



Item
Meeting..... 2022 April 25

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2022 April 20

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #18-32**
Mixed Use Development with Two High-Rise Strata Towers and
Retail/Office Podium
Lougheed Town Centre Plan

ADDRESS: 9850 Austin Road, 9858/9898 Gatineau Place and portion of Gatineau Place road right-of-way (see *attached* Sketches #1 and #2)

LEGAL: Lot 101, DLs 2 and 4, Group 1, NWD Plan 43016 Exc. Plans LMP44608, LMP51272, LMP 52074 and Plan EPP15369
Lot 2 Exc: Firstly: Part on Statutory ROW Plan 21111; Secondly: Part on Statutory ROW Plan 4829; Thirdly: Part on Statutory ROW Plan LMP52075; DL 2, Group 1, NWD Plan 4286
Parcel “A” (Explanatory Plan 11608) of Lot 1, DL 2, Group 1, NWD Plan 4286

FROM: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, Lougheed Town Centre Plan as guidelines and in accordance with the development plan entitled “Pinnacle Lougheed” prepared by JYOM Architecture)

APPLICANT: Pinnacle International
300 – 911 Homer Street
Vancouver, BC V6B 2W6
Attention: Mike De Cottis

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

RECOMMENDATIONS:

1. **THAT** the amendment to the Loughheed Core Area Master Plan, as outlined in Section 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 by Council 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 Section 5.9 of this report, and subject to the applicant pursuing the rezoning proposal to conclusion.
4. **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.
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 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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 5.3 of this report.
 - e) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 5.10 of this report.
 - f) The consolidation and re-subdivision of the site is required.
 - g) Compliance with the Council-adopted sound criteria.

- h) The submission of a suitable on-site Stormwater Management System to the approval of the General Manager Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- i) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- j) The submission of a geotechnical and groundwater study.
- k) 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.
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the General Manager Engineering.
- m) The review of on-site loading facilities by the General Manager Engineering.
- n) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the General Manager Engineering and a commitment to implement the recycling provisions.
- o) The provision of facilities for cyclists in accordance with this report.
- p) 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.
- q) The approval of the Ministry of Transportation and Infrastructure.
- r) Compliance with Council-adopted sound criteria.
- s) The undergrounding of existing overhead wiring abutting the site.
- t) Compliance with the guidelines for underground parking for visitors.
- u) The submission of a detailed Public Art Plan.
- v) The submission of a Green Building Plan and Energy Benchmarking.

- w) The deposit of the applicable Parkland Acquisition Charge.
- x) The deposit of the applicable School Site Acquisition Charge.
- y) The deposit of the applicable GVS & DD Sewerage Charge.
- z) The deposit of the applicable Regional Transportation Development Cost Charge.
- aa) 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 a high-density, mixed-use commercial/residential development that includes two strata residential buildings atop a retail/office podium.

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 Plan (1997), Lougheed Core Area Master Plan (2016), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Mayor’s Task Force on Community Housing Final Report (2019); Rental Use Zoning Policy (2020); and Density Transfer Policy (2021).

3.0 BACKGROUND AND SITE CONTEXT

- 3.1 The subject site (“Austin-Gatineau site”) is located at 9850 Austin Road and 9858/9898 Gatineau Place, within the Core Area Master Plan of the Lougheed Town Centre Plan area (see *attached* Sketches #1 and #2). The three properties are currently improved with surface parking lots and a residential sales centre.
- 3.2 The adopted Lougheed Core Area Master Plan (Rezoning Reference #15-23) is a reconceptualization of a 29.1 hectare (72 acre) area into a vibrant, pedestrian and transit-connected, mixed-use community with diverse housing, employment, service, and recreation opportunities. The Master Plan provides direction related to the general land

use, form, massing, subdivision pattern, site servicing, development phasing, and distribution of applicable development densities in the Core Area.

The Master Plan includes eight major development phases for the lands encompassing the Lougheed Mall and select properties to the south. All eight development phases are designated for high-density mixed-use development based on land uses and densities permitted under the RM5s, C3 and P2 Districts. A density allocation covenant is registered on the lands within the eight development phases in order to govern the overall site density, and will be amended as each phase is developed or sold.

- 3.3 In February 2018, Shape Properties sold a portion of their holdings identified as the Austin-Gatineau site to Pinnacle International. The Master Plan identifies the development of the Austin-Gatineau Site for three residential buildings, each atop commercial podiums, with the relocation of Gatineau Place to align with the new north-south Grand Promenade planned to the north of Austin Road. The Master Plan identified that one of the residential towers and podium south of Gatineau Place would be partially constructed above the private bus access owned by the British Columbia Transportation and Finance Authority (BCTFA), which would require an agreement between the two parties in order to realize this development concept. To date, this agreement has not been reached.

In association with the above-noted land sale, an amended density allocation covenant was registered on the subject site, assigning the maximum allowable residential floor area of 176,515.8 m² (1,900,000 sq. ft.), excluding the floor area for the required rental units and density offset generated through the Rental Use Zoning Policy. In accordance with the density allocation covenant, each residential building will have 68% base density and 32% bonus density in accordance with the proportion identified in the RM5s District. In addition to the residential density, the Master Plan envisioned approximately 1.5 FAR of commercial density for all of the development phases under the C3 General Commercial District. However, the Master Plan noted that consideration of additional commercial floor area would be encouraged and permitted in response to evolving retail and office market trends and the site's proximity to the Lougheed Town Centre SkyTrain Station.

