



Item
Meeting..... 2020 March 30

COUNCIL REPORT

TO: CITY MANAGER 2020 March 27

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #19-47
Amendments to Residential Tower 3
Brentwood Town Centre Plan**

ADDRESS: 2381 Beta Avenue

LEGAL: Lot 2, District Lot 124, EPP67029

FROM: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “The Residences at Brentwood Park South” prepared by Chris Dikeakos Architects Inc.)

TO: Amended CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “The Residences at Brentwood Park South - Amended” prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Beta View Homes Ltd.
700 – 4211 Kingsway
Burnaby, BC, V5H 1Z6
Attn: Bonnie Leung

PURPOSE: To seek Council authorization to forward this application to a Public Hearing at a future date.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 April 06 and to a Public Hearing at a future date.
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. 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 submission of an updated Solid Waste and Recycling Plan to the approval of Director Engineering.
- e. The amending of covenants registered on title to the subject site, including, but not necessarily limited to:
 - ensuring all accessible parking to remain as common property;
 - ensuring the design and provision of units adaptable to person with disabilities in accordance with this report;
 - the provision and ongoing maintenance of sustainable transportation measures for the development in accordance with this report; and,
 - no build covenant CA6087267/CA6087268 to allow for issuance of development permits and remediation of Lot 2 and Lot 3 expeditiously.
- f. The deposit of the applicable GVS & DD Sewerage Charge.
- g. The deposit of the applicable School Site Acquisition Charge.
- h. The deposit of the applicable Regional Transportation Development Cost Charge.
- i. The provision of facilities for cyclists in accordance with this report.
- j. 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 for the site to allow for additional units as well as revisions to the parkade.

2.0 POLICY FRAMEWORK

The proposed amendment rezoning application is consistent with the site's designation in the Brentwood Town Centre Plan. It also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located along Beta Avenue, south of Dawson Street, and is comprised of one lot, which is currently occupied by an older industrial building. The existing industrial building has been utilized as a sales centre for the three residential apartment towers approved under Rezoning Reference #15-31. To the north of the subject site, the first two residential towers approved under Rezoning Reference #15-31 are currently under construction and nearing completion. To the east, across Beta Avenue, is the Concord Brentwood Masterplan development site (Rezoning Reference #13-20). To the west, are older industrial buildings and a recently completed residential tower (Rezoning Reference #14-11), with Alpha Avenue beyond. To the south is a future portion of Alaska Avenue, with the BNSF Railway beyond.

4.0 BACKGROUND INFORMATION

- 4.1 On 2017 June 26, the subject site was rezoned as a part of Rezoning Reference #15-31, which permitted three residential high-rises as well as townhouses at-grade. The original site for Rezoning Reference #15-31 has since been subdivided with the northern portion at 2311 Beta Avenue (Lot 1) accommodating two residential towers with townhomes at grade. The subject portion of the site (Lot 2) was intended to provide the third residential tower with townhouses fronting an internal driveway as well as Beta Avenue to the east and Alaska Avenue to the south. A further lot to the south (Lot 3) will accommodate the aforementioned future extension of Alaska Avenue.
- 4.2 The subject site is located within the Brentwood Town Centre Plan area (see *attached* Sketches #1 and #2) and is zoned CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development

Plan as guidelines and in accordance with the development plan entitled “The Residences at Brentwood Park South” prepared by Chris Dikeakos Architects Inc.).

- 4.3 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 Centres 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 ensuring new growth is focused in areas with the greatest access to amenities and services, and 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 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 and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing and employment options; improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies.

The subject amendment rezoning application is consistent with the aforementioned policy context.

- 4.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

5.0 GENERAL COMMENTS

- 5.1 The purpose of the proposed rezoning bylaw amendment is to revise the previously approved development concept for the site to allow for additional dwelling units, as well as associated revisions to the parkade.
- 5.2 The revised development plan for the subject lot proposes an increase in dwelling units from 293 to 329 dwelling units. The unit increase is achieved through interior revisions to the tower and podium elements, replacing two and three bed townhouses, and a small proportion of two bed apartment units, with a greater proportion of one bed + den and two bed + den townhouse and apartment units. In accordance with Council’s adopted Adaptable Housing Policy, 20% of all single-level units are required to be adaptable. In total, sixty-seven adaptable units are proposed on the subject site, which exceeds the minimum 20%

of single-level units that are required to be adaptable in accordance with Council adopted policy.

