

**TO:** MAYOR & COUNCIL  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **REZ #21-15 – 3965 NORTH ROAD - HIGH DENSITY MIXED-USE DEVELOPMENT – LOUGHEED CORE AREA MASTER PLAN AND LOUGHEED TOWN CENTRE PLAN**  
**PURPOSE:** To seek Council authorization to forward this application to a future Public Hearing date.

## REFERENCES

Address: 3965 North Road  
Legal: Lot 53, DL 4, Group 1, NWDP 31308, Except Reference Plan 34875, Plans LMP52627 and EPP10715  
Applicant: Ryan Jenkins, Canderel Management Inc.  
1509 – 505 Burrard Street, Box 96, Vancouver, BC V7X 1M5  
Current Zoning: C4 Service Commercial District  
Proposed Zoning: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines and in accordance with the development plan entitled “Canderel Mixed Use Residential / Commercial Development” prepared by Chris Dikeakos Architects Inc.)

## RECOMMENDATIONS

**THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 3.5 of the report, contingent upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

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

**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 on the subject site within 12 months of Final Adoption of the Rezoning Bylaw.
- f. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
- g. The dedication of any rights-of-way deemed requisite.
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 3.10 of this report.
- i. The registration of a Housing Covenant and Housing Agreement.
- 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.
- p. The provision of 7 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 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 submission of a detailed Comprehensive Sign Plan.
- y. The submission of a Site Disclosure Statement and resolution of any resultant conditions.
- z. The deposit of the applicable Parkland Acquisition Charge.
- aa. The deposit of the applicable School Site Acquisition Charge.
- bb. The deposit of the applicable GVS & DD Sewerage Charge.
- cc. The deposit of the applicable Regional Water Cost Charge.
- dd. The deposit of the applicable Regional Transportation Development Cost Charge.
- ee. 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 a high density mixed-use development on the subject site within the Lougheed Core Area Master Plan, comprised of a high-rise strata residential building, high-rise non-market and market rental residential building, atop a commercial podium with an office component and street-fronting retail, with 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);
- Lougheed Town Centre Plan (1997);
- Lougheed Core Area Master Plan (2016);
- 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 The subject site is located at 3965 North Road, within the Core Area Master Plan of the Lougheed Town Centre Plan area. The property is currently improved with a gas service station and an older two-storey office commercial building.

2.2 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, including the subject site. All sites within the Master Plan are designated for high-density mixed-use development based on land uses and densities permitted under the RM5s, C3 and P2 Districts.

2.3 The Master Plan had identified the subject property as a single tower site to accommodate the density associated with the RM5s and C3 Districts. With the adoption of the Final Rental Use Zoning Policy in 2020 to support the development of rental units in the City, 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. In order to accommodate the additional density associated with the non-market Inclusionary Rental requirement, as well as a proposed market rental component under Stream 3 – Voluntary Rental of the Policy, an additional residential tower is proposed as part of the development as an alteration to the original Master Plan.

2.4 On June 14, 2021, 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, C3 General Commercial District and the Lougheed Town Centre Plan as guidelines). The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL INFORMATION

3.1 The proposed development, as shown in **Figure 1**, is for a 46 storey high-rise strata apartment building and a 33 storey high-rise rental apartment building atop a 10 storey retail and office podium with street-level commercial (56 storeys and 43 storeys respectively, inclusive of the 10 storey commercial podium). Access to the development is proposed from Gatineau Place.

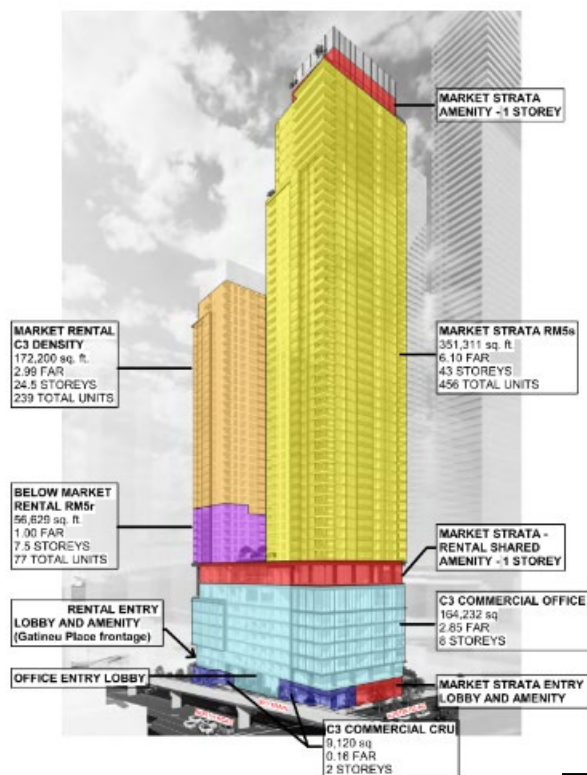


Figure 1 – Land Use and Tenure Diagram

3.2 The maximum potential density for the subject site may be up to 14.3 FAR based on the proposed RM5s, RM5r, and C3 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 6.0 FAR C3 density. The proposed total density for Phase 1 is 13.1 FAR, as outlined in Table 1 below.