- 3.4 In 2019, Council adopted the initial Rental Use Zoning Policy and in 2020, the final Policy, to support the development of rental units in the City. In accordance with the Policy, the subject rezoning application is required to comply with Stream 2 – Inclusionary Rental, whereby the applicant is required to provide the 20% of the proposed strata units, excluding units achieved using density offset as non-market rental. To assist with the provision of non-market housing, a density offset of 2.15 FAR is available, which is proportionate to the 1.9 million sq.ft. allocated to the site. The density offset of 1.1 FAR under the RM5s District would apply to the broader Lougheed Core Area Master Plan in accordance with the Zoning Bylaw. As such, the proportionate offset would be deducted from the remaining lands in the Lougheed Core Area.

3.5 The applicant is also the owner of the property located at 3846 Carrigan Court (“Carrigan Site”), also located within the Lougheed Town Centre Plan area, and is the subject of Rezoning Reference #20-18. It is noted that the subject rezoning application is intended to be developed concurrently with Rezoning Reference #20-18, 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 4.3 of this report.

4.0 PROPOSED MASTER PLAN AMENDMENT AND DENSITY TRANSFER

4.1 On 2019 October 28, Council received an initial rezoning report for the subject rezoning application and authorized staff to work with the applicant towards a Suitable Plan of Development. Early in the design stage of the overall site, a number of issues were identified relating to both the ability to accommodate the site’s allocated density within the Master Plan’s identified three towers (see **Figure #1** below), as well as issues relating to the ownership of lands adjacent to the Pinnacle lands. First, it was determined that the site could not feasibly accommodate the additional density associated with the site’s inclusionary non-market rental requirement within an appropriate massing and form. Second, BCTFA informed the applicant and the City that the Province would not permit any encumbrances over the Provincial-owned private driveway access for the bus exchange, which had a significant impact on the siting of the tower located to the south of Gatineau Place.

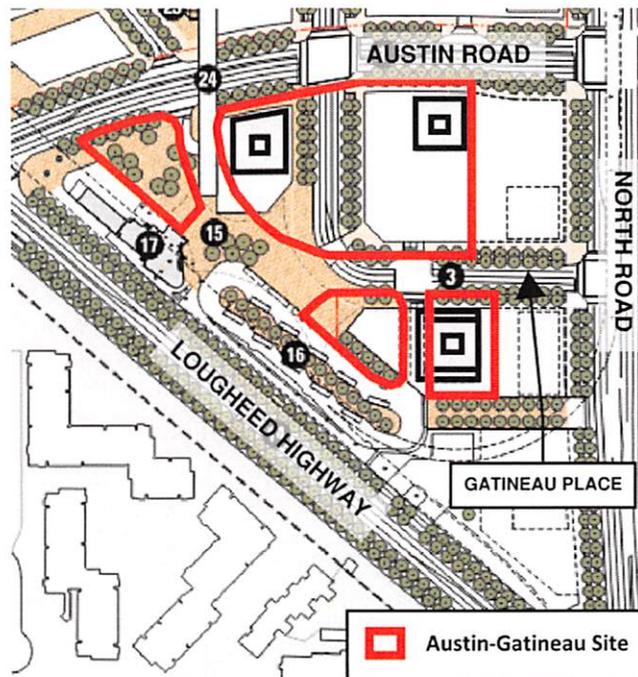


Figure #1 - Austin-Gatineau Site: Approved Lougheed Core Area Master Plan

4.2 Lougheed Core Area Master Plan Amendment

In light of BCTFA informing the applicant and the City that the Province would not permit any encumbrances over Provincial-owned land, a revised development concept for the Austin-Gatineau site has been developed in order to accommodate both the density allocated to the site under the registered density allocation covenant and the additional density associated with the overall site's non-market rental requirement. The following massing and form of development, which involves the redistribution of the site's allocated density, is proposed for the Austin-Gatineau site (see **Figure #2** below):

- the development parcel to the east of Grand Promenade (Phase 1) will accommodate two residential towers atop a commercial podium. Grand Promenade, between Austin Road and Gatineau Place, will remain private property, with a registered statutory right-of-way for public access, in order to adequately accommodate underground parking for the resultant density allocated to Phase 1;
- the development parcel to the west of Grand Promenade (Phase 2) will accommodate a single tower site atop a commercial podium, as envisioned in the Master Plan; and,
- the development parcel to the south of Gatineau Place (Phase 3) will accommodate a smaller residential tower than envisioned in the Master Plan, atop a commercial podium.

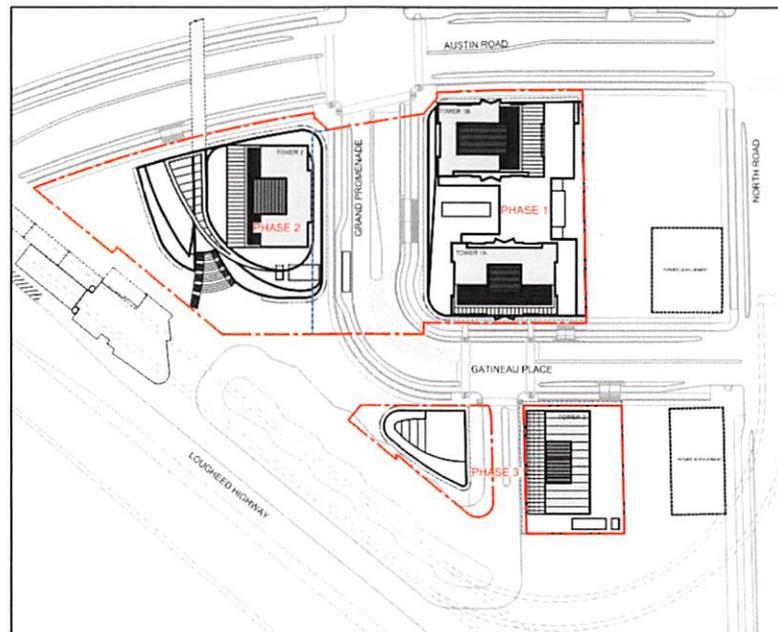


Figure #2 - Austin-Gatineau Site: Proposed amendment to Lougheed Core Area Master Plan

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From: General Manager Planning and Development
Re: Rezoning Reference #18-32
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The accommodation of an additional residential tower on Phase 1 of the Austin-Gatineau Site requires an amendment to the Lougheed Core Area Master Plan, which if approved would take effect upon Council granting Second Reading to the Rezoning Amendment Bylaw for the subject site. The specific forms of development for Phases 2 and 3 will be determined through future site-specific rezoning applications, and potential further amendments to the Lougheed Core Area Master Plan, as discussed in Section 4.4.

