



Item	
Meeting	2016 July 25

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2016 July 20

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series

SUBJECT: REZONING APPLICATIONS

PURPOSE: To submit the current series of new rezoning applications for the information of Council.

The location of the sites under the current series of rezoning applications is shown on the *attached* Sketch. Council consideration of the recommendations contained within the individual reports is requested. A short form notation of the report recommendations are also outlined below for the convenience of Council.

Item #01 Application for the Rezoning of:
Rez #15-54 Schedule A (*attached*)

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of the commercial, transit plaza and underground components of the Gilmore Station Site’s Phase I redevelopment.

RECOMMENDATION

- 1. THAT** the Planning and Building Department be authorized to continue 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.

Item #02 Application for the Rezoning of:
Rez #15-55 Schedule A (*attached*)

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Residential Tower I of the Gilmore Station Site’s Phase I redevelopment.

RECOMMENDATION

- 1. **THAT** the Planning and Building Department be authorized to continue 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.

Item #03 Application for the rezoning of:
Rez #15-56 Schedule A (*attached*)

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Residential Tower II of the Gilmore Station Site’s Phase I redevelopment.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue 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.

Item #04 Application for the Rezoning of:
Rez #15-57 Schedule A (*attached*)

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)

Address: 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of Residential Tower III of the Gilmore Station Site's Phase I redevelopment.

RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue 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.

Item #05 Application for the rezoning of:
Rez #16-27 Lots' 1 and 2, DL 119, Group 1, NWD Plan 70369

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Development Plan guidelines)

Address: 4285 and 4295 Dawson Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixed-use development comprised of retail, office and a high-rise residential building.

RECOMMENDATION

- 1. **THAT** the Planning and Building Department be authorized to continue 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.

Item #06 Application for the Rezoning of:
Rez #16-28 Lot 60, DL 80, Group 1, NWD Plan 24802

From: R2 Residential District

To: R2a Residential District

Address: 5254 Spruce Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the construction of a residential dwelling with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

RECOMMENDATION

- 1. **THAT** the Planning and Building Department be authorized to continue 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.

Item #07 Application for the Rezoning of:
Rez #16-29 Lot A (BY67651E), DL 79, Group 1, NWD Plan 48864

From: CD Comprehensive Development District (based on P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Central Administrative Area as guidelines)

Address: 6400 Roberts Street (140, 150 and 160)

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit an 80 space childcare facility within a first floor office space along with an associated outdoor play space.

RECOMMENDATION

- 1. **THAT** the Planning and Building Department be authorized to continue 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.

Item #08 Application for the rezoning of:
Rez #16-30 Lot 11, Blk 37, DL 69, Grp 1, NWDP 1321

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Broadview Community Plan as guidelines)

Address: 4125 Norfolk Street

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse development of up to four units.

RECOMMENDATIONS

- 1. **THAT** the Planning and Building Department be authorized to continue 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.
- 2. **THAT** a copy of this report be sent to the property owners at 4143 Norfolk Street, for information purposes.

Item #09 Application for the Rezoning of:
Rez #16-31 Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990- Except Plan EPP40171

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential Districts

To: Amended CD Comprehensive Development District (based on C3 General Commercial District; RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan)

Address: Portion of 4567 Lougheed Highway

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a mixed use residential high-rise apartment building on a retail and commercial podium within the Brentwood site redevelopment.

RECOMMENDATION

- 1. **THAT** the Planning and Building Department be authorized to continue 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.

Item #10 Application for the Rezoning of:
Rez #16-32 Lot B, DLs' 69 and 70, Group 1, NWD Plan LMP7609

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5, M5L Light Industrial Districts and Willingdon Business Park guidelines)

Address: 4280 Still Creek Drive

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the conversion of an existing secondary building to a fitness facility to serve Willingdon Business Park Centre employees.

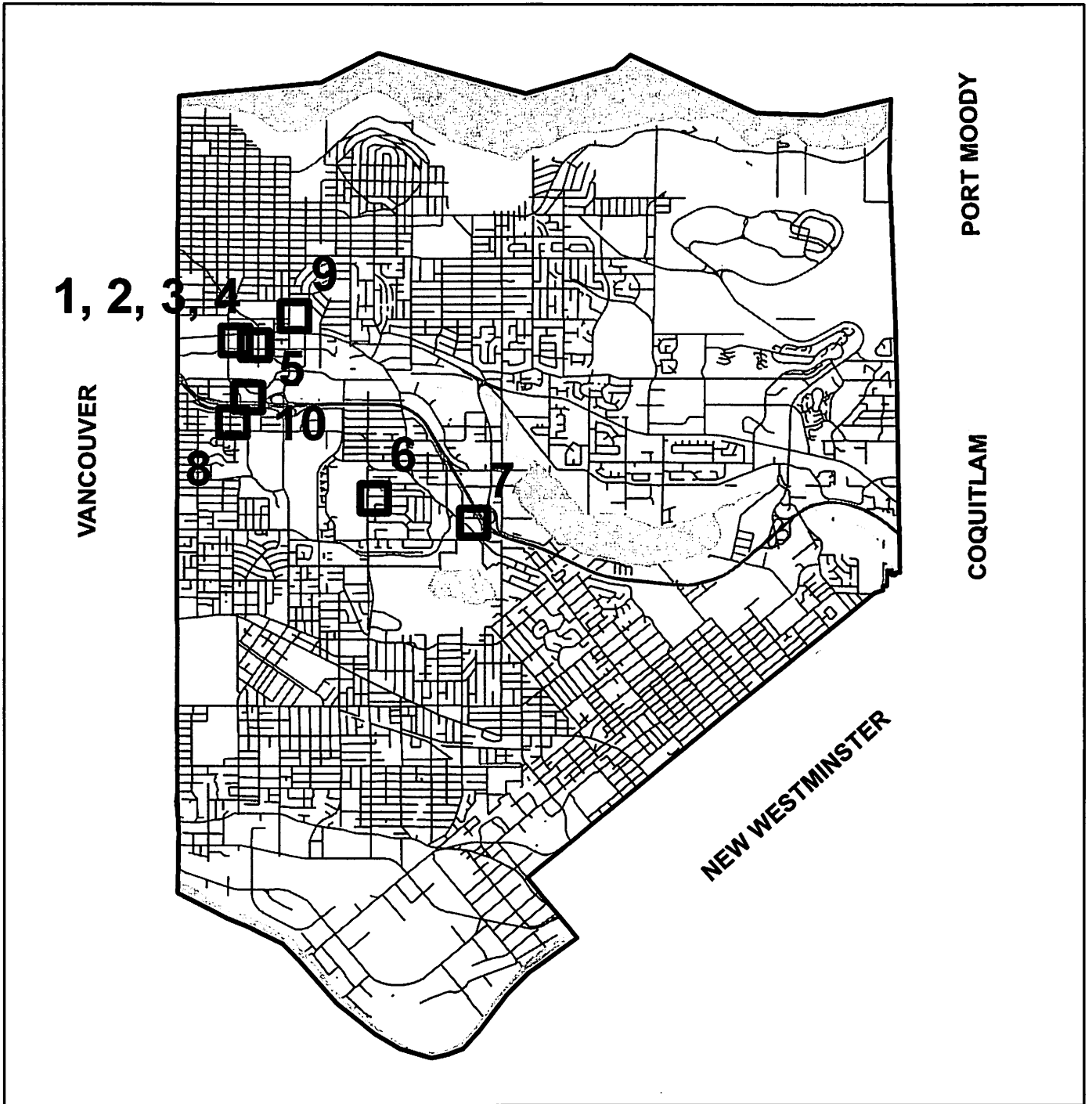
RECOMMENDATION

- 1. **THAT** the Planning and Building Department be authorized to continue 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.



Lou Pelletier, Director
 PLANNING AND BUILDING

:tn
Attachments



PLANNING & BUILDING DEPARTMENT



DATE:
JUL 19 2016

SCALE:
1:75,000

DRAWN BY:
AY

REZONING SERIES - 2016 JULY

SCHEDULE A
REZONING 15-54

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

P:\REZONING\Applications\2015\15-00054 4120.4160.Ptn 4170.Ptn 4180 Lougheed & 4161 Dawson\Schedule A 15-54.docx

SCHEDULE A
REZONING 15-55

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

P:\REZONING\Applications\2015\15-00055 4120.4160.Ptn 4170.Ptn 4180 Lougheed & 4161 Dawson\Schedule A 15-55.docx

SCHEDULE A
REZONING 15-56

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

P:\REZONING\Applications\2015\15-00056 4120.4160.Ptn 4170.Ptn 4180 Lougheed & 4161 Dawson\Schedule A 15-56.docx

SCHEDULE A
REZONING 15-57

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

P:\REZONING\Applications\2015\15-00057 4120.4160.Ptn 4170.Ptn 4180 Lougheed & 4161 Dawson\Schedule A 15-57.docx

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #15-54
 2016 JULY 20

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Onni Gilmore Holdings Corp. Inc.
 300 – 550 Robson Street
 Vancouver, BC V6B 2B7
 (Attention: Bayan Ferzandi)
- 1.2 **Subject:** Application for the rezoning of:
 Schedule A (*attached*)
- From:** M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts, and Brentwood Town Centre Development Plan as guidelines)
- 1.3 **Address:** 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street
- 1.4 **Location:** The subject site is located on the east side of Gilmore Avenue between Lougheed Highway and Dawson Street (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is irregular in shape with a frontage on Lougheed Highway of approximately 192m (630 ft.), a frontage on Gilmore Avenue of approximately 160m (525 ft.), and an area of approximately 2.09 ha (5.18 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 the construction of the commercial, transit plaza and underground components of the Gilmore Station Site's Phase I redevelopment.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The Gilmore Station site is comprised of six individual parcels, three of the parcels (4120, 4160 and 4170 Lougheed Highway) are vacant with a portion of these sites occupied by the Gilmore SkyTrain Station and guideway, two (4161 and 4171 Dawson Street) are occupied by light-industrial/office buildings constructed in 1982, and the last and largest parcel (4180 Lougheed Highway) is occupied by two mid-rise office buildings constructed in 1982 (see Sketch #1 *attached*). The Phase I area is comprised of approximately 2.09 hectares (5.18 acres) of the site northwest of the SkyTrain guideway.
- 2.2 To the west of the site, across Gilmore Avenue, is the Bridge Business Park; to the north across Lougheed Highway, are older service commercial developments; to the east is an automobile dealership and older industrial buildings; and, to the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.
- 2.3 A significant component of the site is occupied by the Gilmore SkyTrain Station and Millennium SkyTrain guideway which was completed in 2003. The Gilmore SkyTrain Station is located on a statutory right-of-way at the corner of Gilmore Avenue and Dawson Street with passenger access directly from the corner. The guideway and its supporting structure also traverse the site, and is accommodated by way of a statutory right-of-way.

3.0 BACKGROUND INFORMATION

- 3.1 On 2014 July 21, under Rezoning Reference #14-21, Council authorized staff to pursue an amendment to the Brentwood Town Centre Development Plan, and to work with the applicant (Onni Gilmore Holdings Corp. Inc.) toward the preparation of a suitable plan of development with the purpose of establishing a Conceptual Master Plan and detailed Phase I for a multi-phased high-density mixed-use development on the Gilmore Station area site. While authorization was received from Council to advance the Master Plan and Phase I concurrently, the applicant has requested that the Master Plan and Phase I be separated into individual rezoning applications in order to provide clarity to Council and the public of the purpose of each application, and allow for the necessary detail for each suitable plan of development.

A broad public consultation process was undertaken for the Gilmore Station Master Plan proposal and Brentwood Town Centre Plan amendment for the site, initiated through a report to Council dated 2015 November 23, which outlined specific consultation initiatives, including:

- Two Public Open Houses on 2016 January 12, held at Burnaby City Hall and on-site at 4180 Lougheed Highway.

- Two Master Plan public review sessions on 2016 May 11 and 12, at Burnaby City Hall.

The results of the public consultation process were reported to Council on 2016 April 25, following which, Council advanced the Master Plan rezoning to Public Hearing on 2016 May 31.

On 2016 June 13, Council granted Second Reading to Rezoning Reference #14-21, at which time the Community Plan amendment took effect. As a result of Second Reading of the rezoning amendment bylaw being granted, the subject rezoning application is proposed to encompass the Phase I commercial podium, underground parking and Gilmore Plaza components of the site. Appearing elsewhere on Council's agenda are Rezoning References #15-55, #15-56 and #15-57 for the three individual residential high-rise apartment buildings within Phase I, in accordance with the master rezoning. A condition for the subject rezoning amendment bylaw being advanced to a Final Adoption is completion of the Master Rezoning (Rezoning Reference #14-21). In turn, given that the subject application provides the underground parking, public plaza, and commercial components necessary for future residential development, the high-rise residential applications for Phase I (Rezoning References #15-55, #15-56 and #15-57) must be completed concurrently with, or subsequent to, the subject application achieving Final Adoption.

