

CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #05-47  
2005 SEPTEMBER 19

ITEM #5

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Qualex-Landmark Development Inc.  
740 – 1111 Melville Street  
Vancouver, B.C. V6E 3V6  
(Attention: Roger Navabi)
- 1.2 **Subject:** Application for the rezoning of:  
Lot 3, D.L. 125, Group 1, NWD Plan3674, Parcel “B”, D.L. 125,  
Group 1, NWD Plan54046
- From:** M2 General Industrial District and R2 Residential District
- To:** CD Comprehensive Development District (based on RM5  
Multiple Family Residential District and Brentwood Town  
Centre Plan guidelines)
- 1.3 **Address:** 2200 & 2244 Douglas Road
- 1.4 **Location:** The subject site is located on the north side of Douglas Road between  
Springer and Delta Avenues (Sketch #1 attached).
- 1.5 **Size:** The site is irregular in shape with a frontage on Douglas Road of  
72.81 m (239 ft.), a frontage on the Lougheed Highway of 51.02 m  
(167 ft.), and an area of 4,246.86 m<sup>2</sup> (1.05 acres).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant  
servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit  
a multiple-family residential development consisting of an apartment  
tower, a mid-rise residential building and street-fronting townhouses  
or live/work.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 The subject site is located within the Holdom Station Area Plan (see Sketch #2 **attached**). The subject site is currently developed with two industrial warehouse-type buildings with ancillary office space. The site slopes significantly down to the south, away from the Lougheed Highway. To the south, west and east are numerous industrial developments. A few single-family residential homes which predate the area's prevailing industrial character remain in the area to the east of Springer Avenue. To the north is the Lougheed Highway and Millennium SkyTrain Line, with existing multiple-family residential high and low-rise developments upslope.

## **3.0 GENERAL COMMENTS**

- 3.1 The Holdom Station Area Plan designates the subject site for both Residential High-Density on the interior portion of the site, utilizing the RM5 Multiple Family Residential District, and for Live/Work or Townhouse along the Douglas Road frontage utilizing the C2 Community Commercial and RM2 Multiple-Family Residential Districts as guidelines. In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 2.6 FAR applicable to the net site, which is inclusive of the proposed use of the 0.4 FAR amenity bonus. Should the applicant elect to pursue the live/work option, the minor floor area related to the "work" component would be additive to the residential FAR.
- 3.2 The proposed development concept is comprised of one high-rise apartment tower in the range of 30 storeys, one mid-rise multiple-family residential building and street-fronting townhousing, or alternatively live/work, along Douglas Road. All parking and loading is proposed to be located underground. Vehicular access to the site would be taken from Douglas Road, given that driveway access to the Lougheed Highway would not be permitted.

It is noted that the proposed consolidation differs slightly from the adopted Holdom Station Area Plan insofar as the Plan indicates the block bounded by Springer Avenue, Lougheed Highway and Douglas Road to be developed as two larger consolidated development sites. The subject development proposal would result in this block being developed as three consolidated development sites. This minor adjustment to the Plan is considered supportable given that it would likely not affect building massing, densities or site layouts. Furthermore, the remainder of the block to the east and west when consolidated for redevelopment would be of sufficient size for independent development to accommodate appropriate projects in line with the Holdom Station Area Plan.

- 3.3 Given the site's Town Centre location, the applicant is proposing to utilize the amenity bonus density provisions indicated within the Zoning Bylaw. In so doing, the applicant

would achieve an additional maximum 0.4 FAR. A separate report which specifically addresses the nature of the amenity density bonus will be pursued through the Housing Committee.

- 3.4 Dedications will likely be required on both the Lougheed Highway and Douglas Road frontages in order to accommodate anticipated road improvements. The specific related servicing requirements for these roads will be included in the Public Hearing report to be submitted at a later date.
- 3.5 Servicing requirements will include, but not necessarily be limited to:
  - Servicing requirements for the Lougheed Highway frontage are currently being determined but would include construction of an urban trail, a double row of street trees, front boulevards and pedestrian lighting;
  - Upgrading of the Douglas Road frontage to a full urban standard including separated sidewalks, front boulevards with street trees and pedestrian lighting;
  - Contribution of funds required for future intersection works at Douglas Road and the Dawson Street Extension;
  - Undergrounding of overhead wires on the east side of Douglas Road; and
  - Storm, sanitary sewer and water main upgrades as required.
- 3.6 Due to proximity to the Lougheed Highway and the SkyTrain line to the south, a noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.7 There are no significant trees on the proposed development site. As such, the developer will not be required to submit a tree survey.
- 3.8 Submission of a Site Profile and resolution of any arising conditions is required.
- 3.9 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 3.10 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in Burnaby's Town Centres.
- 3.11 An on-site stormwater management plan is required.
- 3.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

