

TO: MAYOR & COUNCIL

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZ #21-30 - PORTION OF 2160 SPRINGER AVENUE, 2210 SPRINGER AVENUE, AND PORTION OF 5334 LOUGHEED HIGHWAY – BASSANO MASTER PLAN PHASE 1 – BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN

PURPOSE: To seek Council authorization to forward this application to a future Public Hearing date.

REFERENCES

Address: Portion of 2160 Springer Avenue, 2210 Springer Avenue, and Portion of 5334 Lougheed Highway

Legal: Portion of Lot 51 Except Part Subdivided by Plan 43624 District Lot 125 Group 1 New Westminster District Plan 40102; Lot 1 District Lot 125 Group 1 New Westminster District Plan 12069; and Portion of Lot 54 District Lot 125 Group 1 New Westminster District Plan 43624

Applicant: Brendan Reeves; Boffo Developments (Beresford) Ltd.
Unit 200 - 4580 Hastings Street Burnaby, BC V5C 2K4

Current Zoning: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

Proposed Zoning: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C1 Neighbourhood Commercial District and the Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Bassano Phase 1” prepared by IBI Group Architects (Canada) Inc.)

RECOMMENDATIONS

THAT a Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing at a future date.

THAT the amendment to the Brentwood Town Centre Development Plan, as outlined in Sections 2.5 and 3.4 of this report of the General Manager Planning and Development dated June 19, 2023, be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.10 of this report of the General Manager Planning and Development dated June 19, 2023, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

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 3.10 of this report of the General Manager Planning and Development dated June 19, 2023, and subject to the applicant pursuing the rezoning proposal to completion.

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 removal of all existing improvements from the subject site prior to Final Adoption of the Bylaw.
- f. Completion of Rezoning Reference #21-29 concurrent with completion of the subject application.
- g. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
- h. The consolidation of the Bassano Master Plan project site and re-subdivision into three lots.
- i. The completion of the Highway Closure Bylaw and sale of City property as described in Section 3.10 of this report.

- j. The dedication of any rights-of-way deemed requisite.
- k. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 3.11 of this report.
- l. 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.
- m. Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- n. The submission of a geotechnical and groundwater study.
- o. 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.
- p. The submission of a suitable Solid Waste and Recycling Plan.
- q. The review of on-site loading facilities.
- r. The provision of enhanced 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.
- s. The provision of facilities for cyclists in accordance with this report.
- t. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale of the unit to a disabled person.
- u. Compliance with Council-adopted sound criteria.
- v. Compliance with the guidelines for underground parking for visitors.
- w. The submission of a detailed Public Art Plan.
- x. The submission of a Green Building Plan and Energy Benchmarking.
- y. The submission of a detailed Comprehensive Sign Plan.
- z. The submission of a Site Disclosure Statement and resolution of any resultant conditions.
- aa. The deposit of the applicable Parkland Acquisition Charge.
- bb. The deposit of the applicable School Site Acquisition Charge.

- cc. The deposit of the applicable GVS & DD Sewerage Charge.
- dd. The deposit of the applicable Regional Water Cost Charge.
- ee. The deposit of the applicable Regional Transportation Development Cost Charge.
- ff. 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.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

I concur with the recommendation of the General Manager Planning and Development.

EXECUTIVE SUMMARY

A rezoning application has been received in order to permit the construction of Phase 1 of the Bassano Site Master Plan, comprised of a single high-rise strata residential building with street-fronting retail, atop underground parking. The purpose of this report is to provide Council with information on the proposal and to recommend that the rezoning application be forwarded to a future Public Hearing.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Regional Context Statement (2013);
- Corporate Strategic Plan (2022);
- Official Community Plan (1998);
- Brentwood Town Centre Development Plan (1996);
- Economic Development Strategy (2007);
- Social Sustainability Strategy (2011);
- Environmental Sustainability Strategy (2016);
- Climate Action Framework (2020);
- Transportation Plan (2021);
- Home Strategy (2021); and,
- Rental Use Zoning Policy (2020).