4.0 GENERAL INFORMATION

- 4.1 The Council adopted Brentwood Town Centre Development Plan designates the subject site for mixed-use high-density multiple-family residential apartment development with podium retail and office uses in accordance with the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District and C3 General Commercial District as guidelines). In accordance with the CD (RM5s) District, the applicant could achieve a maximum commercial density of 6.0 FAR over the entire site. The specific density of the site would be determined by a Density Allocation Covenant in accordance with the Gilmore Station Conceptual Master Plan.
- 4.2 The proposed preliminary development concept for this key site within the Brentwood Town Centre is to transform its existing vacant, light-industrial and mid-rise office character into a new mixed-use transit integrated development. While Burnaby has become a model for transit oriented development, including the Master Plan concepts for Brentwood and Lougheed Malls, the subject site is one of few within the region that have the opportunity to be fully integrated with SkyTrain at both ground and mezzanine levels, providing unprecedented access to transit by residents, employees, patrons and the surrounding community. Specifically, the subject rezoning application is for the commercial, underground and open space components within Phase I of the Gilmore Station Site's redevelopment.

The goal is to create a mixed-use gateway into the Town Centre to complement the core area at Willingdon Avenue and Lougheed Highway, and reinforce its function as the heart of the Town Centre. As a response to the stronger pedestrian scaled retail core, the Gilmore Station area can support a higher component of purpose built office and elevated larger format retail uses, with smaller retail and restaurant uses at ground level, especially along the Dawson “High-Street”. High-rise residential uses are proposed above the commercial base utilizing the podium deck areas as both private and public landscaped open spaces. The redevelopment of this key site provides the opportunity to realize the distinct neighbourhood identities envisioned within the Brentwood Town Centre Plan, with a focus around transit, cycling and pedestrian activities. It is intended that the Gilmore Station site redevelopment implement a strong green building initiative including the pursuance of LEED-ND (Leadership in Energy and Environmental Design-Neighbourhood Development) Gold rating for the entire site. Each individual building would be designed with energy efficiency and waste reduction measures in accordance with the LEED-ND proposal.

- 4.3 All required dedications and statutory rights-of-way for Phase I of the Gilmore Station site to facilitate the construction of road, cycling and pedestrian infrastructure adjacent the site will be determined as part of a suitable plan of development and will be secured through the subject rezoning application.
- 4.4 Servicing requirements will be advanced on a phase by phase basis in accordance with the Master Servicing Concept approved under Rezoning Reference #14-21. All necessary services to serve the Phase I component of the site will be obtained through the subject rezoning application. Servicing requirements will include, but not necessarily be limited to:
- construction of Lougheed Highway to its final Town Centre standard (Arterial Road) with separated sidewalk and bicycle facilities, street trees, rain gardens, street lighting and pedestrian lighting;
 - construction of Dawson Street to its final Town Centre standard (Local Commercial Road) with separated sidewalks, street trees, street lighting and pedestrian lighting;
 - construction of Gilmore Avenue to its final Town Centre standard (Collector Road) with separated sidewalk and bicycle facilities, street trees, rain gardens, street lighting and pedestrian lighting;
 - construction of a portion of Carleton Avenue to its final standard (Statutory Right-of-way) with separated sidewalks and bicycle facilities, unit pavers, street trees, street lighting and pedestrian lighting;
 - contribution toward the upgrade of the Gilmore sanitary pump station; and,
 - sanitary sewer, storm sewer and water main upgrades, as required.
- 4.5 Completion of Rezoning Reference #14-21 will be a requirement of the subject rezoning application.

- 4.6 As there appears to be some significant trees on the proposed development site, the developer will be required to submit a tree survey and arbourist's report.
- 4.7 Submission of a Construction Management and Phasing Plan for Phase I
- 4.8 Submission of a Comprehensive Stormwater Management Plan for Phase I is required.
- 4.9 Submission of a commercial Garbage and Recycling Access Plan for Phase I is required.
- 4.10 Submission of a commercial loading plan for Phase I is required.
- 4.11 Submission of a detailed Traffic and Transportation study for Phase I of the site.
- 4.12 Submission of a Fire Truck Access Plan for Phase I is required.
- 4.13 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.14 Submission of a Site Profile and resolution of any arising conditions is required.
- 4.15 Approval by the Engineering Environmental Services Division of a detailed engineered sediment control system plan.
- 4.16 Payment of GVS & DD Sewerage Cost Charges will be required in conjunction with this application.
- 4.17 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue 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.

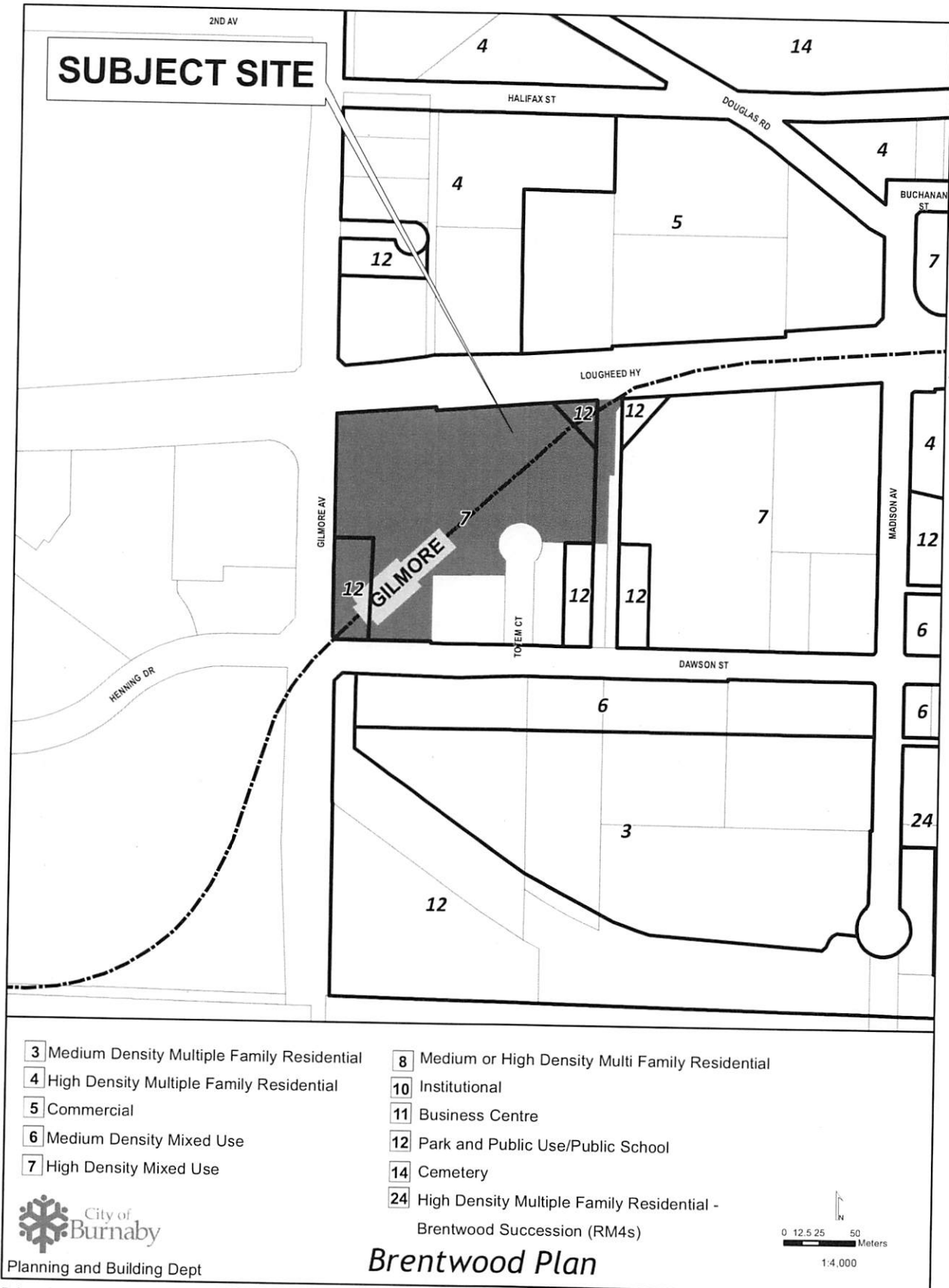
LR JBS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SCHEDULE A
REZONING 15-54

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

P:\REZONING\Applications\2015\15-00054 4120.4160.Ptn 4170.Ptn 4180 Lougheed & 4161 Dawson\Schedule A 15-54.docx



Sketch #2

Bayan Ferzandi
Onni Group
300 – 550 Robson Street
Vancouver, BC V6B 2B7
bferzandi@onni.com

December 18, 2015

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

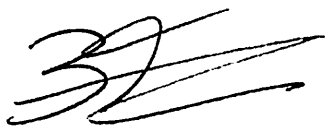
Re: Rezoning Letter of Intent

4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn.
of 4161 Dawson Street
Brentwood Town Centre Plan

I, Bayan Ferzandi on behalf of the Onni Group, have submitted this application to rezone 4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn. of 4161 Dawson Street from the current M1, CD (M5, C1); CD (M1r, M5); CD (M5, M5L, C1); CD (P2, M1, M5, C1), to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 General Commercial District and C3f General Commercial District) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to construct the commercial, underground parking, and open space components of the Gilmore Station Phase I redevelopment.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Bayan Ferzandi
Onni Group

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #15-55
 2016 JULY 20

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Onni Gilmore Holdings Corp. Inc.
 300 – 550 Robson Street
 Vancouver, BC V6B 2B7
 (Attention: Bayan Ferzandi)
- 1.2 **Subject:** Application for the rezoning of:
 Schedule A (*attached*)
- From:** M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)
- 1.3 **Address:** 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street
- 1.4 **Location:** The subject site is located on the east side of Gilmore Avenue between Lougheed Highway and Dawson Street (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is irregular in shape with a frontage on Lougheed Highway of approximately 192m (630 ft.), a frontage on Gilmore Avenue of approximately 160m (525 ft.), and an area of approximately 2.09 ha (5.18 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 the construction of Residential Tower I of the Gilmore Station Site's Phase I redevelopment.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The Gilmore Station site is comprised of six individual parcels, three of the parcels (4120, 4160 and 4170 Lougheed Highway) are vacant with a portion of these sites occupied by the Gilmore SkyTrain Station and guideway, two (4161 and 4171 Dawson Street) are occupied by light-industrial/office buildings constructed in 1982, and the last and largest parcel (4180 Lougheed Highway) is occupied by two mid-rise office buildings constructed in 1982 (see Sketch #1 *attached*). The Phase I area is comprised of approximately 2.09 hectares (5.18 acres) of the site northwest of the SkyTrain guideway.
- 2.2 To the west of the site, across Gilmore Avenue, is the Bridge Business Park; to the north across Lougheed Highway, are older service commercial developments; to the east is an automobile dealership and older industrial buildings; and, to the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.
- 2.3 A significant component of the site is occupied by the Gilmore SkyTrain Station and Millennium SkyTrain guideway which was completed in 2003. The Gilmore SkyTrain Station is located on a statutory right-of-way at the corner of Gilmore Avenue and Dawson Street with passenger access directly from the corner. The guideway and its supporting structure also traverse the site, and is accommodated by way of a statutory right-of-way.

3.0 BACKGROUND INFORMATION

- 3.1 On 2014 July 21, under Rezoning Reference #14-21, Council authorized staff to pursue an amendment to the Brentwood Town Centre Development Plan, and to work with the applicant (Onni Gilmore Holdings Corp. Inc.) toward the preparation of a suitable plan of development with the purpose of establishing a Conceptual Master Plan and detailed Phase I for a multi-phased high-density mixed-use development on the Gilmore Station area site. While authorization was received from Council to advance the Master Plan and Phase I concurrently, the applicant has requested that the Master Plan and Phase I be separated into individual rezoning applications in order to provide clarity to Council and the public of the purpose of each application, and allow for the necessary detail for each suitable plan of development.

A broad public consultation process was undertaken for the Gilmore Station Master Plan proposal and Brentwood Town Centre Plan amendment for the site, initiated through a report to Council dated 2015 November 23, which outlined specific consultation initiatives, including:

- Two Public Open Houses on 2016 January 12, held at Burnaby City Hall and on-site at 4180 Lougheed Highway.

- Two Master Plan public review sessions on 2016 May 11 and 12, at Burnaby City Hall.

The results of the public consultation process were reported to Council on 2016 April 25, following which, Council advanced the Master Plan rezoning to Public Hearing on 2016 May 31.

