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|----------------------------|
| Item .....                 |
| Meeting.....2020 August 24 |

COUNCIL REPORT

**TO:** CITY MANAGER 2020 August 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #20-05**  
**Amendments to Solo District Phase 4**  
**Brentwood Town Centre Plan**

**ADDRESS:** 2088 Skyline Court

**LEGAL:** Lot D, Block 6, District Lot 119, Group 1, NWDP BCP51027

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

**TO:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Phase 4 Amendment" prepared by Chris Dikeakos Architects Inc.)

**APPLICANT:** Chris Dikeakos Architects Inc.  
#212 – 3989 Henning Drive  
Burnaby, BC V5C 6N5  
Attn: Jalil Azizi

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 September 29.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 September 14 and to a Public Hearing on 2020 September 29 at 5:00pm.
2. **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 Inspection Fee, to cover the costs of all additional services necessary to serve the site and the completion of a servicing agreement covering all requisite additional services. All services are to be designed to City standards and constructed in accordance with the Engineering Design.

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One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The approval of the Ministry of Transportation to the rezoning application.
- d. The granting of any necessary statutory rights-of-way, easements and/or covenants, including, but not limited to:
  - restricting at grade commercial uses on Willingdon Avenue and Skyline Drive from having obscured fenestration.
- e. The amending of covenants registered on title to the subject site, including, but not necessarily limited to ensuring:
  - that accessible parking stalls in the underground residential parking areas remain as common property to be administered by the Strata Corporation;
  - the provision and ongoing maintenance of sustainable transportation measures for the development; and,
  - compliance with the approved acoustic study.
- f. The submission of an updated Solid Waste and Recycling Plan to the approval of Director Engineering.
- g. The review of on-site residential and commercial loading facilities by the Director Engineering.
- h. The submission of an amended acoustic study to ensure compliance with the Council-adopted sound criteria.
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- j. The deposit of the applicable Regional Transportation Development Cost Charge.
- k. The provision of facilities for cyclists in accordance with this report.
- m. 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.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to revise the previously approved development concept to permit additional office floor area, as well as, revisions to the street-orientated commercial, and underground parking.

### **2.0 POLICY FRAMEWORK**

The City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community. The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Dynamic Community**
  - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
  - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

The proposed application is also consistent with the site's land use designation under the Council-adopted Brentwood Town Centre Development Plan. Burnaby has and continues to benefit from sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centre areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to regional planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus on jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options; improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. In addition, the Climate Action Framework outlines 'Big Moves' and 'Quick Starts' to ensure progress in greenhouse gas emissions.

The subject rezoning application is consistent with these regional and municipal plans and policies.

### **3.0 BACKGROUND**

- 3.1 The subject site is located within the core area of the Council-adopted Brentwood Town Centre Development Plan area, at the southwest corner of Willingdon Avenue and Skyline Drive (see Sketches #1 and #2 *attached*). The subject site along with the three adjacent properties at 2085 Skyline Court, 2008 Rosser Avenue and 4485 Skyline Drive, comprise the SOLO District development, a four phase development, of which the subject site is Phase 4. On 2012 July 16, the four sites were approved for high-density mixed-use development under Rezoning Reference #06-47, utilizing the CD Comprehensive Development District (based on the RM5s Multiple-Family Residential District and C3 General Commercial District as guidelines). More recently in 2018, the subject site, along with the neighbouring property at 2085 Skyline Court, underwent an amendment rezoning (Rezoning Reference #15-15) to permit the detailed form of development for Phases 3 and 4. Specifically, the approved plans included a 48 storey tower, inclusive of 319 apartment units, and a low-rise commercial podium with underground parking.
- 3.2 To date, the first two phases of development at 2008 Rosser Avenue and 4485 Skyline Drive have been completed and occupied, and the third phase of development at 2085 Skyline Court is currently under construction. Prior to commencing with Phase 4, the applicant has requested the opportunity to revisit the design of Phase 4 to allow for additional office floor area as well as revisions to the street-orientated commercial. Given the continued growth of the Brentwood Town Centre and the associated demands for employment opportunities in the area, the proposed amendments are supported and encouraged.
- 3.3 On 2020 June 08, Council received the report of the Planning and Building Department regarding an amendment rezoning of the subject development site, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### **4.0 GENERAL COMMENTS**

