

TO: MAYOR & COUNCILLORS

FROM: ACTING GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZ #24-15 – PORTION OF 5334 LOUGHEED HIGHWAY – MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT - PHASE 2 BASSANO SITE MASTER PLAN – BRENTWOOD TOWN CENTRE PLAN**

PURPOSE: To seek Council authorization to forward REZ #24-15 to First and Second Reading at a future Council meeting.

REFERENCES

Address: Portion of 5334 Lougheed Highway
Legal: Portion of PID: 003-053-890
Portion of Lot 54 District Lot 125 Group 1 New Westminster District Plan 43624

Applicant: Boffo Developments Ltd.
200 – 4580 Hastings Street, Burnaby, BC V5C 2K4
Attention: Brendan Reeves

Current Zoning: CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Bassano Concept Book” prepared by IBI Group)

Proposed Zoning: Amended CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts and Brentwood Town Centre Development Plan and Bassano Concept Book as guidelines, and in accordance with the development plan entitled "Bassano Phase 2" prepared by Arcadis Architects)

RECOMMENDATION

THAT a Rezoning Bylaw for REZ #24-15 be prepared and advanced to First and Second Reading at a future Council meeting; and

THAT the items listed in **Attachment 3** to the report titled “REZ #24-15 – Portion of 5334 Lougheed Highway – Multiple Family Residential Development - Phase 2 Bassano Site Master Plan – Brentwood Town Centre Plan” dated November 18, 2024 be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #24-15.

EXECUTIVE SUMMARY

A rezoning application has been received to advance Phase 2 of the Bassano Site Master Plan to construct a single high rise strata residential building. The development is comprised of a 45-storey tower consisting of 336 market strata units above 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 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),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016),
- Transportation Plan (2021),
- HOME: Housing and Homelessness Strategy (2021)
- Rental Use Zoning Policy (2020), and
- Brentwood Town Centre Development Plan (1996).

