

TO: MAYOR & COUNCIL

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZ #22-08 - 2211 AND 2271 ROSSER AVENUE – BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN**

PURPOSE: To seek Council authorization to forward REZ #22-08 to a future Public Hearing.

REFERENCES

Address: 2211 and 2271 Rosser Avenue
Legal: Lot 33 District Lot 119 Group 1 New Westminster District Plan 34764, and Lot 48 District Lot 119 Group 1 New Westminster District Plan 40447

Applicant: Sean O’Flynn; Amacon Construction Ltd. (Representative)
Current: M2 and M2r General Industrial District
Proposed: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C9 Urban Village Commercial District, C3 General Commercial District, and the Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Proposed Mixed Development 2211 & 2271 Rosser Avenue, Burnaby, BC” prepared by Chris Dikeakos Architects Inc.)

RECOMMENDATIONS

THAT the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Sections 3.2 and 3.9 of the report titled “REZ #22-08 – 2211 and 2271 Rosser Avenue – Brentwood Town Centre Development Plan” dated October 30, 2023, 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 3.14 of the report titled “REZ #22-08 – 2211 and 2271 Rosser Avenue – Brentwood Town Centre Development Plan” dated October 30, 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 3.14 of the report titled “REZ #22-08 – 2211 and 2271 Rosser Avenue –

Brentwood Town Centre Development Plan” dated October 30, 2023, 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, and;

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 #22-09 concurrent with or prior to 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 3.7 of this report.
- h. The completion of the Highway Closure Bylaw and sale of City property as described in Section 3.14 of this report.
- i. The consolidation of the project site into one legal parcel.
- 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 3.15 of this report.
- l. The registration of a Housing Covenant and Housing Agreement.

- m. 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.
- n. Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- o. The submission of a geotechnical and groundwater study.
- p. 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.
- q. The submission of a suitable Solid Waste and Recycling Plan.
- r. The review of on-site loading facilities.
- s. 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.
- t. The provision of facilities for cyclists in accordance with of this report.
- u. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- v. Compliance with Council-adopted sound criteria.
- w. Compliance with the guidelines for underground parking for visitors.
- x. The submission of a detailed Public Art Plan.
- y. The submission of a Green Building Plan and Energy Benchmarking.
- z. The submission of a detailed Comprehensive Sign Plan.
- aa. The submission of a Site Disclosure Statement and resolution of any resultant conditions.
- bb. The deposit of the applicable Parkland Acquisition Charge.
- cc. The deposit of the applicable School Site Acquisition Charge.
- dd. The deposit of the applicable GVS & DD Sewerage Charge.
- ee. The deposit of the applicable Regional Water Cost Charge.
- ff. The deposit of the applicable Regional Transportation Development Cost Charge.

gg. 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 single high-rise residential building atop a residential and commercial podium with street-fronting commercial space and underground parking. The purpose of this report is to provide Council with information on the proposal and to recommend that the Rezoning Bylaw be brought forward for First Reading and 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 2022 June 20, Council authorized staff to work with Amacon Development Corporation Inc., towards preparation of suitable plans of development for two development sites within the Brentwood Town Centre Development Plan; the subject site, located at 2211 and 2271 Rosser Avenue (Rosser Site) (see Attachment 1 – REZ #22-08: Sketch #1 and Sketch #2), as well as a site at 5166 Halifax Street (Halifax Site). Both sites are owned by the applicant. The

rezoning report for the Halifax site appears elsewhere on Council's agenda, Rezoning Reference # 22-09.

