

TO: CITY MANAGER 2006 November 13

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #05-47
TWO HIGH-RISE APARTMENT TOWERS AND TOWNHOUSING
Holdom Station Area Plan**

ADDRESS: 2190, 2200 & 2244 Douglas Road (Sketch #1 attached)

LEGAL: Lot 3, D.L. 125, Group 1, NWD Plan3674, Parcel "B", D.L. 125, Group 1, NWD Plan54046, Lot 2 Except: Parcel "A" (Ref. Pl 6258), D.L. 125, Group 1, NWD Plan 3674

FROM: M2 General Industrial District and R2 Residential District

TO: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Holdom Station Area Plan guidelines, and in accordance with the development plan entitled "Luxe, 2200 Douglas Road, Burnaby, BC" prepared by Rafii Architects Inc.)

APPLICANT: Qualex-Landmark Development Inc.
740 – 1111 Melville Street
Vancouver, B.C. V6E 3V6
(Attention: Roger Navabi)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 December 12.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 November 27, and to a Public Hearing on 2006 December 12 at 7:30 p.m.
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 services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

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

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e) The utilization of an amenity density bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 3.2 of this report.
- f) The consolidation of the net project site into one legal parcel.
- g) The granting of any necessary easements, statutory rights-of-way and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies, prohibiting driveway gates and the phasing of demolition. Additionally, a statutory right-of-way for the Urban Trail is required.
- h) The dedication of any rights-of-way deemed requisite.
- i) The undergrounding of overhead wires along the east side of Douglas Road
- j) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering within the residential portions of the development and a commitment to implement the recycling provisions.
- k) The design and provision (5%) of units adaptable to persons with disabilities (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person) with allocated disabled parking spaces.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- m) The deposit of the applicable GVS & DD Sewerage Charge.

- n) The deposit of the applicable Parkland Acquisition Charge.
- o) The deposit of the applicable School Site Acquisition Charge.
- p) Compliance with the Council-adopted sound criteria.
- q) Compliance with the guidelines for surface and underground parking for residential visitors.
- r) The provision of facilities for cyclists in accordance with this report.
- s) The submission of a Site Profile and resolution of any arising requirements.
- t) 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit two residential high-rise towers and street-fronting townhouses.

2.0 BACKGROUND

- 2.1 On 2005 September 19 Council received the report of the Planning and Building Department concerning the rezoning of the subject 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. On 2006 April 03, Council approved a report recommending a proposed enlarged site to include 2190 Douglas Road.
- 2.2 The subject site is currently developed with multiple uses and buildings, including two multi-tenanted and one general industrial building (see Sketch #1 **attached**). 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.

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- 2.3 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 District and RM2 District types as use and form 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.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is comprised of two high-rise apartment towers – one 24-storeys and the other 29-storeys in height – in addition to street-fronting townhousing along Douglas Road. The applicant has elected not to provide live/work units as a part of the subject development. All required parking is proposed to be located underground, with some convenience visitor surface parking also being provided. Vehicular access to the site would be taken from Douglas Road. As there are existing uses on the site which have certain short-term lease arrangements, construction of the proposed development will be phased over a two to three year period. The design ensures that each phase can operate independently but will be pursued as a phased strata requiring that the overall project be under a single unified strata corporation. The provision of a covenant will assure commitments to pursue demolition in a timely manner.
- 3.2 Given the site’s Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.40 FAR, which translates into 45,448.72 additional sq. ft. of residential floor area. The City Solicitor reports the value of the density bonus to be \$43 per sq. ft. of buildable area, for a total value of \$1,954,295. At its meeting of 2006 November 15, the Community Development Committee adopted a recommendation that the density bonus funds be taken as a cash contribution in-lieu in order to pool the funds with those of other projects in the town centre to achieve a larger, more efficient, community amenity, such as affordable housing units, non-profit office space, or community recreational space. Based on the adopted Council policy governing cash contributions in-lieu, the full value of the density bonus, \$1,954,295 would be deposited as the first contribution to the Brentwood Town Centre Financial Account. Of the \$1,954,295, 20% or \$390,859 would be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$1,563,436 for the provision of other community amenities within the town centre area, including housing, at some point in the future. This cash contribution in-lieu would allow the City to pool funds from the subject amenity bonus with those achieved through other development proposals to be applied to a significant community amenity as part of a future development.
- 3.3 A tapering dedication along the Lougheed Highway frontage of 0 m. at the east property line to 1.0 m. at the west property line is required for road widening to accommodate

planned road improvements An additional 6.0 m. wide statutory right-of-way is required along the Lougheed Highway frontage for urban trail purposes. A tapering dedication along the Douglas Road frontage of 0 m. at the site's east property line to 1.5 m. at the site's western property line is also required for accommodating an upgrade of Douglas Road to its final standard.

