

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #23-14 - PORTION OF 6800 LOUGHEED HIGHWAY -
BURNABY LAKE VILLAGE CONCEPTUAL MASTER PLAN -
PHASE 1B**
PURPOSE: To seek Council authorization to forward REZ #23-14 to First and
Second Reading at a future Council meeting.

REFERENCES

Address: Portion of 6800 Lougheed Highway
Legal: PID: 007-772-751
Portion of Lot 1, Except: Firstly; Part in LMP44883, Secondly; Part
in Plan BCP314, Thirdly; Part in Plan BCP1828, Fourthly; Part in
Plan BCP22451 District Lot 78 Group 1 New Westminster District
Plan 74615
Applicant: Sperling Limited Corporation
1701-1166 Alberni Street, Vancouver, BC V6E 3Z3
Attention: Sean Callaghan
Current Zoning: CD Comprehensive Development District (based on RM5uv-a
Multiple Family Residential District, C2 Community Commercial
District, M2 General Industrial District, P5 Community Institutional
District and the Bainbridge Urban Village Community Plan as
guidelines)
Proposed Zoning: Amended CD Comprehensive Development District (based on
RM5uv-a Multiple Family Residential District, RM5r Multiple Family
Residential District, C2 Community Commercial District, and the
Bainbridge Urban Village Community Plan as guidelines, and in
accordance with the development plan entitled "6800 Lougheed
Hwy Phase 1B" prepared by Boniface Oleksiuk Politano Architects)

RECOMMENDATION

THAT a Rezoning Bylaw for REZ #23-14 be prepared and advanced to First and
Second Reading at a future Council meeting; and

THAT the items listed in **Attachment 3** – REZ #23-14: Rezoning Prerequisites to
the report titled "Rez #23-14 – Portion of 6800 Lougheed Highway - Burnaby
Lake Village Conceptual Master Plan - Phase 1B" dated July 22, 2024, be

established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #23-14.

EXECUTIVE SUMMARY

A rezoning application has been received to permit the construction of three mid-rise strata apartment buildings atop a commercial podium with underground parking in accordance with Phase 1B of the Burnaby Lake Village Conceptual Master Plan (Rezoning Reference #22-28). 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 and Second Reading at a future date of Council.

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),
- Bainbridge Community Plan (2022),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016),
- Transportation Plan (2021),
- HOME: Housing and Homelessness Strategy (2021) and,
- Rental Use Zoning Policy (2020).

2.0 BACKGROUND

- 2.1 On June 8, 2023, Council granted Final Reading and Adoption of REZ #22-28 for the Burnaby Lake Village Conceptual Master Plan, which established a Conceptual Master Plan framework and companion Design Guidelines for the 6800 Lougheed Highway site. The intent of the Master Plan Rezoning is to guide site specific rezoning applications for a multi-phased residential and commercial mixed-use development on the approximately 18.8 acre site. The subject site comprises Phase 1B of the Master Plan, which includes three mid-rise strata apartment buildings atop a commercial podium with underground parking, a portion of the Esplanade (a signature pedestrian boulevard south of Phase 1B), a portion of the Forest Walk (a regenerated forest corridor with special activity nodes east of Phase 1B), and two new north-south streets (one south from Lougheed Highway and one north from Winston Street), connected by a new east-west street (Esplanade).
- 2.2 The Phase 1B site is located south of Phase 1A at the southeast corner of the Esplanade and Road B, within the Council adopted Bainbridge Urban Village Community Plan (see **Attachment 1** – REZ #23-14: Sketch #1 and Sketch #2). The net Phase 1B site is approximately 6,543.34 m² in size and comprises the

northeastern portion of 6800 Lougheed Highway. The subject site is currently improved with an industrial building with surface parking.

- 2.3 The applicant has now submitted a plan of development suitable for First and Second Reading of the Rezoning Bylaw.

3.0 GENERAL INFORMATION

- 3.1 The development proposal, as shown in **Figure 1**, is for three mid-rise strata apartment buildings atop a commercial podium with underground parking. Access to the development is proposed via a new internal street. A more detailed summary of the proposed development, including density, floor area, residential unit mix, amenity space, and parking and loading, is provided in **Attachment 2 – REZ #23-14: Development Statistics**.

