

**TO:** MAYOR & COUNCIL  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **REZ #22-38 – BRENTWOOD WEST PHASE 1 AND 2 –  
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**  
**PURPOSE:** To seek Council authorization to forward this application to a future  
Public Hearing.

## REFERENCES

**Address:** 4430, 4488 Halifax Street, and 1801 Willingdon Avenue  
**Legal:** Lot 2 District Lot 119 Group 1 New Westminster District Plan  
81971; Lot 1 District Lot 119 Group 1 New Westminster District  
Plan BCP29826; and Lot 57 District Lot 119 Group 1 New  
Westminster District Plan 41060

**Applicant:** Chris Dikeakos Architects  
1635 West Broadway  
Vancouver, BC V6J 1W9  
Attention: Chris Dikeakos

**Current Zoning:** CD Comprehensive Development District (based on C3 General  
Commercial District, RM5s Multiple Family Residential District,  
RM5r Multiple Family Residential District, and Brentwood Town  
Centre Plan as guidelines)

**Proposed Zoning:** Amended CD Comprehensive Development District (based on C3  
General Commercial District, RM5s Multiple Family Residential  
District, RM5r Multiple Family Residential District, and Brentwood  
Town Centre Plan as guidelines and in accordance with the  
development plan entitled “Proposed Mixed-Use Commercial and  
Residential Development” prepared by Chris Dikeakos Architects  
Inc.)

## RECOMMENDATIONS

**THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Sections 3.3 and 3.13 of the report, contingent 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 3.11 of this report, 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 3.11 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

**THAT** a Rezoning Bylaw be prepared and advanced to First Reading and 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 submission of an undertaking to remove all existing improvements from the subject site within one year of Final Adoption.
- f. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.4 of this report.
- g. The completion of the Highway Closure Bylaw and sale of City property as described in Section 3.11 of this report.
- h. The consolidation of the net project site into one legal parcel.
- i. The dedication of any rights-of-way deemed requisite.
- j. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 3.12 of this report.

- k. The registration of a Housing Covenant and Housing Agreement.
- 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 two high-rise mixed tenure residential apartment buildings atop a commercial podium and underground parking in accordance with Phase 1 and 2 of the Brentwood West Master Plan (Rezoning Reference #19-19). 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: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Brentwood Town Centre Development Plan (1996), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Community Safety Plan (2020), Transportation Plan (2021), Home Strategy (2021), and Rental Use Zoning Policy (2020).

### **2.0 BACKGROUND**

2.1 On 2022 July 25, Council granted Final Adoption to Rezoning Reference #19-19 for the Brentwood West Conceptual Master Plan, which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. Through the Master Plan rezoning, an amendment to the Brentwood Town Centre Development Plan was also approved, designating the Brentwood West Site for high-density mixed-use development, with street fronting retail and a new public square located within the existing Buchanan Street alignment. The intent of the Master Plan and the Brentwood Town Centre Plan amendment is to guide development of the lands bounded by Halifax Street, Lougheed Highway, Willingdon Avenue and Green Court into a multi-phased, high-density, mixed-use area. The goal is to provide a variety of housing options, diverse employment and service opportunities, as well as high quality public open space provisions.

The subject site comprises phases 1 and 2 of the Master Plan, which includes the aforementioned public square.

- 2.2 The subject site is located at the southwest corner of Willingdon Avenue and Halifax Street, within the Council adopted Brentwood Town Centre Development Plan, and is designated for high-density mixed-use development, utilizing the RM5s, RM5r Multiple Family Residential Districts, C3 General Commercial District, and the Brentwood Town Centre Development Plan as guidelines (see Sketch #2 attached). The site is approximately 7090.08 m<sup>2</sup> (76,317 sq. ft.) in size (subject to legal survey) and is comprised of three individual parcels and a portion of Buchanan Street, which is identified for closure under the Brentwood Town Centre Development Plan. Two of the parcels (4430 Halifax Street and 1801 Willingdon Avenue) are currently improved with older commercial buildings, and the remaining parcel at 4488 Halifax Street is vacant.
- 2.3 On 2023 February 06, Council received an initial rezoning report which proposed to rezone the subject development site from its prevailing CD Comprehensive Development District, to an amended CD Comprehensive Development District utilizing the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, and the Brentwood Town Centre Development 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 plan for the subject site, as shown in **Figure #1** below, is for two high-rise residential apartment buildings atop a non-market residential rental and commercial/retail podium with underground parking. The development is anticipated to be constructed over two main phases, with Phase 1 encompassing the western half of the site, and Phase 2 the eastern half. However, the applicant has the flexibility and discretion to proceed with build out of both phases concurrently, should they decide to do so.