- 4.1 The revised development plan for the subject lot proposes a single 52 storey high-rise apartment building, inclusive of an 18 storey commercial podium. As noted, the proposed amendment rezoning is to permit a significant increase in office floor area, as well as revisions to the street-orientated commercial, and underground parking of Solo District Phase 4.
- 4.2 In total, the applicant is proposing 17,384.67 m<sup>2</sup> (187,127 sq.ft.) of office, and 1,109.73 m<sup>2</sup> (11,945 sq.ft.) of retail within the 18 storey podium, resulting in an effective Phase 4 commercial floor area ratio (FAR) of 4.2. At grade, the commercial retail units would be consolidated to create three larger units. In order to help ensure that the enlarged commercial retail units along Willingdon Avenue and Skyline Court have an engaging and animated street presence, a Section 219 covenant will be registered on title to the subject lot, restricting at grade commercial retail uses from having obscured fenestration.

- 4.3 No changes to the previously approved residential density, unit mix, or adaptable suite provision are proposed. However, the layout of the 319 residential units would be revised in line with the broader tower redesign. The applicant is also proposing to increase the amount of indoor and outdoor residential amenity as further described in Section 6.8 of this report.
- 4.4 In keeping with the proposed increase in commercial floor area, internal revisions to the underground parkade design are also proposed to accommodate additional vehicular and bicycle parking. In total, 306 vehicular stalls and 96 bicycle parking stalls are proposed within the Phase 4 underground parkade for use by the commercial tenants and patrons. In addition to the sustainable transportation measures previously agreed to by the applicant, which include car share, transit passes, and electric vehicle plug-in stations in the commercial parking area, the applicant has further committed to equipping Phase 4 residential parking stalls with individually metered energized outlets capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw, as well as providing a generously sized end-of-trip facility on parking level 1 for the commercial tenants.
- 4.5 Overall, the amendment rezoning is considered supportable as it helps advance the economic sustainability objectives of the City by delivering significant employment opportunities within a Town Centre setting. The revised proposal's siting, massing, materiality, and architectural expression are also considered to meet the high standard for development in the City's town centre areas, providing uniqueness to Phase 4, while maintaining a unified expression for the Solo District site as a whole.

## **5.0 REZONING REQUIREMENTS**

- 5.1 Given that the proposed amendment rezoning is to permit revisions to the previously approved commercial uses on the site, inclusionary rental requirements under the Rental Use Zoning Policy would not apply to this rezoning application.
- 5.2 Site servicing for the subject lot was previously captured under Rezoning Reference #06-47 and #15-15, as well as Subdivision References #08-07 and #11-62. The Director Engineering will be requested to prepare a revised estimate for any additional services necessary to serve this site, including, but not limited to:
- standard requirements for water main, sanitary sewers, and storm sewers;
  - upgrades to Willingdon Avenue along the Phase 2 frontage to include a granite tactile strip between the cycle path and the pedestrian path;
  - upgrades to the bus stop adjacent to Phase 2 to provide power and fibre optic conduit; and,
  - revisions to the Rosser Avenue and Skyline Drive intersection to include curb budges and sidewalk letdowns as per the City's geometric design.
- 5.3 As the proposed amendment rezoning is located within 800 m of a highway interchange, approval of the Ministry of Transportation to the rezoning application is required.

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- 5.4 The granting of any necessary statutory rights-of-way, easements and/or covenants, including, but not limited to:
- restricting at grade commercial uses on Willingdon Avenue and Skyline Drive from having obscured fenestration.
- 5.5 Amendments to covenants registered on title to the subject site are required, including, but not necessarily limited to ensuring:
- that accessible parking stalls in the underground residential parking areas remain as common property to be administered by the Strata Corporation;
  - the provision and ongoing maintenance of sustainable transportation measures for the development; and,
  - compliance with the approved acoustic study.
- 5.6 The submission of a detailed residential and commercial loading management plan to the approval of the Director Engineering is required.
- 5.7 Due to the redesign of the proposed building and the site's proximity to Willingdon Avenue and Lougheed Highway, the applicant is required to provide an updated acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 5.8 The submission of an updated Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 5.9 Development Cost Charges applicable to this amendment rezoning for the additional commercial floor area include:
- the GVS&DD Sewerage Development Charge; and,
  - the Regional Transportation Development Cost Charge.