On 2016 June 13, Council granted Second Reading to Rezoning Reference #14-21, at which time the Community Plan amendment took effect. As a result of Second Reading of the rezoning amendment bylaw being granted, the subject rezoning application is proposed to encompass the Phase I, residential Tower I component of the site. Tower I is located at the northeast corner of Phase I, fronting Lougheed Highway between Gilmore Avenue and the new Carleton Avenue. Appearing elsewhere on Council's agenda are Rezoning References #15-54, #15-56 and #15-57 for the commercial component and two other individual residential high-rise apartment buildings within Phase I, in accordance with the master rezoning. A condition for the subject rezoning amendment bylaw being advanced to a Final Adoption is completion of the Master Rezoning (Rezoning Reference #14-21) and the commercial rezoning (Rezoning Reference #15-54).

4.0 GENERAL INFORMATION

- 4.1 The Council adopted Brentwood Town Centre Development Plan designates the subject site for mixed-use high-density multiple-family residential apartment development with podium retail and office uses in accordance with the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District and C3 General Commercial District as guidelines). In accordance with the CD (RM5s) District, the applicant would achieve a maximum of 5.0 FAR, including a 1.6 FAR amenity density bonus over the entire site. The specific density of the site would be determined by a Density Allocation Covenant in accordance with the maximum building heights determined in the Gilmore Station Conceptual Master Plan.
- 4.2 The proposed preliminary development concept for this key site within the Brentwood Town Centre is to transform its existing vacant, light-industrial and mid-rise office character into a new mixed-use transit integrated development. While Burnaby has become a model for transit oriented development, including the Master Plan concepts for Brentwood and Lougheed Malls, the subject site is one of few within the region that have the opportunity to be fully integrated with SkyTrain at ground level and mezzanine level, providing unprecedented access to transit by residents, employees, patrons and the surrounding community. Specifically, the subject rezoning application is for the first residential tower within Phase I of the Gilmore Station Site's redevelopment.

The goal is to create a mixed-use gateway into the Town Centre to complement the core area at Willingdon Avenue and Lougheed Highway, and reinforce its function as the heart of the Town Centre. As a response to the stronger pedestrian scaled retail core, the

Gilmore Station area can support a higher component of purpose built office and elevated larger format retail uses, with smaller retail and restaurant uses at ground level, especially along the Dawson “High-Street”. High-rise residential uses are proposed above the commercial base utilizing the podium deck areas as both private and public landscaped open spaces. The redevelopment of this key site provides the opportunity to realize the distinct neighbourhood identities envisioned within the Brentwood Town Centre Plan, with a focus around transit, cycling and pedestrian activities. It is intended that the Gilmore Station site redevelopment implement a strong green building initiative including the pursuance of LEED-ND (Leadership in Energy and Environmental Design-Neighbourhood Development) Gold rating for the entire site. Each individual building would be designed with energy efficiency and waste reduction measures in accordance with the LEED-ND proposal.

- 4.3 All required dedications and statutory rights-of-way for Phase I of the Gilmore Station site to facilitate the construction of road, cycling and pedestrian infrastructure adjacent the site will be determined through Rezoning Reference #15-54.
- 4.4 Servicing requirements will be advanced on a phase by phase basis in accordance with the Master Servicing Concept approved under Rezoning Reference #14-21. All necessary services to serve the Phase I component of the site will be obtained through Rezoning Reference #15-54. Servicing requirements attributed to the subject rezoning application will include, but not necessarily be limited to:
- proportional contribution toward the upgrade of the Gilmore sanitary pump station; and,
 - contribution toward pedestrian and cycling overpasses across the CN/BNSF rail line.
- 4.5 Completion of Rezoning References #14-21 and #15-54 will be a requirement of the subject rezoning application.
- 4.6 Submission of a Residential Garbage and Recycling Access Plan for Phase I is required.
- 4.7 Submission of a residential Loading Plan for Phase I is required.
- 4.8 Submission of a detailed Traffic and Transportation study for Phase I of the site.
- 4.9 Due to the proximity to the Millennium SkyTrain Line and Lougheed Highway, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 4.10 In line with the City’s adopted guidelines for adaptable housing, 20% of the units within the proposed development needs to meet BC Building Code adaptable housing standards.
- 4.11 Submission of a Fire Truck Access Plan for Phase I is required.

PLANNING AND BUILDING
REZONING REFERENCE #15-55
2016 July 20 PAGE 5

- 4.12 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.13 Payment of School Site Acquisition Charges and Parkland Acquisition Charges will be required in conjunction with this application.
- 4.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue 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.



JBS:spf
Attachments

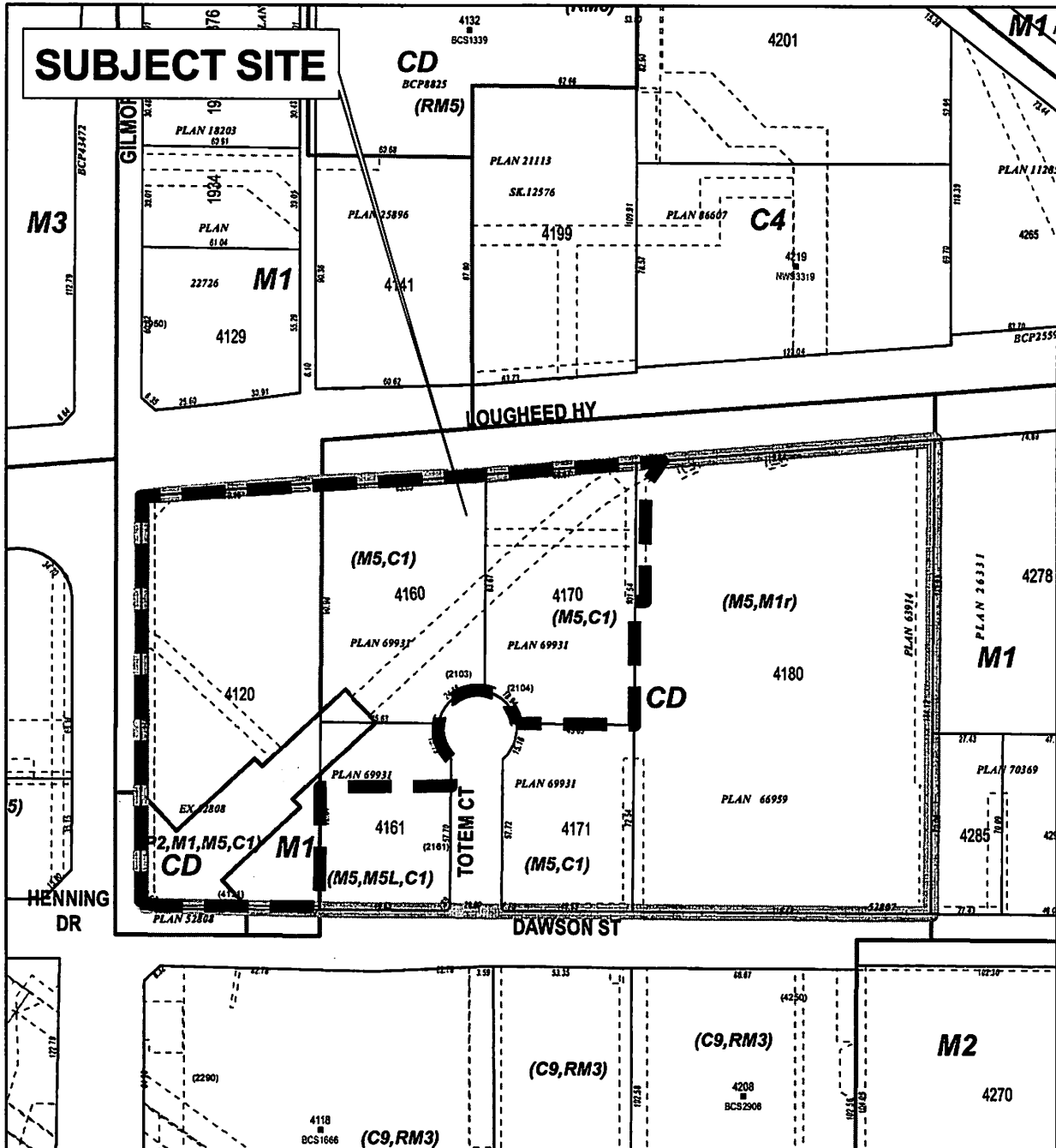
cc: Director Engineering
City Solicitor
City Clerk





P:\REZONING\Applications\2015\15-00055 4120.4160.Ptn 4170.Ptn 4180 Loughheed & 4161 Dawson\Rezoning Reference 15-55 Initial Report 20160725.doc

SCHEDULE A
REZONING 15-55

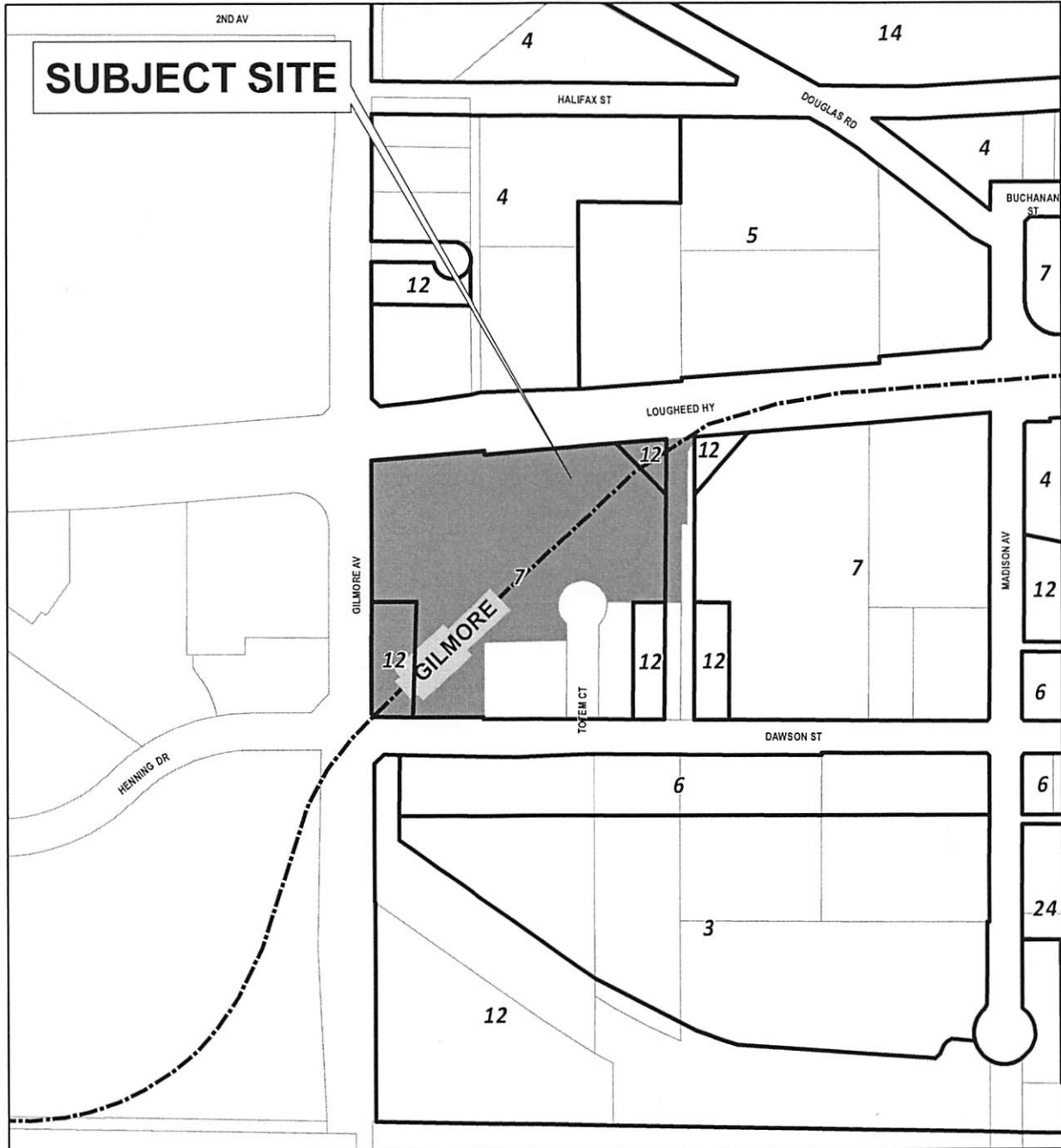
ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

P:\REZONING\Applications\2015\15-00055 4120.4160.Ptn 4170.Ptn 4180 Lougheed & 4161 Dawson\Schedule A 15-55.docx