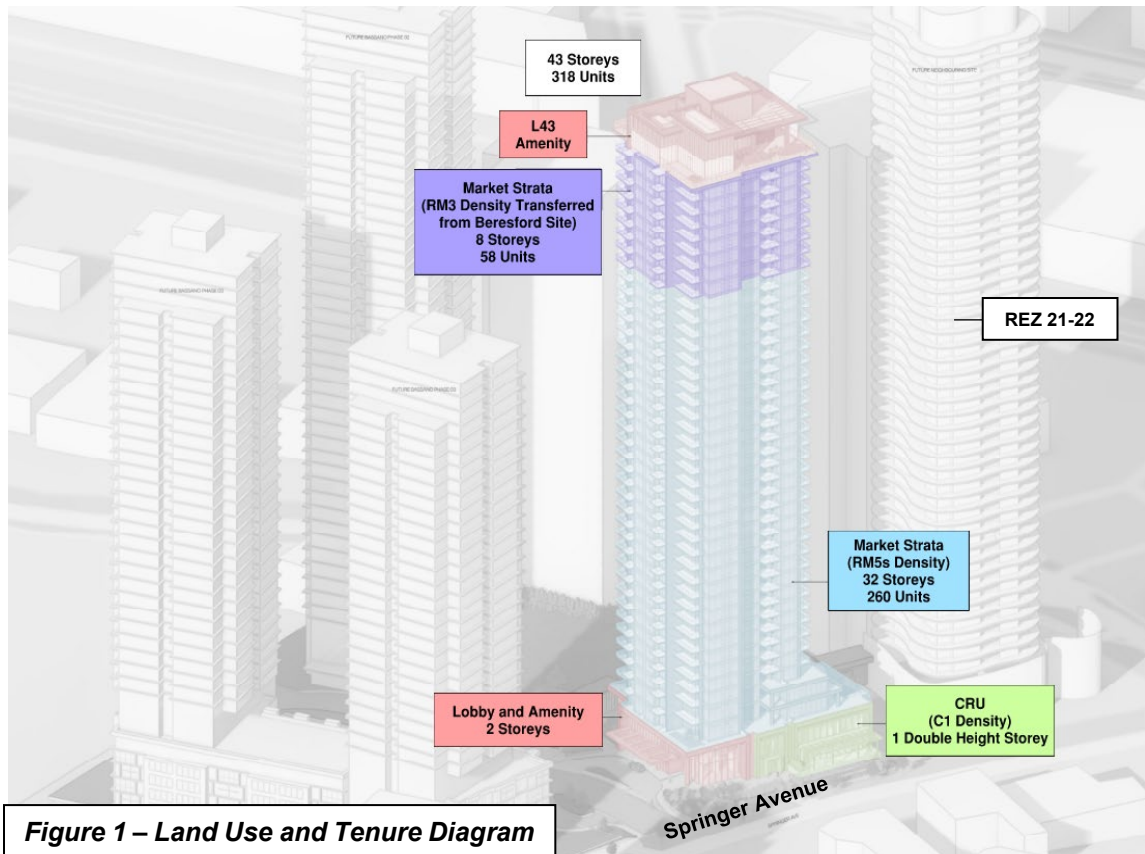
2.0 BACKGROUND

- 2.1 On July 25, 2022 Council granted Final Adoption to Rezoning Reference #17-14 for the Bassano Site Conceptual Master Plan, which established a Conceptual Master Plan framework and companion design guidelines for the subject site. The intent of the Master Rezoning was to guide site-specific rezoning applications for the development of a phased high-density apartment development, with street-fronting townhouses. The subject site, comprises Phase 1 of the three-phased Master Plan.

- 2.2 On October 04, 2021 Council approved a report seeking endorsement of a density and rental obligation transfer between the subject site and 5650 Beresford Street (Beresford Site), which is also owned by the applicant, in order to deliver a fully non-market rental project at the Beresford Site. As outlined in that report and the Bassano Master Plan, the Beresford Site would initially serve as rental housing for displaced tenants from development sites within the Metrotown Downtown Plan Area and beyond, while their replacement rental unit is constructed. The rental units would be delivered prior to, or concurrently with, Phase 1 of the Bassano Site, and it is proposed that these units satisfy the inclusionary rental requirement for Phases 1 and 2 of the Bassano Site, as well as the inclusionary requirement for the Beresford Site. In accordance with the Tenant Assistance Policy, residents displaced from other developments could be housed at the Beresford Site for an interim period, until their unit in their new development is ready. Tenants would only be responsible for the portion of the rent amount equivalent to the tenant's rent at the time of rezoning of their respective site, with the pertinent developer paying any applicable rent top up. At the completion of Phase 3 of the Bassano Site, the Beresford Site's required rental units would revert to the standard inclusionary rental rates, with rents set at 20% below CMHC median market rates for the Southeast Burnaby rental survey area. It is noted that Phase 3 of the Bassano Site will include a non-market rental podium to ensure that the overall inclusionary rental requirement for both the Bassano and Beresford Sites is met. Any additional voluntary rental units provided at the Beresford or Bassano Site utilizing RMr density, could be provided as a mix of market and non-market rental units on a 1:1 basis as permitted under the Rental Use Zoning Policy. To facilitate this proposal, a density transfer between the two sites is proposed. Further details on the proposed swing site concept are outlined in the Beresford Site rezoning report (Rezoning Reference #21-29), which also appears on Council's agenda.