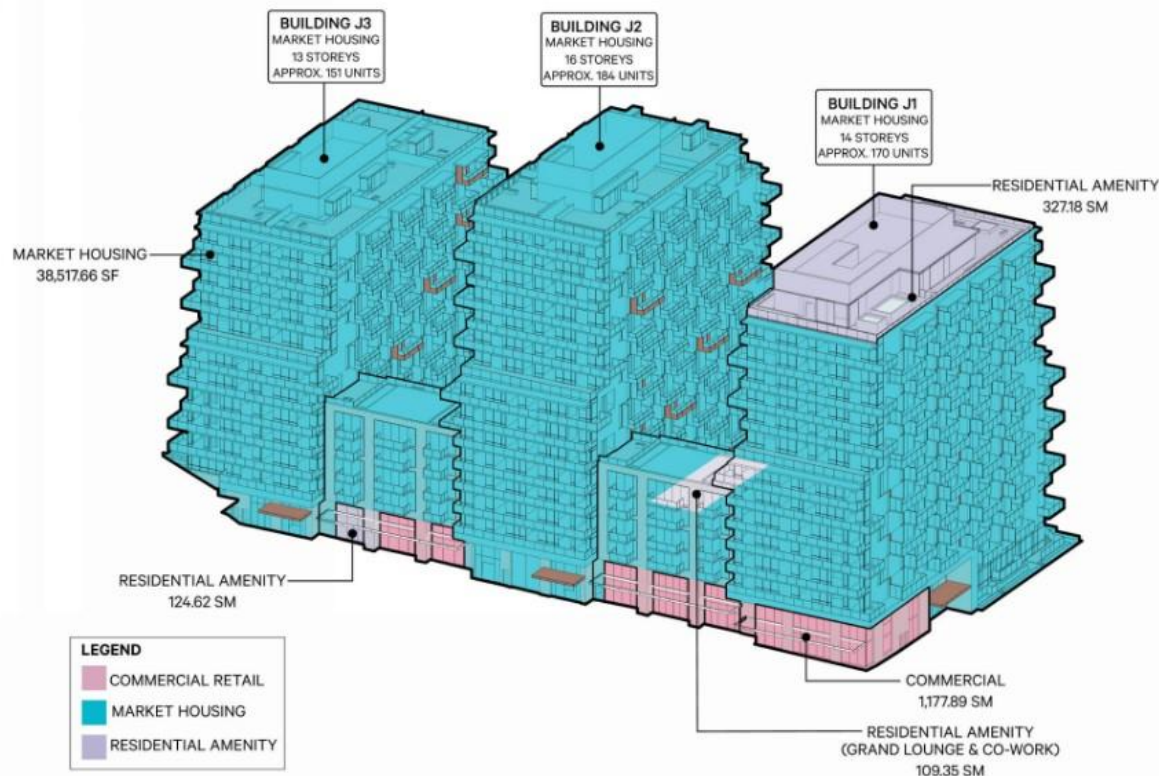


Figure 1 – Land Use and Tenure Diagram

- 3.2 An Engineering Master Plan for the Burnaby Lake Village Conceptual Master Plan site outlining the required servicing for each phase of development is established as part of the Master Plan rezoning application (REZ #22-28). The new north-south and east-west streets adjacent to the site are to be constructed as part of the Phase 1A development, which must be completed prior to the

subject Phase 1B development. The Engineering Department will assess the need for any further required services for the subject development.

- 3.3 The Phase 1B development concept involves the demolition of the existing industrial building and surface parking, and construction of three mid-rise strata apartment buildings atop a commercial podium. All three buildings front onto the Esplanade, with vehicle access from Road B. A total of 505 strata residential dwelling units are proposed. To meet the Rental Use Zoning Policy, 75 of the 140 non-market rental units in Phase 1A will be provided to meet the 20% inclusionary rental requirement for Phase 1B. These inclusionary units in Phase 1A will be rented at 20% below CMHC market median rates, and occupancy of Phase 1A will be required before Phase 1B.
- 3.4 Site density is determined based on gross site area. The maximum potential density for the Burnaby Lake Village Master Plan Site may be up to 5.05 FAR based on the proposed RM5uv-a, RM5r, and C2 District zoning, comprised of 2.40 FAR RM5uv-a base, 0.86 FAR RM5uv-a offset, 0.49 FAR RM5r rental density, and 1.30 FAR C2 density. Based on the Master Plan site area of 76,121.96 m² (819,370 sq. ft.), the proposed allocated density for Phase 1B is 0.52 FAR, as outlined in Table 2 below. There may be minor changes to the Gross Floor Area (GFA) and proposed unit counts shown in **Table 1** as a result of design refinements or detailed surveys, subject to the proposed Density (FAR) not being exceeded.