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p> 
<p>DATE:</p> <p style="text-align: center;">JUL 15 2016</p>	<p>REZONING REFERENCE #15-55</p> <p>4120, 4160, 4170 AND PORTION OF 4180 LOUGHEED HIGHWAY</p> <p>PORTION OF 4161 DAWSON STREET</p>
<p>SCALE:</p> <p style="text-align: center;">1:2,500</p>	<p> Subject Site</p> <p> Gilmore Station Site</p>
<p>DRAWN BY:</p> <p style="text-align: center;">AY</p>	

Sketch #1

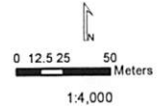


- | | |
|---|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential -
Brentwood Succession (RM4s) |



Planning and Building Dept

Brentwood Plan



Bayan Ferzandi
Onni Group
300 – 550 Robson Street
Vancouver, BC V6B 2B7
bferzandi@onni.com

December 18, 2015

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent

4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn.
of 4161 Dawson Street
Brentwood Town Centre Plan

I, Bayan Ferzandi on behalf of the Onni Group, have submitted this application to rezone 4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn. of 4161 Dawson Street from the current M1, CD (M5, C1); CD (M1r, M5); CD (M5, M5L, C1); CD (P2, M1, M5, C1), to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 General Commercial District and C3f General Commercial District) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to construct the first residential tower of the Gilmore Station Phase I redevelopment.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Bayan Ferzandi
Onni Group

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #15-56
 2016 JULY 20

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Onni Gilmore Holdings Corp. Inc.
 300 – 550 Robson Street
 Vancouver, BC V6B 2B7
 (Attention: Bayan Ferzandi)
- 1.2 **Subject:** Application for the rezoning of:
 Schedule A (*attached*)
- From:** M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)
- 1.3 **Address:** 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street
- 1.4 **Location:** The subject site is located on the east side of Gilmore Avenue between Lougheed Highway and Dawson Street (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is irregular in shape with a frontage on Lougheed Highway of approximately 192m (630 ft.), a frontage on Gilmore Avenue of approximately 160m (525 ft.), and an area of approximately 2.09 ha (5.18 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 the construction of Residential Tower II of the Gilmore Station Site's Phase I redevelopment.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The Gilmore Station site is comprised of six individual parcels, three of the parcels (4120, 4160 and 4170 Lougheed Highway) are vacant with a portion of these sites occupied by the Gilmore SkyTrain Station and guideway, two (4161 and 4171 Dawson Street) are occupied by light-industrial/office buildings constructed in 1982, and the last and largest parcel (4180 Lougheed Highway) is occupied by two mid-rise office buildings constructed in 1982 (see Sketch #1 *attached*). The Phase I area is comprised of approximately 2.09 hectares (5.18 acres) of the site northwest of the SkyTrain guideway.
- 2.2 To the west of the site, across Gilmore Avenue, is the Bridge Business Park; to the north across Lougheed Highway, are older service commercial developments; to the east is an automobile dealership and older industrial buildings; and, to the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.
- 2.3 A significant component of the site is occupied by the Gilmore SkyTrain Station and Millennium SkyTrain guideway which was completed in 2003. The Gilmore SkyTrain Station is located on a statutory right-of-way at the corner of Gilmore Avenue and Dawson Street with passenger access directly from the corner. The guideway and its supporting structure also traverse the site, and is accommodated by way of a statutory right-of-way.

3.0 BACKGROUND INFORMATION

- 3.1 On 2014 July 21, under Rezoning Reference #14-21, Council authorized staff to pursue an amendment to the Brentwood Town Centre Development Plan, and to work with the applicant (Onni Gilmore Holdings Corp. Inc.) toward the preparation of a suitable plan of development with the purpose of establishing a Conceptual Master Plan and detailed Phase I for a multi-phased high-density mixed-use development on the Gilmore Station area site. While authorization was received from Council to advance the Master Plan and Phase I concurrently, the applicant has requested that the Master Plan and Phase I be separated into individual rezoning applications in order to provide clarity to Council and the public of the purpose of each application, and allow for the necessary detail for each suitable plan of development.

A broad public consultation process was undertaken for the Gilmore Station Master Plan proposal and Brentwood Town Centre Plan amendment for the site, initiated through a report to Council dated 2015 November 23, which outlined specific consultation initiatives, including:

- Two Public Open Houses on 2016 January 12, held at Burnaby City Hall and on-site at 4180 Lougheed Highway.

- Two Master Plan public review sessions on 2016 May 11 and 12, at Burnaby City Hall.

The results of the public consultation process were reported to Council on 2016 April 25, following which, Council advanced the Master Plan rezoning to Public Hearing on 2016 May 31.

On 2016 June 13, Council granted Second Reading to Rezoning Reference #14-21, at which time the Community Plan amendment took effect. As a result of Second Reading of the rezoning amendment bylaw being granted, the subject rezoning application is proposed to encompass the Phase I, residential Tower II component of the site. Tower II is located at the northwest corner of Phase I, at the intersection of Lougheed Highway and Gilmore Avenue. Appearing elsewhere on Council's agenda are Rezoning References #15-54, #15-55 and #15-57 for the commercial component and two other individual residential high-rise apartment buildings within Phase I, in accordance with the master rezoning. A condition for the subject rezoning amendment bylaw being advanced to a Final Adoption is completion of the Master Rezoning (Rezoning Reference #14-21) and the commercial rezoning (Rezoning Reference #15-54).

4.0 GENERAL INFORMATION

- 4.1 The Council adopted Brentwood Town Centre Development Plan designates the subject site for mixed-use high-density multiple-family residential apartment development with podium retail and office uses in accordance with the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District and C3 General Commercial District as guidelines). In accordance with the CD (RM5s) District, the applicant would achieve a maximum of 5.0 FAR, including a 1.6 FAR amenity density bonus over the entire site. The specific density of the site would be determined by a Density Allocation Covenant in accordance with the maximum building heights determined in the Gilmore Station Conceptual Master Plan.
- 4.2 The proposed preliminary development concept for this key site within the Brentwood Town Centre is to transform its existing vacant, light-industrial and mid-rise office character into a new mixed-use transit integrated development. While Burnaby has become a model for transit oriented development, including the Master Plan concepts for Brentwood and Lougheed Malls, the subject site is one of few within the region that have the opportunity to be fully integrated with SkyTrain at ground level and mezzanine level, providing unprecedented access to transit by residents, employees, patrons and the surrounding community. Specifically, the subject rezoning application is for the second residential tower within Phase I of the Gilmore Station Site's redevelopment.

The goal is to create a mixed-use gateway into the Town Centre to complement the core area at Willingdon Avenue and Lougheed Highway, and reinforce its function as the heart of the Town Centre. As a response to the stronger pedestrian scaled retail core, the

Gilmore Station area can support a higher component of purpose built office and elevated larger format retail uses, with smaller retail and restaurant uses at ground level, especially along the Dawson “High-Street”. High-rise residential uses are proposed above the commercial base utilizing the podium deck areas as both private and public landscaped open spaces. The redevelopment of this key site provides the opportunity to realize the distinct neighbourhood identities envisioned within the Brentwood Town Centre Plan, with a focus around transit, cycling and pedestrian activities. It is intended that the Gilmore Station site redevelopment implement a strong green building initiative including the pursuance of LEED-ND (Leadership in Energy and Environmental Design-Neighbourhood Development) Gold rating for the entire site. Each individual building would be designed with energy efficiency and waste reduction measures in accordance with the LEED-ND proposal.

- 4.3 All required dedications and statutory rights-of-way for Phase I of the Gilmore Station site to facilitate the construction of road, cycling and pedestrian infrastructure adjacent the site will be determined through Rezoning Reference #15-54.
- 4.4 Servicing requirements will be advanced on a phase by phase basis in accordance with the Master Servicing Concept approved under Rezoning Reference #14-21. All necessary services to serve the Phase I component of the site will be obtained through Rezoning Reference #15-54. Servicing requirements attributed to the subject rezoning application will include, but not necessarily be limited to:
- proportional contribution toward the upgrade of the Gilmore sanitary pump station; and,
 - contribution toward pedestrian and cycling overpasses across the CN/BNSF rail line.
- 4.5 Completion of Rezoning References #14-21 and #15-54 will be a requirement of the subject rezoning application.
- 4.6 Submission of a Residential Garbage and Recycling Access Plan for Phase I is required.
- 4.7 Submission of a Residential Loading Plan for Phase I is required.
- 4.8 Submission of a detailed Traffic and Transportation study for Phase I of the site.
- 4.9 Due to the proximity to the Millennium SkyTrain Line and Lougheed Highway, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 4.10 In line with the City’s adopted guidelines for adaptable housing, 20% of the units within the proposed development needs to meet BC Building Code adaptable housing standards.
- 4.11 Submission of a Fire Truck Access Plan for Phase I is required.

- 4.12 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.13 Payment of School Site Acquisition Charges and Parkland Acquisition Charges will be required in conjunction with this application.
- 4.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue 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.



