the strata building. Amenities located in the non-market rental buildings include an exercise room, children's indoor play room, lounge, meeting room, and an outdoor children's play area in T1, and an exercise room, lounge and meeting room, and an outdoor terrace, which includes seating in T2. The strata building includes a fitness centre, spa, theatre, lounges, library, dining room, multi-purpose room, meeting room, work lounges, and outdoor terrace areas. The site is also extensively landscaped to provide a high level of amenity to residents and includes large lawn areas, garden plots, children's play area, outdoor seating areas, and public art. The public art contribution will be selected and installed prior to occupancy of the development. The total internal amenity area amounts to 2,244.3 m<sup>2</sup> (24,157 sq.ft.), which is permitted to be excluded from Gross Floor Area (GFA) under the Zoning Bylaw. The collective indoor amenities of the two rental buildings are proposed to be shared between all rental residents, subject to the approval of the non-market housing operator. The outdoor amenities are proposed to be shared between all residents.



E.W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

GT:tn

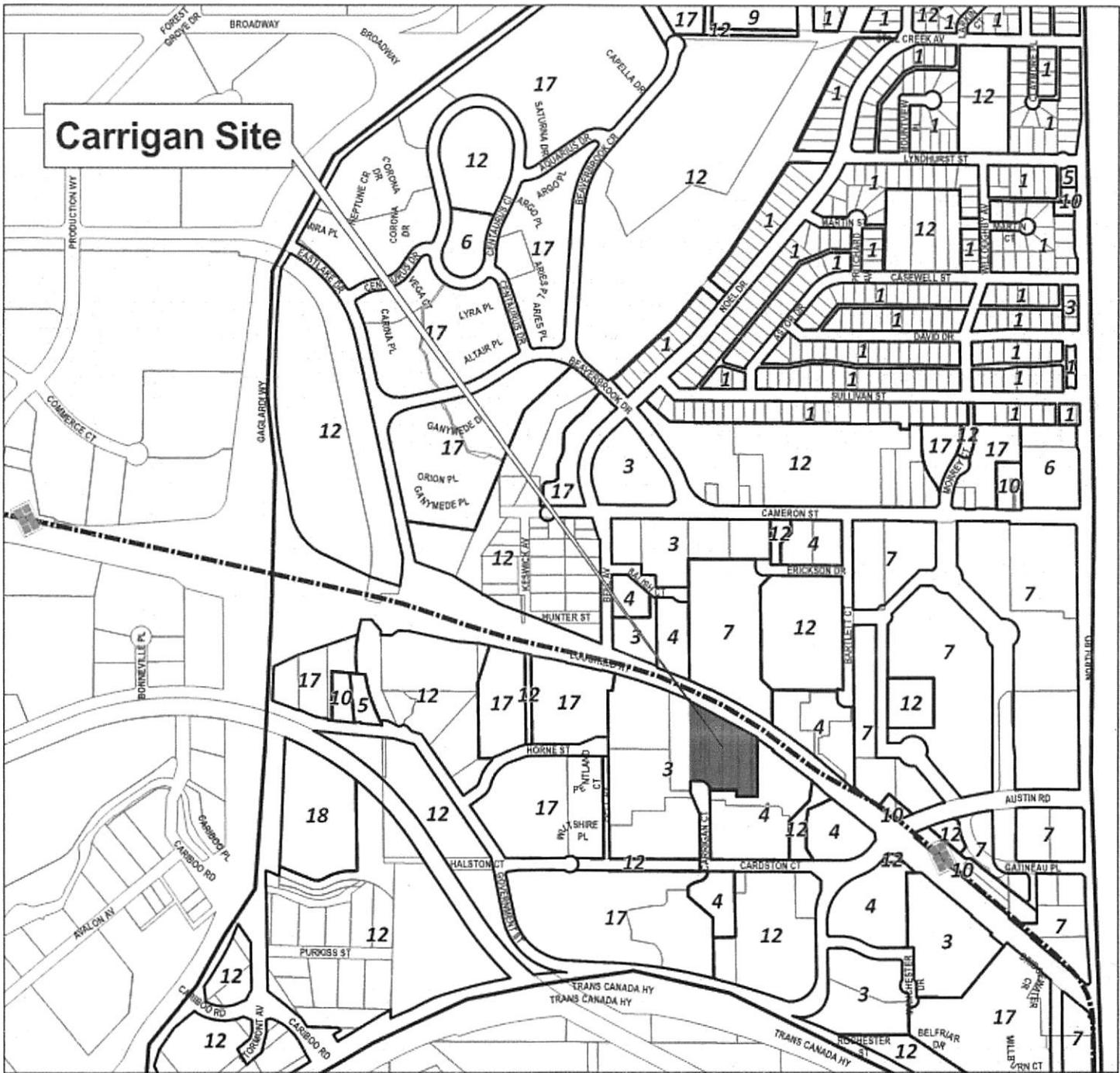
### *Attachments*

cc: General Manager Engineering  
General Manager Community Safety  
City Solicitor  
City Clerk



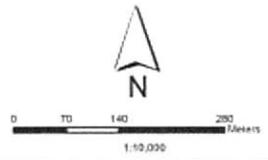

  
 Date: April 7 2022
   
 scale: 1:2,500
   
 Drawn By: RW

PLANNING AND DEVELOPMENT DEPARTMENT
   
**REZONING REFERENCE #20-18**
  
**3846 CARRIGAN COURT**
  
 Subject Site
   
 Road Closure
   
 Road Dedication
   
 Statutory Right-of-Way



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



## Lougheed Town Centre Plan

PLANNING AND DEVELOPMENT DEPARTMENT