- 2.3 The subject Phase 1 development site is comprised of portions of 2160 Springer Avenue and 5334 Lougheed Highway, as well as 2210 Springer Avenue and two proposed road closure areas, which include a portion of Springer Avenue abutting the site, and a portion of City lane. The Phase 1 site is located to the east of Springer Avenue, approximately mid-block between Douglas Road and Lougheed Highway, within the Brentwood Town Centre Development Plan area (see *attached* Sketch #1). The site is currently improved with older industrial buildings. The Brentwood Town Centre Development Plan and Bassano Master designates the site for high-density multiple family residential development, utilizing the RM5s and RM5r Multiple Family Residential Districts as guidelines (see Sketch #2 *attached*).
- 2.4 On 2021 December 06, Council received an initial rezoning report which proposed to rezone the subject development site to the CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and the Brentwood Town Centre Development Plan as guidelines).
- 2.5 The Bassano Master Plan envisioned townhouses along Springer Avenue in order to help activate the street and provide continuity in scale for the street wall. In subsequent discussions with the applicant, it was proposed that a small commercial retail unit (approximately 386 m² or 4,155 sq.ft) be provided within the Phase 1 development, in place of the townhomes, in order to provide opportunities for a café or small retailer to serve the day to day needs of residents in the neighbourhood. The proposal is considered supportable as it meets the objectives set for street activation and continuity in scale, while providing services that are easily accessible and encourage social interaction within the neighbourhood. The addition of commercial uses on Springer Avenue requires a minor amendment to the Brentwood Town Centre Development Plan, which if approved would take effect upon Council granting Second Reading to the Rezoning Amendment Bylaw for the subject site. Further details on the proposed Community Plan Amendment are outlined in Section 3.4 of this report.
- 2.6 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 3.0 GENERAL INFORMATION**
- 3.1 The proposed Phase 1 development plan, as shown in Figure 1, is for a single 43 storey high-rise market strata apartment building with street-level commercial

fronting Springer Avenue. Access to the development is proposed from Springer Avenue.



The Phase 1 development concept involves the demolition of the industrial buildings at 2160, 2210 Springer Avenue and 5334 Lougheed Highway (southern building only). A total of 318 market strata residential dwelling units are proposed (252 RM5s/RM3 + 66 Offset). The development form provides a strong street-oriented relationship to Springer Avenue, as well as a thoughtful contextual relationship to surrounding, existing and planned development. The development includes a diversity of unit sizes and typologies in order to accommodate a range of incomes, age cohorts, and abilities, as well as a generous amenity package including a variety of meeting and recreation rooms, a fitness centre, and significant outdoor amenity. The western portion of the proposed east-west driveway through the Bassano development will be constructed as part of Phase 1, as well as four levels of underground parking with provisions for connections to future phases. Overall, the subject proposal exemplifies high quality urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality.

3.2 The maximum potential density for the Bassano Master Plan Site may be up to 8.95 FAR based on the proposed RM5s, RM5r, and C1 zoning, comprised of: 2.2 FAR base, 0.4 FAR base bonus, 1.2 FAR supplementary base, and 1.2 FAR supplementary bonus RM5s density, 1.1 FAR RM5s offset, 2.2 FAR RM5r density, and 0.32 FAR C1 density. The 0.32 FAR C1 density is derived by applying C1 density to the Phase 1 site area only. The remainder of the 8.95 FAR is comprised of 0.22 FAR RM3 base density and 0.11 RM3 offset transferred from the Beresford Site. The proposed allocated density for Phase 1 is 1.83 FAR, as outlined in Table 1 below. Applied to the Phase 1 net site area of 5,420.30 m² (58,344 sq. ft.), the proposed allocated density for Phase 1 is 5.66 FAR as outlined in Table 2.