## 6.0 DEVELOPMENT STATISTICS

### 6.1 Site Area

|                                  |   |  |
|----------------------------------|---|--|
| Overall Solo District Site Area: | - | 24,528.73 m <sup>2</sup> (264,025 sq.ft.)<br>(No change)     |
| <i>Phase 4 Area:</i>             | - | <i>4,401.30 m<sup>2</sup> (47,375 sq.ft.)</i><br>(No change) |

### 6.2 Density and Gross Floor Area (GFA)

|                                       |   |                            |
|---------------------------------------|---|----------------------------|
| Overall Solo District Residential FAR | - | 5.0 FAR (No change)        |
| <i>Phase 4 Residential FAR</i>        | - | <i>7.6 FAR (No change)</i> |

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|     |  |   |   |                 |
|-----|--|---|---|-----------------|
|     | Overall Solo District Commercial FAR     | - | 2.2 FAR   |                 |
|     | <i>Phase 4 Commercial FAR</i>            | - | 4.2 FAR   |                 |
|     | Overall Solo District Residential GFA    | - | 122,561.41 m <sup>2</sup> (1,319,240 sq.ft.)<br>(No change)             |                 |
|     | <i>Phase 4 Residential GFA</i>           | - | 33,272.95 m <sup>2</sup> (358,147 sq.ft.)<br>(No change)                |                 |
|     | Overall Solo District Commercial GFA     | - | 55,722.13 m <sup>2</sup> (599,788 sq.ft.)                               |                 |
|     | <i>Phase 4 Commercial GFA</i>            | - | 18,494.39 m <sup>2</sup> (199,072 sq.ft.)                               |                 |
| 6.3 | <u>Tower C Site Coverage</u>             | - | 43%   |                 |
| 6.4 | <u>Tower C Height</u>                    | - | 52 storeys  |                 |
| 6.5 | <u>Tower C Residential Unit Mix</u>      | - | No change from Rezoning Reference #15-15                                |                 |
| 6.6 | <u>Phase 4 Parking</u>                   |   | <u>Required</u>   | <u>Provided</u> |
|     | <u>Residential Parking</u>               |   |   |                 |
|     | 319 Units @ 1.1 spaces/unit              | - | 351<br>(inclusive of 32 visitor spaces and 5 accessible parking stalls) | 415             |
|     | Car Wash Stalls                          | - | 3   | 3               |
|     | Co-op Cars                               | - | 3   | 3               |
|     | Residential Loading                      | - | 2   | 2               |
|     | <u>Commercial Parking</u>                |   |   |                 |
|     | 177,766 sq.ft. @ 1 space / 495.16 sq.ft. | - | 360   | 306             |
|     | Commercial Loading                       | - | 4   | 4               |
|     | <u>Bicycle Parking</u>                   |   |   |                 |
|     | Resident - 2/unit @ 319 units            | - | 638 lockers   | 668 lockers     |
|     | Visitor - 0.2/unit @ 319 units           | - | 64 spaces   | 64 spaces       |
|     | Commercial – 10% of required parking     | - | 36 spaces   | 96 spaces       |

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- |     |                               |   |                                      |
|-----|-------------------------------|---|--------------------------------------|
| 6.7 | <u>End of Trip Facilities</u> | - | 78 m <sup>2</sup> (840 sq.ft.)       |
| 6.8 | <u>Residential Amenity</u>    | - | 724.74 m <sup>2</sup> (7,801 sq.ft.) |

The residential amenity facilities for the development are located over levels one, twenty, and twenty-one. Level one includes an amenity lobby and lounge, mail and parcel room, as well as a meeting room. Level twenty includes an amenity lounge and kitchen, with adjoining exterior patio and gardens. Finally, level twenty-one includes a fitness centre. The amenity area amounts to 724.74 m<sup>2</sup> (7,801 sq. ft.), which is less than the permitted 5% exemption from Gross Floor Area permitted under the Zoning Bylaw.