**4.0 RECOMMENDATION**

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

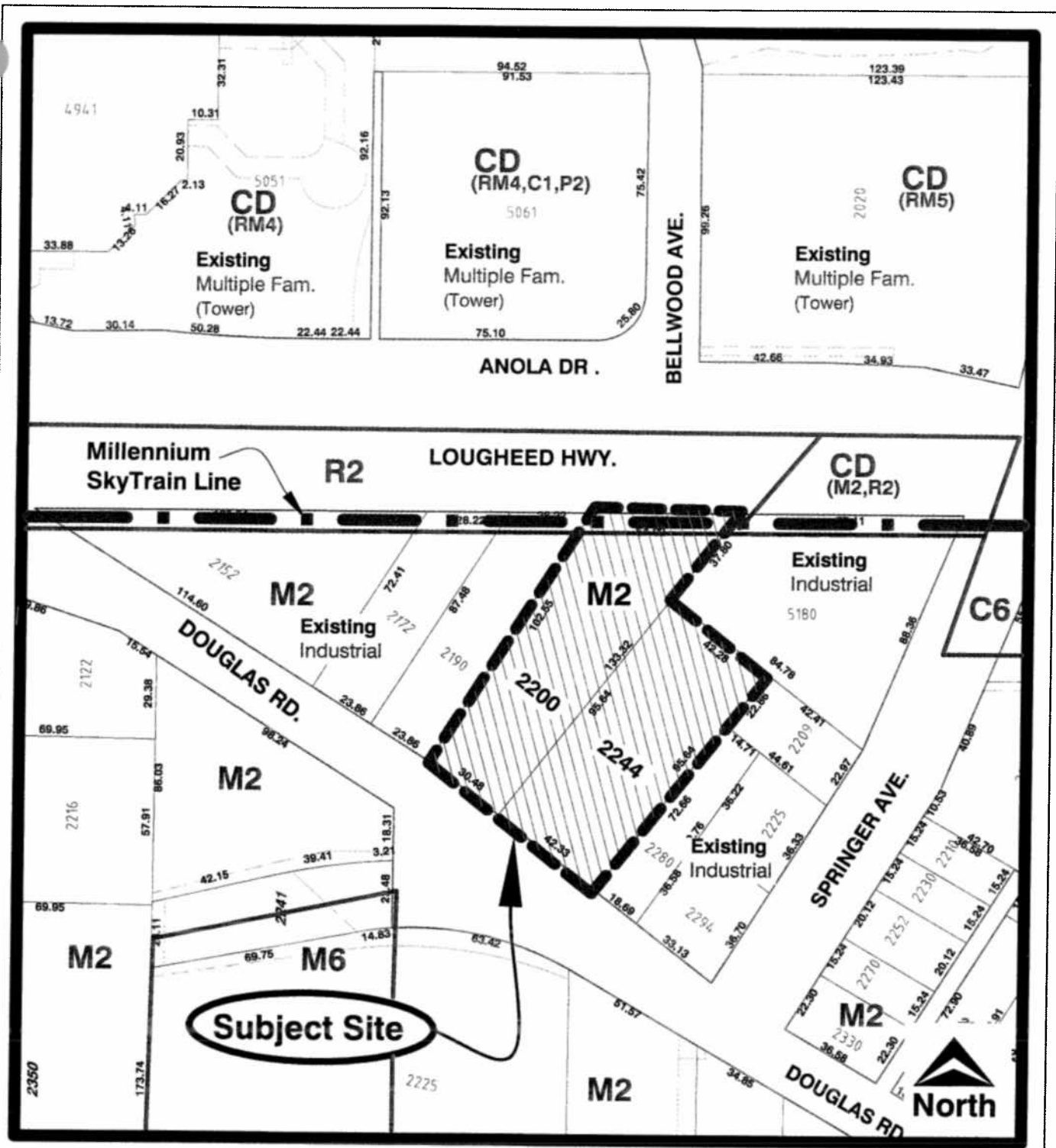
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EK:gk

Attachments

cc: Director Engineering  
Director Parks, Recreation and Cultural Services  
City Clerk

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**Planning and Building Department**

