
TO: CITY MANAGER 2014 July 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13-39
Five-storey mixed-use development
Brentwood Town Centre Development Plan

ADDRESS: 2273 Willingdon Avenue, 4460 and 4482 Dawson Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 9 Except: Part on Bylaw Plan 52808: DL 119, Group 1, NWD Plan 2855; Lot 6, Block 10, DL 119, Group 1, NWD Plan 2855; Lots 7 & 8, Block 10, DL 119, Group 1, NWD Plan 2855

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled “Mixed Use Development” prepared by Yamamoto Architecture Inc.)

APPLICANT: Amacon
500 – 856 Homer Street
Vancouver, BC V6B 2W5
(Attention: Barry Savage)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2014 August 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 July 21, and to a Public Hearing on 2014 August 26 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.

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- 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning bylaw being effected, but not prior to Third Reading of the Bylaw. 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 approval of the Ministry of Transportation to the rezoning application.
- f. The consolidation of the net site into one legal lot.
- g. The undergrounding of existing overhead wiring abutting the site.
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- i. The granting of any necessary Section 219 Covenants including restricting enclosure of balconies and providing that all disabled parking remain as common property.
- j. Compliance with the Council-adopted sound criteria.
- k. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- l. The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- m. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- n. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- o. The submission of a Site Profile and resolution of any arising requirements.
- p. The submission of a Comprehensive Sign Plan.

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- q. The review of a detailed Sediment Control System by the Director Engineering.
- r. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- s. The review of on-site residential and commercial loading facilities by the Director Engineering.
- t. The deposit of the applicable Parkland Acquisition Charge.
- u. The deposit of the applicable GVS & DD Sewerage Charge.
- v. The deposit of the applicable School Site Acquisition Charge.
- w. 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 permit the construction of a five-storey mixed use development with retail at grade and residential uses above, with underground parking.

2.0 BACKGROUND

- 2.1 Council, on 2014 January 27, 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.
- 2.2 The subject site, which comprises the properties at 2273 Willingdon Avenue, 4460 and 4482 Dawson Street, is located on the southwest corner of Dawson Street and Willingdon Avenue within the Council adopted Brentwood Town Centre Development Plan area. Directly to the west, to the south across the rear lane, to the east across Willingdon Avenue and to the north across Dawson Street are existing older industrial buildings designated for multiple-family and mixed-use redevelopment under the adopted plan. Further to the north at Willingdon Avenue and Lougheed Highway is the SOLO District Development approved under Rezoning Reference #06-47.

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2.3 The development is being pursued for a 75 unit five-storey mixed-use development with retail at grade and full underground parking.

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

3.0 GENERAL COMMENTS

3.1 The development proposal is for a 4-5 storey mixed-use building with ground floor commercial-retail fronting Dawson Street, and 75 residential units located on the second to fifth floors. The ground level residential component of the development consists of a residential lobby and internal amenity oriented off of Dawson Street. All parking for the residential and commercial uses are provided underground. Vehicular and loading access is from the rear lane. A fifth storey is proposed due to the extensive public realm improvements required along Willingdon Avenue, which are desirable given the need to achieve a continuous standard, but which impact building siting and coverage. The fifth storey is terraced back to the south, west and east in order to reduce the bulk of the building and provide an appropriate interface to future four storey buildings to the west.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- construction of Dawson Street to its final standard with curb and gutter on the south side, left turn lane at Willingdon Avenue and a separated sidewalk along the development frontage on Dawson Street including a 1.8m coloured saw cut concrete front boulevard with street trees in grates, street lighting and pedestrian lighting; a 1.5m natural coloured saw cut concrete sidewalk and a 1.2m coloured saw cut concrete rear boulevard;
- construction of Willingdon Avenue to its final standard with concrete curb and gutter, separated urban trail, bus boarding and alighting area complete with bus shelter, street lighting and pedestrian lighting across the development frontage; and,
- repaving of the rear lane as necessary.