**Development Site Zoning: CD (RM5s, RM5r, C3)**  
**Gross Site Size: 5,350.47 m<sup>2</sup>**

	Permitted (m <sup>2</sup> )	Proposed (m <sup>2</sup> )	Proposed Units
RM5s Base Density	2.20	2.20	167
GFA	11,771.0	11,771.0	
RM5s Bonus Density	0.40	0.40	30
GFA	2,140.2	2,140.2	
RM5s Suppl. Base Density	1.20	1.20	91
GFA	6,420.6	6,420.6	
RM5s Suppl. Bonus Density	1.20	1.20	91
GFA	6,420.6	6,420.6	
RM5r Density	2.20	1.00	77
GFA	11,771.0	5,261.0	
RM5s Density Offset	1.10	1.10	77
GFA	5,885.5	5,885.5	
C3 Density Commercial	3.01	3.01	
GFA	16,104.9	16,104.9	
C3 Density Market Rental	2.99	2.99	239
GFA	15,997.9	15,997.9	
<b>TOTAL Density</b>	<b>14.30</b>	<b>13.10</b>	<b>772</b>
<b>TOTAL GFA</b>	<b>76,511.7</b>	<b>70,001.7</b>	

*Table 1 – breakdown of permitted and proposed density*

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 8,560.8 m<sup>2</sup> (92,147 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, the Lougheed Core Area Master Plan originally identified the subject property for a single tower site to accommodate the density associated with the RM5s and C3 Districts. In order to accommodate the additional density associated with the non-market rental requirement (Stream 2 – Inclusionary Rental), as well as a proposed market rental component under Stream 3 – Voluntary Rental of the Rental Use Zoning Policy, an additional residential tower is proposed as part of the development. The additional tower on the site is considered supportable, as proper tower separation is provided between both the two towers on the subject site, as well as between the towers and the adjacent development proposed under REZ #18-32. In addition, balconies are located and designed appropriately in order to ensure some privacy between residents is maintained. The addition of the additional residential tower is an adjustment to that which was noted in the Lougheed Core Area Master Plan. However, the foundational density of the C3 District and RM5s District remain unchanged for the site, with additional density granted by way of the Rental Use Zoning Policy. As further amendments to the Master Plan are being contemplated as part of Phase 2 of the “City of Lougheed” development on the Lougheed Mall site, changes in the building numbers and locations within the plan will be updated at that time.
  
- 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, and Stream 3 – Voluntary Rental. The applicant is proposing to utilize up to 5,350.47 m<sup>2</sup> (56,629 sq.ft.) of the available RM5r density to provide 77 Inclusionary non-market rental units across the project. All required Inclusionary units are to be provided at 20% below CMHC Median Market rates for the North Burnaby rental survey area. The applicant is also proposing to utilize up to 145,997.9 m<sup>2</sup> (172,200 sq.ft.) of the available C3 density to provide up to 239 additional market rental units. A Housing Agreement is required to secure the tenure and affordability of the units. It is noted that the number of proposed non-market rental units meet the requirements of the Rental Use Zoning Policy to provide an equivalent of 20% of the market units provided in the RM5s District (excluding Density Offset), as non-market rental. Similarly, the proposed number of market rental units and associated density in the C3 District meets the requirements of the Rental Use Zoning Policy to provide a minimum ratio of 51% commercial uses, to 49% market rental uses.
  
- 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 1.1 spaces per market strata unit and 0.6 per rental unit is proposed for the development, inclusive of visitor parking. Alterations to the proposed market strata parking ratio may be explored, with the minimum parking rates being 1.1 stalls per strata unit or the minimum required by the Burnaby Zoning Bylaw, as amended from time to time, whichever is less. 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 encourage sustainable forms of transportation, the applicant is required to provide a comprehensive transportation demand management (TDM) 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;
- 56 electric bike-share bicycles and lockers;
- bike repair facilities including a bike stand and tools;
- 8 car share vehicle stalls;
- 2 ride-share vehicle stalls;
- a transportation amenity lounge with concierge;
- 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. Should a reduction in parking be pursued in accordance with future bylaw amendments, an updated TDM package compliant with the bylaw or related policy of the time will be required.