4.3 Proposed Transfer of Inclusionary Rental Requirement to Carrigan Site

As a result of the approved density allocation of 1.9 million sq. ft. for the site, the BCTFA restrictions of permitting private development on Provincial-owned land, and accommodation of the Rental Use Zoning Policy, the applicant is unable to suitably accommodate all of the allocated density on the Austin-Gatineau site within the limited site area in a feasible form of development. As noted, the applicant owns the Carrigan Site at 3846 Carrigan Court (Rezoning Reference #20-18), which is currently a fully rental site and could accommodate the required non-market rental uses generated from the Austin-Gatineau Site. 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. That report appears elsewhere on Council's agenda.

The proposed density transfer would result in the following:

- The Austin-Gatineau site will remain a mixed-use strata and commercial site as identified within the Lougheed Core Area Master Plan, with an allocated residential density under the CD (RM5s) District, based on gross site area, of 11.92 FAR, comprised of: 9.77 FAR (RM5s), inclusive of 6.64 FAR of base density (68% of RM5s) 3.13 FAR of amenity bonus (32% of RM5s) and 2.15 FAR (22% of RMs) of offset density, which are equal to the percentages permitted in the Zoning Bylaw. It is noted that the Inclusionary Rental requirement will be provided at the Carrigan Site.
- The Carrigan Site will 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 obligation 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 for the North Burnaby Rental Survey Area.

The proposed density for the Carrigan site under the CD (RM3s, RM3r, RM5r) District is 4.95 FAR, based on gross site area, comprised of: 1.5 FAR (RM3s), inclusive of 0.4 FAR of amenity bonus, 0.75 FAR (RM3r) for the rental replacement requirement associated with the Carrigan site, 2.15 FAR (RM5r) of inclusionary rental transferred

from the Austin-Gatineau site, and 0.55 FAR (RM3s) of offset density for the rental replacement requirement from the Carrigan site. It is noted that with the exception of the transfer of inclusionary rental density, the remaining density is in line with the RM3s/RM3r designation for the Carrigan site.

4.4 BCTFA, TransLink and Pinnacle International are currently in discussions regarding a land exchange process for the lands owned by each party in the area immediately adjacent to the Lougheed Town Centre SkyTrain Station, to the south and west of Gatineau Place. The land exchange process is required to provide clarity of land ownership in order for Pinnacle International to advance development in line with the Master Plan south of Gatineau Place and for TransLink to explore future development opportunities on Provincial-owned lands adjacent to the station. This land exchange process has not yet concluded, with discussions associated with both parties' lands immediately adjacent to the Station still ongoing. Staff will continue to work with BCTFA and Pinnacle International towards a Memorandum of Understanding to review the options to include Provincial lands into Phase 2 and 3 of the Austin-Gatineau Site, which will be brought forward as part of a future report to Council.

4.5 As a result of the unresolved issues related to the pending land exchange process between the applicant and BCTFA, the subject rezoning application includes the advancement of Phase 1 only of the Austin-Gatineau site, which includes a retail/office commercial podium with two strata residential towers above. Phase 2 and Phase 3 of the Austin-Gatineau site will advance in the future under separate site-specific rezoning applications once the above-noted land exchange process has been fully resolved and finalized land ownership has been determined.

In line with a Master Plan approach, the subject application will include all dedications, road closures and the consolidation of the overall Austin-Gatineau site in order to provide clarity for future site-specific rezoning applications. The subject application also outlines the maximum density for the overall Austin-Gatineau site in order to guide the future development of Phases 2 and 3. Furthermore, the market strata unit count and typology for Phase 2 and Phase 3 has been established under this rezoning, which will govern the future site-specific rezoning applications for these phases, and confirm the required Inclusionary Rental unit requirement to be delivered at the Carrigan site. The remaining density allocation for Phase 2 and Phase 3 will be protected by a registered Section 219 Covenant, which will govern the maximum permitted density for the subsequent phases of the site. This density allocation covenant may be amended if required as the successive phases are developed or sold.

4.6 In summary, the permitted maximum allowable density for the overall Austin-Gatineau site, is as indicated in **Table 1** below.

Breakdown of permitted and proposed density for the overall Austin-Gatineau Site

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 From: General Manager Planning and Development
 Re: Rezoning Reference #18-32
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9850 AUSTIN ROAD AND 9858/9898 GATINEAU PLACE
Zoning: CD (RM5s, C3)
Site Size: 18,064.8 m² (194,448 sq.ft.)

