



Item
Meeting 2013 May 27

COUNCIL REPORT

TO: CITY MANAGER 2013 May 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #12-28**
Mixed-Use Office and Automobile Dealership

ADDRESS: 2020 Boundary Road (see *attached* Sketch #1)

LEGAL: Lot A, DL 118, Group 1, NWD Plan BCP33954

FROM: M3 Heavy Industrial District

TO: CD Comprehensive Development District (based on C4a Service Commercial District, M2 General Industrial District and M5 Light Industrial District and in accordance with the development plan entitled "OpenRoad Development – 2020 Boundary Road, Burnaby, B.C." prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Christopher Bozyk Architects Ltd.
414-611 Alexander Street
Vancouver, BC V6A 1E1
(Attention: Chris Bozyk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2013 June 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 June 10, and to a Public Hearing on 2013 June 25 at 7:00 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 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) The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants governing driveway accesses on Lougheed Highway and Boundary Road, ensuring provision of public art, a 'Welcome to Burnaby' gateway feature, and street furniture, prohibiting gates from the project surface driveways, ensuring provision of cyclist (end-of-trip) facilities, assuring that the water table in the area will not be drawn down during or after construction, and ensuring minimum flood proofing elevations are observed.
- e) The granting of any necessary easements and statutory rights-of-way.
- f) The dedication of any rights-of-way deemed requisite.
- g) The approval of the Ministry of Transportation for the rezoning.
- h) The submission of a suitable on-site stormwater management system to the approval of the Acting 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.
- i) The submission of a Site Profile and resolution of any arising requirements.
- j) The submission of a Comprehensive Sign Plan for the site.
- k) The review of detailed Sediment Control System by the Acting Director Engineering.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Acting Director Engineering.
- m) The provision of facilities for cyclists in accordance with this report.
- n) The deposit of the applicable GVS & DD Sewerage Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a mixed-use office, commercial and automobile dealership development.

2.0 BACKGROUND

2.1 On 2012 September 22, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

- 2.2 The subject site was the focus of a similar rezoning application in 2007 (Rezoning Reference #07-24). The developer, Bosa Development Corporation, purchased the site from Terasen Gas (Fortis BC) with the intent of developing the site with a mix of office, commercial and automobile sales and service uses. A detailed design was submitted for the site by Christopher Bozyk Architects, but was not advanced to Public Hearing. In 2008, Translink purchased the site with a mixed intent to either develop the site under the prevailing M3 Heavy Industrial District as a bus depot and service facility, or alternatively to work with the City towards the re-designation of the site for high-density residential uses. As neither a bus depot nor high-density residential uses were considered supportable on the subject site, the City initiated a Rezoning Application (Rezoning Reference #08-10) in line with the intent of the previous rezoning application (Rezoning Reference #07-24), and advanced it to a Public Hearing and Second Reading. In 2012, the Planning Department was approached by Open Road Auto Group who wished to purchase the site with the intent of completing the mixed office, retail and automobile showroom concept brought forward in 2007, and has retained the original architect to work with the City towards the preparation of a suitable plan of development. Subsequent to discussions with the Department, the site was purchased by Open Road Auto Group and the subject rezoning application was submitted.
- 2.3 A key gateway into Burnaby from Vancouver, the subject site is located adjacent to the Brentwood Town Center plan area, separated by the Horne Payne BC Hydro Substation. It should be noted that the OCP recognizes the need to provide for a diverse range of development opportunities, in part, by encouraging and guiding the transition of key sites that are no longer conducive to continued industrial use, and where compelling community benefits are realized through more intensive redevelopment for other purposes. Supportive of this direction, the Metro Vancouver Regional Growth strategy designates the subject site as Mixed-Employment, which is intended for industrial, commercial and other employment related uses to help meet the needs of the regional economy. The intent behind this regional land use designation is to continue to support industrial activities, and complement the planned function of urban centres and frequent transit development areas. Given the subject site's location adjacent to the growing Brentwood Town Centre, its proximity to SkyTrain service and increasing pressures for more efficient use of urban land, the development of the subject site for office, light-industrial and commercial uses is considered appropriate within the policy context of the City's OCP and the Regional Growth Strategy.
- 2.4 The subject property is located at the northeast corner of Lougheed Highway and Boundary Road, and is currently being used for car storage. The subject property was formerly part of 3700 Second Avenue owned by Fortis BC. The property was subdivided in 2004 (Subdivision Reference #04-05) which created the 7.44 acre subject lot. To the north of the subject site is the remainder portion of the Fortis BC site and an industrial area further north, beyond Second Avenue. To the east is the BC Hydro Horne Payne substation. To the south across Lougheed Highway is Bridge Business Park, which is predominantly comprised of offices and office/warehousing, movie studio space and accessory commercial uses. To the west, across Boundary Road in Vancouver, is a mix of light industrial and commercially-oriented uses including offices and automobile dealerships. Vehicular access to the subject site is currently available to the site from Lougheed Highway.