3.3 A dedication of approximately 1.2m and a statutory right-of-way of 1.5m is required along the Dawson frontage to accommodate the left turn lane and separated sidewalks. A tapering dedication between 7.0m and 7.6m is required from Willingdon Avenue for the separated urban trail and bus boarding and alighting area. In total, the required dedications equal 353.78 m² (3,808 sq.ft.) in area. Given the considerable dedications required from the site in relation to its area, it is proposed that the development density related to the Willingdon Avenue separated urban trail dedication, equal to 258.4 m² (2,781 sq.ft.), be contributed to the net development site. This will be achieved by the transfer of the road dedication to the City at no cost as a fee simple parcel, with dedication of the parcel as road to follow.

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- 3.4 In accordance with the City's policy for adaptable units (20% of the total number of residential units), a total of 15 units have been provided meeting adaptable standards. As permitted under the adopted policy, 20 sq.ft. from each adaptable unit is exempt from F.A.R., resulting in a total adaptable unit F.A.R. exemption of 300 sq.ft. As required by the Burnaby Zoning Bylaw and BC Building Code, 2 handicapped parking stalls are to be provided (1 handicapped stall per 100 stalls). Handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.5 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 restricting enclosure of balconies;
 - Section 219 Covenant providing that all disabled parking is to remain as common property; and,
 - Section 219 Covenant to ensure compliance with the approved acoustical study; and,
 - 1.5m Statutory right-of-way for separated sidewalks on Dawson Street.
- 3.6 In light of the proximity to Willingdon Avenue, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.8 Given the ground oriented commercial component, approval of a Comprehensive Sign Plan (CSP) is required in conjunction with this rezoning application.
- 3.9 The approval of a detailed residential and commercial loading plan by the Director Engineering is required in conjunction with this rezoning application.
- 3.10 The approval of a solid waste and recycling facility plan by the Director Engineering is required in conjunction with this rezoning application.
- 3.11 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Willingdon Avenue.
- 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 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.
- 3.14 Due to the existing M1 Manufacturing District zoning of the site, a site profile and resolution of any resultant conditions is required.

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3.15 Development Cost Charges:

- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of residential gross floor area.
- b) School Site Acquisition Charge of \$700.00 per unit.
- c) GVS&DD Sewerage Charge of \$590.00 per apartment unit and \$0.433 per sq.ft. of commercial floor area.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area:	-	2,991.0 m ²	(32,195 sq.ft.)
Dedications:	-	353.8 m ²	(3,808 sq.ft.)
Density Transfer (Future Road/City Lot):	-	258.4 m ²	(2,781 sq.ft.)
Net Site:	-	2,637.2 m ²	(28,387 sq.ft.)
Net Site for Calculation of Density:	-	2,895.6 m ²	(31,168 sq.ft.) (subject to detailed survey)

4.2 Density

F.A.R. Permitted	-	2.2 F.A.R.	
F.A.R. Provided	-	2.1 F.A.R.	
Gross Floor Area (G.F.A.) Permitted	-	6,681.0 m ²	(68,570 sq.ft.)
Gross Floor Area (G.F.A.) Provided	-	6,069.2 m ²	(65,328 sq.ft.)
Residential	-	5,344.3 m ²	(57,525 sq.ft.)
Commercial	-	724.9 m ²	(7,803 sq.ft.)
Adaptable Unit exemption (20sq.ft./unit)	-	27.9 m ²	(300 sq.ft.)
Residential Amenity/Lobby/Corridor	-	298.0 m ²	(3,208 sq.ft.) (not included in F.A.R. calculations)
<u>Site Coverage</u>	-	56%	

4.3 Height

- 5 storeys

4.4 Unit Mix

7	studio	-	52.9 m ²	(569 sq.ft.)
49	one-bedroom	-	60.5 – 61.5 m ²	(651-662 sq.ft.)
19	two-bedroom	-	81.3 – 83.0 m ²	(875-893 sq.ft.)
75 Total Units				

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4.5 Parking and Loading:

Vehicle Parking Required and Provided		<i>Required</i>	<i>Provided</i>
Residential 75 units @ 1.6 spaces/unit	-	120 spaces (including 18 visitors)	121 spaces
Commercial 724.9 m ² @ 1 space /46m ²	-	16 spaces	24 spaces
Total Parking:	-	136 spaces	145 spaces
Car Wash Stall	-	1 space	
 Bicycle Parking Required and Provided			
Secure Residential @ 1 locker/unit	-	75	
Visitor racks @ 0.2 spaces/unit + 10% of Commercial off-street parking	-	18	
Commercial Loading Provided	-	1 space	
Residential Loading Provided	-	1 space	