- 2.2 On 2022 August 31, Council approved a report seeking endorsement of a density transfer from the Halifax Site to the Rosser Site. A density transfer will facilitate the replacement of ageing rental units at the Halifax Site, as well as provide additional non-market and market rental units, while maintaining a scale of development that is in keeping with the intent of the Plan and adjacent developments. As outlined in that report, the construction of both sites will be phased, with the subject site (Rosser Site) proceeding to occupancy prior to the redevelopment of the Halifax Site. This would provide the opportunity for residents of the Halifax site to relocate to the Rosser Site on an interim basis, until the Halifax Site attains occupancy and their replacement rental units can be occupied.
- 2.3 The subject site is approximately 4,333 m² (46,640 sq. ft.) in size, subject to legal survey, and is comprised of two properties located at 2211 and 2271 Rosser Avenue, as well as an abutting City lane, which is identified for closure under the Brentwood Town Centre Development Plan. The site is currently improved with older industrial units and a residential sales centre. Under the Brentwood Town Centre Development Plan, the site is designated for medium to high-density mixed-use development utilizing the RM4, RM4s, RM4r, and C9 Districts as guidelines. It is noted that the C9 District designation applies to 2211 Rosser Avenue and is limited to commercial uses only. The addition of the C3 District designation is supported by staff as it will enable the development of a hotel on the subject site. A hotel will complement the current and potential future commercial and residential development within the area by providing an active destination within the community. The C3 District designation applies only to 2211 Rosser Avenue and is limited to hotel use only; no additional density under the C3 District designation is permitted beyond what is required to provide the hotel. The hotel and commercial uses are sited within the general site area of 2211 Rosser Avenue.
- 2.4 Under the 's' zoning category, there is an expectation that new developments provide significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements including public art, high quality urban design, and superior architectural expression. Applying these standards, 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, as shown in **Figure 1**, is for a single 61 storey high-rise residential market strata building atop a 13-storey (inclusive) mixed-use rental residential and hotel podium with street-level commercial units fronting Rosser Avenue and Dawson Street. Vehicular access to the development is proposed from Rosser Avenue.

- 3.2 The development concept involves the demolition of the industrial buildings at 2211 and 2271 Rosser Street. These buildings will be replaced by a residential and mixed-use development comprised of: 442 market strata residential dwelling units (209 RM4s, 95 RM4 + 138 Offset); 42 non-market rental units at 20% below CMHC median rents, 30 non-market CMHC median rental residential dwelling units (RM4r); and 27 market rental residential dwelling units (RM4r). Additionally, a hotel with 172 guest rooms will be provided, along with a restaurant and commercial units fronting Dawson Street.

- 3.3 The proposed development provides a distinctive design that is reflective of the current and proposed form and character of the surrounding area. The provision of a hotel, restaurant, and commercial space fronting onto Rosser Avenue and Dawson Street encourages an interactive urban landscape that provides the opportunity for community services and retail spaces needed to support residential growth. The provision of a hotel will provide a unique offering and contribute to the overall vibrancy of the high street. 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 an amenity package for both rental and strata residents.

- 3.4 Overall, the subject proposal exemplifies high quality urban design and architectural expression related to the building’s siting, massing, pedestrian orientation and materiality.

