

CITY OF BURNABY

C

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: REQUEST FOR COMMUNITY PLAN AMENDMENT REZONING REFERENCE  
#03-68 PROPOSED MIXED-USE HIGH-RISE RESIDENTIAL AND RETAIL  
COMMERCIAL DEVELOPMENT LOUGHEED TOWN CENTRE PLAN**

**RECOMMENDATION:**

1. **THAT** Council approve the amendment of the Lougheed Town Centre Plan coupled with the density bonus for the residential component of the project for the subject site as described in this report, and that the amendment take effect upon Final Adoption of the rezoning bylaw for Rezoning Reference #03-68.

REPORT

The Housing Committee, at its Open meeting held on 2004 March 23, received and adopted the attached report evaluating a request for an amendment to the Lougheed Town Centre Plan and a density bonus for the residential component of a proposed mixed-use high-rise residential and retail-commercial development at 3495 North Road.

The Housing Committee supported the requested amendment of the Lougheed Town Centre Plan from the current RM4 District to the RM5 District on the subject site coupled with the desire and commitment of the development to utilize an additional density bonus of 0.4. It should be noted that the cumulative increase in residential density will enhance the economic viability of the proposed project and provide a number of benefits that include additional residential units to serve the current demand for accommodation, more services to the local area including community amenities and an improved quality of development on the subject site.

Respectfully submitted,

Councillor C. Redman  
Chair

Councillor D. Johnston  
Vice Chair

Councillor C. Jordan  
Member

COPY - CITY MANAGER  
- DIRECTOR PLANNING & BUILDING  
- DIRECTOR PARKS, RECREATION & CULTURAL SERVICES  
- DIRECTOR ENGINEERING  
- CITY SOLICITOR

TO: CHAIR AND MEMBERS  
HOUSING COMMITTEE

2004 March 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REQUEST FOR COMMUNITY PLAN AMENDMENT  
Rezoning Reference #03-68  
Proposed Mixed-Use High-Rise Residential  
and Retail Commercial Development  
Lougheed Town Centre Plan (See attached Sketches #1 and #2)

PURPOSE: To consider a request for an amendment to the Lougheed Town Centre Plan and a density bonus for the residential component of a proposed mixed-use high-rise residential and retail-commercial development on the subject site.

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**RECOMMENDATION:**

1. **THAT** the Housing Committee request that Council approve the amendment of the Lougheed Town Centre Plan coupled with the density bonus for the residential component of the project for the subject site as described in this report, and that the amendment take effect upon Final Adoption of the rezoning bylaw for Rezoning Reference #03-68.

**R E P O R T**

**1.0 BACKGROUND**

- 1.1 The subject site is currently occupied by a modest 3,205 m<sup>2</sup> (34,500 sq. ft.) retail shopping centre which comprises three separate buildings and a large surface parking area. This shopping centre was built in 1988 and represents Phase I of a two phased project that was approved under Rezoning Reference #73/84. Phase II, which was to include an additional 24,526 m<sup>2</sup> (264,004 sq. ft.) of office space in an 8 and 10 storey building with underground parking, has not been built due to the limited demand for new office space.
- 1.2 The subject site is situated on a visually prominent location at the southwest corner of North Road and Cameron Street which is in the designated core area of the Lougheed Town Centre. The site has also been designated for medium density multi-family (RM 4 Multiple Family Residential District) with streetfront commercial uses (C3 General Commercial District) along North Road and Cameron Street as outlined in the adopted Lougheed Town Centre Plan (see attached Sketch #2).

1.3 On 2004 January 26, Council received a report from the Planning Department regarding the subject rezoning application which involves a proposal to demolish the existing shopping centre and build a mixed-use high-rise residential and retail commercial development on the subject site. As outlined in the report, the current proposal is generally consistent with the adopted Lougheed Town Centre Plan, but the applicant requested consideration of a change to the residential component of the project from the adopted RM4 designation to the RM5 designation coupled with a density bonus. On that occasion, Council adopted the report recommendation authorizing the Planning and Building Department to work with the applicant towards a further report to address the density bonus issues outlined in that report.

## **2.0 GENERAL COMMENTS**

2.1 Staff have met further with the applicant to discuss the subject development proposal and is currently reviewing their preliminary plans which includes up to three residential towers, approximately 9,290 m<sup>2</sup> (100,000 sq. ft.) of retail and commercial space on three levels and underground parking. While the specific tenants have not been confirmed at this date, the retail commercial component could include a large supermarket, a discount fashion store, a number of commercial retail units fronting North Road and Cameron Street, restaurants, offices, and roof top gardens. All three towers will be setback from both North Road and Cameron Street and the north tower will be lower in height to provide a more appropriate interface with the existing and future lower scaled developments on the north side of Cameron Street. In the opinion of staff, this comprehensive mixed-use project represents a complementary town centre addition at an appropriate urban scale.