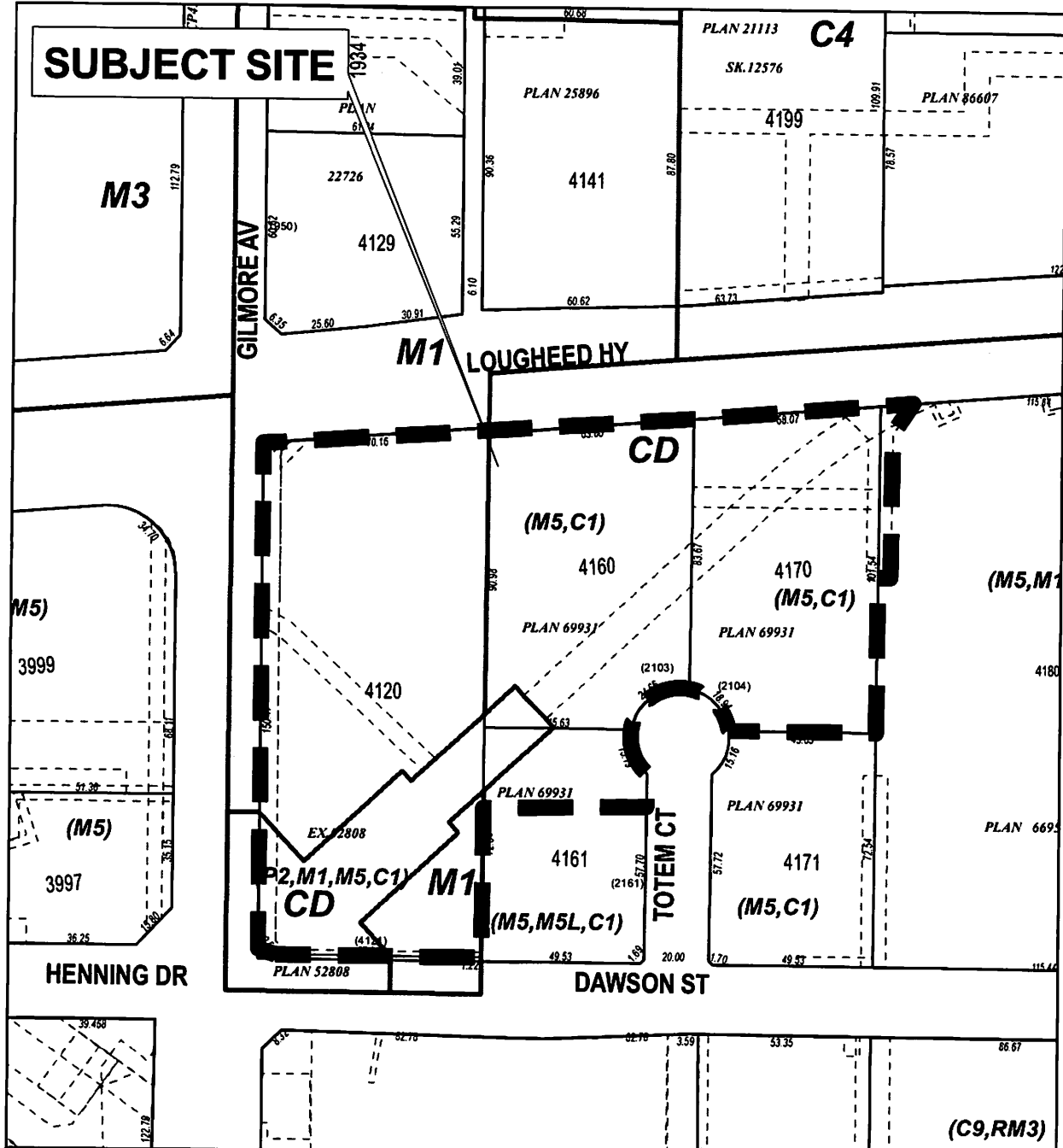
JBS:spf
Attachments




cc: Director Engineering
City Solicitor
City Clerk

SCHEDULE A
REZONING 15-56

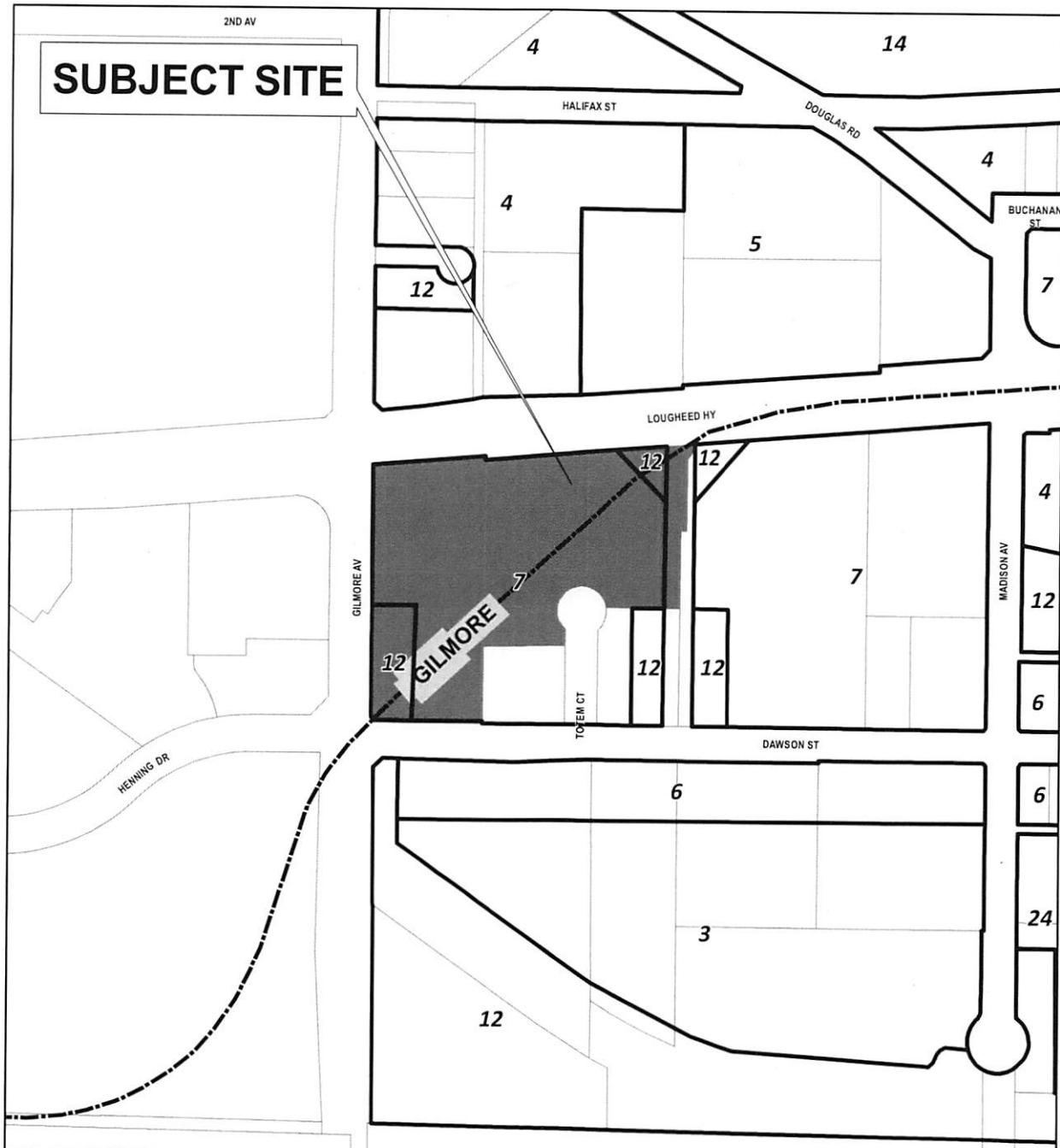
ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

P:\REZONING\Applications\2015\15-00056 4120.4160.Ptn 4170.Ptn 4180 Lougheed & 4161 Dawson\Schedule A 15-56.docx



	PLANNING & BUILDING DEPARTMENT 
DATE: <p style="text-align: center;">JUN 28 2016</p>	REZONING REFERENCE #15-56 4120, 4160, 4170 AND PORTION OF 4180 LOUGHEED HIGHWAY PORTION OF 4161 DAWSON STREET TOWER 2
SCALE: <p style="text-align: center;">1:2,000</p>	
DRAWN BY: <p style="text-align: center;">AY</p>	
 Subject Site	

Sketch #1

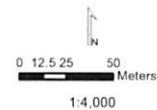


- | | |
|---|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential -
Brentwood Succession (RM4s) |



Planning and Building Dept

Brentwood Plan



Printed June 28, 2016

Sketch #2

Bayan Ferzandi
Onni Group
300 – 550 Robson Street
Vancouver, BC V6B 2B7
bferzandi@onni.com

December 18, 2015

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent

4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn.
of 4161 Dawson Street
Brentwood Town Centre Plan

I, Bayan Ferzandi on behalf of the Onni Group, have submitted this application to rezone 4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn. of 4161 Dawson Street from the current M1, CD (M5, C1); CD (M1r, M5); CD (M5, M5L, C1); CD (P2, M1, M5, C1), to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 General Commercial District and C3f General Commercial District) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to construct the second residential tower of the Gilmore Station Phase I redevelopment.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Bayan Ferzandi
Onni Group

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #15-57
 2016 JULY 20

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Onni Gilmore Holdings Corp. Inc.
 300 – 550 Robson Street
 Vancouver, BC V6B 2B7
 (Attention: Bayan Ferzandi)
- 1.2 **Subject:** Application for the rezoning of:
 Schedule A (*attached*)
- From:** M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5l Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)
- 1.3 **Address:** 4120, 4160, Portion 4170, Portion 4180 Lougheed Highway and 4161 Dawson Street
- 1.4 **Location:** The subject site is located on the east side of Gilmore Avenue between Lougheed Highway and Dawson Street (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is irregular in shape with a frontage on Lougheed Highway of approximately 192m (630 ft.), a frontage on Gilmore Avenue of approximately 160m (525 ft.), and an area of approximately 2.09 ha (5.18 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 the construction of Residential Tower III of the Gilmore Station Site's Phase I redevelopment.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The Gilmore Station site is comprised of six individual parcels, three of the parcels (4120, 4160 and 4170 Lougheed Highway) are vacant with a portion of these sites occupied by the Gilmore SkyTrain Station and guideway, two (4161 and 4171 Dawson Street) are occupied by light-industrial/office buildings constructed in 1982, and the last and largest parcel (4180 Lougheed Highway) is occupied by two mid-rise office buildings constructed in 1982 (see Sketch #1 *attached*). The Phase I area is comprised of approximately 2.09 hectares (5.18 acres) of the site northwest of the SkyTrain guideway.
- 2.2 To the west of the site, across Gilmore Avenue, is the Bridge Business Park; to the north across Lougheed Highway, are older service commercial developments; to the east is an automobile dealership and older industrial buildings; and, to the south, across Dawson Street, are newer high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.
- 2.3 A significant component of the site is occupied by the Gilmore SkyTrain Station and Millennium SkyTrain guideway which was completed in 2003. The Gilmore SkyTrain Station is located on a statutory right-of-way at the corner of Gilmore Avenue and Dawson Street with passenger access directly from the corner. The guideway and its supporting structure also traverse the site, and is accommodated by way of a statutory right-of-way.

3.0 BACKGROUND INFORMATION

- 3.1 On 2014 July 21, under Rezoning Reference #14-21, Council authorized staff to pursue an amendment to the Brentwood Town Centre Development Plan, and to work with the applicant (Onni Gilmore Holdings Corp. Inc.) toward the preparation of a suitable plan of development with the purpose of establishing a Conceptual Master Plan and detailed Phase I for a multi-phased high-density mixed-use development on the Gilmore Station area site. While authorization was received from Council to advance the Master Plan and Phase I concurrently, the applicant has requested that the Master Plan and Phase I be separated into individual rezoning applications in order to provide clarity to Council and the public of the purpose of each application, and allow for the necessary detail for each suitable plan of development.

A broad public consultation process was undertaken for the Gilmore Station Master Plan proposal and Brentwood Town Centre Plan amendment for the site, initiated through a report to Council dated 2015 November 23, which outlined specific consultation initiatives, including:

- Two Public Open Houses on 2016 January 12, held at Burnaby City Hall and on-site at 4180 Lougheed Highway.

- Two Master Plan public review sessions on 2016 May 11 and 12, at Burnaby City Hall.

The results of the public consultation process were reported to Council on 2016 April 25, following which, Council advanced the Master Plan rezoning to Public Hearing on 2016 May 31.

On 2016 June 13, Council granted Second Reading to Rezoning Reference #14-21, at which time the Community Plan amendment took effect. As a result of Second Reading of the rezoning amendment bylaw being granted, the subject rezoning application is proposed to encompass the Phase I, residential Tower III component of the site. Tower III is located at the east end of Phase I, fronting Gilmore Avenue between Lougheed Highway and Dawson Street. Appearing elsewhere on Council's agenda are Rezoning References #15-54, #15-55 and #15-56 for the commercial component and two other individual residential high-rise apartment buildings within Phase I, in accordance with the master rezoning. A condition for the subject rezoning amendment bylaw being advanced to a Final Adoption is completion of the Master Rezoning (Rezoning Reference #14-21) and the commercial rezoning (Rezoning Reference #15-54).

4.0 GENERAL INFORMATION

- 4.1 The Council adopted Brentwood Town Centre Development Plan designates the subject site for mixed-use high-density multiple-family residential apartment development with podium retail and office uses in accordance with the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District and C3 General Commercial District as guidelines). In accordance with the CD (RM5s) District, the applicant would achieve a maximum of 5.0 FAR, including a 1.6 FAR amenity density bonus over the entire site. The specific density of the site would be determined by a Density Allocation Covenant in accordance with the maximum building heights determined in the Gilmore Station Conceptual Master Plan.
- 4.2 The proposed preliminary development concept for this key site within the Brentwood Town Centre is to transform its existing vacant, light-industrial and mid-rise office character into a new mixed-use transit integrated development. While Burnaby has become a model for transit oriented development, including the Master Plan concepts for Brentwood and Lougheed Malls, the subject site is one of few within the region that have the opportunity to be fully integrated with SkyTrain at ground level and mezzanine level, providing unprecedented access to transit by residents, employees, patrons and the surrounding community. Specifically, the subject rezoning application is for the third residential tower within Phase I of the Gilmore Station Site's redevelopment.

The goal is to create a mixed-use gateway into the Town Centre to complement the core area at Willingdon Avenue and Lougheed Highway, and reinforce its function as the heart of the Town Centre. As a response to the stronger pedestrian scaled retail core, the

Gilmore Station area can support a higher component of purpose built office and elevated larger format retail uses, with smaller retail and restaurant uses at ground level, especially along the Dawson “High-Street”. High-rise residential uses are proposed above the commercial base utilizing the podium deck areas as both private and public landscaped open spaces. The redevelopment of this key site provides the opportunity to realize the distinct neighbourhood identities envisioned within the Brentwood Town Centre Plan, with a focus around transit, cycling and pedestrian activities. It is intended that the Gilmore Station site redevelopment implement a strong green building initiative including the pursuance of LEED-ND (Leadership in Energy and Environmental Design-Neighbourhood Development) Gold rating for the entire site. Each individual building would be designed with energy efficiency and waste reduction measures in accordance with the LEED-ND proposal.

- 4.3 All required dedications and statutory rights-of-way for Phase I of the Gilmore Station site to facilitate the construction of road, cycling and pedestrian infrastructure adjacent the site will be determined through Rezoning Reference #15-54.
- 4.4 Servicing requirements will be advanced on a phase by phase basis in accordance with the Master Servicing Concept approved under Rezoning Reference #14-21. All necessary services to serve the Phase I component of the site will be obtained through Rezoning Reference #15-54. Servicing requirements attributed to the subject rezoning application will include, but not necessarily be limited to:
- proportional contribution toward the upgrade of the Gilmore sanitary pump station; and,
 - contribution toward pedestrian and cycling overpasses across the CN/BNSF rail line.
- 4.5 Completion of Rezoning References #14-21 and #15-54 will be a requirement of the subject rezoning application.
- 4.6 Submission of a Residential Garbage and Recycling Access Plan for Phase I is required.
- 4.7 Submission of a Residential Loading Plan for Phase I is required.
- 4.8 Submission of a detailed Traffic and Transportation study for Phase I of the site.
- 4.9 Due to the proximity to the Millennium SkyTrain Line and Lougheed Highway, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 4.10 In line with the City’s adopted guidelines for adaptable housing, 20% of the units within the proposed development needs to meet BC Building Code adaptable housing standards.
- 4.11 Submission of a Fire Truck Access Plan for Phase I is required.