Phase 1 of the development plan comprises a single 60 storey residential strata apartment building, a 9 storey non-market rental podium, with townhouses fronting Buchanan Street, and locally scaled commercial retail units fronting Halifax Street. Phase 1 also includes a shared surface plaza accessed from Buchanan Street to accommodate loading, as well as a pedestrianized commercial arcade connecting Halifax Street through to Buchanan Street.

Phase 2 of the development plan comprises a single 43 storey mixed-use tower, with market rental uses located on the upper floors, office uses in the podium, and locally scaled commercial retail units at the base of the building fronting all bounding streets and public spaces. As identified in the Brentwood Town Centre Development Plan and the adopted Brentwood West Conceptual Master Plan, Phase 2 also includes the closure of a portion of Buchanan Street for consolidation with the development site to enable the realization of a new public

space, referred to as Buchanan Square. The square will be privately owned and maintained, with 24/7 public access and use protected through a statutory right-of-way agreement. Programming for Buchanan Square is proposed to include three covered areas with tables, chairs, games and music on a central terrace, patio seating for cafés along the northern edge and a continuous ramp on the southern edge to ensure accessibility to each component.

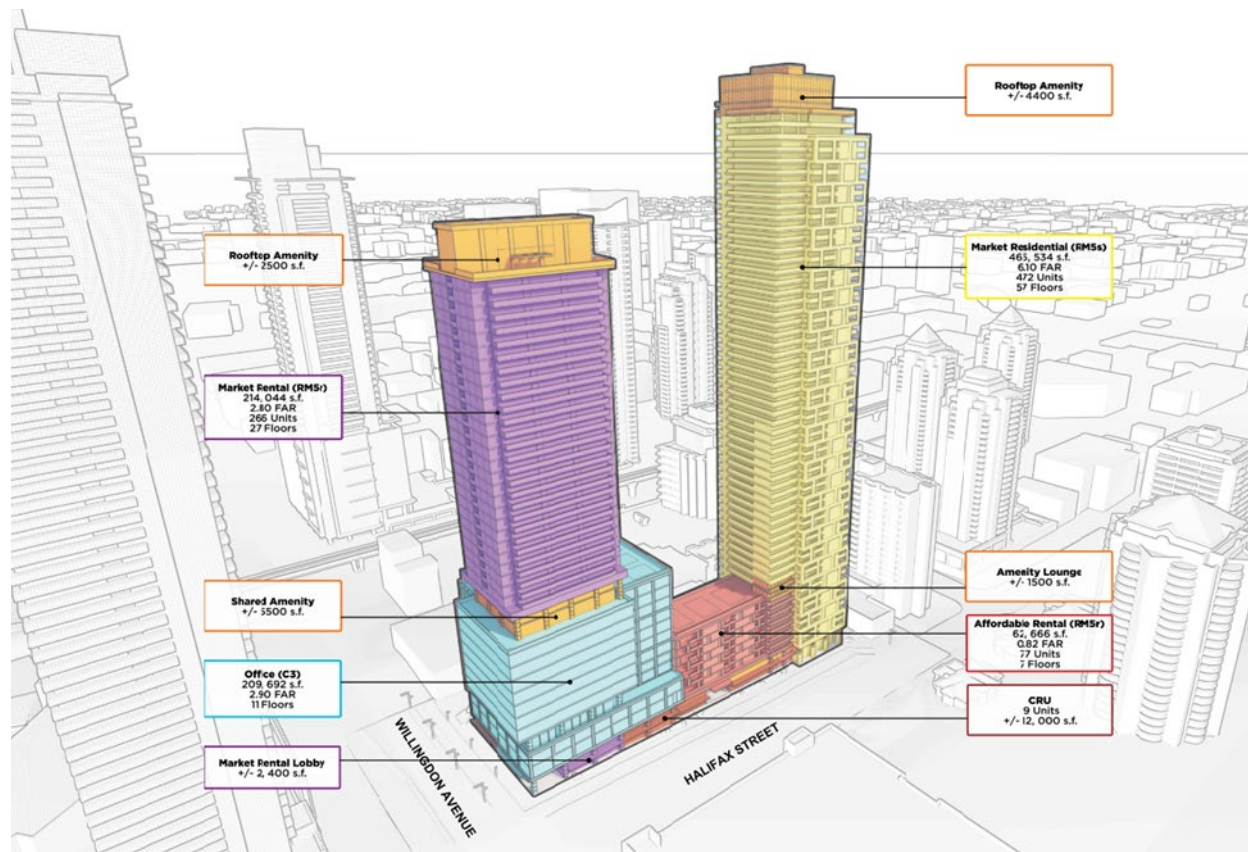


Figure #1 – Land Use and Tenure Diagram

In addition to the new public square, other significant public realm and landscape improvements are proposed, including a wide outdoor café zone along Halifax Street, a protected breezeway connection with additional café seating, and rooftop gardens and patios.

Vehicular access into the underground parkade is provided directly from Buchanan Street in Phase 1, and via the interior courtyard in Phase 2, which is also accessed from Buchanan Street. Resident Access is provided via both Halifax Street and Buchanan Street, with the main office entrance proposed at the corner of Halifax Street and Willingdon Avenue.

A total of 815 residential dwelling units are proposed for Phases 1 and 2, comprised of 472 market strata units and 266 market rental units, as well as 77

non-market rental units (20% below CMHC median). Broken down by phase, 549 units will be delivered in Phase 1, including 472 strata units and 77 non-market rental units, and 266 market rental units in Phase 2. The development includes a diversity of housing sizes and tenures in order to accommodate a range of incomes and age cohorts, as well as a generous amenity package including a variety of meeting and recreation rooms, fitness centres, and a significant outdoor amenity. The proposed form of development is a synthesis of the three design tenets for the development. *Community*: the combination of vibrant commercial uses, diverse mix of housing types and tenures including market and non-market rental and strata housing, and a signature public open space on Buchanan Street. *Connected*: the site connections to the broader Brentwood Town Centre and beyond via a robust active mobility network. *Experience*: exciting, memorable, and distinct place through the interplay between engaging architecture, vibrant commercial uses, and animated public spaces. Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building’s siting, massing, pedestrian orientation and materiality, meeting the standard expected for development in the City’s Town Centre areas.