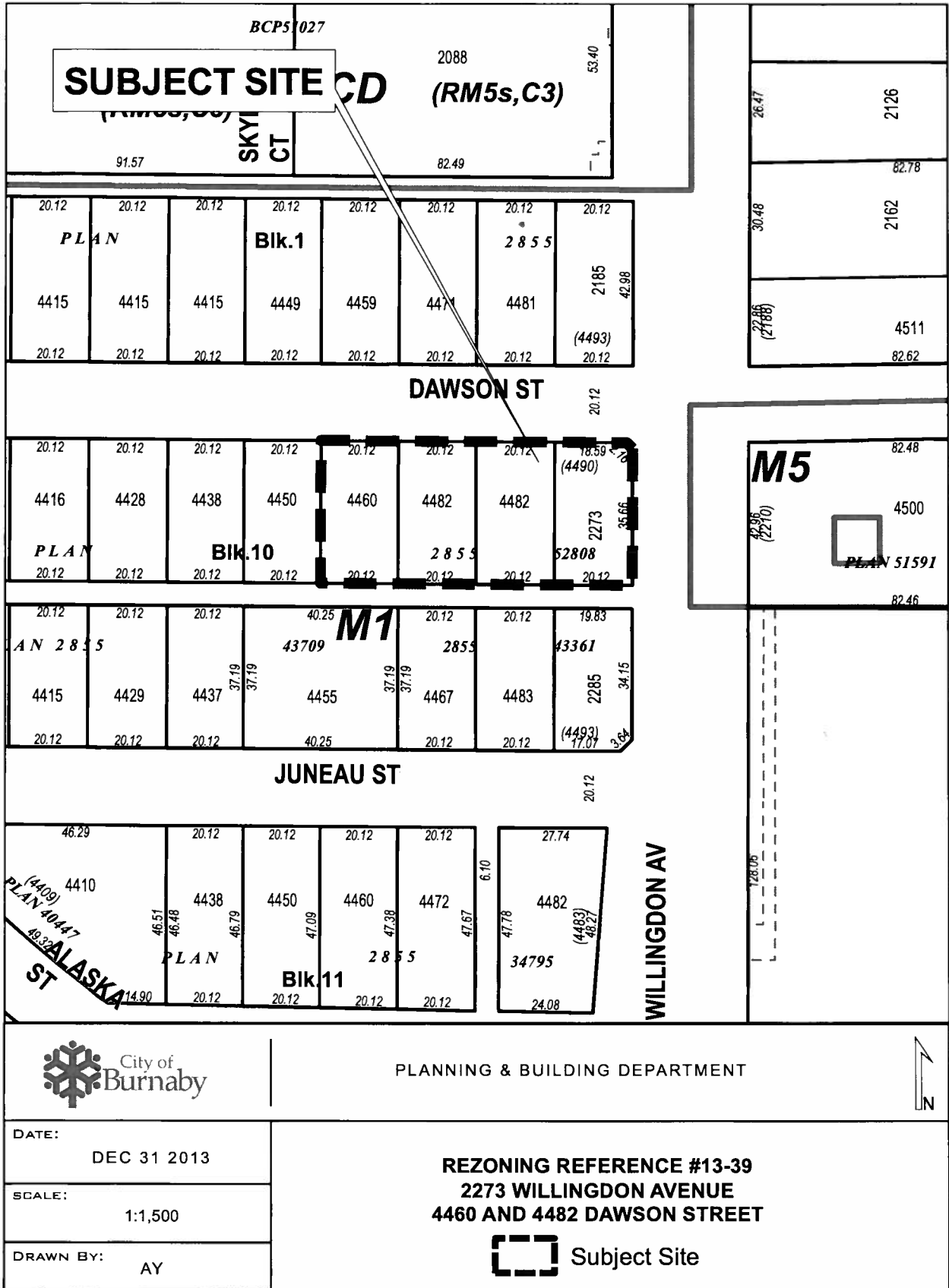
4.6 Communal Facilities:
 (Excluded from F.A.R. Calculations)

Communal facilities are proposed for the ground floor fronting Dawson Street and include a multi-purpose meeting/entertainment room and amenity lobby. The proposed 298.0 m² (3,208 sq.ft.) of gross floor area to be exempted from F.A.R. calculations, is below the permitted maximum exemption of 5% of the total Gross Floor Area permitted in the Zoning Bylaw.