PLANNING AND BUILDING
REZONING REFERENCE #15-57
2016 July 20 PAGE 5

- 4.12 Submission of any necessary easements, covenants and statutory rights-of-way for the site are to be provided.
- 4.13 Payment of School Site Acquisition Charges and Parkland Acquisition Charges will be required in conjunction with this application.
- 4.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue 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.



JBS:spf
Attachments

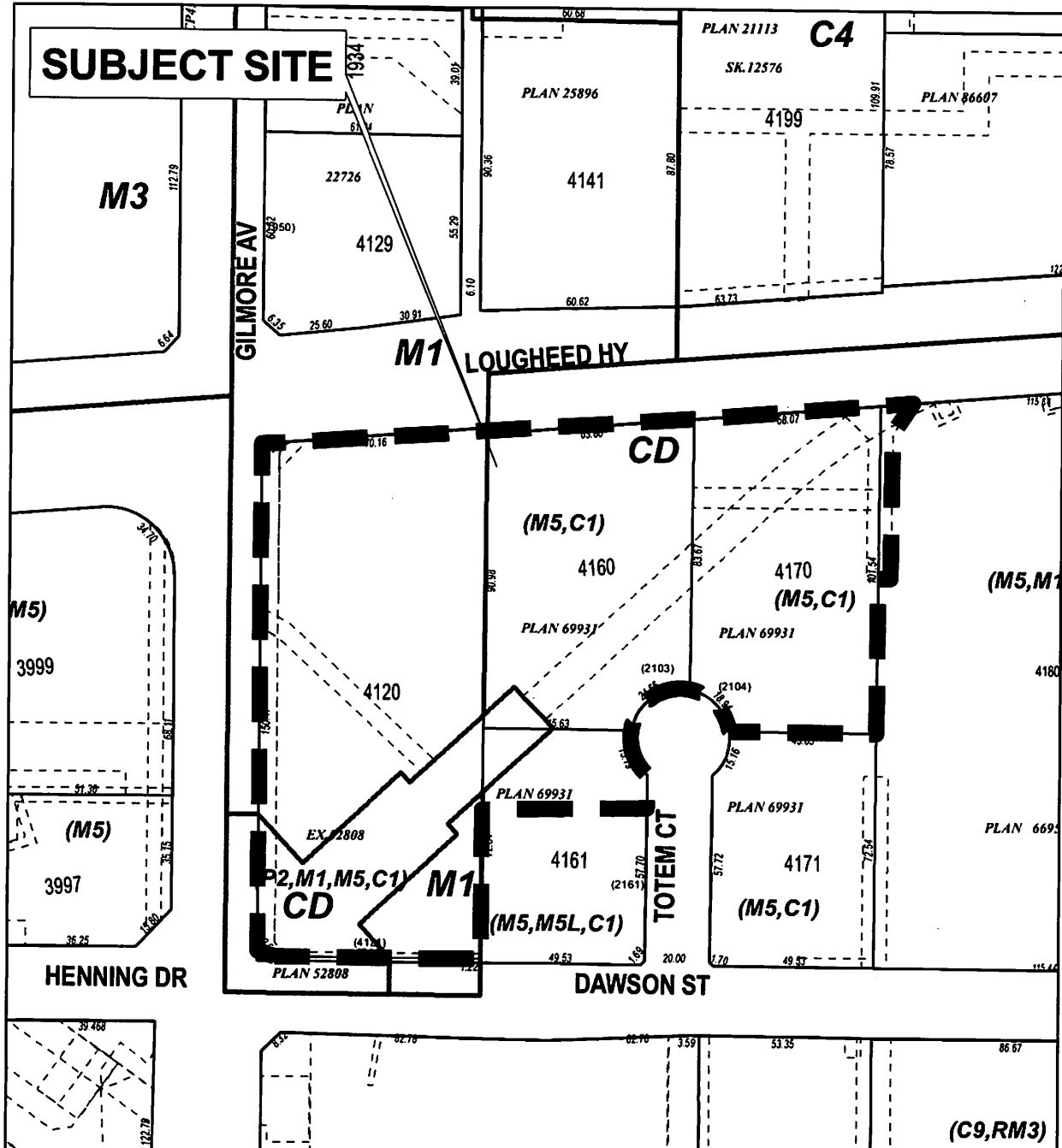
cc: Director Engineering
City Solicitor
City Clerk



P:\REZONING\Applications\2015\15-00057 4120.4160.Ptn 4170.Ptn 4180 Lougheed & 4161 Dawson\Rezoning Reference 15-57 Initial Report 20160725.doc

SCHEDULE A
REZONING 15-57

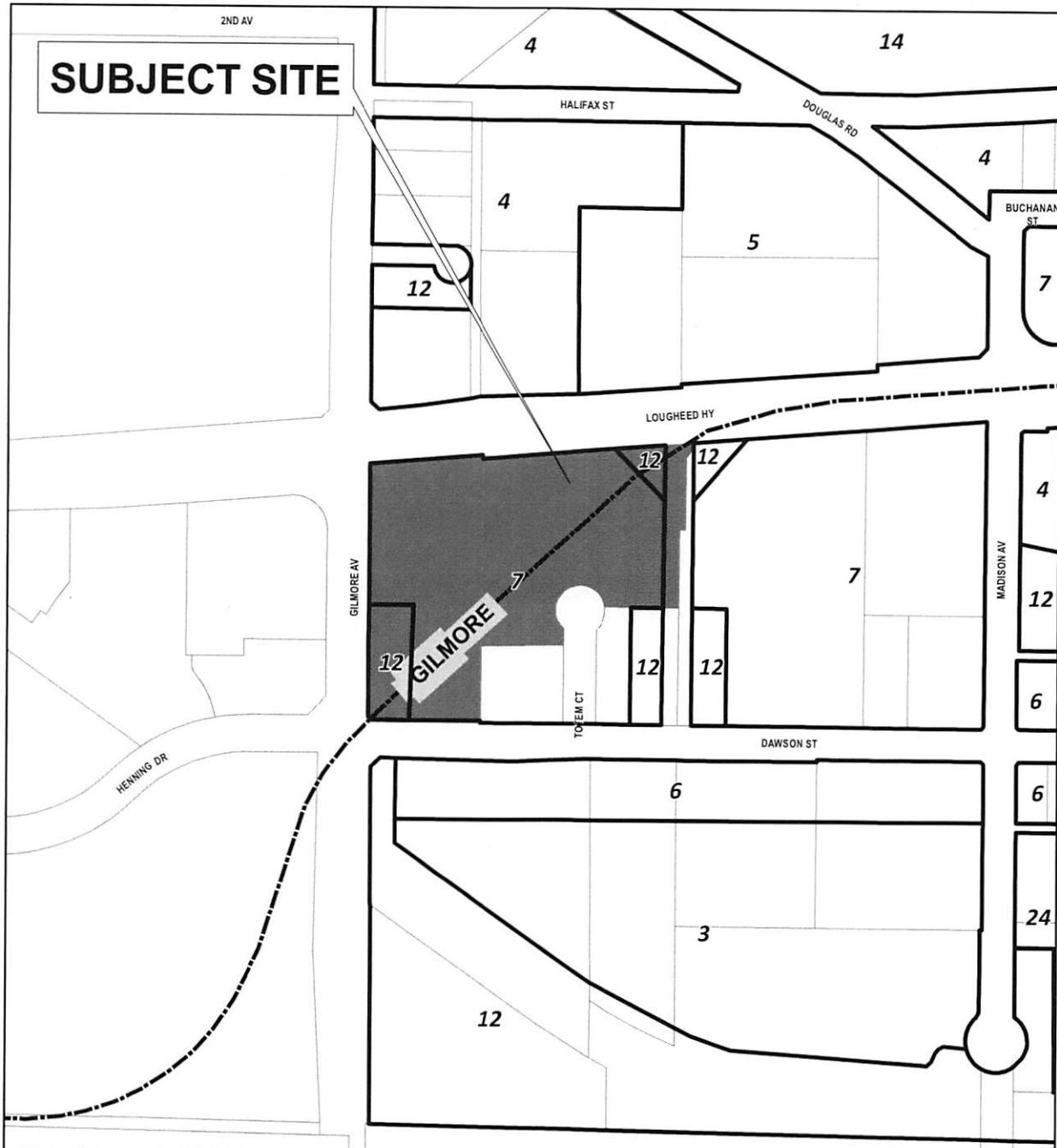
ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	Block 8 Except: Firstly: Parcel A (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right Of Way Plan 4957; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344

P:\REZONING\Applications\2015\15-00057 4120.4160.Ptn 4170.Ptn 4180 Lougheed & 4161 Dawson\Schedule A 15-57.docx



		PLANNING & BUILDING DEPARTMENT	
DATE: JUN 28 2016		REZONING REFERENCE #15-57 4120, 4160, 4170 AND PORTION OF 4180 LOUGHEED HIGHWAY PORTION OF 4161 DAWSON STREET TOWER 3	
SCALE: 1:2,000			
DRAWN BY: AY			
		 Subject Site	

Sketch #1

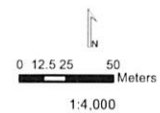


- | | |
|---|---|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential -
Brentwood Succession (RM4s) |



Planning and Building Dept

Brentwood Plan



Bayan Ferzandi
Onni Group
300 – 550 Robson Street
Vancouver, BC V6B 2B7
bferzandi@onni.com

December 18, 2015

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent

4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn.
of 4161 Dawson Street
Brentwood Town Centre Plan

I, Bayan Ferzandi on behalf of the Onni Group, have submitted this application to rezone 4120, 4160 Lougheed Highway, Ptn. of 4170 Lougheed Highway and Ptn. of 4161 Dawson Street from the current M1, CD (M5, C1); CD (M1r, M5); CD (M5, M5L, C1); CD (P2, M1, M5, C1), to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 General Commercial District and C3f General Commercial District) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to construct the third residential tower of the Gilmore Station Phase I redevelopment.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Bayan Ferzandi
Onni Group

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-27
 2016 JULY 20

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** IBI Group
 700 – 1285 West Pender Street
 Vancouver, BC V6E 1B1
 (Attn: Martin Bruckner)
- 1.2 **Subject:** Application for the rezoning of:
 Lots' 1 and 2, DL 119, Group 1, NWD Plan 70369
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Development Plan guidelines)
- 1.3 **Address:** 4285 and 4295 Dawson Street
- 1.4 **Location:** The subject site is located on the northwest corner of Dawson Street and Madison Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is a rectangular shape with a 74.84 m. (245.54 ft.) frontage on Dawson Street and a 70.09 m. (229.95 ft.) frontage on Madison Avenue and a total area of 5,249m² (56,499.77 sq. ft.).
- 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 construction of a mixed-use development comprised of retail, office and a high-rise residential building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 Directly to the west is Phase III of the Gilmore Station Master Plan Rezoning Reference #14-21 which was granted Second Reading on 2016 June 13 and is currently occupied by two older industrial buildings. Beyond and to the northwest is Phase I of the Gilmore Station Master Plan which is the subject of four rezoning applications (Rezoning References #15-54, #15-55, #15-56 and #15-57), appearing elsewhere on Council's agenda. To the south across Dawson Street is an older industrial building with residential

towers and street fronting townhouses beyond (Rezoning Reference #02-38). To the east directly across Madison Avenue is a six storey, mixed-use low-rise residential building with commercial at grade approved under Rezoning Reference #14-15 (currently under construction) with older industrial buildings on Dawson Street and Rosser Avenue beyond. Directly to the north is the former Burnaby Toyota dealership with Lougheed Highway beyond. To the northeast is a multi-family residential tower with street fronting town houses on Lougheed Highway (Rezoning Reference #02-03).

- 2.2 The subject site is comprised of two lots, which are currently occupied by older industrial buildings.

3.0 BACKGROUND INFORMATION

- 3.1 The Brentwood Town Centre Development Plan designates the subject site for mixed use multiple-family and commercial redevelopment (see Sketch #2 *attached*) under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District and C9 Urban Commercial Village District as guidelines.

On 2014 July 21, under Rezoning Reference #14-21, Council authorized staff to pursue an amendment to the Brentwood Town Centre Development Plan for the Gilmore Station Area to permit a high-density mixed-use development on all of the sites within the Gilmore Station area. The Gilmore Station Area is bounded by Gilmore Avenue, Lougheed Highway, Madison Avenue and Dawson Street and includes both the subject site and the Toyota Dealership site to the north of it. On 2016 May 31, a Public Hearing was held for the Gilmore Station Master Plan and Council approved second reading on 2016 June 13. At that time, an amendment to the Brentwood Town Centre Plan was complete, enabling the advancement of the subject rezoning application.