  
E.W. Kozak, Director  
PLANNING AND BUILDING

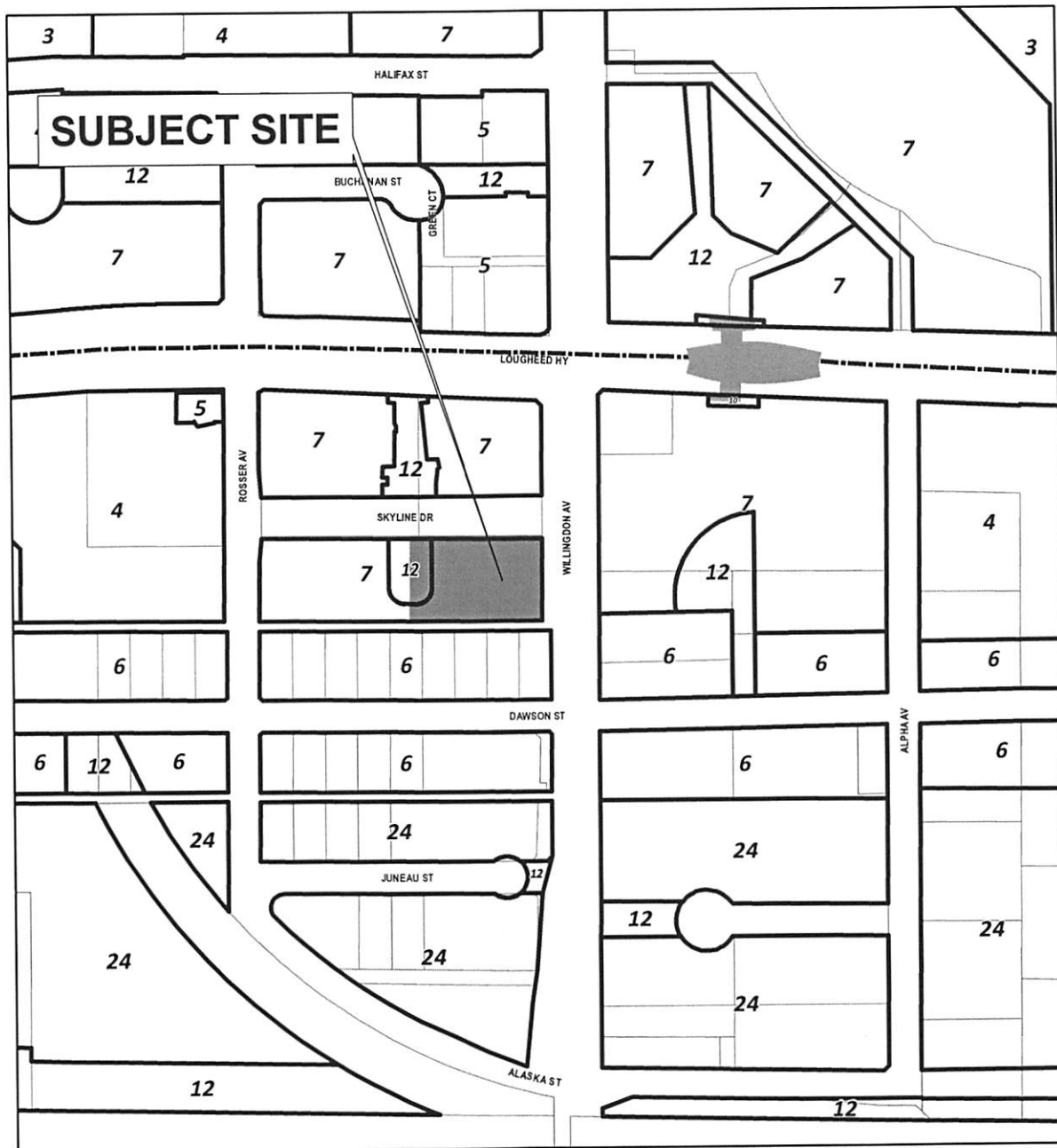
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***Attachments***

cc: City Solicitor  
City Clerk







- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

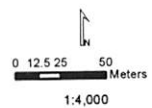
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential -  
Brentwood Succession (RM4s)



Planning and Building Dept

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## Brentwood Plan



Sketch #2