- 5.3 In keeping with the proposed unit count, internal revisions to the parkade design are also proposed to accommodate additional vehicular and bicycle parking. In total, 372 vehicular stalls and 753 bicycle parking stalls are proposed on the subject site. Under Rezoning Reference #15-31, the developer committed to providing a package of sustainable transportation measures aimed at promoting a variety of transportation options. Two such measures include providing transit passes (two-zone) for two years to 15% of residents, as well as providing electric vehicle (EV) charging stations (Level 2 AC) for 10% of parking stalls. This commitment will also apply to the additional dwelling units and parking stalls proposed as part of this revised development concept.
- 5.4 Overall, the amendment rezoning is considered supportable as it continues to deliver a balanced unit mix, while providing more efficient and compact unit layouts that can be offered at more affordable market rates. No revisions to the buildings massing or exterior façade are proposed, except for a minor revision to the green shading of the spandrel glass elements. Similarly, no change to the previously approved density is proposed.

6.0 REZONING REQUIREMENTS

- 6.1 Given that the proposed amendment rezoning is to permit relatively minor internal changes to the previously approved development concept, inclusionary rental requirements under the Rental Use Zoning Policy would not apply to this rezoning application.
- 6.2 Site servicing for the subject lot was previously captured under Rezoning Reference #15-31. The Director Engineering will be requested to prepare a revised estimate for any additional services necessary to serve this site.
- 6.3 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.
- 6.4 The submission of an updated Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 6.5 Amendments to covenants registered on title to the subject site are required, including, but not necessarily limited to:
- ensuring all accessible parking to remain as common property;
 - ensuring the design and provision of units adaptable to person with disabilities;
 - the provision and ongoing maintenance of sustainable transportation measures including provision of electric vehicle charging stations for 10% of parking stalls, and transit passes (two-zone) for 15% of residents; and,

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- no build covenant CA6087267/CA6087268 to allow for issuance of development permits and remediation of Lot 2 and Lot 3 expeditiously.

6.6 Development Cost Charges applicable to this amendment rezoning for the additional dwelling units include:

- the GVS&DD Sewerage Development Charge;
- the School Site Acquisition Charge; and,
- the Regional Transportation Development Cost Charge.

7.0 DEVELOPMENT PROPOSAL

7.1 Site Area

Lot 1 Net Site Area	-	8,015.7 m ² (86,280 sq.ft.) (No change)
Lot 2 Net Site Area	-	6,966.3 m ² (74,985 sq.ft.) (No change)
Lot 3 Net Site Area	-	3,859.1 m ² (41,539 sq.ft.) (No change)
Site Area for Calculation of Density	-	18,841.1 m ² (202,804 sq.ft.) (No Change)

7.2 Density and Gross Floor Area

FAR Permitted and Provided	-	3.6 FAR
Gross Floor Area Provided	-	67,828 m ² (730,094 sq.ft.) (No Change)

7.3 Site Coverage - 53% (No Change)

7.4 Height (all above grade)

Tower 3	-	34 storeys (No change)
Tower 3 Podium	-	3 storeys (No change)

7.5 Tower 3 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
19 Studio	478 – 563 sq.ft.
46 Studio (Adaptable)	478 – 560 sq.ft.
97 1 Bedroom + Den	628 – 663 sq.ft.
7 1 Bedroom + Den (Adaptable)	628 – 662 sq.ft.
107 2 Bedroom	754 – 915 sq.ft.

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37	2 Bedroom + Den	775 – 930 sq.ft.
1	3 Bedroom	1,209 sq.ft.
14	3 Bedroom (Adaptable)	1,021 sq.ft.
1	3 Bedroom + Den	1,533 sq.ft.