- 3.2 It is envisioned that both phases of development and their adjacent service provisions would be completed over a 7 year period. However, the exact timing of development is ultimately determined by market conditions.
- 3.3 Site density is based on gross site area. The maximum potential density for the subject site may be up to 14.30 FAR based on the RM5s, RM5r, and C3 District zoning proposed for the subject site, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council. The proposed total density for the subject site based on net site area is 12.66 FAR, as outlined in **Table 1** below.

**Zoning: CD (RM5s, RM5r, C3)**  
**Site Size: 6,595.28 m<sup>2</sup>**

	Permitted (m <sup>2</sup> )	Proposed (m <sup>2</sup> )	Proposed Units
RM5s Base Density	2.20	2.20	170
GFA	15,598.18	15,598.18	
RM5s Bonus Density	0.40	0.40	31
GFA	2,836.03	2,836.03	
RM5s Suppl. Base Density	1.20	1.20	93
GFA	8,508.10	8,508.10	
RM5s Suppl. Bonus Density	1.20	1.20	93
GFA	8,508.10	8,508.10	
RM5r Density	2.20	0.83	77
GFA	15,598.18	5,897.39	
RM5s Density Offset	1.10	1.10	85
GFA	3,721.27	3,721.27	

C3 Retail/Office Density (51%)	3.06		
GFA	21,695.65	20,697.31	
C3 Rental Density (49%)	2.94		266
GFA	20,844.84	19,885.34	
TOTAL Density	14.30	12.66	815
TOTAL GFA	101,388.16	89,729.57	

*Table 1 – breakdown of permitted and proposed density for subject development proposal.*

- 3.4 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 11,344.13 m<sup>2</sup> (122,107 sq. ft.) of bonused gross floor area across both phases. The Realty and Lands Division 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. The funds will be received as an undesignated cash contribution-in-lieu for the future provision of a community benefit as determined by Council. 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.
- 3.5 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 5,897.39 m<sup>2</sup> (63,479 ft. sq.) of the available RM5r density to provide 77 inclusionary non-market rental dwelling units in Phase 1. 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 19,885.34 m<sup>2</sup> (214,044 ft. sq.) of the available C3 density to provide 266 additional market rental units in Phase 2. It is noted that the number of proposed non-market rental units meets 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 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 a minimum of 20% of all single-level residential units as adaptable, in line with the Adaptable Housing policy. Based on a total proposed unit count of 815 units, a minimum of 163 adaptable units are required. In addition, 107 residential and commercial accessible parking stalls are proposed for the development. The residential accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation and rental housing operator.