- 3.2 The general form and character envisioned for this site is for a single high-rise residential tower atop a podium with office space and ground oriented retail fronting Dawson Street with a publically accessible green space on the north side of site accessed off Madison Avenue.

4.0 GENERAL INFORMATION

- 4.1 The Council adopted Brentwood Town Centre Development Plan designates the subject site for mixed use high-density multiple-family residential and commercial uses fronting Dawson Street. The intent of the Plan is to capitalize on the site's strategic location on the LRT (Millennium SkyTrain) route, and act as a gateway into the Brentwood Town Centre, by proposing high-density residential and office uses, with a lower scale village street character on Dawson Street. The concept advanced under the subject rezoning adheres to the community plan by proposing a high-rise mixed-use residential /commercial development, and includes a substantial office component in recognition of the site's strategic location and the presence of a SkyTrain station on the adjacent site. To complement the site's proposed range of uses, an engaging public realm contribution

will be required including a new lane linkage behind the Dawson "High-Street" pedestrian oriented retail uses.

The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM5s Multiple Family Residential District and C3 General Commercial District and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a mixed-use development comprised of retail, office and a high-rise residential building with full underground parking. The maximum permitted commercial density would be 6.0 FAR, and the maximum residential density would be 5.0 FAR, inclusive of a 1.6 FAR amenity density bonus.

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

- the construction of Dawson Street to its final Town Centre (Local Commercial Road) standard with concrete curb and gutter, separated sidewalks, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the north side across the development's frontage;
- the construction of Madison Avenue to its final Town Centre (Local Road) standard with concrete curb and gutter, separated pedestrian / cyclist facilities, street trees set within rainwater management amenity areas, street lighting and pedestrian lighting on the west side across the development's frontage;
- construction of a rear lane to its final standard; and,
- contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

Any necessary dedications along the Dawson Street frontage will be determined by a detailed geometric and noted in a future report to Council. It is not anticipated that there will be any necessary dedications across the Madison Avenue frontage.

- 4.3 It is anticipated that the south end of the site, adjacent to Dawson Street, would need to be fully excavated to accommodate underground parking. On this basis, the retention trees on site may not be achievable. An arborist's report concerning the removal or retention of any trees will, however, be required. The removal of any trees over 20 cm (8 in.) caliper will require a tree removal permit.
- 4.4 Vehicular access to the site will be from the north lane. A reciprocal access easement with the site to the west for commercial vehicle access may be pursued.
- 4.5 Due to the subject site's proximity to Dawson Street and the Millennium SkyTrain Line, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.6 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, to ensure that the

PLANNING AND BUILDING
 REZONING REFERENCE #16-27
 2016 July 20 PAGE 4

development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.

- 4.7 An on-site stormwater management plan is required.
- 4.8 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will meet BC Building Code adaptable housing standards.
- 4.9 A comprehensive sign plan will be required in conjunction with this rezoning application.
- 4.10 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.11 Approval by the Engineering Department Traffic Division of on-site residential and commercial loading facilities will be required.
- 4.12 The provision of covered car wash stalls will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.13 A Site Profile and the resolution of any arising issues will be required.
- 4.14 Applicable Development Cost Charges include those for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition.
- 4.15 Approval of the rezoning by the Ministry of Transportation will be required due to the site's proximity within 800 metres of the TransCanada Highway.
- 4.16 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

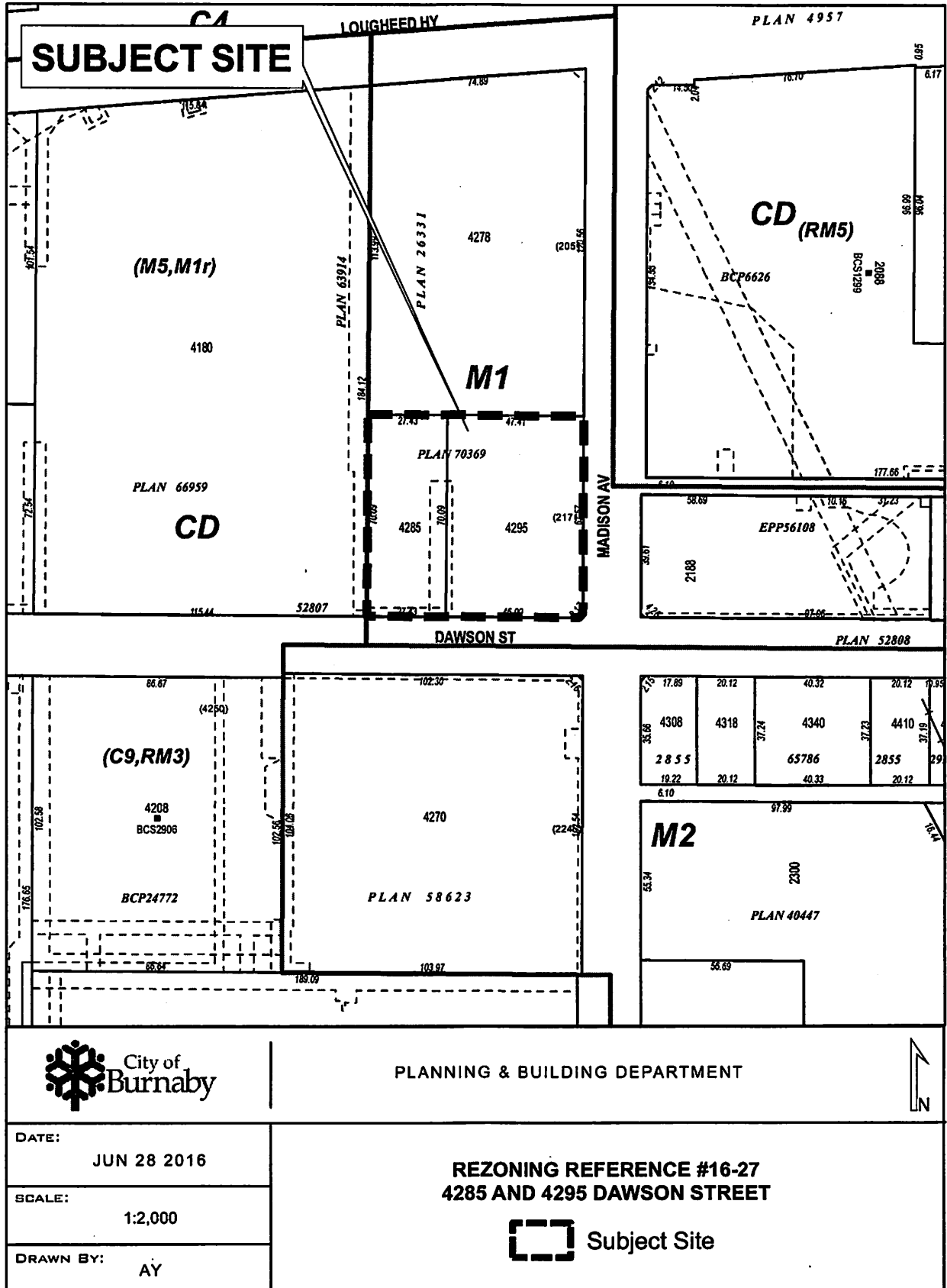
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LR

IW:spf

Attachments

cc: Director Engineering
 City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: JUN 28 2016

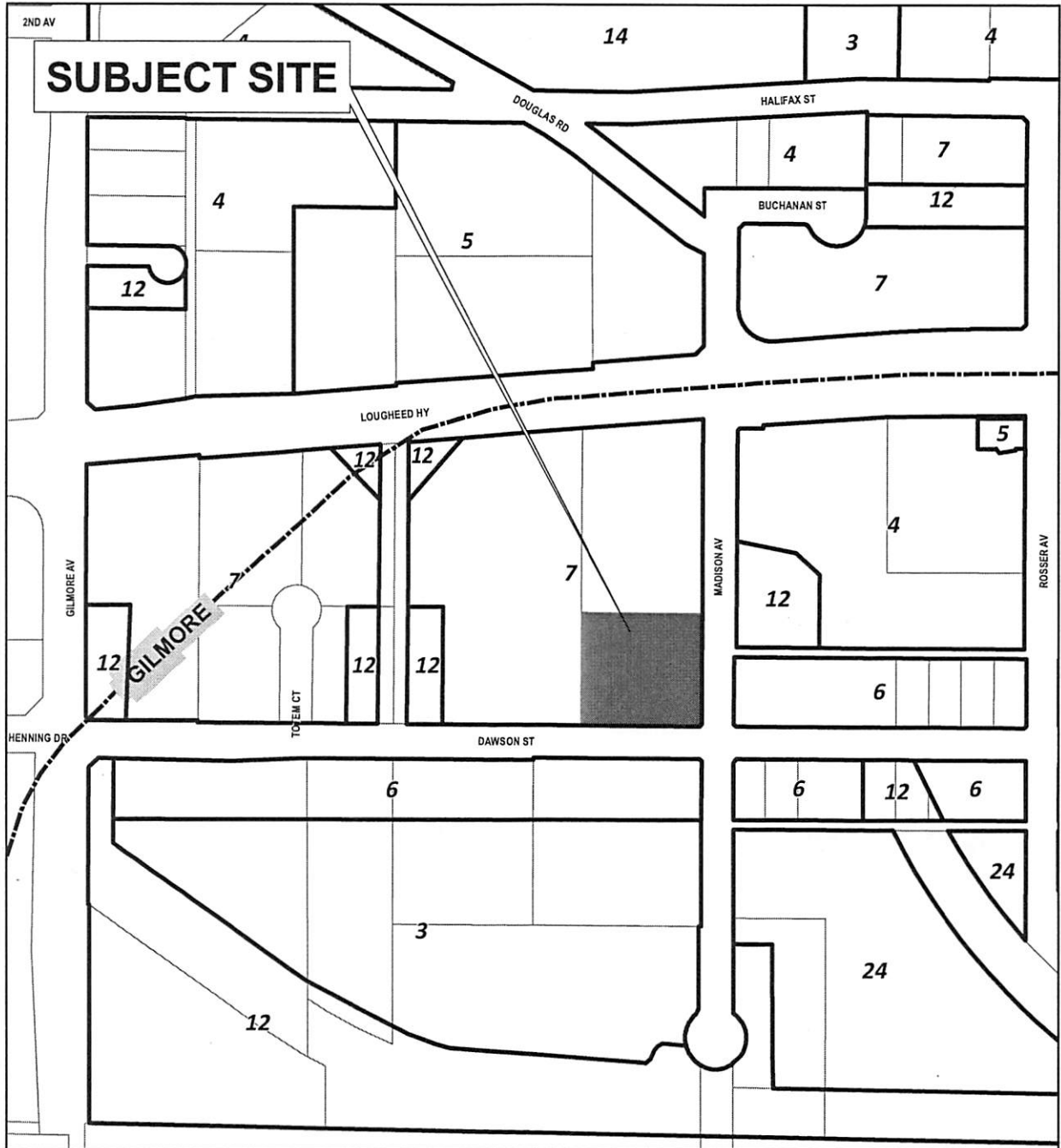
SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #16-27
4285 AND 4295 DAWSON STREET

Subject Site

Sketch #1

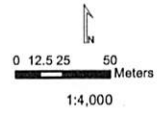


- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential - Brentwood Succession (RM4s)



Planning and Building Dept

Brentwood Plan



Printed June 28, 2016

Sketch #2



IBI GROUP
 700-1285 West Pender Street
 Vancouver BC V6E 4B1 Canada
 tel 604 683 8797 fax 604 683 0492
 ibigroup.com

June 23, 2016

Mr. Ian Wasson
 Urban Design Planner
 City of Burnaby
 Planning and Building Department
 4949 Canada Way, Burnaby BC V5G1M2

Dear Mr. Wasson:

RE: REZONING LETTER OF INTENT
4285 AND 4295 DAWSON STREET

On behalf of Imani Development, please accept our application to rezone 4285 and 4295 Dawson Street from the current RM5s Multiple-Family Residential District to a CD Comprehensive Development District. The intent of this rezoning application is to develop a mixed-use retail, office, and high-rise residential building at Dawson and Madison.

The proposed development has a residential FAR of 5.0 and a building height of 131.3m. The density sought for this project would coincide with the provision of a public park, including a bike path and pedestrian paths, on the north side of the site.

Thank you for your consideration, and we look forward to moving onto the next steps in the rezoning process.

Sincerely,
IBI GROUP ARCHITECTS (CANADA) INC.