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2.5 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 plan is for a phased development consisting of two to three high-end automobile dealerships; a 4-storey fully enclosed and glazed structured car storage building, and an 8-storey office building with underground parking and grade level commercial/restaurant uses. It is proposed that the two initial automotive dealerships be pursued as part of the first phase of development followed by the office building and car storage building as a second phase. The undeveloped second phase will be suitably landscaped until development advances, with a restriction on interim car storage. A further future phase of development at the southeast corner of the site may be pursued under a separate rezoning application for an additional automobile dealership, office and retail building. Upon completion of the development, surface parking will be limited to patrons, with only a select number of display vehicles located at grade. All other display vehicles will be located within the dealership buildings themselves. Vehicles awaiting servicing will also be stored within the dealership buildings, with access to screened roof parking by way of internal car lifts and ramps. As noted, the car storage building will be fully enclosed and glazed, with vehicles not being visible from adjacent streets. The maximum density permitted for the site upon build-out is 2.4 FAR reflective of the maximum density under the M2 General Industrial District. As part of the first phase of development, the density being pursued is 0.77 FAR.

To complement the built form, a progressive landscape treatment is proposed for the bounding streets including separated bicycle and pedestrian facilities on Lougheed Highway, complete with Rainwater Management Amenities (RMAs), to help soften the urban environment. Substantial on-site landscaping is also proposed including a treed buffer to the industrial properties to the north and northeast, a landscaped front yard along Lougheed Highway, a public plaza with specialized paving and landscaping at the base of the office building fronting Boundary Road, landscaped islands and specialized paving within designated parking areas.

3.2 A Comprehensive Sign Plan is required in conjunction with this rezoning application. If a skysign for the office building is requested, a further rezoning application consistent with the established guidelines for skysigns would be required, with such a sign constituting one of the permitted signs for the site.

3.3 The City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to:

- provision for construction of Lougheed Highway to its final standard with curb and gutter, and separated bicycle and pedestrian facilities, street trees, enhanced boulevards, street lighting and pedestrian lighting across the development frontage;

- provision for construction of Boundary Road to its final standard with curb and gutter, on-street bicycle lane, separated sidewalk with street trees, cut concrete boulevards, street lighting and pedestrian lighting across the development frontage;
- provision of a new Bus Shelter and pad on Boundary Road;
- provision for undergrounding of overhead lines across the development frontage on Gilmore Avenue and Halifax Street; and,
- storm, sanitary sewer and water main upgrades as required.

Road dedications of between 0.7m and 5.0m along Lougheed Highway are required for the provision of separated bicycle facilities, and a 0.8m dedication along Boundary Road is required for the provision of on-street bicycle facilities.