3.7 It is intended that the overall project would accommodate a broad spectrum of housing needs. To support this, a portion of the market strata one bedroom unit sizes are generally based on the Zoning Bylaw minimum rental unit sizes, which requires a minimum area of 50 m<sup>2</sup> (538.21 sq.ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, a commensurate number of larger two bedroom and den, and three bedroom units are proposed.

3.8 A parking ratio of 1.1 spaces per market strata unit, 0.55 spaces per market rental unit, and 0.35 per non-market rental unit is proposed for the development. Of these, 0.1 spaces per unit is for visitor parking, 0.05 located in the visitor parking area and 0.05 as temporal parking and located in the commercial parking area. In addition, 250 commercial parking spaces are provided for the retail and office uses.

To verify the above parking ratios and any necessary operational improvements, a further site-specific transportation assessment will be completed prior to Final Adoption of this rezoning. Further alterations to the underground parking design and the number of proposed car wash, loading, and parking stalls provided may be explored, subject to meeting the minimums rates outlined in Section 3.27, or as 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.

In addition, the applicant is voluntarily providing Level 2 electric vehicle charging facilities:

- 45% of the commercial parking spaces in Phase 2 at the following rates:
  - 10% of commercial parking spaces are EV Ready for opportunity charging (Level 2 on dedicated circuits)
  - 35% of commercial parking spaces are EV Ready for workplace charging (Level 2 with Load Sharing / EV Energy Management System)
- 100% of accessible commercial parking spaces EV Ready (Level 2 charging with or without Load Sharing / EV Energy Management System including at least one space equipped with Electric Vehicle Supply Equipment)

- 100% shared-vehicle parking spaces EV Ready, with at least one stall to be equipped with an EV Charging Station / EV Supply Equipment (Level 2 charging)

Which will permit patrons and employees to charge during office hours. To support the aforementioned parking ratios, the applicant is required to provide a comprehensive transportation demand management (TDM) strategy. The TDM strategy includes:

- establishing an alternative transportation fund equivalent in value to:
  - a 2 zone transit pass for 100% of all market strata residential units for 36 months;
  - a 2 zone transit pass for 100% of all market and non-market rental residential units for 36 months; and,
  - a car share monthly membership fund for each residential unit for 20 years;
- four EV equipped car share parking spaces for use by a public car share provider;
- two bike parking spaces (locker) for each residential unit;
- bike wash and repair facilities including a bike stand and tools;
- parcel storage;
- end of trip facilities for commercial employees;
- a centrally located pickup/drop off area at grade for ride hailing/sharing services; and,
- a communications strategy that provides the owners, tenants and employees of the residential and commercial uses with 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 TDM measures.

3.9 An Engineering Master Plan for the Brentwood West Site outlining the required servicing for each phase of development was completed as part of the Master Plan rezoning application (Rezoning Reference #19-19). The servicing required for Phase 1 and 2 includes, but is not limited to:

- the construction of Halifax Street across the development frontage to its full Town Centre four lane collector standard, complete with separated pedestrian and cycling facilities, rain gardens, street trees, and street and pedestrian lighting;
- the construction of Willingdon Avenue across the development frontage to its full Town Centre six lane arterial standard, complete with separated pedestrian and cycling facilities, rain gardens, street trees, and street and pedestrian lighting;

- the construction of Buchanan Street across the development frontage to its full Town Centre local road standard, complete with separated pedestrian and cycling facilities, rain gardens, street trees, and street and pedestrian lighting;

Notwithstanding, the Engineering Department will assess the need for any further required services for the subject development.