Development Site Zoning: CD (RM5s, RM5r, C1)
Gross Master Plan Site Size: 16,751.60 m²

	Permitted Master Plan (m ²)	Proposed Phase 1 (m ²)
RM5s Base Density	2.20	0.53
GFA	36,853.52	8,937.08
RM5s Bonus Density	0.40	0.10
GFA	6,700.64	1,624.92
RM5s Suppl. Base Density	1.20	0.29
GFA	20,101.92	4,874.77
RM5s Suppl. Bonus Density	1.20	0.29
GFA	20,101.92	4,874.77
RM5r Density	2.20	-
GFA	36,853.52	-
RM5s Density Offset	1.10	0.27
GFA	18,426.76	4,468.54
C1 Density	0.32	0.02
GFA	5,420.30	385.92
RM3 Base Density Transferred from Beresford Site	0.22	0.22
GFA	3,674.77	3,674.77
RM3 Density Offset Transferred from Beresford Site	0.11	0.11
GFA	1,837.39	1,837.39
TOTAL Density	8.95	1.83
TOTAL GFA	149,970.74	30,678.16
RM5r Density Transferred to Beresford Site	-	0.19
GFA	-	3,127.31

Table 1 – breakdown of permitted and proposed density for Bassano Phase 1 based on Master Plan gross site area.

Net Phase 1 Site Size: 5,420.30 m²

	Proposed Phase 1 (m²)	Proposed Units Phase 1
RM5s Base Density	1.65	94
GFA	8,937.08	
RM5s Bonus Density	0.30	17
GFA	1,624.92	
RM5s Suppl. Base Density	0.90	51
GFA	4,874.77	
RM5s Suppl. Bonus Density	0.90	51
GFA	4,874.77	
RM5r Density	-	-
GFA	-	-
RM5s Density Offset	0.82	47
GFA	4,468.54	
C1 Density	0.07	-
GFA	385.92	
RM3 Base Density Transferred from Beresford Site	0.68	39
GFA	3,674.77	
RM3 Density Offset Transferred from Beresford Site	0.34	19
GFA	1,837.39	
TOTAL Density	5.66	318
TOTAL GFA	30,678.16	
RM5r Density Transferred to Beresford Site	0.58	-
GFA	3,127.31	

Table 2 – breakdown of proposed density and unit count for Bassano Phase 1 based on net site area.

To accommodate the development proposal, the applicant is proposing to transfer 3,674.77 m² (39,555 sq. ft.) of RM3 base density and 1,837.39 m² (19,778 sq. ft.) of RM3 density offset from the Beresford Site, and 3,127.31 m² (33,662 sq. ft.) of RM5r density to the Beresford Site. In order to facilitate the density transfer, as well as assigning density across the three phases of the Bassano Site, a Density Allocation Covenant will be executed as part of the subject application. The Beresford Site rezoning (Rezoning Reference #21-29) will also be required to achieve Final Adoption concurrently with the subject rezoning.

- 3.3 As noted in Table 1, the applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 6,499.69 m² (69,962 sq. ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Lands and Facilities Department 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.
- 3.4 As noted above, a small commercial retail unit (approximately 386 m² or 4,155 sq.ft.) utilizing the C1 District as a guideline is proposed along Springer Avenue. The inclusion of a commercial retail unit is considered supportable as it meets the objectives set for street activation and continuity in street wall scale, while allowing for services that are easily accessible and encourage social interaction within the neighbourhood. To ensure any proposed use of the commercial retail unit continues to meet these objectives, a Section 219 Covenant is proposed to limit the permitted commercial uses to the following: cafes and restaurants, outdoor produce shops, retail stores catering to the day-to-day shopping needs of the residents of the local neighbourhood, and child care facilities. The addition of commercial uses on Springer Avenue requires a minor amendment to the Brentwood Town Centre Development Plan, which if approved would take effect upon Council granting Second Reading to the Rezoning Amendment Bylaw for the subject site. Public input on the amendment would be received at the Public Hearing.
- 3.5 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. The Phase 1 inclusionary rental requirement, inclusive of the market density transferred from the Beresford Site, is 50 non-market rental units. As noted above, it is proposed that the Beresford Site development, which includes 104 rental units, satisfy the Phase 1 and 2 inclusionary rental requirement. Phase 2 of the Bassano Site is anticipated to be of a similar high-density scale to Phase 1. A Housing Covenant and a Housing Agreement is required for the Beresford Site to secure the tenure and affordability of the rental units. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy.