3.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant governing driveway accesses on Lougheed Highway and Boundary Road;
- Section 219 Covenant indicating that project surface driveway accesses will not be restricted by gates;
- Section 219 Covenant guaranteeing provision and maintenance of public art which includes a “Welcome to Burnaby” gateway feature;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring provision of cyclist end-of-trip facilities;
- Section 219 Covenant assuring that the water table in the area will not be drawn down during or after construction; and,
- Section 219 Covenant ensuring minimum flood proofing requirements.

3.5 The dedication of any rights-of-way deemed requisite.

3.6 The approval of the Ministry of Transportation to the rezoning application is required.

3.7 There are no trees suitable for retention on this site.

3.8 The provision of facilities for cyclists, including but not limited to bicycle racks/lockers for employees, bicycle racks for visitors, and end of trip facilities for office employees.

3.9 A site profile application and is required for the site. There is currently a Section 219 Covenant restricting development on the site that will remain until such time that any outstanding environmental issues have been resolved and the site has obtained the required Certificate of Compliance from the Ministry of Environment.

3.10 As part of this substantial development a public art contribution is required. Given the development’s prominent location at Lougheed Highway and Boundary Road, which is a major gateway into the City of Burnaby, it is proposed that a “Welcome to Burnaby” monument sign and landscape feature be provided as the public art component for the

development. In this regard, staff will work with the applicant and their consultants toward a suitable design and location for this feature prior to Final Adoption.

- 3.11 A suitable engineered design to the approval of the Acting 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.
- 3.12 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.
- 3.13 GVS&DD Sewerage Charge (Vancouver Sewerage Area) of \$0.443 per sq. ft. gross floor area.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site	-	30,001.46 m ² (7.41 acres)
Dedications	-	932.10 m ² (0.23 acres)
Net Site	-	29,069.36 m ² (7.18 acres) (subject to detailed survey)

4.2 Density

FAR:	-	0.77 FAR
Gross Floor Area Total:	-	22,492.75 m ² (242,110 sq.ft.)
Retail	-	1,449.29 m ² (15,600 sq.ft.)
Office	-	7,804.32 m ² (84,005 sq.ft.)
Automobile Showroom	-	2,945.95 m ² (31,710 sq.ft.)
Automobile Service	-	3,966.49 m ² (42,695 sq.ft.)
Warehousing/Storage	-	1,114.84 m ² (12,000 sq.ft.)
Car Storage	-	5,211.86 m ² (56,100 sq.ft.)
Site Coverage:	-	34%

4.3 Height

Automobile Dealerships	-	3 and 4 storeys fronting Lougheed Highway and Boundary Road
Office	-	8 storeys fronting Boundary Road
Car Storage	-	4 storeys fronting Lougheed Highway

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4.4 Parking

Vehicle Parking	<u>Required</u>	<u>Provided</u>
Retail (1.0 spaces/495.16 sq.ft.)	-	32
Office (1.0 spaces/495.16 sq.ft.)	-	170
Showroom (1.0 spaces/495.16 sq.ft.)	-	64
Service (1.0 spaces/1001.08 sq.ft.)	-	43
Storage/Warehouse (1.0 spaces/2002.15 sq.ft.)	-	6
<u>Car Storage (1.0 spaces/2002.15 sq.ft.)</u>	-	<u>28</u>
TOTAL Parking	-	451