2.2 Under the current RM4 Multiple Family Residential District designation of the Lougheed Town Centre Plan, a residential Floor Area Ratio (FAR) of 1.7 can be built on the site subject to the provision of underground parking. A density bonus of 0.3 is also available which could increase the total maximum FAR to 2.0 subject to Housing Committee and Council approval through the rezoning process. Under the RM5 Multiple Family Residential District, an FAR of 2.2 is permitted subject to the provision of underground parking and a further 0.4 density bonus is possible subject to the approval of the Housing Committee and Council.

## **3.0 DENSITY BONUS**

A density bonus is available in the RM1 through RM5 Multiple Family Residential Districts on lots in town centre areas that are zoned CD Comprehensive Development and subject to the regulations outlined in Sections 2.22 of the Burnaby Zoning Bylaw. Such density bonuses are available where amenities or affordable or special needs housing are provided as part of the development proposal. The proposed amenities or housing should be of equal value to the increased property value attributable to the additional or "bonused" FAR. For example, if the additional density is valued at, say, \$2 million, the developer would be expected to provide an amenity or housing component equal to this value.

Options for the use of the density bonus proceeds are evaluated by the Housing Committee which are then forwarded to Council. Upon approval by Council, the specific density bonus use is required to be specifically described and to be included in a further report to Council for consideration and advancement to a Public Hearing pursuant to the usual rezoning process.

#### 4.0 REQUESTED COMMUNITY PLAN AMENDMENT AND DENSITY BONUS

4.1 The applicant has specifically requested an amendment to the Lougheed Town Centre Plan designation of the subject from the RM4 District to the RM5 District. In support of the community plan amendment request, the applicant proposes to commit to the use of a 0.4 density bonus which will be used to provide and/or fund appropriate community amenities on-site or off-site. Together, the requested community plan amendment from RM4 to RM5 coupled with the density bonus would allow for a maximum residential FAR of 2.6 on the subject site.

4.2 Based on a net project site area of approximately 4.38 acres, the proposed cumulative 0.6 increase in the residential FAR (2.0 FAR increased to 2.6 FAR being the maximum, including density bonus, for the RM4 and RM5 Districts respectively) would add approximately 10,635 m<sup>2</sup> (114,476 sq. ft.) or in the order of 114 residential units to the residential components of the project.

The proposed 0.4 FAR density bonus by itself related to the RM5 District would add approximately 7,284 m<sup>2</sup> (76,315 sq. ft.) or 76 residential units to the residential component of the project. In this regard, the Legal Department has estimated the net value of the density bonus is \$27 per sq. ft. for the added buildable area resulting from the bonus. The net building area from the bonus is estimated at 76,315 sq.ft. resulting in community amenities valued in the range of \$2 million. The specific community amenity to be provided either on the subject site or on another site will be subject of a further report to the Housing Committee.

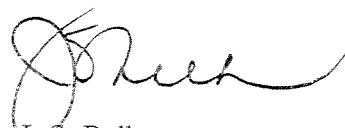
4.3 As outlined above, the proposed community plan amendment and density bonus will allow for a significant number of additional residential units to be constructed on the site than would otherwise be permitted under the RM4 designation and provide for a more "urban" development of the site which is more suited for this location within the "core" of the Lougheed Town Centre. The potential additional residential units will provide a number of benefits to the proposed mixed-use development and to the community. It will provide further help to meet the current high demand for residential accommodation in the City and specifically on a site within the core area of the Lougheed Town Centre, with good access to public transit including SkyTrain and other related community facilities. The residential density increase will also further enhance the economic viability of the project which will allow for complete removal of the existing "suburban" shopping centre located on the site and its replacement with a greater number and variety of stores and services that will better serve the community within a high density urban mixed-use development.

It will also provide for the development of a more pedestrian-oriented streetfront retail commercial activity along North Road and Cameron Street frontages as outlined in the Lougheed Town Centre Plan and provide a more "urban" type of development for the core area of the town centre to replace the existing strip commercial, suburban development. The large majority of required on-site parking will be provided underground allowing for attractive outdoor plaza development and a more fully developed and appealing pedestrian connection from North Road through the site and down the steeply sloped western portion to the Lougheed Mall. Finally, the proposed increased residential density and specifically the density bonus will make provision for an appropriate community amenity which will be determined by the Housing Committee to be the subject of a further report.

#### 4.0 CONCLUSION

In view of the foregoing, the requested amendment of the Lougheed Town Centre Plan from the current RM4 District to the RM5 District on the subject site coupled with the desire and commitment of the development to utilize an additional density bonus of 0.4 is supported by the Planning and Building Department. The cumulative increase in residential density will enhance the economic viability of the proposed project and provide a number of benefits that include additional residential units to serve the current demand for accommodation, more services to the local area including community amenities and an improved quality of development on the subject site which is located in the core area of the Lougheed Town Centre.