3.6 The development is providing 63 adaptable units with 52 accessible parking stalls, which is in line with the 20% minimum requirement of the Council-adopted Adaptable Housing policy. The required accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.7 A parking ratio of 1.45 spaces per market strata unit is proposed for the development, inclusive of visitor parking. 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 units for two years;
- a car share subsidy equivalent to a two year car share membership for each unit;
- two secure bike parking spaces for each residential unit;
- bike repair facilities including a bike stand and tools;
- a work lounge as part of the amenity offering;
- parcel 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.

3.8 An Engineering Master Plan for the Bassano Master Plan outlining the required servicing for each phase of development was completed as part of the Master Plan rezoning application (Rezoning Reference #17-14). Notwithstanding, the Engineering Department will assess the need for any further required services to the site, including, but not necessarily limited to:

- geometrics for Springer Avenue and Lougheed Highway;
- construction of Springer Avenue back of curb along the site's frontage to the Town Centre – Four-lane Standard;
- undergrounding of overhead lines across the development frontage;
- proportionate contribution toward proposed Brentwood Town Centre pedestrian and cycling overpasses; and,
- storm, sanitary sewer and water main upgrades as required.

- 3.9 To support the foregoing servicing requirements, a road dedication on Springer Avenue is required measuring 214.70 m² (2,311 sq. ft.) in area, subject to final civil drawings.
- 3.10 The proposed development site includes the closure of a portion of Springer Avenue at Douglas Road, and a portion of the lane abutting the site measuring approximately 220.79 m² (2,377 sq. ft.), which will be achieved through a Highway Closure Bylaw. The area of the road closures is subject to final civil drawings. The Realty and Lands Division 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 land sale is a prerequisite condition of the rezoning.
- 3.11 Any necessary easements, covenants and/ or 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 management facilities;
 - Section 219 Covenant requiring issuance of an occupancy permit for the requisite non-market rental units at the Beresford Site, prior to or currently with issuance of an occupancy permit for the subject development;
 - Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation;
 - Section 219 Covenant to permit the proposed density transfer between the Bassano Site and the Beresford Site, as outlined in table 1;
 - 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 restricting the use of the accessible guest rooms;
 - 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;
 - Section 219 Covenant ensuring that the water table will not be drawn down during and after development;

- Section 219 Covenant ensuring that any building lighting features can be turned on and off by the strata, and that architectural lighting will be turned off by the strata at the City's request in the event that the lighting results in any adverse neighbourhood and/or environmental impacts;
 - Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical study;
 - Section 219 Covenant restricting commercial uses on Springer Avenue from having obscured fenestration;
 - Section 219 Covenant restricting the commercial retail unit to the following C1 District uses: cafes and restaurants, outdoor produce shops, retail stores catering to the day-to-day shopping needs of the residents of the local neighbourhood, and child care facilities
 - Easement guaranteeing reciprocal access between the phases of development; and,
 - Easement agreement between the phases of development for temporary shoring.
- 3.12 Due to the proximity of the subject site to the Millennium Line SkyTrain guideway, and Loughheed Highway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.13 Given the site's current industrial use, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 3.14 A Comprehensive Sign Plan for the commercial component of the development, detailing sign numbers, locations, sizes and attachment details is required.
- 3.15 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.
- 3.16 As underground parking is requested for a site with geotechnical and hydrological conditions, and given the site's proximity to civic and other major infrastructure, an indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits.
- 3.17 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.

- 3.18 The provision of 2 enhanced car wash stalls are required, complete with hot and cold water supply, car vacuums, bike wash stands, hose and spray nozzle, and splash proof partitions.
- 3.19 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.
- 3.20 The submission of a suitable Solid Waste and Recycling Plan is required.
- 3.21 The submission of a detailed Loading Management Plan is required.
- 3.22 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.
- 3.23 The submission of a Green Building Plan including building heating and cooling strategies, 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.
- 3.24 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.
- 3.25 Development Cost Charges applicable to this rezoning include, but are not necessarily limited to:
 - Parkland Acquisition Charge;
 - GVS&DD Sewerage Charge;
 - School Site Acquisition Charge;
 - Regional Water Charge; and,
 - Regional Transportation Development Cost Charge.