- 3.4 The City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to:
- Construction of road widening and separated sidewalk on the north side of Douglas Road, including street trees, front boulevards and pedestrian lighting;
 - Construction of the Lougheed Highway frontage to a full standard including front boulevards with street trees and pedestrian lighting;
 - Construction of the 4.0 m. wide urban trail along the site's Lougheed Highway frontage within a 6.0 m. statutory right-of-way;
 - Upgrading of the intersection of Douglas Road and the future Dawson Street Extension to a final standard with an interim connection on the west side. Predicting for a possible future traffic signal at this intersection will also be required;
 - Undergrounding of overhead wires along the east side of Douglas Road; and,
 - Storm, sanitary sewer and water main upgrades as required.
- 3.5 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and prohibiting gates from the project surface driveways.
- 3.6 Due to the proximity of the subject site to the Lougheed Highway and the SkyTrain guideway to the north, as well as the BNSF rail line to the south, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.7 Provision of an adequately sized and sited garbage and recycling area for each building is required. As well, separate car wash stalls are required.
- 3.8 The applicable GVS & DD Sewerage, Parkland Acquisition and School Site Acquisition Cost Charges will be required with this application.
- 3.9 A Site Profile application and resolution of any resultant conditions is required.

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- 3.10 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.11 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross	-	10,388.8 m ² /2.57 acres
Dedications	-	166.6 m ² /1,793.65 sq.ft.
Net	-	<u>10,222.2 m²/2.53 acres</u> (subject to detailed survey)

4.2 Density

F.A.R. Permitted & Provided:	-	2.60 F.A.R. (2.2 base FAR + 0.4 FAR amenity bonus)
Gross Floor Area Permitted & Provided	-	27,444.2 m ² /295,417 sq.ft. (inclusive of 45,448.72 amenity bonus)
Site Coverage	-	36%

4.3 Height (all above grade)

- Tower 1: 24 storeys
- Tower 2: 29 storeys
- 2 storeys for townhouses fronting Douglas Road

4.4 Residential Unit Mix

	<u>Unit Type</u>	<u>Unit Size</u>
High-Rise:		
	21 – Studio	444 – 544 sq.ft.
	1 – 1 Bedroom	667 sq.ft.
	82 – 1 Bedroom + Den	626 – 633 sq.ft.
	117 – 2 Bedroom	789 – 1,573 sq.ft.
	<u>62 – 2 Bedroom + Den</u>	1,070 sq.ft.
	283 units subtotal	

*Includes 5% (14) of the units adaptable to the disabled with (14) allocated disabled parking spaces

Townhouse:

4 – 2 Bedroom	1,473 – 1,480 sq.ft.
<u>2 – 3 Bedroom</u>	1,807 – 1,813 sq.ft.
6 units subtotal	

TOTAL: 289 UNITS

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4.5 Parking

Vehicle Parking

283 Apartment Units (1.6 spaces/unit)

5 Townhouse Units (1.75 spaces/unit)

Car Wash Stalls

Bicycle Parking

Residential

Resident - 1/unit @ 289 units

Visitor

(10% of required vehicle parking)

4.6 Communal Facilities

Required and Provided Spaces

- 475 (inclusive of 77 visitor spaces 22 extra spaces shown)
- 11 (inclusive of 2 visitor spaces)

- 3

Required and Provided Spaces

- 289 in storage (15 extra spaces shown)

- 50 in racks

- Major central garden/green space, plaza and internal amenity spaces.