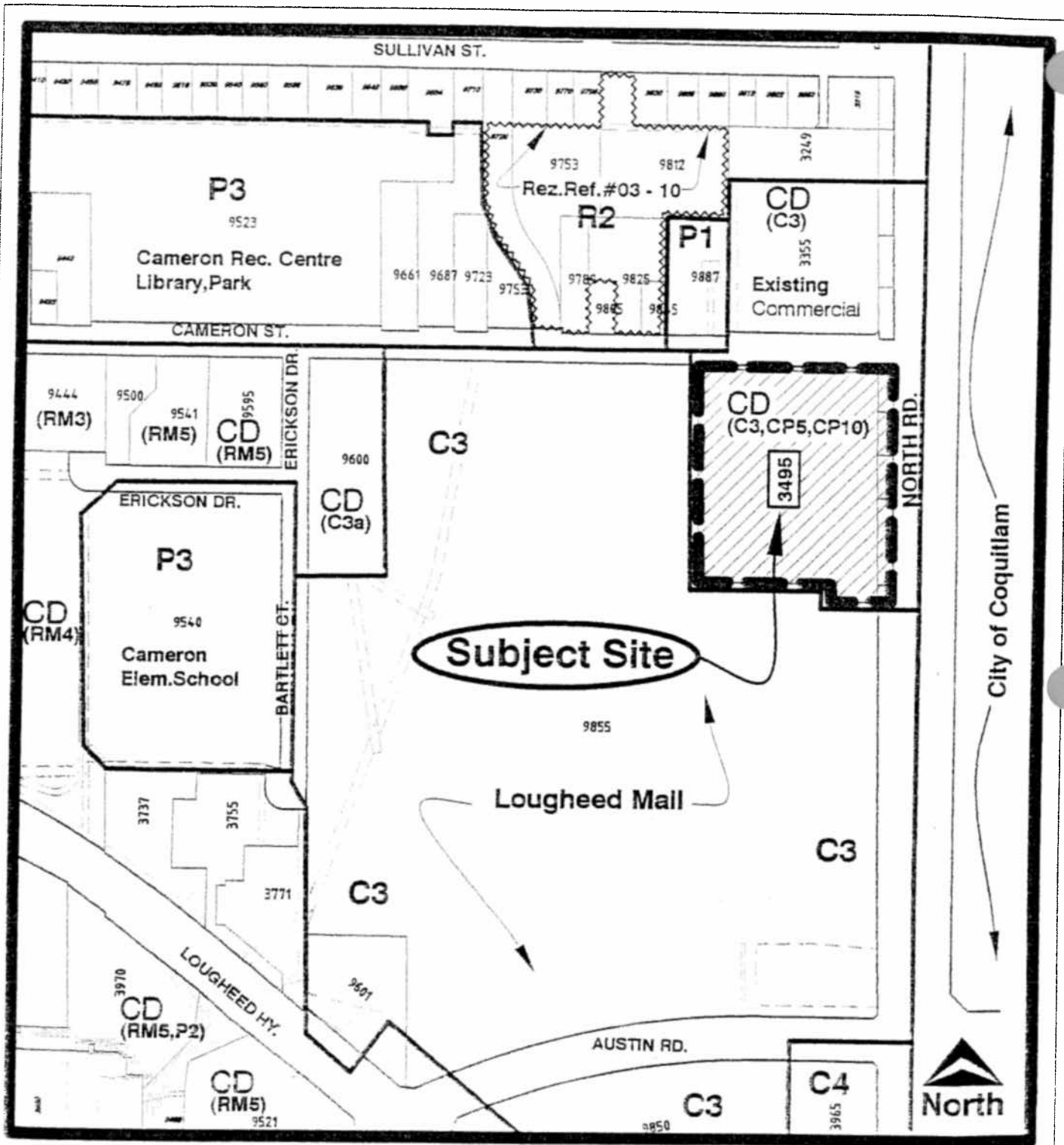
It is therefore recommended that the Housing Committee request that Council approve the requested amendment of the Lougheed Town Centre Plan coupled with the density bonus for the residential component for the subject site. The options for the use of the density bonus will be outlined in a further report for consideration by the Housing Committee.