3.8 An Engineering Master Plan for the Lougheed Core Area Master Plan outlining the required servicing for each development was completed as part of the Master Plan rezoning application (Rezoning Reference #15-23). Services provided by the development would include, but not necessarily be limited to:

- construction of Austin Road across the development frontage to the Town Centre – Four-lane Arterial Standard, complete with separated pedestrian and cycling facilities, rain gardens, street trees, and street and pedestrian lighting;
- construction of North Road across the development frontage to the Town Centre – Four-lane Arterial Standard, complete with separated pedestrian and cycling facilities, rain gardens, street trees, and street and pedestrian lighting;



- construction of Gatineau Place back of curb along the site's frontage to the Town Centre – Four-lane Local Collector Standard; complete with separated pedestrian and cycling facilities, rain gardens, street trees, and street and pedestrian lighting and,
  - storm, sanitary sewer and water main upgrades as required.
- 3.9 To support the foregoing servicing requirements, road geometrics on all frontages outlining necessary road dedications will be required. Approximate dedications measuring 1,746.9 m<sup>2</sup> (18,804 sq. ft.) in area, are subject to final civil design approval.
- 3.10 Any necessary statutory rights-of-way, easements, and/ or covenants for the site are to be provided, including, but not necessarily limited to:
- A 2.0m statutory right-of-way guaranteeing public pedestrian access for the sidewalk on the development's Austin Road frontage;
  - A 2.5m statutory right-of-way guaranteeing public pedestrian access for the sidewalk on the development's North Road frontage;
  - A 2.0m statutory right-of-way guaranteeing public pedestrian access for the sidewalk on the development's Gatineau Place frontage;
  - Easement guaranteeing reciprocal underground parking access between the subject development and the development to the west (Rezoning Reference #18-32);
  - Section 219 Covenant restricting enclosure of balconies;
  - Section 219 Covenant ensuring removal of all existing improvements from the site prior to Building Permit issuance;
  - 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 and that the non-market rental units meet and maintain the affordability criteria;
  - Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation;
  - 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 indicating that project surface driveway access will not be restricted by gates;
  - 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 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; and,
  - Section 219 Covenant restricting commercial uses at grade from having obscured fenestration.
- 3.11 Due to the proximity of the subject site to the Millennium Line SkyTrain guideway, and Lougheed Highway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.12 Given the site's current use as a gasoline service station, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 3.13 A Comprehensive Sign Plan for the commercial component of the development, detailing sign numbers, locations, sizes and attachment details is required.
- 3.14 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.
- 3.15 As underground parking is requested for a site with potential contamination, geotechnical and/or 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.
- 3.16 The provision of 7 car wash stalls are required, complete with splash proof partitions.
- 3.17 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.
- 3.18 The submission of a suitable Solid Waste and Recycling Plan is required.
- 3.19 The submission of a detailed Loading Management Plan is required.

- 3.20 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.
- 3.21 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.
- 3.22 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.
- 3.23 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.
- 3.24 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.

**3.25 Development Statistics:**

Site Area (subject to detailed survey)

Gross Site Area	<b>5,350.4 m<sup>2</sup> (57,592 sq. ft.)</b>
Road Dedication	<b>1,746.9 m<sup>2</sup> (18,804 sq. ft.)</b>
Net Site Area	<b>3,603.5 m<sup>2</sup> (38,788 sq. ft.)</b>

Site Coverage 50%

Building Height

Tower 1 - Rental	43 storeys
Tower 2 - Market Strata	56 storeys
	<i>*Both inclusive of 10 storey commercial podium</i>

<u>Density</u>	<b>13.10 FAR</b> (based on gross site area)
RM5s District	5.0 FAR
RM5s District Offset Density	1.10 FAR
RM5r Non-Market Rental	1.0 FAR
C3 District Market Rental	2.99 FAR
C3 District Commercial	3.01 FAR

Gross Floor Area **70,001.7 m<sup>2</sup> (753,492 sq. ft.)**  
 (inclusive of 8,560.75 m<sup>2</sup> amenity bonus)

RM5s District	26,752.4 m <sup>2</sup> (287,960 sq. ft.)
RM5s District Offset Density	5,885.5 m <sup>2</sup> (63,351 sq. ft.)
RM5r Non-Market Rental	5,261.0 m <sup>2</sup> (56,629 sq. ft.)
C3 District Market Rental	15,997.9 m <sup>2</sup> (172,200 sq. ft.)
C3 District Commercial	16,104.9 m <sup>2</sup> (173,352 sq. ft.)