Table 1	Permitted	Proposed
RM5s (sq.ft.)	9.77 FAR* (1,900,000)	
Phase 1 Density Phase 1 GFA (sq. ft.)		5.8 FAR 1,129,666
Phase 2 and 3 Density Phase 2 and 3 GFA (sq.ft.)		3.97 FAR 770,334
Total RM5s GFA (sq.ft.)		1,900,000
RM5s Density Offset (sq.ft.)	2.15 FAR* (418,000)	
Phase 1 Density Phase 1 GFA (sq.ft.)		1.22 FAR 236,997
Phase 2 and 3 Density Phase 2 and 3 GFA (sq.ft.)		0.93 FAR 181,003
Total RM5s Density Offset GFA (sq.ft.)		418,000
Commercial GFA (sq.ft.)	6.0 FAR (1,166,687)	
Phase 1 Density Phase 1 GFA (sq.ft.)		2.72 FAR 528,401
Phase 2 and 3 Density Phase 2 and 3 GFA (sq.ft.)		2.6 FAR 504,727
Total Commercial GFA (sq.ft.)		1,033,128
Total Permitted Density (excluding RM5r Density)	17.92 FAR	
Total Permitted GFA (sq.ft.)	3,484,687	
Total Proposed Density (excluding RM5r Density)		17.24 FAR
Total Proposed GFA (sq.ft.)		3,351,128
<i>RM5r GFA to be transferred to Carrigan Site (sq.ft.)</i>		319,226

*Site's residential density is based on the Gross Site Area for the subject site, taking into account the initial density transfer from the Lougheed Core Area Master Plan to the Austin-Gatineau site. Actual density transfer is based on GFA and not FAR.

4.7 The applicant has now submitted a plan of development for Phase 1 of the Austin-Gatineau Site, incorporating the requirements of the Rental Use Zoning Policy, including the provision of rental units utilizing the RM5r Multiple Family Residential District transferring to the Carrigan site that is suitable for presentation to a Public Hearing.

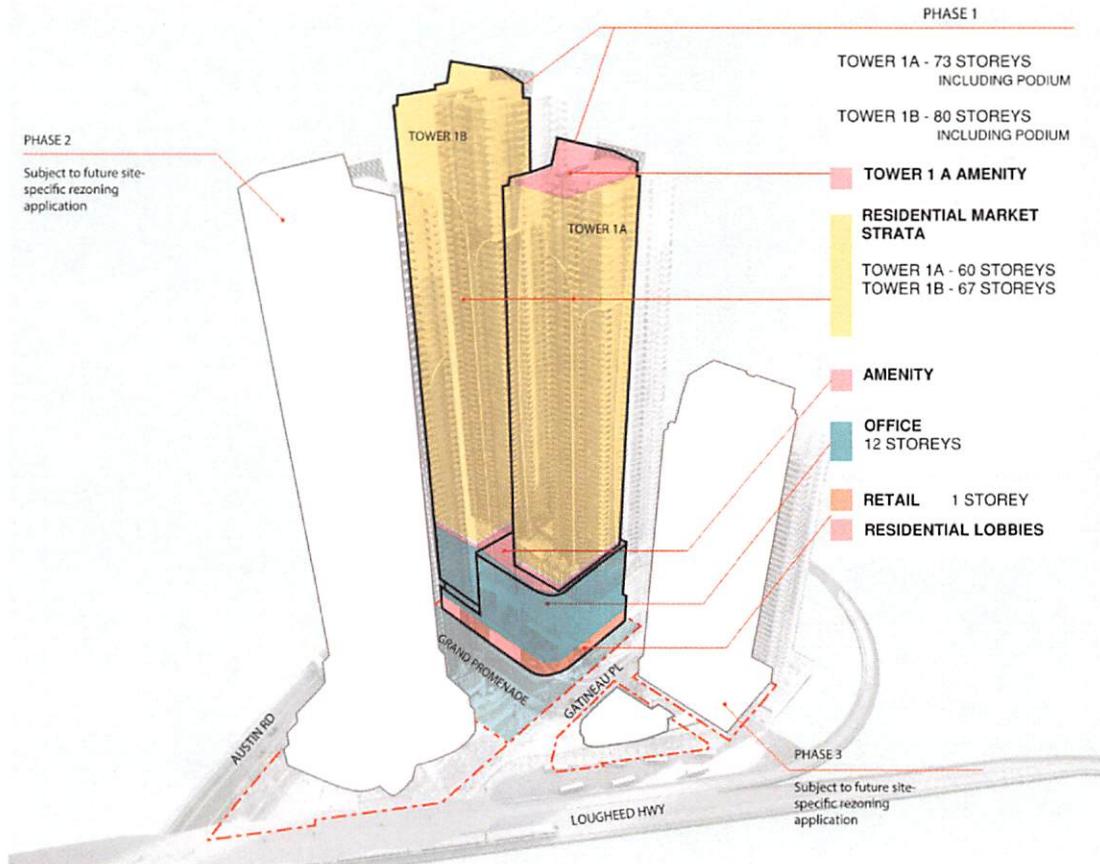
5.0 GENERAL COMMENTS

5.1 The proposed development plan for Phase 1, as shown in Figure #3, is for two strata residential towers, of 60 and 67 storeys atop a 13 storey commercial retail/office podium. A total of 1,466 market strata residential units, 1,236.1 m² (13,304 sq. ft.) of retail space and 47,854.1 m² (515,097 sq. ft.) of office space are proposed. The commercial density for the overall development has been increased from that envisioned in the Master Plan to accommodate office and hotel at this strategic location adjacent to the Loughheed SkyTrain Station. The development form provides a strong street-oriented relationship to the site's public frontages, as well as a strong contextual relationship to existing, and planned mixed-use development with large components of office use. Therefore, the proposed increase in commercial density of the C3 Commercial District from the approximate 1.5 FAR envisioned in the Master Plan, is considered appropriate and supportable.