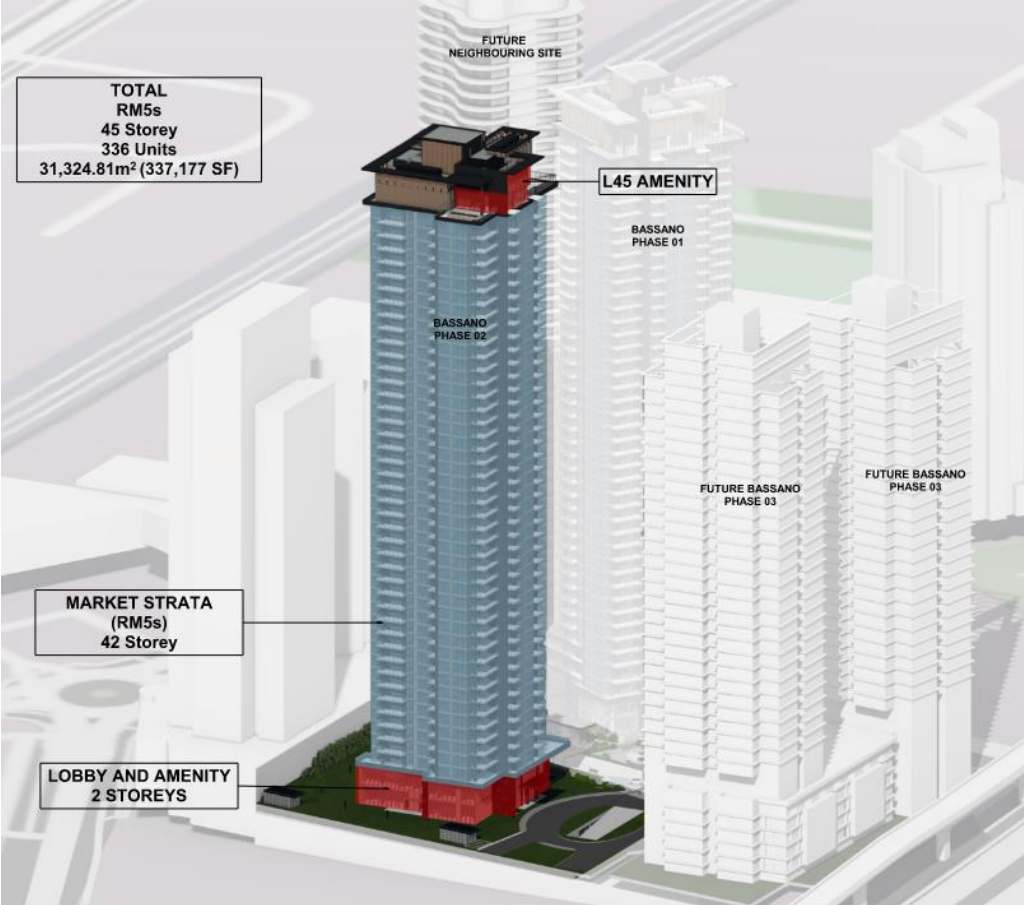
2.0 BACKGROUND

- 2.1 The subject Phase 2 development site is located east of Springer Avenue (across from proposed Phase 1 – 2210/2160 Springer Avenue (Rezoning Reference #21-30)), approximately mid-block between Douglas Road and Lougheed Highway, and is designated High Density Multiple Family Residential within the Brentwood Town Centre Development Plan, and the Official Community Plan (see **Attachment 1 – REZ #24-15: Sketch #1 and Sketch #2**). The subject site is comprised of a single lot which is improved with older industrial buildings.
- 2.2 On July 25, 2022, Council granted Final Adoption to Bylaw No. 14386 (Rezoning Reference #17-14) for the Bassano Site Conceptual Master Plan. The intent of the Master Plan Rezoning was to guide site-specific rezoning applications for the development of a phased high-density residential development across three phases. The subject site comprises Phase 2 of the three-phased Master Plan.
- 2.3 On August 26, 2024, Council received for information an initial rezoning report, which proposed to rezone the subject property to the Amended CD Comprehensive Development District (based on RM5s and RM5r Multiple Family Residential Districts, Brentwood Town Centre Development Plan and Bassano Concept Book as guidelines). Council authorized staff to work with the applicant towards the preparation of a suitable plan. 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 a single 45-storey market strata apartment building with 336 dwelling units. Vehicular access is provided via Springer Avenue, which provides access to Phase 1, 2 and the future phases. The vehicular access and associated pedestrian pathways will be secured through a statutory right-of-way, with each phase. 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 #24-15: Development Statistics.

Figure 1: Land Use and Tenure



3.2 Density is determined based on the gross site area and the permitted Floor Area Ratio (FAR). The maximum permitted and proposed density for the subject site is outlined in **Tables 1 and 2**. There may be minor changes to Gross Floor Area (GFA) and proposed unit counts in **Table 2** as a result of design refinements or detailed surveys, subject to the proposed Density (FAR) not being exceeded.

Table 1: Permitted Master Plan density and remaining density available after density allocated to Phase 1

Master Plan Site Area (subject to survey): 16,751.60 m²		
	Permitted GFA (m²)	Approx. Remaining GFA (m²) following Phase 1
RM5s Base	36,853.52	27,908.21
RM5s Bonus	6,700.64	5,074.22
RM5s Suppl. Base	20,101.92	15,222.66
RM5s Suppl. Bonus	20,101.92	15,624.03
RM5s Density Offset	18,426.76	13,547.50
RM5r	36,853.52	33,689.51
C1	5,420.30	5,034.38
RM3 Base Transferred from Beresford Site	3,674.77	0.00
RM3 Density Offset Transferred from Beresford Site	1,837.39	0.00
Total GFA (m²)	149,970.74	116,165.27

Table 2: Proposed Phase 2 density based on subject site area

Zoning: CD (RM5s, RM5r)		
Phase 2 Site Area (subject to survey): 5,188.20 m²		
	Proposed Density (FAR) and GFA (m²)	Proposed Units
RM5s Base	2.19	121
GFA	11,358.67	
RM5s Bonus	0.40	22
GFA	2,065.21	
RM5s Suppl. Base	1.19	66

GFA	6,195.64	
RM5s Suppl. Bonus	1.19	66
GFA	6,195.64	
RM5s Density Offset	1.09	61
GFA	5,679.33	
RM5r	0.00	-
GFA	0.00	
Total Density	6.07	336
Total GFA (m ²)	31,494.49	

3.3 A Density Allocation Covenant will be registered as a condition of Phase 1 (REZ #21-30) to account for the floor area assigned to the site in the final development plan, and the covenant will be amended as part of the subject application to account for the finalized amount of floor area used in Phase 2.

3.4 As noted in **Table 2**, the applicant is proposing to use the density bonus provisions in the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.59 FAR in density bonus, which translates into 8,260.85 m² of bonused gross floor area (GFA) included in the development proposal. The Real Estate Division of the Lands and Facilities Department will initiate discussions with the applicant on the density bonus value. A separate report detailing the amount and 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.

As a master planned site, the applicant has two alternative options to the standard amenity bonus negotiation and payment procedure. In Option 1, the applicant may negotiate the density bonus value prior to Final Adoption and defer payment to issuance of Preliminary Plan Approval, with an annual interest of 2% over the posted RBC Prime rate to be remitted quarterly to the City on the unpaid balance of the density bonus amount beginning at Final Adoption. In Option 2, the applicant may defer negotiation and payment post Final Adoption to Preliminary Plan Approval, whereby a no-build, no further subdivision, no marketing covenant is applied to the site.