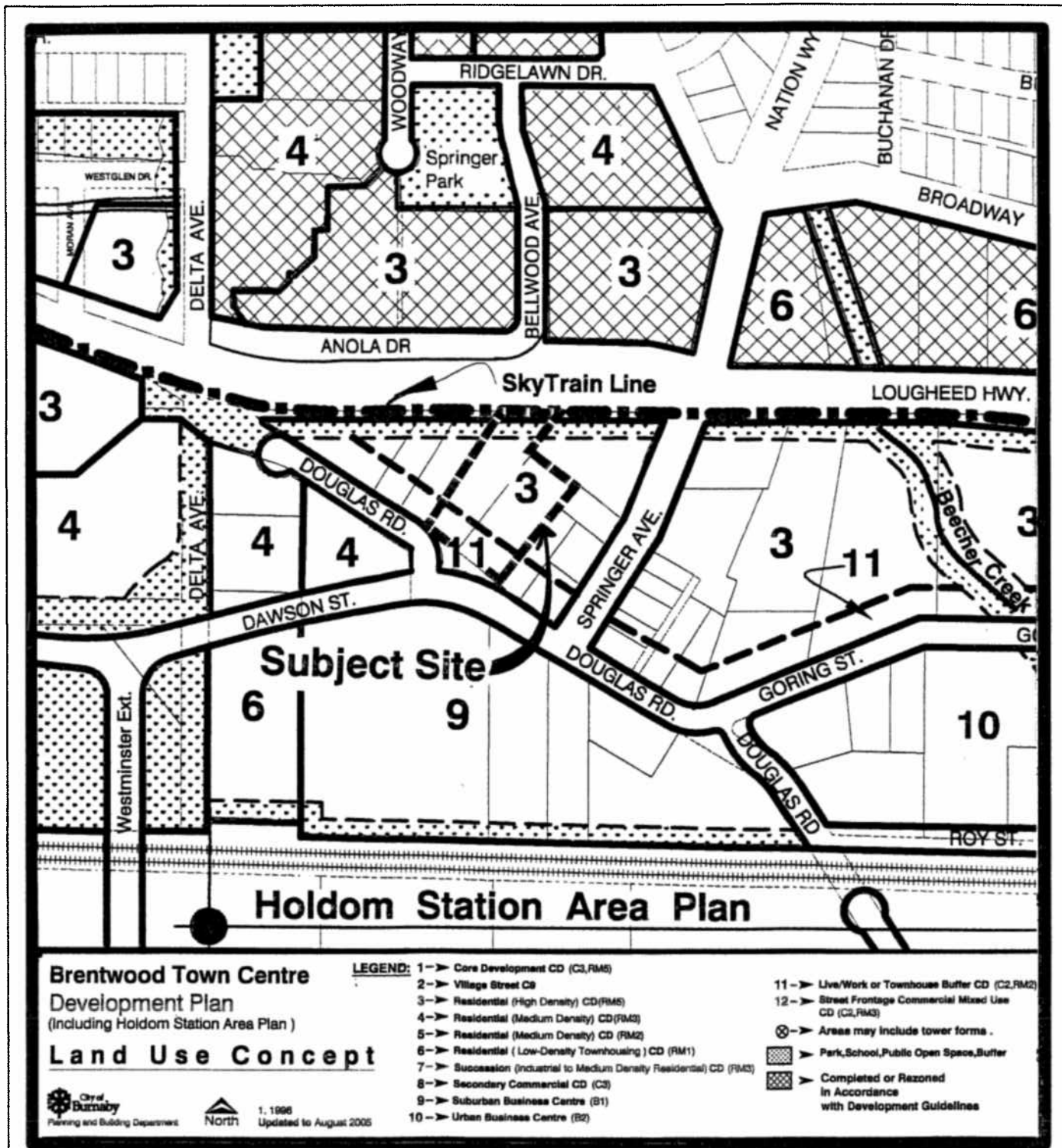
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Drawn By: J.P.C.

Date: September 2005

**REZONING REFERENCE # 05 -- 47**  
2200,2244 Douglas Road

Sketch # 1



**Planning and Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: September 2005

**REZONING REFERENCE # 05 -- 47**  
**2200,2244 Douglas Road**

**Sketch # 2**



August 25, 2005

City of Burnaby  
Planning & Building Department  
City Hall  
4949 Canada Way  
Burnaby, British Columbia  
V5G 1M2

Attention: Mr. Jack Belhouse, Director, Planning & Building

Dear Sir:

Re: Letter of Intent  
2244 Douglas Road. Parcel B, Gp 1, DL 125, Gp 1, NWD Plan 54046, and  
2200 Douglas Road. Lot 3, Gp 1, DL 125, NWD Plan 3674

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As per our concurrent rezoning application, Qualex-Landmark Developments Inc. intends to rezone the above properties from M2 and R2 to CD (RM5) to improve the site from its current use of two multi-tenant commercial/industrial buildings with approximately 59,000 square feet of leaseable space to a multi-unit residential development comprising approximately 232,000 square feet of buildable area, and approximately 230 dwelling units.

The proposed development will be in accordance with the general parameters of the City of Burnaby's Holdom Station Area Plan and will likely include both a lowrise and a highrise component, with full underground parking.

Yours truly,  
**QUALEX-LANDMARK DEVELOPMENTS INC.**

Per:  
R. Navabi M.B.A., P.Eng.  
President

RN:me