Residential access is provided from Grand Promenade and Gatineau Place. All parking is provided underground with vehicular access also taken from Grand Promenade and Gatineau Place. A comprehensive landscape treatment is proposed on both the rooftop of the office podium and the rooftop of Tower 1B, providing shared outdoor amenity, recreation and open space. Overall the subject proposal exemplifies exceptional urban design and architectural expression related to the buildings' siting, massing, pedestrian orientation and materiality, meeting the standard expected for development in the City's Town Centre areas.

5.2 As outlined in Section 4.3, a proposed transfer of density between the subject site and the Carrigan Site was advanced to the Planning and Development Committee on 2022 April 13, which was supported by Committee. The density transfer report for the Austin-Gatineau and Carrigan sites appears elsewhere in this agenda. Staff have worked with the applicant to prepare a Suitable Plan of Development to fully meet the Rental Use Zoning Policy to provide the overall Austin-Gatineau site's Inclusionary Rental obligation, including subsequent phases, on the Carrigan site. The overall Austin-Gatineau site's inclusionary rental obligation of 29,657.1 m² (319,226 sq.ft.).

Figure 3 – Land Use and Tenure Diagram



The proposed Net Site density for Phase 1, including the density offset and accounting for the above-noted density transfer arrangement of the site’s inclusionary rental requirement, is 22.25 FAR, as outlined in **Table 2** below, and as shown in **Figure 3** above. It is noted that the total density permitted in the Lougheed Core Area, including the Austin Gatineau site, will not exceed 5.0 FAR for the RM5s District, 2.2 FAR for the RM5r District, 1.1 FAR Offset and 6.0 FAR for the C3 District permitted by the Zoning Bylaw.

Table 2
Breakdown of permitted and proposed density for Phase 1, Austin-Gatineau Site

Zoning: CD (RM5s, C3)
Phase 1 Net Site Area: 85,150 sq.ft.

	Permitted	Proposed
RM5s Base Density	5.84	5.84
GFA (sq.ft.)	497,053	497,053
RM5s Bonus Density	1.06	1.06
GFA (sq.ft.)	90,373.32	90,373

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	Permitted	Proposed
RM5s Suppl. Base Density	3.18	3.18
GFA (sq.ft.)	271,120	271,120
RM5s Suppl. Bonus Density	3.18	3.18
GFA (sq.ft.)	271,120	271,120
RM5s Density Offset	2.78	2.78
GFA (sq.ft.)	236,997	236,997
C3 Commercial	6.21	6.21
GFA (sq.ft.)	528,402	528,401
TOTAL Density	22.25	22.25
TOTAL GFA (sq.ft)	1,895,064	1,895,064

5.3 As noted in **Table 2** above, the applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 4.25 FAR or 33,583.8 m² (361,493 sq.ft.) of bonused gross floor area (GFA) in amenity density bonus for Phase 1, 32% of the total RM5s residential density for Phase 1, in accordance with the Zoning Bylaw. 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 entire Austin-Gatineau site. The development meets the inclusionary rental obligation of 20% of the RM5s market units, providing 405 units on the Carrigan site for all phases of the Austin-Gatineau Site, at the Burnaby affordable rate of 20% below CMHC market median for the Burnaby North rental survey area. To assist in meeting the City’s housing affordability objectives, 2.15 FAR, or 418,000 sq. ft. of density offset is available.

5.5 The development is providing 311 adaptable units for Phase 1 (147 in Tower 1A and 164 in Tower 1B) with 173 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.

5.6 A parking ratio of 1.1 spaces per market strata unit, inclusive of 0.1 stall per unit for visitor parking, is proposed 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

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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 of the cost of a monthly two-zone transit pass for 15% of the residential market (strata) unit for 24 months;
- 14 car share parking spaces for use by a public car share provider;
- the provision of a fund to support car share, equivalent to one car and space per 100 units, with memberships available to all strata 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 for the strata residents;
- work lounges as part of the amenity offering;
- parcel storage rooms;
- two bike parking spaces for each residential (strata and rental) unit;
- bicycle repair and bicycle trailer storage room; and,
- a communications strategy to ensure all building residents and management companies (i.e. strata lot owners, strata corporation, strata management company, tenants, and rental management company) have an understanding of how best to utilize each of the alternative transportation options.

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

The Transportation Plan of the Lougheed Core Area Master Plan identifies potential reductions in parking spaces from that noted above, subject to the submission of a parking study and Transportation Impact Assessment (TIA) and approval by the General Manager Engineering. The applicant has expressed an interest in pursuing a comprehensive parking & loading study to reduce the overall parking for the site. Utilizing the targets in the City's new Transportation Plan, and in support of the goals in the Climate Action Plan, the applicant's consultants are preparing a detailed parking & loading study and Transportation Impact Assessment (TIA), for review by the City and Ministry of Transportation and Infrastructure in support of this application. To determine the optimal level of strata parking spaces required for this transit-oriented, pedestrian focused site, immediately adjacent to a SkyTrain Station and Bus exchange, additional parking and loading studies to determine specific parking and loading ratios are being prepared that will be supported by a package of transportation demand management measures to encourage sustainable forms of transportation and minimize construction of excess carbon intensive infrastructure and excavation. Any reductions in parking ratios as outlined in the Suitable Plan of Development, which would be supported by an approved parking & loading study and TIA, will be determined prior to Final Adoption.