- 3.10 To support the foregoing servicing requirements, road dedications are required on Halifax Street and Willingdon Avenue, measuring 494.80 m<sup>2</sup> (5,326 sq. ft.) in area, subject to final civil drawings.
- 3.11 The proposed development site includes the closure of a portion of Buchanan Street measuring approximately 1,154.23 m<sup>2</sup> (12,424 sq. ft.) in order to facilitate the creation of Buchanan Square. The proposed public space would be accessible 24 hours a day for public use, secured through a statutory right-of-way agreement. The partial closure will be achieved through a Highway Closure Bylaw. The area of the road closure 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.
- 3.12 Any necessary easements, covenants and/ or statutory rights-of-way for site are to be provided, including, but not necessarily limited to:
- 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 and rental housing operator;
  - Section 219 Covenant guaranteeing the provision and maintenance of the on-site public art;
  - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (minimum of 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's energy benchmarking program;
- Section 219 Covenant to ensure that no other uses have prior claim on the temporally shared visitor parking stalls.
  - 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/or rental or commercial management company, and that architectural lighting will be turned off by the strata and/or rental or commercial management company 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 ensuring that the site can be used safely in accordance with the approved wind study;
  - Section 219 Covenant ensuring Level 2 electric vehicle charging load sharing in the Phase 2 Parking Lot between the commercial parking stalls (business hours) and market rental residential (non-business hours);
  - Section 219 Covenant restricting grade level commercial retail uses from having obscured fenestration;
  - Statutory right-of-way guaranteeing public access to the on-site public art; and,
  - Statutory right-of-way guaranteeing the provision and maintenance of public access routes throughout the site as generally identified on the CD plans.
- 3.13 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 3.14 Due to the proximity of the subject site to Willingdon Avenue, Lougheed Highway, and the Millennium SkyTrain Line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.15 Given the site's current and past uses, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 3.16 A Comprehensive Sign Plan for the commercial component of the development, detailing sign numbers, locations, sizes and attachment details is required.
- 3.17 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.

- 3.18 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.
- 3.19 The provision of 4 enhanced car wash stalls are required, complete with warm and cold water supply, car vacuums, bike wash stands, hose and spray nozzle, and splash proof partitions.
- 3.20 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.
- 3.21 The submission of a suitable Solid Waste and Recycling Plan is required.
- 3.22 The submission of a detailed Loading Management Plan is required.
- 3.23 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.
- 3.24 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 a minimum of Step 2 of the BC Energy Step Code with Low Carbon Energy Systems.
- 3.25 The submission of a Communication Strategy Plan that provides the owners, tenants and employees with an understanding of how best to utilize the on-site amenities and alternative transportation provisions proposed for the development site is required.
- 3.26 Development Cost Charges applicable to this rezoning include:
  - Parkland Acquisition Charge;
  - GVS&DD Sewerage Charge;
  - School Site Acquisition Charge; and,
  - Regional Transportation Development Cost Charge.

3.27 Development Statistics:

Site Area (subject to detailed survey)

Site Area (Phase 1 & 2)	<b>5,935.86 m<sup>2</sup> (63,893 sq. ft.)</b>
Road Closure	<b>1,154.23 m<sup>2</sup> (12,424 sq. ft.)</b>
Gross Site Area (Phase 1 & 2)	<b>7,090.08 m<sup>2</sup> (76,317 sq. ft.)</b>
Road Dedication (Phase 1 & 2)	<b>494.80 m<sup>2</sup> (5,326 sq. ft.)</b>
Net Site Area	<b>6,595.28 m<sup>2</sup> (70,991 sq. ft.)</b>

Site Coverage (Phase 1 & 2 Area) 43%

Phase 1 Building Height 60 storeys

Phase 2 Building Height 43 storeys

Density **12.66 FAR** (based on gross site area)

RM5s District	5.0 FAR
RM5s District Offset Density	1.1 FAR
RM5r District	0.83 FAR
C3 District	5.72 FAR

Gross Floor Area **89,729.57 m<sup>2</sup> (965,840 sq. ft.)**  
 (inclusive of 11,344.13 m<sup>2</sup> amenity bonus)

RM5s District	35,450.44 m <sup>2</sup> (381,585 sq. ft.)
RM5s District Offset Density	7,799.09 m <sup>2</sup> (83,949 sq. ft.)
RM5r District	5,897.39 m <sup>2</sup> (63,479 sq. ft.)
C3 District	40,582.65 m <sup>2</sup> (436,828 sq.ft.)