Loading - 7 8

Bicycle Parking Required Provided

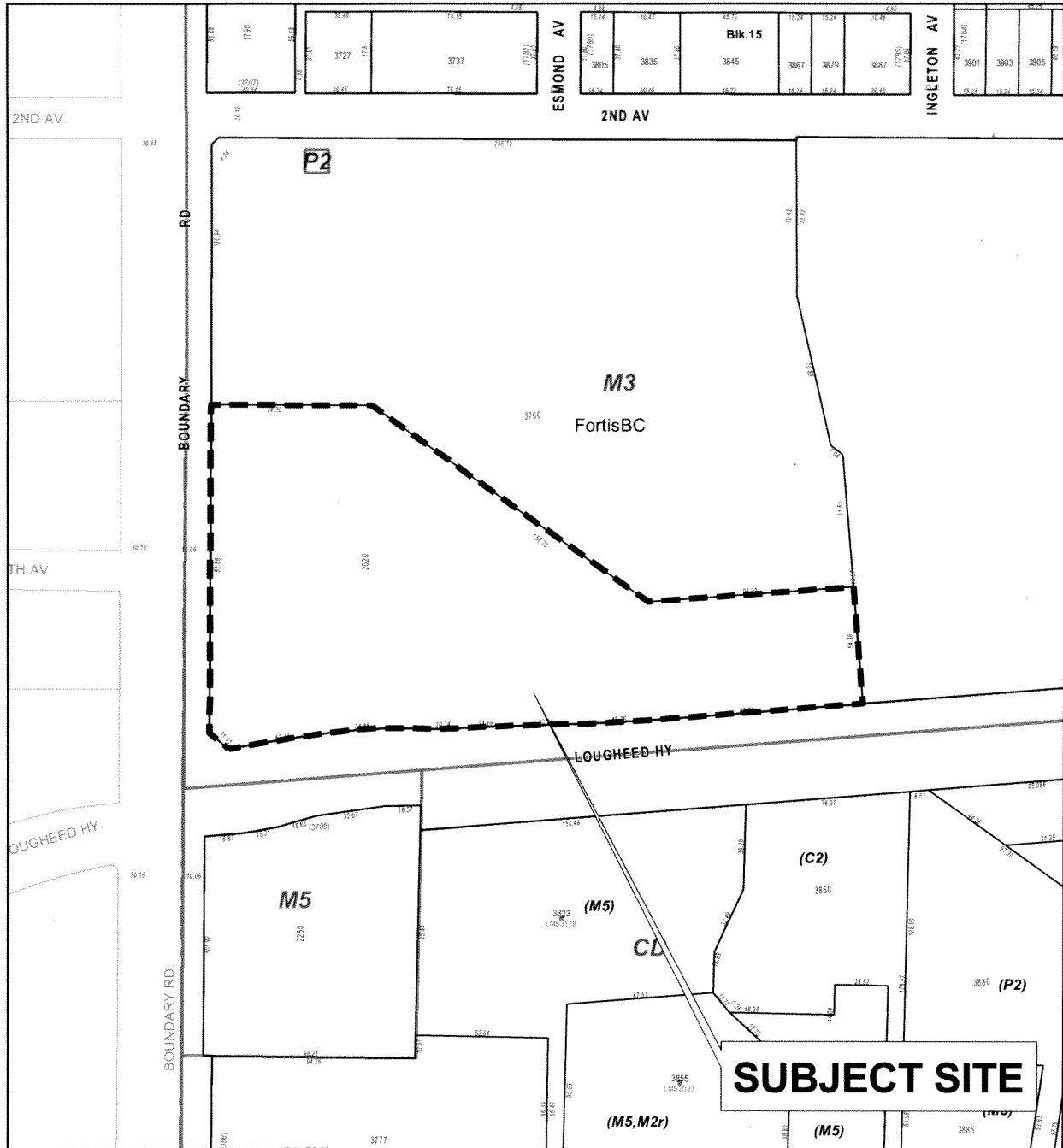
Commercial – 10% of required parking - 34 34
 (10 lockers, 14 in racks)

End of Trip Facilities - Bike lockers, showers, lockers, change rooms, water closets and wash basins provided.


 Lou Pelletier, Director
 PLANNING AND BUILDING

JBS:spf
 Attachment

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




PLANNING & BUILDING DEPARTMENT

DATE:
MAY 16 2013

SCALE:
1:3,000

DRAWN BY:
AY

 Subject Site

REZONING REFERENCE #12-28
2020 BOUNDARY ROAD