Gross Master Plan Site Size: 76,121.96 m²		
	Permitted Master Plan Density (FAR) and GFA (m²)	Proposed Phase 1B Density (FAR) and GFA (m²)
RM5uv-a Base Density	2.40	0.37
GFA (m ²)	182,692.70	28,356.55
RM5uv-a Offset Density	0.86	0.13
GFA (m ²)	65,464.89	10,161.10
RM5r Rental Density	0.49	0
GFA (m ²)	37,299.76	0
C2 Commercial Density	1.30	0.02
Commercial GFA (m ²)	50,468.86	1,177.89
Market Rental GFA (m ²)	48,489.69	0
Total Density	5.05	0.52
Total GFA (m ²)	384,415.90	39,695.54

Table 1 – Breakdown of permitted and proposed density for the Master Plan and Phase 1B based on gross site area.

Net Phase 1B Site Size: 6,543.34 m²		
	Proposed Phase 1B Density (FAR) and GFA (m²)	Proposed Phase 1B Units
RM5uv-a Base Density	4.33	372
GFA (m ²)	28,356.55	
RM5uv-a Offset Density	1.55	133
GFA (m ²)	10,161.10	
RM5r Rental Density	0	75 (Located at Phase 1A)
GFA (m ²)	0	
C2 Commercial Density	0.18	0
GFA (m ²)	1,177.89	
Total Density	6.07	505
Total GFA (m ²)	39,695.55	

Table 2 – Breakdown of proposed density for Phase 1B based on Phase 1B net site area.

- 3.5 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 m². 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 (see **Attachment 2**).
- 3.6 The applicant is providing 101 adaptable units which meets a minimum of 20% of all single-level residential units as adaptable, in line with the Adaptable Housing policy.
- 3.7 As the subject site is located within 800 m of the Sperling-Burnaby Lake SkyTrain station, off-street residential parking is not required. The applicant has elected to provide a residential parking ratio of 0.9 spaces per market strata unit. A commercial parking ratio of 1 space per 55 m² of floor area is proposed. All commercial parking for Phase 1B is to be accommodated on the Phase 1A site. The vehicle parking rates outlined above may be varied prior to the issuance of a Preliminary Plan Approval to the rates set out in this paragraph or the then-current requirements in the Burnaby Zoning Bylaw, subject to any necessary changes to the transportation demand management (TDM) strategy being made to be in line with Council adopted guidelines or standards.
- 3.8 To encourage sustainable forms of transportation, the applicant is required to provide a comprehensive transportation demand management strategy for the residents, which will include:

- a subsidy equivalent to 50% of the cost of a two-zone adult transit pass per dwelling unit (\$2,850 per dwelling unit);
- a membership to a car share organization for up to \$1,500 per dwelling unit;
- provision of \$1,500 in car share vehicle driving credits per dwelling unit;
- provision of three parking spaces for car share vehicles on-site;
- provision and installation of at least three EV charging stations for car share vehicles on-site, with one EV charging station installed in each of the three car share parking spaces; and
- a Communications Strategy that provides the building owners, tenants and employees of the residential and commercial uses with an understanding of how to best use each of the alternative transportation options.

The final transportation demand management strategy measures may be varied in line with future adopted City policy or bylaw regulations, as amended from time to time

- 3.9 The submission of a Green Building Plan and energy benchmarking is required to demonstrate consistency with the Burnaby Green Building Policy. 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 and the Zero Carbon Step Code EL-4.
- 3.10 The required prerequisites to the adoption of the rezoning are listed in **Attachment 3 – REZ #23-14: Rezoning Prerequisites**. In part, the prerequisites include the necessary fees, financial securities, professional reports, legal and servicing agreements, easements, covenants, and statutory rights-of-way to facilitate the servicing and development of the proposed site.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

As of November 30, 2023 the *Housing Statutes (Residential Development) Amendment Act, 2023* amended Section 464 of the *Local Government Act* to prohibit local governments from holding a Public Hearing for rezoning applications that are all or predominantly (greater than 50%) residential, where the proposed rezoning is consistent with the City's Official Community Plan. As such, a Public Hearing is prohibited from being held for this rezoning application.

Although a Public Hearing is not permitted to be held, public notice of the Rezoning Bylaw for REZ #23-14 will be completed prior to bringing forward the Rezoning Bylaw for First Reading, in accordance with section 467 of the *Local Government Act*, the City's Public Notice Bylaw and Council policy. City staff will mail a notice to those properties that are within a 30 m radius of the subject site. A public 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 – REZ #23-14: Sketch #1 and Sketch #2

Attachment 2 – REZ #23-14: Development Statistics

Attachment 3 – REZ #23-14: Rezoning Prerequisites

REPORT CONTRIBUTORS

This report was prepared by Shawn Natrasony, Development Planner, and reviewed by Ian Wasson, Senior Planner, Jennifer Wong, Assistant City Solicitor, and Jesse Dill, Director Development.