- 5.7 The General Manager Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Austin Road across the development frontage to its final Town Centre arterial standard, with separated sidewalks and bicycle lanes, street trees, rain gardens, street and pedestrian lighting across the development frontage;
 - construction of Gatineau Place to its final Town Centre (Local Collector) standard, with centre median, concrete curb and gutter, separated sidewalks, bike path, street trees, enhanced boulevards, and street and pedestrian lighting across the development frontage, and full signalization of the Gatineau Place intersection with the existing bus loop access driveway;
 - construction of Grand Boulevard as a private road to its final Town Centre (Local Collector) standard, with concrete curb and gutter, separated sidewalks, bike path, street trees, enhanced boulevards, and street and pedestrian lighting across the development frontage (to be maintained by the property owner); and,
 - Storm, sanitary sewer and water main upgrades as required.
- 5.8 To support the foregoing servicing requirements, road dedications for the entire Austin-Gatineau site measuring approximately 1,701.8 m² (18,318 sq. ft.) in area, subject to final survey and civil drawings, are required along Austin Road and Gatineau Place.
- 5.9 As noted, this rezoning includes the advancement of Phase 1 only at this time, the subdivision and consolidation of the entire Austin-Gatineau site, including Phase 2 and 3 sites, will be required as part this rezoning application. The consolidation of the Austin-Gatineau site includes the closure of the western portion of Gatineau Place measuring approximately 1,739.3 m² (18,722 sq.ft.), subject to legal survey, 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 statutory rights-of-way, easements, and covenants for the site are to be provided, including, but not necessarily limited to:
- Statutory right-of-way guaranteeing public pedestrian access for the sidewalk on the development's Austin Road frontage;
 - Statutory right-of-way guaranteeing public pedestrian access for the sidewalk on the development's Gatineau Place frontage;
 - Statutory right-of-way guaranteeing public vehicular, pedestrian and cycling access for Grand Promenade (private road);

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- Easement guaranteeing reciprocal underground parking access between Phase 1 and future phases;
- Section 219 Covenant to allocate development densities from the Austin-Gatineau Site to the Carrigan Site as generally described in **Table 1**;
- Section 219 Covenant to allocate development densities across the Austin-Gatineau site as generally described in **Table 1**;
- Section 219 Covenant ensuring that the development density of the Tower 1A and 1B parcels, air space parcels and strata lots comply with the approved CD Zoning for the site, and to ensure that the overall Phase 1 site continues to function of a single integrated development;
- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant requiring the Inclusionary Non-Market 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 ensuring compliance with the approved acoustical study;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring that all accessible parking stalls in the underground residential parking areas supporting the strata portion of the development be held in common property to be administered by the Strata Corporation;
- Section 219 Covenant to ensure alternative transportation provisions for the development;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art; and,
- 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.

5.11 As the required Inclusionary Rental units are proposed to be transferred to the Carrigan Site, the registration of a Housing Covenant and a Housing Agreement on the Carrigan Site (Rezoning Reference #20-18) will be required to protect and regulate affordability measures and tenure of the affordable rental units.

5.12 Due to the proximity of the subject site to Lougheed Highway and the Millenium SkyTrain Line the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.

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- 5.13 Submission of a Comprehensive Sign Plan for the subject site is required
- 5.14 Submission of a Site Disclosure Statement and resolution of any arising conditions is required.
- 5.15 The provision of four separate car wash stalls and an automated car wash machine is required.
- 5.16 The submission of a groundwater and storm water management plan is required. As well, a suitable engineered design to the approval of the Director Engineering 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.
- 5.17 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 5.18 The submission of a detailed loading management plan to the approval of the Director Engineering 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 Strategy 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 both residential buildings will meet Step 2 of the BC Energy Step Code with a Low Carbon Energy System.
- 5.21 The submission of a Communications Strategy that provides the Owners, Strata and Strata Management Company an understanding of the development 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 Applicable development cost charges are:
 - Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS&DD Sewerage Charge; and,
 - Regional Transportation Charge.

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6.0 PHASE I DEVELOPMENT PROPOSAL

6.1 Site Area (subject to detailed survey)

Gross Site Area:	18,064.8 m ² (194,448 sq.ft.)
Road Dedication:	1,701.8 m ² (18,318 sq.ft.)
Phase 1 Net Site Area:	7,910.7 m ² (85,150 sq.ft.)

6.2 Site Coverage: 59%

6.3 Density: **22.25 FAR TOTAL**
**FAR is based on Phase I Net Site Area*

Residential

RM5s District	
Base	5.84 FAR
Bonus	1.06 FAR
Supplemental base	3.18 FAR
<u>Supplemental bonus</u>	<u>3.18 FAR</u>
Subtotal	13.26 FAR

Density Offset 2.78 FAR

Commercial 6.2 FAR

6.4 Gross Floor Area: **176,057.3 m² (1,895,064 sq.ft.) TOTAL**

Tower 1A Market (strata) residential 59,449.9 m² (639,913 sq.ft.)

Tower 1B Market (strata) residential 67,517.2 m² (726,749 sq.ft.)

- Amenity space exemption 4,012.6 m² (43,191 sq.ft.)

- Adaptable unit exemption 583.4 m² (6,280 sq.ft.)

- Commercial 49,090.1 m² (528,401 sq.ft.)

6.5 Residential Unit Mix: **1,466 UNITS TOTAL**

TOWER 1 A

Market (strata) residential

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162 – One bedroom	59.4 – 62.7 m ² (639 - 675 sq.ft.)
226 – One bedroom + den	58.4 – 79.2 m ² (629 - 853 sq.ft.)
50– One bedroom + den adaptable	58.4 – 79.2 m ² (629 - 853 sq.ft.)
50– Two bedroom adaptable	82.3 – 92.3 m ² (886 – 994 sq.ft.)
138 – Two bedroom + den	82.4 – 95.2 m ² (887 – 1,025 sq.ft.)
2 – Three bedroom	91.5 – 92.4 m ² (985 – 995 sq.ft.)
47 – Three bedroom adaptable	91.5 – 92.4 m ² (985 – 995 sq.ft.)
<u>3 – Three Bedroom + Den</u>	109.4 m ² (1,178 sq.ft.)
Subtotal: 678 units	