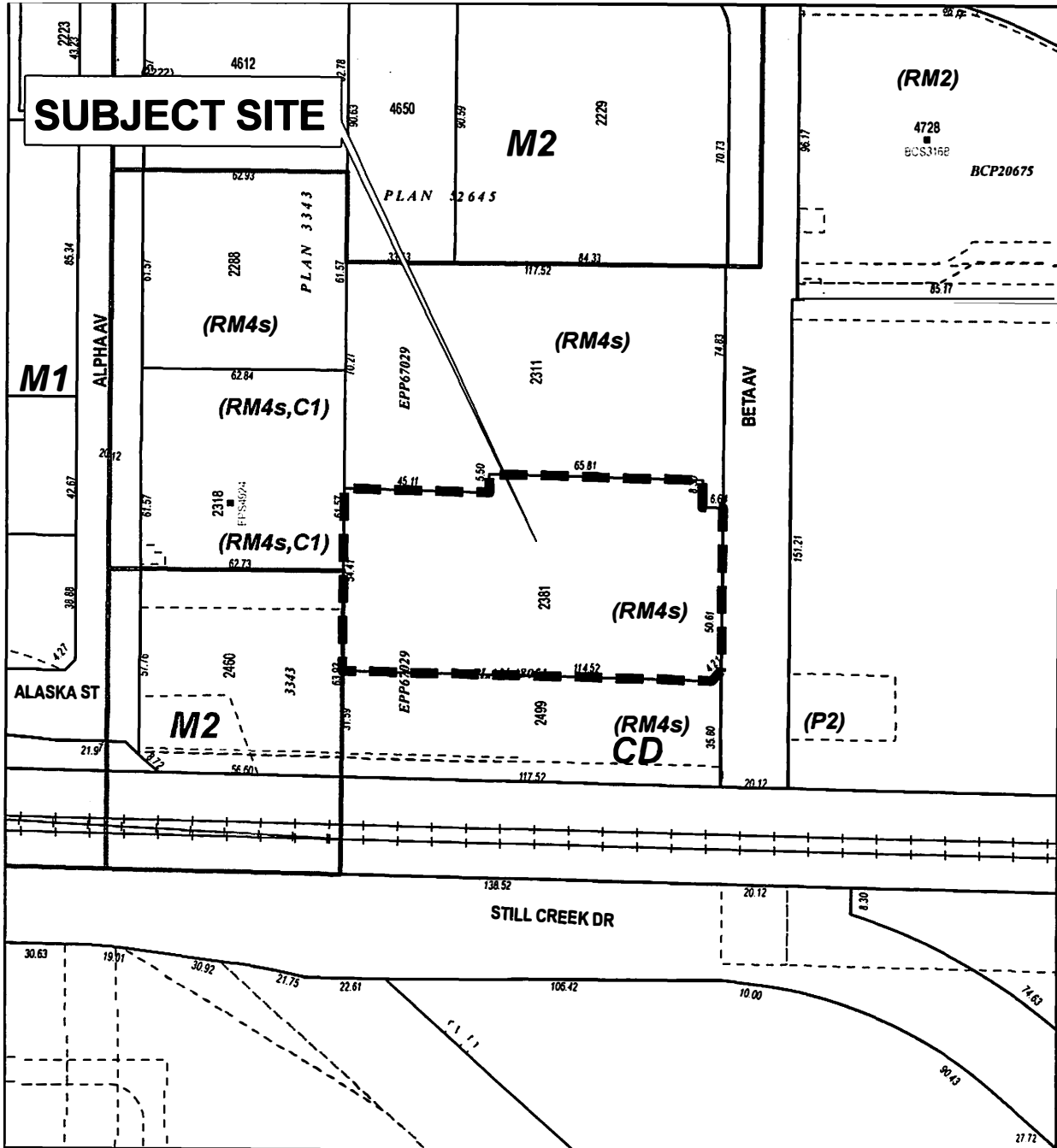
TOTAL: 329 Units

7.6 Parking

Vehicle Parking		<u>Required</u>	<u>Provided Spaces</u>
329 Strata Units @ 1.1 spaces/unit	-	362 (Inclusive of 34 visitor spaces, and 5 handicapped parking stalls)	372
Car Wash Stalls	-	3 (No Change)	
Residential Loading	-	1 (No Change)	
Bicycle Parking		<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 329 units	-	658 lockers	685 lockers
Visitor - 0.2/unit @ 329 units	-	66 spaces	68 spaces
7.7 Communal Facilities (Excluded from FAR Calculations)	-	4,235 sq.ft. (No Change to amenities provided)	