Phase 1 Residential Unit Mix

**Market Strata**

52 – One Bedroom	50.17 – 57.88 m <sup>2</sup> (540 – 623 sq. ft.)
29 – One Bedroom (adapt.)	57.88 m <sup>2</sup> (623 sq. ft.)
65 – One Bedroom + Den	56 – 57.88 m <sup>2</sup> (603 – 623 sq. ft.)
158 – Two Bedroom	73.86 – 137.50 m <sup>2</sup> (795 – 1,480 sq. ft.)
65 – Two Bedroom (adapt.)	73.86 – 94.95 m <sup>2</sup> (795 – 1,022 sq. ft.)
44 – Two Bedroom + Den	75.62 – 132.29 m <sup>2</sup> (814 – 1,424 sq. ft.)
56 – Three Bedroom	95.78 – 130.16 m <sup>2</sup> (989 – 1,401 sq. ft.)
<u>3 – Three Bedroom (TH)</u>	144.9 – 146.4 m <sup>2</sup> (1,560 – 1,576 sq. ft.)
472 units	

**Non-Market Rental**

1 – Studio	32.89 m <sup>2</sup> (354 sq. ft.)
33 – One Bedroom	51.47 – 53.51 m <sup>2</sup> (554 - 576 sq. ft.)
9 – One Bedroom (adapt.)	52.12 m <sup>2</sup> (561 sq. ft.)
6 – Two Bedroom	65.68 m <sup>2</sup> (707 sq. ft.)
7 – Two Bedroom (adapt.)	69.86 m <sup>2</sup> (752 sq. ft.)
14 – Two Bedroom + Den	75.62 – 78.13 m <sup>2</sup> (814 - 841 sq. ft.)
<u>7 – Three Bedroom</u>	80.36 m <sup>2</sup> (865 sq. ft.)
77 units	

Phase 2 Residential Unit Mix

**Market Rental**

79 – One Bedroom	50.17 – 54.91 m <sup>2</sup> (540 - 591 sq. ft.)
27 – One Bedroom (adapt.)	52.58 m <sup>2</sup> (566 sq. ft.)
26 – One Bedroom + Den	56 m <sup>2</sup> (603 sq. ft.)
107 – Two Bedroom	69.77 – 78.87 m <sup>2</sup> (751 - 849 sq. ft.)
<u>27 – Two Bedroom (adapt.)</u>	78.87 m <sup>2</sup> (849 sq. ft.)
266 units	

Vehicle Parking

**Total Required and Provided:**

Strata Residential (1.1 spaces per unit required and provided)	496 spaces (including 24 visitor spaces, 24 temporal visitor spaces and 57 accessible spaces)
Non-Market Rental Residential (0.35 spaces per unit required and provided)	27 spaces (including 4 visitor spaces, 4 temporal visitor spaces and 11 accessible spaces)
Market Rental Residential (0.55 spaces per unit required and provided)	146 spaces (including 13 visitor spaces, 13 temporal visitor spaces and 33 accessible spaces)
Enhanced Car Wash	4 spaces

Bicycle Parking

**Total Required and Provided:**

Secured Residential (2 spaces per unit)	1,632 spaces (double lockers)
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Visitor 162 spaces (bike racks)  
(0.2 spaces per unit required)

Loading

Total Required and Provided 10 loading bays

Communal Facilities

Extensive communal facilities are proposed for residents of each phase of the development, including lobby, and parcel storage on the ground floor; fitness facilities and yoga on the second floor; amenity lounge off the extensively landscaped roof deck on the seventh floor; and a sky lounge on level 60 for the Market Strata; lobby with mail room on the ground floor and multipurpose room off the outdoor space on the third floor for the Non-Market Rental in Phase 1; and lobby and parcel storage on the ground floor; fitness facilities and multipurpose room off the extensively landscaped roof deck on the 13<sup>th</sup> floor; and sky lounge with extensively landscaped roof deck on level 42 for the Market Rental in Phase 2. 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 2200.22 m<sup>2</sup> (23,683 sq. ft.), which is less than the permitted 5% or 3,451.57 m<sup>2</sup> (37,152 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 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 Ian Wasson and Mark Norton, Senior Development and Urban Design Planners, and reviewed by Johannes Schumann, Director, Development and Urban Design and Lee-Ann Garnett, Deputy General Manager Planning and Development.