TOWER 1 B

Market (strata) residential

229 – One bedroom	59.4 – 62.7 m ² (639 - 675 sq.ft.)
230 – One bedroom + den	58.4 – 79.2 m ² (629 - 853 sq.ft.)
65 – One bedroom + den adaptable	58.4 – 79.2 m ² (629 - 853 sq.ft.)
32 – Two bedroom	82.3 – 92.3 m ² (886 – 994 sq.ft.)
50 – Two bedroom adaptable	82.3 – 92.3 m ² (886 – 994 sq.ft.)
117 – Two bedroom + den	82.4 – 95.2 m ² (887 – 1,025 sq.ft.)
16 – Three bedroom	91.5 – 92.4 m ² (985 – 995 sq.ft.)
<u>49 – Three bedroom adaptable</u>	91.5 – 92.4 m ² (985 – 995 sq.ft.)
Subtotal: 788 units	

TOTAL STRATA UNITS: 1,466

6.6 Building Height:

Tower 1A Market (strata) residential	73 storeys
Tower 1B Market (strata) residential	80 storeys

6.7 Vehicle Parking:

Total Required and Provided:

- Market Strata residential @ 1.1 per Unit	1,612 spaces (including 147 visitor spaces and 171 accessible spaces)
- Commercial @ 1 per 495.16 sq. ft.	1,067 spaces
- Car Share	25 spaces
- Car Wash stalls	1 Automated Car Wash Machine + 4 Car Wash spaces

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6.8 Bicycle Parking:

Total Required and Provided:

- Secured residential:
1,466 units @ 2.0 spaces per unit 2,932 spaces

- Visitor spaces: 1,466 units @ 0.2 spaces
per unit 293 spaces

- Commercial 149 spaces

6.9 Loading:

Total Required and Provided 17 bays (including 2 Class A and 15 Class B spaces)

6.10 Communal Facilities (*excluded from FAR calculations*)

Communal facilities for building residents include spacious, double height amenity lobbies with concierge for each residential tower, a fitness centre, yoga studio, swimming pool, lounges, dining rooms, kitchen, bar, children’s play room, and work spaces at L14, indoor games room, lounge and private party rooms at L73 of Tower 1B. The outdoor amenity area includes an outdoor lounge and seating area at L14, an outdoor lounge, dining area and kitchen, and outdoor seating at the L73 rooftop of Tower 1B, as well as rooftop landscaping. The internal amenity area amounts to 4,012.6 m² (43,191 sq.ft.), which is permitted to be excluded from Gross Floor Area (GFA) under the Zoning Bylaw. The applicant will also provide a feature public art contribution, to be selected and installed prior to occupancy of the development. Amenities are proposed to be shared between all residents.



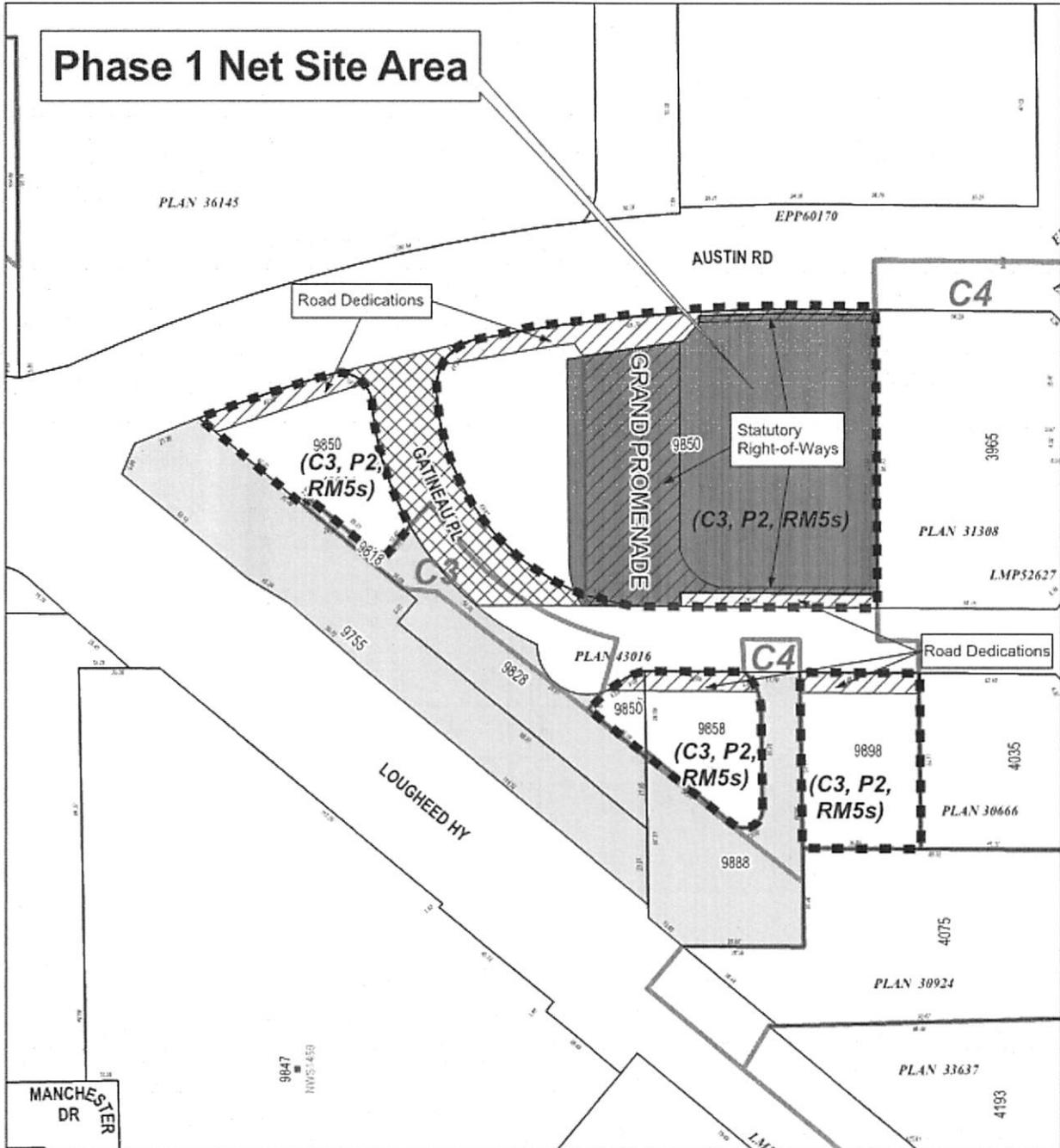
E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