J. S. Belhouse  
Director Planning and Building

PS:gk  
Attach

cc. Director Engineering  
City Clerk  
City Solicitor  
Director, Parks Recreation and Cultural Services



Planning and Building Department

Scale: 1 : 4000  
 Drawn By: J.P.C.  
 Date: January 2004

**REZONING REFERENCE 03 -- 68**  
 3495 North Rd.

Sketch # 1

# Lougheed Town Centre Area

# Map 1

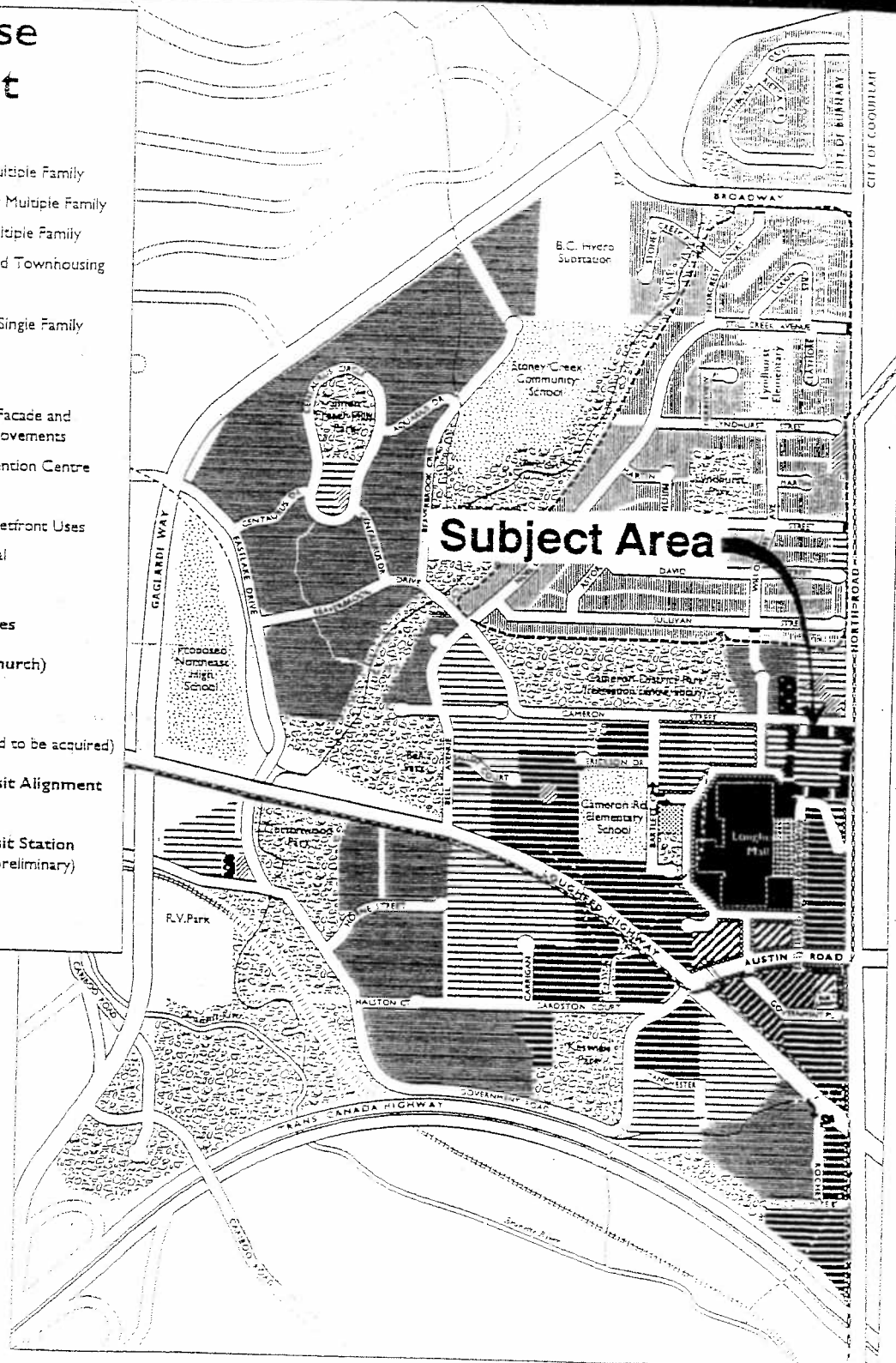


## Land Use Concept

- Residential**
  - High Density Multiple Family
  - Medium Density Multiple Family
  - Low Density Multiple Family
  - Ground Oriented Townhousing
  - Single Family
  - Sullivan Heights Single Family Review Area
- Commercial**
  - Lougheed Mall: Facade and Streetscape Improvements
  - Hotel and Convention Centre
  - Major Office
  - Commercial Streetfront Uses
  - Local Commercial
- Public/Civic Uses**
  - Institutional (church)
  - School
  - Park (existing and to be acquired)
- Light Rail Transit Alignment (preliminary)**
- Light Rail Transit Station and Bus Loop (preliminary)**
- Land Bridge**

Updated 98 04 06

**Key Map**



**REZONING REFERENCE 03 -- 68**  
 3495 North Rd.