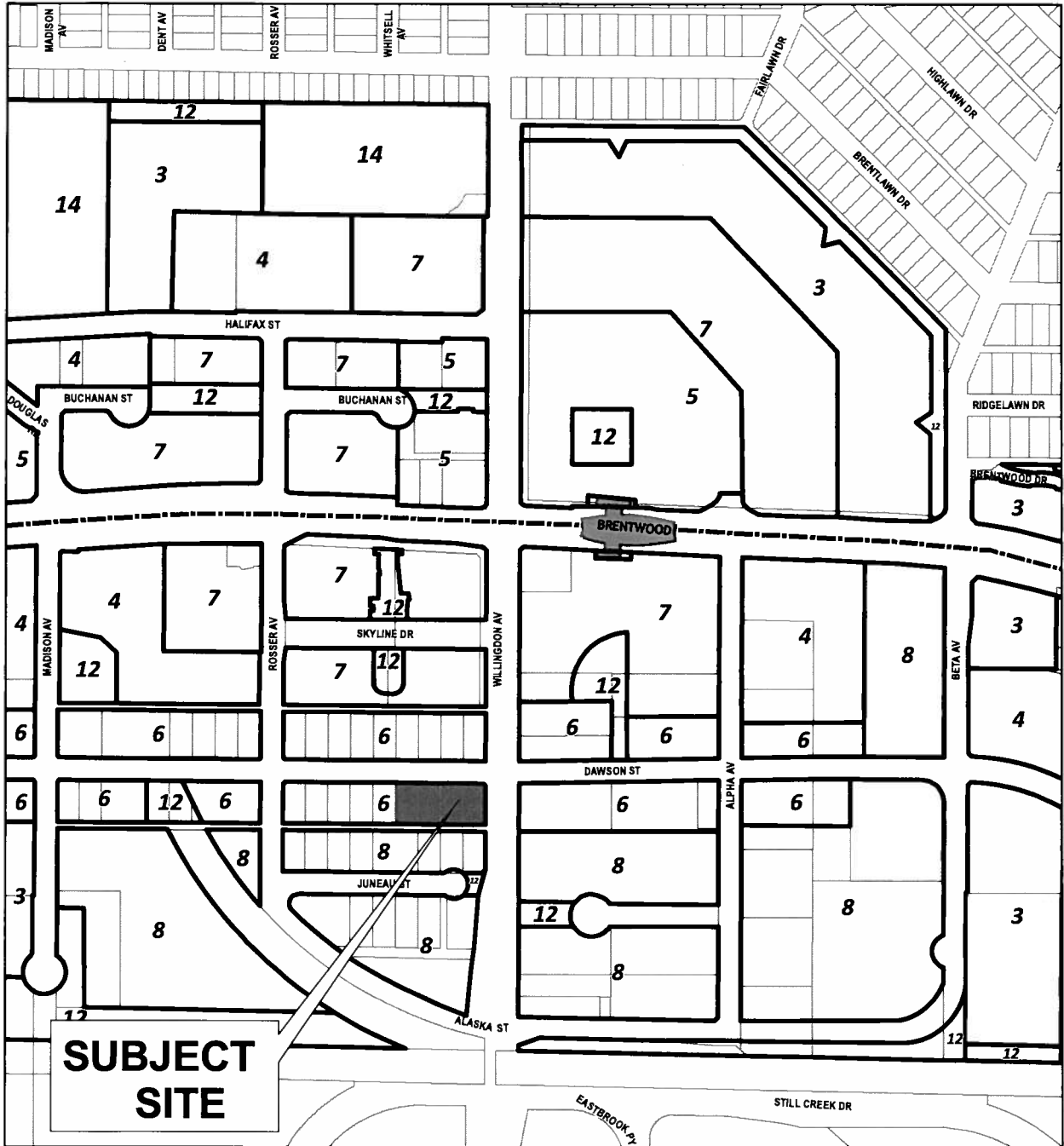

 Lou Pelletier, Director
 PLANNING AND BUILDING

JBS/spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



Sketch #1



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|---|--|
| 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 |



Planning and Building Dept

Brentwood Plan