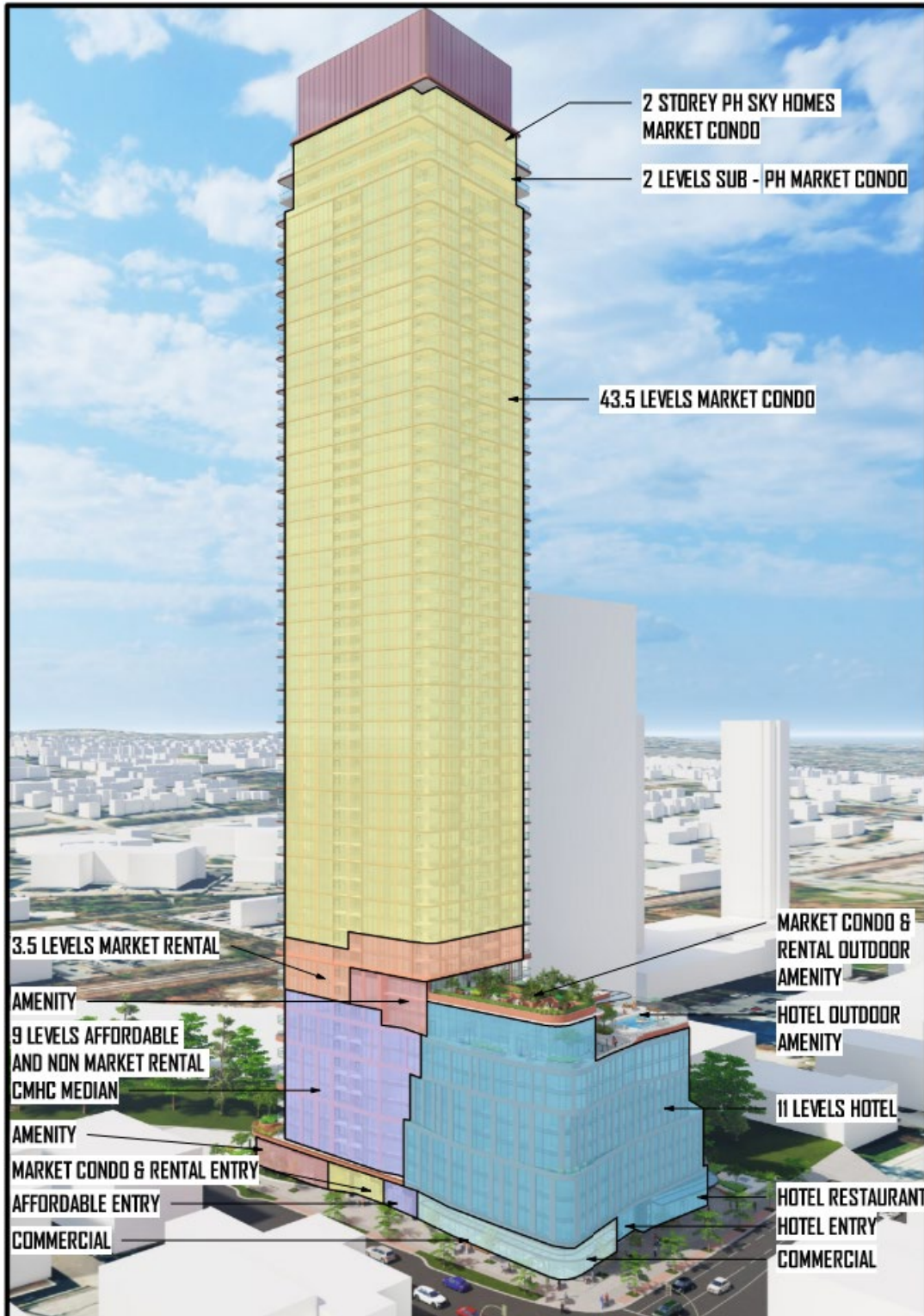


Figure 1 – Land Use and Tenure Diagram

3.5 The subject site’s maximum potential density is up to 8.28 FAR, based on the proposed RM4, RM4s, RM4r, C3, and C9 zoning. The density transferred from the Halifax Site equates to 3.17 FAR (RM4) based on the Rosser sites’ area. The total proposed density on the subject site is 11.45 FAR, comprised of: 1.70 FAR base, 0.30 FAR base bonus, 0.80 FAR supplementary base, and 0.80 supplementary bonus RM4s density; 0.85 FAR RM4s offset; 1.70 FAR RM4r density, plus 3.17 FAR transferred RM4 density; 0.08 FAR C9 density and 2.05 C3 density for hotel use with a site area of 4,324.72 m² (46,551 sq. ft.), as outlined in **Table 1**:

Gross Site Size: 4,324.72 m² (46,551 sq. ft.)			
	Permitted Density (FAR) and GFA (m²)	Proposed Density (FAR) and GFA (m²)	Proposed (Units)
RM4s Base Density	1.70	1.70	99
GFA (m ²)	7,352.04	7,352.04	
RM4s Bonus Density	0.30	0.30	18
GFA (m ²)	1,297.42	1,297.42	
RM4s Suppl. Base Density	0.80	0.80	46
GFA (m ²)	3,459.78	3,459.78	
RM4s Suppl. Bonus Density	0.80	0.80	46
GFA (m ²)	3,459.78	3,459.78	
RM4r Density	1.70	1.70	99
GFA (m ²)	7,352.05	7,352.05	
RM4s Density Offset	0.85	0.85	49
GFA (m ²)	3,676.02	3,676.02	
RM4 Base Density Transferred from Halifax Site	-	1.64	95
GFA (m ²)	-	7,080.05	
RM4 Density Offset Transferred from Halifax Site	-	1.53	89
GFA (m ²)	-	6,622.69	
C9 Density	0.08	0.08	-
GFA (m ²)	352.10	352.10	
C3 Density	2.05	2.05	-
GFA (m ²)	8,868.34	8,868.34	
Total Density	8.28	11.45	541
Total GFA (m²)	35,817.53	49,520.29	

Table 1 – breakdown of permitted and proposed density.

3.6 To support the viability of redevelopment of the Halifax Site, the applicant is proposing to transfer approximately 13,702 m² (147,487 sq. ft.) of market density from the Halifax Site to the Rosser Site, comprised of 7,080 m² (76,208 sq. ft.) of RM4 District density, and 6,622 m² (71,279 sq. ft.) of RM4 District density offset. In order to facilitate the density transfer a Density Allocation Covenant will be

executed as part of the subject application. The Halifax Site rezoning (Rezoning Reference #22-09) will also be required to achieve Final Adoption concurrently with the subject rezoning.

- 3.7 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 4,757.2 m² (51,206 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.

- 3.8 As noted above, a 172-room hotel with an amenity deck and restaurant is proposed utilizing the C3 District as a guideline. Additionally, commercial units along Rosser Avenue are proposed, utilizing the C9 District as a guideline. The provision of a hotel, restaurant, and commercial space is considered supportable as it meets the objectives set for the animation and activation of Dawson Street and Rosser Avenue. These uses will encourage foot traffic and support the growth of a mixed-use high-street along Dawson Street. The provision of hotel uses in the Brentwood Town Centre Development Plan area is considered on a case-by-case basis and will only be taken into consideration where a proposal provides exceptional access to transportation, is located within the Town Centre core area, and contributes to the vitality of Dawson high-street. This proposal supports these objectives.

- 3.9 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 7,352.05 m² (79,137 sq. ft.) of RM4r district density. Under Stream 2 – Inclusionary Rental the subject site is providing 42 inclusionary rental units to be provided at 20% below CMHC median market rates for the North Burnaby rental survey area. Utilizing Stream 3 Voluntary rental the subject site is providing 30 non-market units to be provided at CMHC median rates for the North Burnaby survey area and 27 market rate rental units. A Housing Covenant and Housing Agreement is required to secure the tenure and affordability of the non-market rental units. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy.

- 3.10 The development is providing 110 adaptable units with 63 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. The development is providing four (4) commercial accessible parking stalls.
- 3.11 A parking ratio of 1.06 spaces per market strata unit is proposed for the development, inclusive of visitor parking. A reduced visitor parking ratio of 0.06 spaces per residential strata unit is proposed as there is a foreseen complimentary use of visitor parking available between the residential and commercial uses on site. A parking ratio of 0.46 per market rental unit, and 0.36 per non-market rental unit is proposed for the development, inclusive of visitor parking. To verify the above parking ratios and any necessary operational improvements, a further 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 3.31 of this report, or as required by the Burnaby Zoning Bylaw, as amended from time to time, whichever is less.
- 3.12 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 100% of the strata and rental units for 36 months;
 - a car share subsidy equivalent to a life time car share membership for each unit (up to \$500 per unit);
 - five (5) publicly accessible car share spaces;
 - car share driving credit cost contributions (\$100 per unit);
 - two secure bike parking spaces for each residential unit;
 - a shared bike elevator to provide convenient access from parkade to ground level for all residents;
 - bike repair facilities including a bike stand and tools; 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.