Residential Unit Mix

**T1 Non-Market Rental**

14 – Studio	32.5 m <sup>2</sup> (350 sq. ft.)
16 – One Bedroom	50.1 m <sup>2</sup> (539 sq. ft.)
8 – One Bedroom (adapt.)	51.9 m <sup>2</sup> (559 sq. ft.)
8 – One Bedroom + Den	56.0 m <sup>2</sup> (603 sq. ft.)
8 – Two Bedroom	66.3 m <sup>2</sup> (714 sq. ft.)
15 – Two Bedroom + Den	70.0 m <sup>2</sup> (754 sq. ft.)
<u>8 – Two Bedroom + Den (adapt.)</u>	<u>72.8 m<sup>2</sup> (784 sq. ft.)</u>
77 units	

**T1 Market Rental**

50 – Studio	32.5 m <sup>2</sup> (350 sq. ft.)
48 – One Bedroom	50.1 m <sup>2</sup> (539 sq. ft.)
22 – One Bedroom (adapt.)	51.9 m <sup>2</sup> (559 sq. ft.)
22 – One Bedroom + Den	56.0 m <sup>2</sup> (603 sq. ft.)
22 – Two Bedroom	66.3 m <sup>2</sup> (714 sq. ft.)
49 – Two Bedroom + Den	70.0 – 91.1 m <sup>2</sup> (754 – 981 sq. ft.)
<u>26 – Two Bedroom + Den (adapt.)</u>	<u>72.8 – 90.8 m<sup>2</sup> (784 – 977 sq. ft.)</u>
239 units	

**T2 Market Strata**

74 – Studio	37.0 m <sup>2</sup> (398.5 sq. ft.)
148 – One Bedroom (P11e)	50.1 – 50.2 m <sup>2</sup> (539 – 540 sq. ft.)
44 – One Bedroom + Den (adapt.)	57.9 m <sup>2</sup> (623 sq. ft.)
37 – Two Bedroom	70.0 m <sup>2</sup> (753.5 sq. ft.)
98 – Two Bedroom + Den	70.6 – 88.0 m <sup>2</sup> (760 – 947 sq. ft.)
48 – Two Bedroom + Den (adapt.)	75.2 m <sup>2</sup> – 81.6 m <sup>2</sup> (809 – 878 sq. ft.)
<u>7 – Three Bedroom</u>	93.1 m <sup>2</sup> (1,002 sq. ft.)
456 units	

**TOTAL NUMBER OF UNITS: 772**

Vehicle Parking

**Total Required and Provided:**

Strata Residential (1.1 spaces per unit required and provided)	502 spaces (including 46 visitor spaces and 53 accessible spaces)
Rental Residential (0.6 spaces per unit required and provided)	190 spaces (including 32 visitor spaces and 36 accessible spaces)
Retail	19 spaces (including 1 accessible space)
Office	329 spaces (including 6 accessible spaces)
Car Wash	7 spaces

Bicycle Parking

**Total Required and Provided:**

Secured Residential (2 spaces per unit)	1,698 spaces (double lockers)
Visitor (0.2 spaces per unit required and 0.35 spaces per unit provided)	154 spaces (bike racks)
Secured Commercial	32 (lockers)
Commercial Visitor	17 (bike racks)

Loading

Total Required and Provided                    8 loading bays

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, swimming pool & hot tub, sauna, digital theatre lounge, yoga studio, basketball court, music room, lounges, co-work spaces, and meeting rooms at L11 to be shared by both strata and rental residents. A lounge, dining area and kitchen facilities are provided on L3 of Tower 1 for the exclusive use of rental residents, with an adjacent outdoor lounge and seating area. A digital theatre, games room, dining areas, kitchen facilities, and lounges, a private party room, and an outdoor amenity area that includes an outdoor lounge and seating areas with rooftop landscaping are provided at L56 of Tower 2 for the exclusive use of strata residents. The internal amenity area amounts to 2,470.8 m<sup>2</sup> (26,595 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.

**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 day 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 on the City’s website, distributed as part of the City’s online newsletter, 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 Grant Taylor, Development Planner, and reviewed by Ian Wasson, Senior Development and Urban Design Planner, Johannes Schumann, Director Development and Urban Design, and Lee-Ann Garnett, Deputy General Manager Planning and Development.