 E.W. Korzak, Director
 PLANNING AND BUILDING

MN:tn
Attachments
 cc: City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



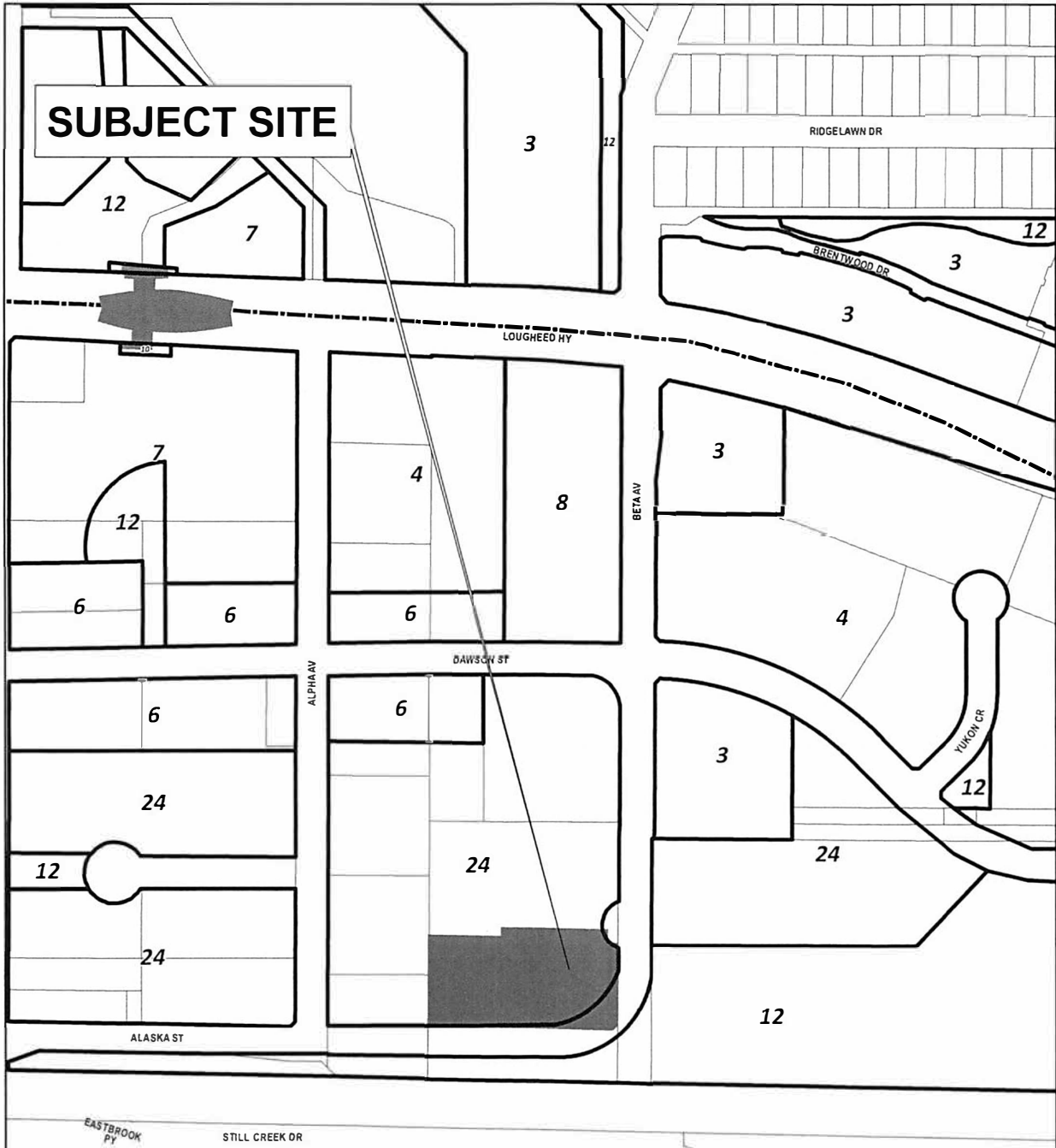
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REZONING REFERENCE #19-47
2381 BETA AVENUE

 Subject Site



- | | |
|---|--|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential - |

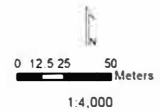
Brentwood Succession (RM4s)



Planning and Building Dept

Printed March 10, 2020

Brentwood Plan



Sketch #2