Prior to Final Reading of this rezoning application, alterations to the above TDM strategy may be made to bring the strategy into conformance with any future policy

or bylaw amendments that provide standardized TDM requirements. Any alterations to the TDM strategy would have to be equal to or better than the commitments outlined above. A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of the TDM Strategy.

- 3.13 The Engineering Department will assess the need for any further required services to the site, including, but not necessarily limited to:
 - TIA and geometric required;
 - construction of Dawson Street frontage to a modified Town Centre Four-Lane Collector Standard;
 - construction of Rosser Avenue to the Town Centre Two-Lane Local 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.

- 3.14 The proposed development site includes the closure of the lane intersecting the site measuring approximately 302.77 m² (3,259 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. The proposed development will require a dedication of approximately 139 m² (1,500 sq. ft.) on the western extent of the property boundary along Dawson Street, as well as corner truncations as indicated in the survey plans.

- 3.15 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 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 requiring issuance of an occupancy permit for the requisite non-market rental replacement units at the Subject Site, prior to the redevelopment of the Halifax Site;
 - Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation;

- A Density Allocation Covenant to permit the proposed density transfer from the Halifax Site to the Subject Site;
 - Section 219 Covenant and statutory right-of-way guaranteeing the provision and maintenance of, and public access to the on-site public art;
 - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of Step Code, Low Carbon 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 that no other uses have exclusive 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 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 on Rosser Avenue and Dawson Street from having obscured fenestration.
- 3.16 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.
- 3.17 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.
- 3.18 Given the site's current industrial use, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 3.19 A Comprehensive Sign Plan for the commercial component of the development, detailing sign numbers, locations, sizes and attachment details is required.
- 3.20 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.

- 3.21 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.
- 3.22 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.
- 3.23 The provision of 3 enhanced car wash stalls is required, complete with hot and cold water supply, car vacuums, bike wash stands, hose and spray nozzle, and splash proof partitions.
- 3.24 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.
- 3.25 The submission of a suitable Solid Waste and Recycling Plan is required.
- 3.26 The submission of a detailed Loading Management Plan is required.
- 3.27 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.
- 3.28 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.
- 3.29 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.
- 3.30 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.

3.31 **Development Statistics:**

Site Area (subject to survey)

2211 Rosser Avenue	2,258.84 m ² (24,314 sq. ft.)
2271 Rosser Avenue	1,763.11 m ² (18,978 sq. ft.)
Road Closure (lane)	302.77 m ² (3,259 sq. ft.)

Gross Site Area	4,324.73 m ² (46,551 sq. ft.)
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<u>Site Coverage</u>	44%
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<u>Building Height</u>	61 storeys
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<u>Density</u>	11.45 FAR (based on gross site area)
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RM4s District	3.60 FAR
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RM4s District Offset Density	0.85 FAR
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RM4 District (Density Transfer from Halifax Site)	1.64 FAR
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RM4 District Offset (Density Transfer from Halifax Site)	1.53 FAR
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C9 District Density	0.08 FAR
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C3 District Density	2.05 FAR
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RM4r District	1.70 FAR
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<u>Gross Floor Area</u>	49,520.29 m² (533,032 sq. ft.) (inclusive of 4,757.2 m ² amenity bonus)
RM4s District	15,569.04 m ² (167,584 sq. ft.)
RM4s District Offset Density	3,676.02 m ² (39,568 sq. ft.)
RM4 District (Density Transfer from Halifax Site)	7,080.05 m ² (76,209 sq. ft.)
RM4 District Offset (Density Transfer from Halifax Site)	6,622.69 m ² (71,286 sq. ft.)
C9 District Use	352.10 m ² (3,790 sq. ft.)
C3 Hotel Use	8,869.34 m ² (95,458 sq. ft.)
RM4r District	7,352.05 m ² (79,137 sq. ft.)

* Subject to minor changes to the resulting Gross Floor Area (GFA) as result of design refinements or detailed surveys, provided the proposed Density (FAR) is not exceeded.