3.26 **Development Statistics:**

Site Area (subject to detailed survey)

Master Plan Site Area **16,530.81 m² (177,936 sq. ft.)**

Road Closure	220.79 m² (2,377 sq. ft.)
Gross Master Plan Site Area	16,751.60 m² (180,313 sq. ft.)
Road Dedication	214.70 m² (2,311 sq. ft.)
Phase 1 Net Site Area	5,420.30 m² (58,344 sq. ft.)
<u>Site Coverage (Phase 1 Site Area)</u>	26%
<u>Building Height</u>	43 storeys
<u>Density</u>	5.66 FAR (based on net site area)
RM5s District	3.75 FAR
RM5s District Offset Density	0.82 FAR
RM3 District (Density Transfer from Bassano Site)	0.68 FAR
RM3 District Offset (Density Transfer from Bassano Site)	0.34 FAR
C1 District	0.07 FAR
RM5r District (Density Transfer to Beresford Site)	0.58 FAR
<u>Gross Floor Area</u>	30,678.16 m² (330,217 sq. ft.) (inclusive of 6,499.69 m ² amenity bonus)
RM5s District	20,311.54 m ² (218,632 sq. ft.)
RM5s District Offset Density	4,468.54 m ² (48,099 sq. ft.)
RM3 District (Density Transfer from Bassano Site)	3,674.77 m ² (39,555 sq. ft.)
RM3 District Offset (Density Transfer from Bassano Site)	1,837.39 m ² (19,778 sq. ft.)
C1 District	385.92 m ² (4,155 sq. ft.)
RM5r District (Density Transfer to Beresford Site)	3,127.31 m ² (33,662 sq. ft.)
<u>Residential Unit Mix</u>	
<i>T1 Market Strata</i>	
7 – One Bedroom	58.15 – 62.90 m ² (626 – 677 sq. ft.)
31 – One Bedroom (adapt.)	60.39 m ² (650 sq. ft.)
80 – One Bedroom + Den	58.15 – 62.90 m ² (626 – 677 sq. ft.)

126 – Two Bedroom	83.42 – 91.60 m ² (898 – 986 sq. ft.)
32 – Two Bedroom (adapt.)	79.43 m ² (855 sq. ft.)
<u>42 – Three Bedroom</u>	101.80 – 160.91 m ² (1,096 – 1,732 sq. ft.)
318 units	
Inclusionary Rental Requirement (Provided at 5650 Beresford Street)	50 units (refer to REZ 21-29 for unit mix)

Vehicle Parking

Total Required and Provided:

Strata Residential (1.1 spaces per unit required and 1.45 spaces per unit provided)	460 spaces (including 35 visitor spaces and 52 accessible spaces)
Enhanced Car Wash Stalls	2 spaces

Bicycle Parking

Total Required and Provided:

Secured Residential (2 spaces per unit)	636 spaces (double lockers)
Visitor (0.2 spaces per unit required and 0.35 spaces per unit provided)	110 spaces (bike racks)

Loading

Total Required and Provided: 2 loading bays

Communal Facilities

Extensive communal facilities are proposed for residents of the development, including work lounges and multi-purpose rooms on the ground floor, fitness facilities, guest suites, music rooms and multi-purpose rooms on level 2, and a sky lounge on level 43. The ground plane of the project will also be extensively landscaped to provide a high level of outdoor amenity for residents, including lawn areas, dining and seating facilities, and children’s play areas. Public artworks will also be selected and installed in the landscape prior to occupancy of each phase. The proposed internal amenity area of the project is up to 1,798.97 m² (19,364 sq.

ft.), which is less than the permitted 5% or 7,071.16 m² (76,113 sq.ft) to be excluded from Gross Floor Area (GFA) under the Zoning Bylaw.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

A Public Hearing will be held at a future date. In advance of that, the City will send a notice, at least 10 days before a Public Hearing, to those properties that are within a 30 m (100 ft.) radius of the property. A notice will also be published in two consecutive issues of the local newspaper, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – Sketch #1

Attachment 2 – Sketch #2

REPORT CONTRIBUTORS

This report was prepared by Mark Norton, Senior Development and Urban Design Planner, and reviewed by Ian Wasson, Senior Development and Urban Design Planner and Johannes Schumann, Director Development and Urban Design and Lee-Ann Garnett, Deputy General Manager Planning and Development.