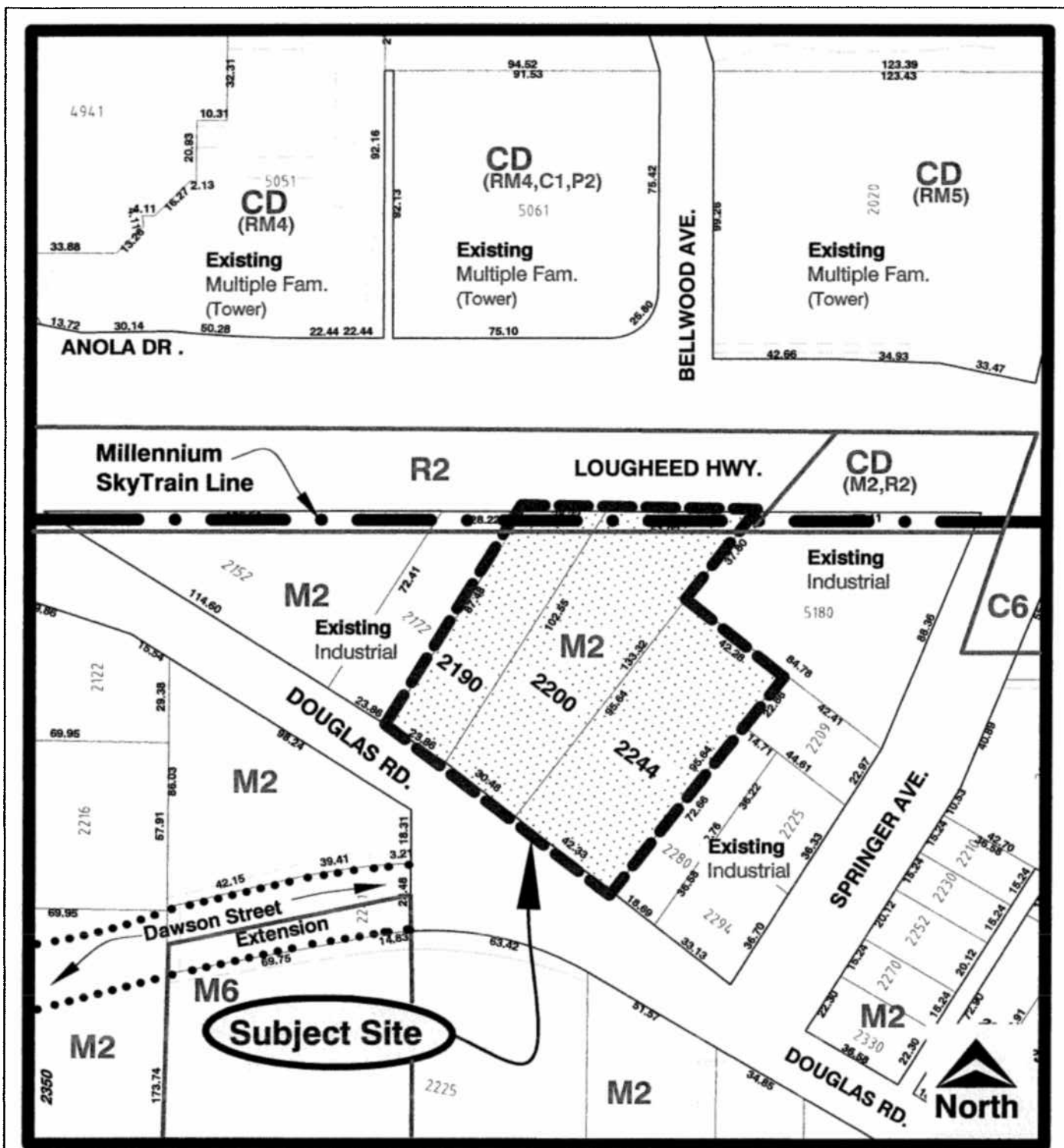


B. Luksun
Director Planning and Building

EK:gk

Attachments

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



City of Burnaby

Planning and Building Department

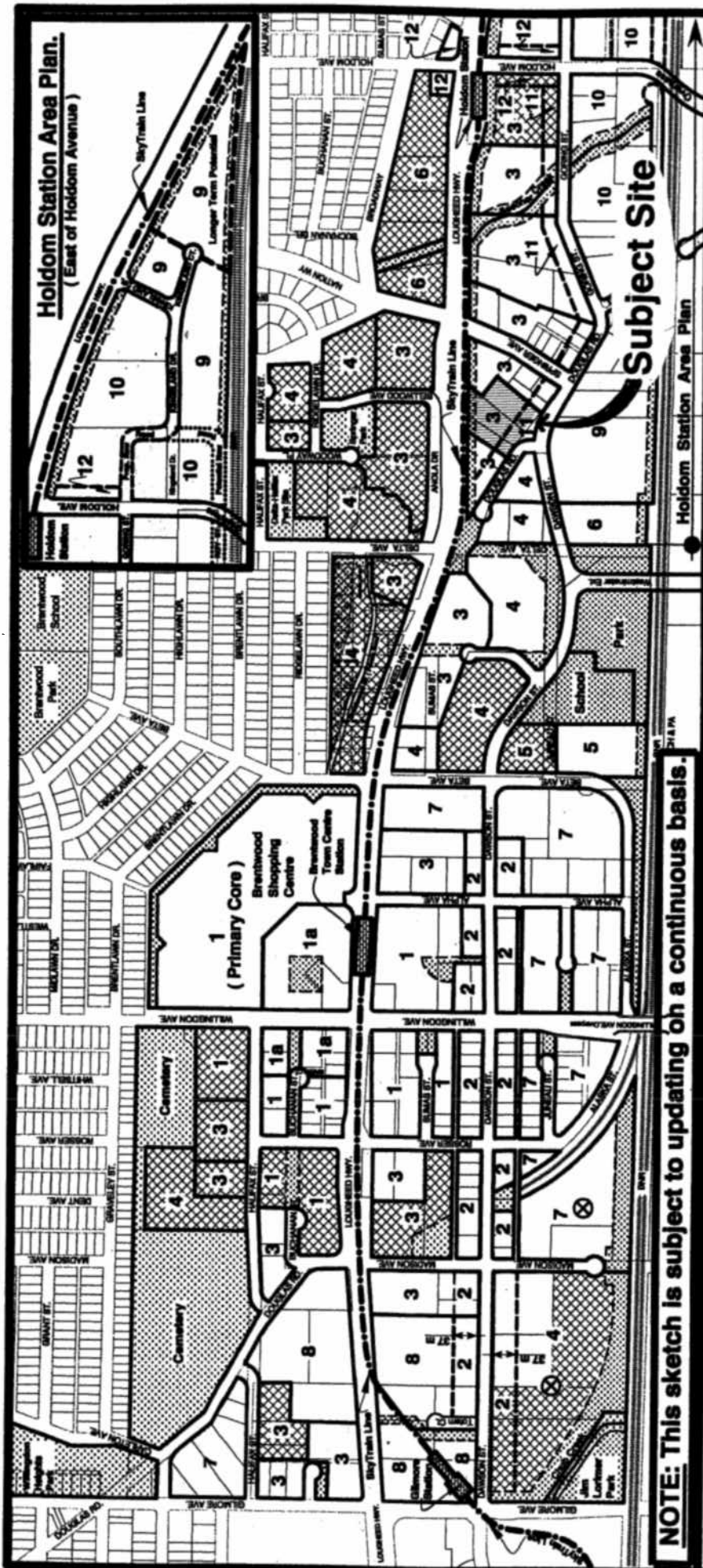
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Drawn By: J.P.C.

Date: November 2006

REZONING REFERENCE # 05 -- 47
 2190,2200,2244 Douglas Road

Sketch # 1



**Brentwood Town Centre
Development Plan
(Including Holdom Station Area Plan)**

Land Use Concept



City of Burnaby
Planning and Building Department

1, 1996
Updated to November 2006

- LEGEND:**
- 1 -> Core Development CD (C3, RM5)
 - 2 -> Village Street C8
 - 3 -> Residential (High Density) CD (RM5)
 - 4 -> Residential (Medium Density) CD (RM3)
 - 5 -> Residential (Medium Density) CD (RM2)
 - 6 -> Residential (Low-Density Townhousing) CD (RM1)
 - 7 -> Succession (Industrial to Medium Density Residential) CD (RM3)
 - 8 -> Secondary Commercial CD (C3)
 - 9 -> Suburban Business Centre (B1)
 - 10 -> Urban Business Centre (B2)
 - 11 -> Live/Work or Townhouse Buffer CD (C2, RM2)
 - 12 -> Street Frontage Commercial Mixed Use CD (C2, RM3)

- ⊗ Areas may include tower forms.
- ▨ Park, School, Public Open Space, Buffer
- ▩ Completed or Rezoned In Accordance with Development Guidelines

REZONING REFERENCE # 05 -- 47
2190, 2200, 2244 Douglas Road

Sketch # 2