Residential Units*

Unit Mix - Bedrooms	Market Strata	Non-Market Rental (20% Below CMHC Median)	Non-Market Rental (CMHC Median)	Market Rental
Studio	86	10	8	4
Studio (adapt.)	-	4	3	2
One Bedroom (P11e)	125	16	11	8
One Bedroom (adapt.)	46	-	-	1
Two Bedroom + Den	135	16	11	9
Two Bedroom + Den (adapt.)	43	4	4	3
Three Bedroom + Den	7	-	-	-
Total Units	442	42	30	27

*The unit sizes will meet the minimum areas required by the Zoning Bylaw, including any additional area required for adaptable units, or units with dens.

*Final unit types, unit sizes, and floor plan designs may be further refined, subject to meeting City bylaws and provincial statutes, regulations and codes, as amended from time to time.

Parking and Loading*

Vehicle Parking

Total Required and Provided:

Strata Residential (1.1 spaces per unit required and 1.06 spaces provided)	481 spaces (including 29 visitor spaces and 51 accessible spaces)
Market Rental Residential (0.6 spaces per unit required and 0.46 spaces provided)	13 spaces (including 2 visitor spaces and 4 accessible spaces)
Affordable & CMHC Median Rental Residential (0.6 spaces per unit required and 0.36 spaces provided)	26 spaces (including 5 visitor spaces and 8 accessible spaces)
C3 Hotel (1 space per 2 sleeping units required and provided)	86 spaces (including 3 accessible spaces)
C9 Commercial (1 space per 46 m ² GFA required and provided)	8 spaces (including 1 accessible space)
Enhanced Car Wash	3 spaces

Bicycle Parking

Total Required and Provided:

Secured Residential (2 spaces per unit required and 2.7 spaces per unit provided for strata units; 2.2 spaces per unit provided for market rental units; and 2 spaces per unit provided for affordable and CMHC rental units)	1,401 spaces (double lockers)
Visitor (0.2 spaces per unit required and provided)	108 spaces (bike racks)
C3 Hotel (1 per 30 sleeping units plus (Class A & B) plus 1 per 20 employees (Class B) required and proposed)	10 Class A 6 Class B

C9 Commercial (1 per 500m² GFA required and proposed (Class A & B)

1 Class A
1 Class B

Loading

Total Required and Provided	3 Class A
	3 Class B

*The number of vehicle parking and loading spaces set out above may be varied, provided they comply with the Burnaby Zoning Bylaw, as amended from time to time, or the above, whichever is less.

Communal Facilities

Extensive communal facilities are proposed for residents of the development, including a gym for the strata and market rental residents, and a multipurpose amenity lounge space for all residents on the ground floor. On the eleventh floor there is a kitchen and lounge space as well as a meeting/workspace for the non-market rental residents. On the twelfth floor there is a multipurpose amenity space for the market rental and strata residents. On the thirteenth floor there is an indoor amenity workspace that opens onto an outdoor amenity deck for the market rental and strata residents. The hotel guests will have access to meeting rooms on each hotel floor as well as a gym and an outdoor amenity deck with a pool on podium level 11. The ground plane of the project will also be landscaped to provide a high level of outdoor amenity for residents including an outdoor patio accessed from the ground floor amenity space adjacent to a children’s play space. There is also an outdoor patio seating area associated with the hotel restaurant. The development has been designed in a manner that will allow for a potential future landscape covered deck to be delivered over the adjacent railway.

Public artworks will also be selected and installed in the landscape prior to occupancy of the development. The proposed internal amenity area of the project is up to 672.43 m² (7,238 sq. ft.), which is less than the permitted 5% or 2,476.00 m² (26,652 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 – REZ #22-08: Sketch #1 and Sketch #2

REPORT CONTRIBUTORS

This report was prepared by Jessica Devlin-Cross, Development and Urban Design, and reviewed by Jesse Dill, Director Development, and Lee-Ann Garnett, Deputy General Manager Planning and Development.