GT:tn

Attachments

- cc: General Manager Community Safety
- General Manager Lands and Facilities
- City Solicitor
- City Clerk

Phase 1 Net Site Area



PLANNING AND DEVELOPMENT DEPARTMENT



Date: APR 8 2022

scale: 1:2,000

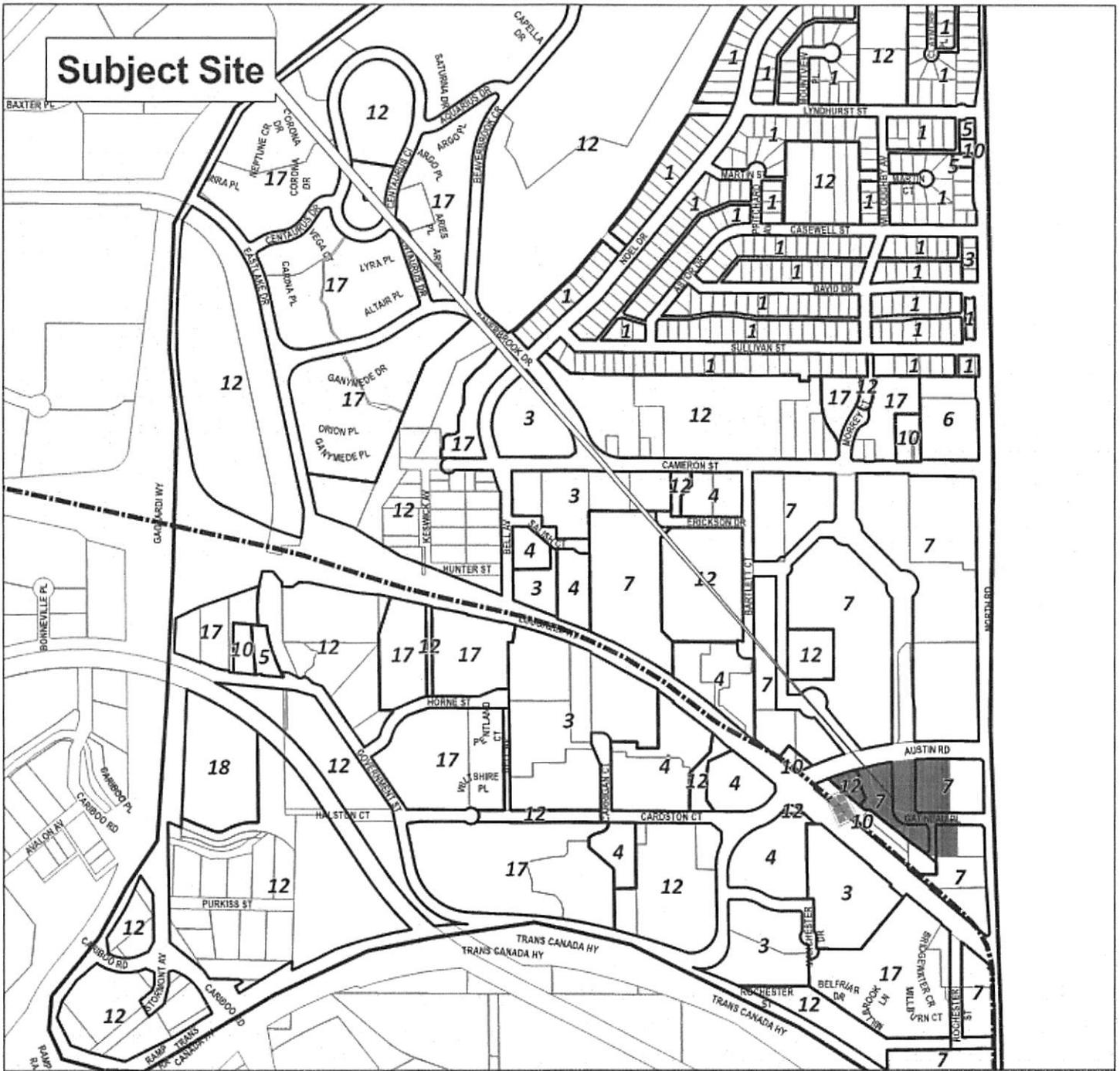
Drawn By: RW

REZONING REFERENCE #18-32
9850 AUSTIN ROAD
9858 AND 9898 GATINEAU PLACE

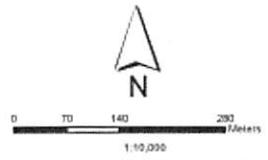
 Austin-Gatineau Site	 Province-Owned Property
 Phase 1 Net Site Area	 Road Closure
 Statutory Right-of-Way	 Road Dedication

Sketch #1

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



Lougheed Town Centre Plan

PLANNING AND DEVELOPMENT DEPARTMENT