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. Phase 2 generates an inclusionary rental requirement for 55

non-market rental units. In accordance with the terms outlined to Council in the Public Hearing report for Rezoning Reference #21-29 for 5650 Beresford Street (the Beresford Site), the applicant is proposing that 54 of the required non-market rental units be delivered at the Beresford Site, and 1 unit be made up in Phase 3 of the Bassano Site. As detailed in that report and the approved Master Plan for the Bassano Site, the applicant is pursuing a density and rental obligation transfer proposal between the Bassano Site and the Beresford Site, which is also owned by the applicant, in order to deliver a fully non-market rental project at the Beresford Site. The specific terms and phasing of the density and rental obligation transfer were detailed in Section 3.3 of the Public Hearing report for the Beresford Site dated June 05, 2023, and are generally summarized below:

- the applicant is delivering 104 rental units at the Beresford Site to house tenants displaced from development sites within the Metrotown Downtown Plan area and beyond, while their replacement rental unit is constructed;
- tenants will pay their existing rent rate, with top ups provided by the applicable developers;
- the rental units will be delivered prior to, or concurrently with occupancy of Phase 1 of the Bassano Site;
- as detailed in **Table 3** below, the 104 proposed rental units at the Beresford Site account for the 50 required inclusionary units attributable to Phase 1 of the Bassano Project and the transferred density from the Beresford Site, which is included in Phase 1, as well as 54 of the Phase 2 inclusionary rental units from the Bassano site, with the balance of inclusionary for Phase 2 and Phase 3 delivered in a non-market rental podium in Phase 3;
- at the completion of Phase 3 of the Bassano Site, the Beresford Site’s required rental units would revert to the standard inclusionary rental rates, with rents set at 20% below the Canada Mortgage and Housing Corporation (CMHC) median rates for the Southeast Burnaby rental survey area, for any new tenancies.

Table 3: Phasing of required inclusionary rental units

	Required Inclusionary Rental Units	Provided Inclusionary Rental Units
Beresford Site	0	104
Bassano Phase 1	50	-
Bassano Phase 2	55	-
Bassano Phase 3	144 (estimated)	145 (estimated)
Total	249	249

The Beresford Site rezoning (REZ#21-29) received Third Reading on July 8th, 2024, and a Section 219 Covenant detailing the approved terms and phasing of the rental obligation transfer is a prerequisite condition of that rezoning. A Housing Covenant and a Housing Agreement will also be established as part of the Beresford Site rezoning to secure the tenure and affordability of the rental units. Furthermore, a Section 219 covenant will be a prerequisite to this rezoning to withhold occupancy of

the Phase 2 development until the required non-market rental units are delivered at the Beresford Site.

- 3.6 The applicant is providing 84 adaptable units which exceeds a minimum of 20% of all single-level residential units as adaptable, in line with the Adaptable Housing policy.
- 3.7 A residential parking ratio of 1.24 spaces per market strata unit is proposed for the development. The vehicle parking rates outlined above may be varied prior to the issuance of a Preliminary Plan Approval in line with 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 for the site to be in line with Council adopted guidelines or standards.
- 3.8 Bicycle parking provisions are outlined in **Attachment 2**. Further, the applicant is providing a comprehensive transportation demand management strategy for the strata residents, which includes:
 - A transit subsidy fund that amounts to \$4,750, per dwelling unit to reimburse a portion of transit pass fees for each dwelling unit;
 - provision of \$1,500 in car share vehicle driving credits per dwelling unit;
 - provision of three parking spaces for car share vehicles with Level 2 or higher charging level. The required car share stalls for Phase 2 will be provided in Phase 3 in order to provide better accessibility to residents and the broader public;
 - provision of bicycle repair and maintenance stations on-site; and,
 - a Communications Strategy that provides the building owners and tenants of the residential units with an understanding of how to best use each of the alternative transportation options.

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

- 3.9 Transportation and servicing improvements include, but are not limited to, construction of the internal road leading to the central underground ramp, a portion of the roundabout to service Phase 2 for loading and access purposes, and any required storm, sanitary and water services. A small (northern) portion of the roundabout will be constructed as part of Phase 3. Although located on the Phase 2 site, the walkway leading to Lougheed Highway will be constructed as part of Phase 3.
- 3.10 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.

3.11 The required prerequisites to the adoption of the rezoning are listed in **Attachment 3** – REZ #24-15: 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.

Public notice of the Rezoning Bylaw for REZ #24-15 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,

Lee-Ann Garnett, Acting General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – REZ #24-15: Sketch #1 and Sketch #2
- Attachment 2 – REZ #24-15: Development Statistics
- Attachment 3 - REZ #24-15: Rezoning Prerequisites

REPORT CONTRIBUTORS

This report was prepared by Rushi Gadoya, Planner 2, and reviewed by Ian Wasson, Senior Development Planner, Ellen Ripley, Staff Solicitor, Carl Isaak, Director Neighbourhood Planning and Urban Design, and Jesse Dill, Director Development.