Martin Brückner, Architect AIBC AAA FRAIC CP
 Director

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-28
 2016 JULY 20

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Kevin Rakhra
 6789 Waltham Avenue
 Burnaby, BC V5H 3V6
- 1.2 **Subject:** Application for the rezoning of:
 Lot 60, DL 80, Group 1, NWD Plan 24802
- From:** R2 Residential District
- To:** R2a Residential District
- 1.3 **Address:** 5254 Spruce Street
- 1.4 **Location:** The subject site is located on the south side of Spruce Street, east of Royal Oak Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of approximately 28.65 m (94 ft.), a depth of approximately 45.72 m (150 ft.), and a total area of approximately 1,309.93 m² (14,100 sq. ft.), subject to legal survey.
- 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 the construction of a residential dwelling with a total gross floor area beyond that permitted under the current R2 Residential District zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of Spruce Street in an R2 Residential District area, and is designated within the Official Community Plan as Single Family Suburban (see *attached* Sketch #1). Residences in the area include single-storey homes with basements or cellars, and larger two-storey homes, of varying age.

An existing R2a District development, approved under Rezoning Reference #7/88, is located approximately 290 m (950 ft.) east of the subject property at 5510 Spruce Street.

3.0 BACKGROUND INFORMATION

The subject site is improved with an older one-storey two-family dwelling with cellar/basement, constructed in 1961, and a detached garage. It is noted that two-family dwellings are not permitted in the R2 District, however, due to the age of the dwelling, it is legal non-conforming with respect to the provisions of the Zoning Bylaw. Legal non-conforming buildings and uses are permitted to be maintained under the provincial *Local Government Act*. Vehicular access to the site is currently from both Spruce Street and a rear lane.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to construct a new single-family dwelling on the subject site under the gross floor area allowance provided by the R2a District. Plans for the proposed development have not yet been submitted. Vehicular access to the site will be restricted to the rear lane.
- 4.2 Under the prevailing R2 District, each lot with a single-family dwelling shall have an area of not less than 668.88 m² (7,200 sq. ft.) and a width of not less than 18.28 m (60 ft.). Under the R2a District, each lot shall have an area of not less than 1,000 m² (10,764.2 sq. ft.) and a width of not less than 25.5 m (83.7 ft.). The subject property has an area of 1,309.93 m² (14,100 sq. ft.), and a width of 28.65 m (94 ft.), subject to legal survey, and thus meets the minimum area and width requirements for rezoning to the R2a District.
- 4.3 With regards to development density, the R2 District permits a maximum gross floor area of the lesser of 0.60 floor area ratio (FAR) or 440 m² (4,736.3 sq. ft.). The proposed R2a District would permit a single-family dwelling on the subject site with a maximum 0.6 F.A.R., or approximately 785.96 m² (8,460 sq. ft.).
- 4.4 The applicant has been advised of the Council-adopted R2a design guidelines for building design, orientation, and setbacks that are intended to address neighbourhood character, building height, shading, building massing, view and/or privacy concerns. Council guidelines are intended to ensure that the proposed development is in keeping with the surrounding neighbourhood, and as such, the resulting supported design may restrict the maximum floor area of the development. With Council authorization, staff would continue to work with the applicant toward the preparation of a suitable plan of development for presentation to a Public Hearing. The applicant would be advised to consult with the adjacent property owners during the design development stage prior to presentation of a plan of development to a Public Hearing.

PLANNING AND BUILDING
REZONING REFERENCE #16-28
2016 July 20..... PAGE 3

- 4.5 The Director Engineering will be required to provide an estimate for all site servicing. Servicing requirements may include, but are not necessarily limited to, any necessary upgrades to the Spruce Street frontage and rear lane.
- 4.6 The owner will be required to enter into a Section 219 Covenant restricting the development of the property to that presented at Public Hearing.
- 4.7 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit.
- 4.8 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing a development proposal to a Public Hearing.

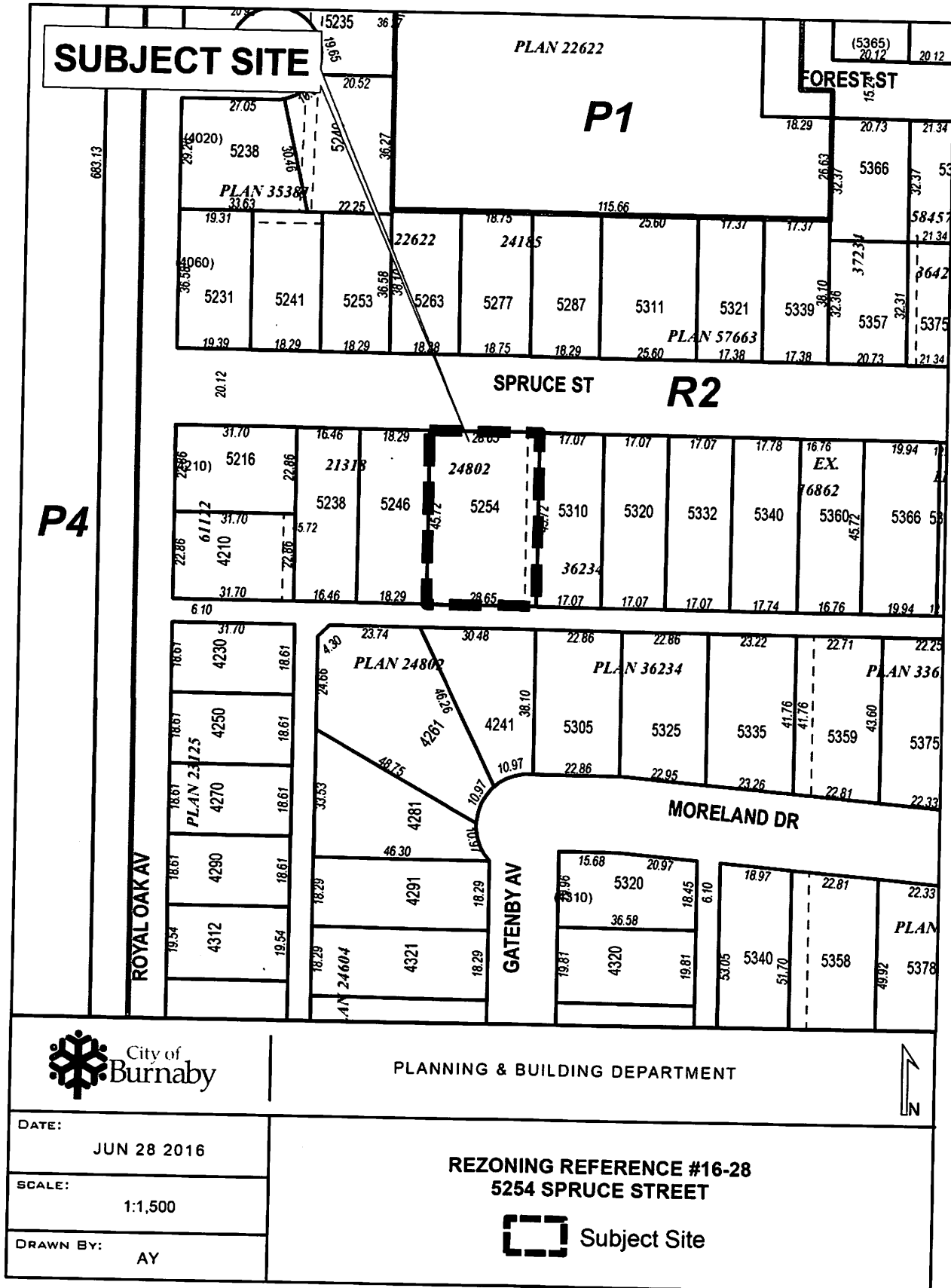
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue 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.

L.P. SMN:tn
Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-28 5254 Spruce Street\Rezoning Reference 16-28 Initial Rpt 20160725.doc



To Respective City Planning officials.

I have submitted this letter of intent to inform you that I wish to rezone my property located at 5254 Spruce Street Burnaby from R2 zoning to R2A zoning. The current zoning bylaw states that my property located at the above address qualifies to be rezoned and allow for 0.6 density to build a new home. Presently the home is a non-conforming duplex which is situated on a 94 by 150 lot (14,100 square feet). I wish to have the rezoning processed as soon as possible. Along with my application I have submitted my survey to confirm measurements of square footage are correct. Please feel free to contact me if you have any further questions or concerns.

Regards,



Kevin Rakhra
Authorized Agent
5254 Spruce Street, Burnaby.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-29
 2016 JULY 20

ITEM #07

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Bosa Development Corporation
 500 – 1901 Rosser Avenue
 Burnaby, BC V5C 6S3
 (Attn: Dean Reed)
- 1.2 **Subject:** Application for the rezoning of:
 Lot A (BY67651E), DL 79, Group 1, NWD Plan 48864
- From:** CD Comprehensive Development District (based on P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Central Administrative Area as guidelines)
- 1.3 **Address:** 6400 Roberts Street (140, 150 and 160)
- 1.4 **Location:** The subject site is located on Roberts Street, between Canada Way and the Trans-Canada Highway (Sketch #1 *attached*).
- 1.5 **Size:** The overall site has an area of approximately 13,266.26 m² (142,797 sq. ft.) with the specific site being a tenant space of approximately 715 m² (7,696 sq. ft.).
- 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 an 80 space childcare facility within a first floor office space along with an associated outdoor play space.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject property is located on the south side of Roberts Street within the Council-adopted Central Administrative Area plan (see *attached* Sketches #1 and #2). City-owned vacant lots and one single-family dwelling are located to the north, the Trans-Canada Highway and Kensington Avenue are located to the east, the Burnaby Winter Club arena is located to the south, and the Core Education and Fine Arts (CEFA) Early Learning daycare is located to the west.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is currently improved with two, four-storey office buildings with underground and surface parking. The property is currently zoned CD Comprehensive Development District (based on P2 Administration and Assembly District) and is designated as a business centre in the Central Administrative Area plan.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to operate a licensed child care facility with up to 80 children and 25 staff on the subject property. The proposed facility would accommodate infants, toddlers, and preschoolers. The intent is to operate the facility within a 715 m² (7,696 sq. ft.) first floor office space and to provide 600 m² (6,465 sq. ft.) of outdoor play space on the south side of the property. No change is proposed to the other office units in the development.
- 4.2 The proposal requires inclusion of the P1 Neighbourhood Institutional District zoning as a guideline to the prevailing CD zoning to allow the proposed childcare facility. The subject space would also retain its P2 Administration and Assembly District zoning in order to allow reversion of this area to commercial office uses without further rezoning, should the proposed childcare facility be unable to find a suitable provider or cease operations in the future.
- 4.3 The P1 District requires a minimum lot area and width of 890 m² (9,580 sq. ft.) and 24.5 m (80.38 ft.) respectively, except that the lot area shall be increased by 19 m² (204.52 sq. ft.) for each child, over 20 in number, accommodated by a child care facility. The subject site has an area of 13,266.26 m² (142,797 sq. ft.), which exceeds the minimum lot area of 2,030 m² (21,850 sq. ft.) that would be required for 80 children.
- 4.4 The Fraser Health Authority approves child care facilities through administration of the Child Care Licensing Regulation (CCLR) of the Community Care and Assisted Living Act. Review and approval of the application will be required through the Fraser Health Authority.
- 4.5 The proposed child care facility would help increase the supply of licensed child care spaces in the Central Administrative Area. It is noted that there are currently three group child care facilities in the Central Administrative Area, all of which generally have waitlists. The CEFA daycare, located at 4970 Canada Way, is an 82 space child care centre for infant to school-aged children. The Milestones Daycare, located at 4162 Norland Avenue, is a 30 space child care facility for toddler to school-aged children. The Burnaby Montessori School, located at 3905 Norland Avenue, is a 45 space child care facility for toddler to school-aged children.

PLANNING AND BUILDING
 REZONING REFERENCE #16-29
 2016 July 20 PAGE 3

- 4.6 While the provision of satisfactory child care facilities for children is essential, the assessment of their location relative to other uses is also an important consideration. As part of a suitable plan of development, the applicant would be required to provide an operational plan to ensure the compatibility and suitability of the proposed use, prior to the rezoning being advanced to a Public Hearing.
- 4.7 Vehicular access to the subject site will be from Roberts Street. Drop-off and pick-up of children would take place in the P1 underground parking area. Sufficient parking spaces are provided at the P1 level to support the proposed child care use, of which a number will be reserved exclusively for the drop-off and pick-up of children.

Access to the child care facility would be by elevator from the underground parking to an office lobby at the first level. Given the importance of ensuring safe and convenient access from the parking area to the child care facility, and the potential for traffic congestion during drop-off and pick-up times, it is recommended that a fully suitable and detailed parking and access management plan be submitted prior to advancement of this proposal to Public Hearing, in order to demonstrate that the development can accommodate safe and appropriate access for children and caregivers.

- 4.8 Approval of the Ministry of Transportation to this rezoning is required prior to final adoption due to the proximity of the Trans-Canada Highway.
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

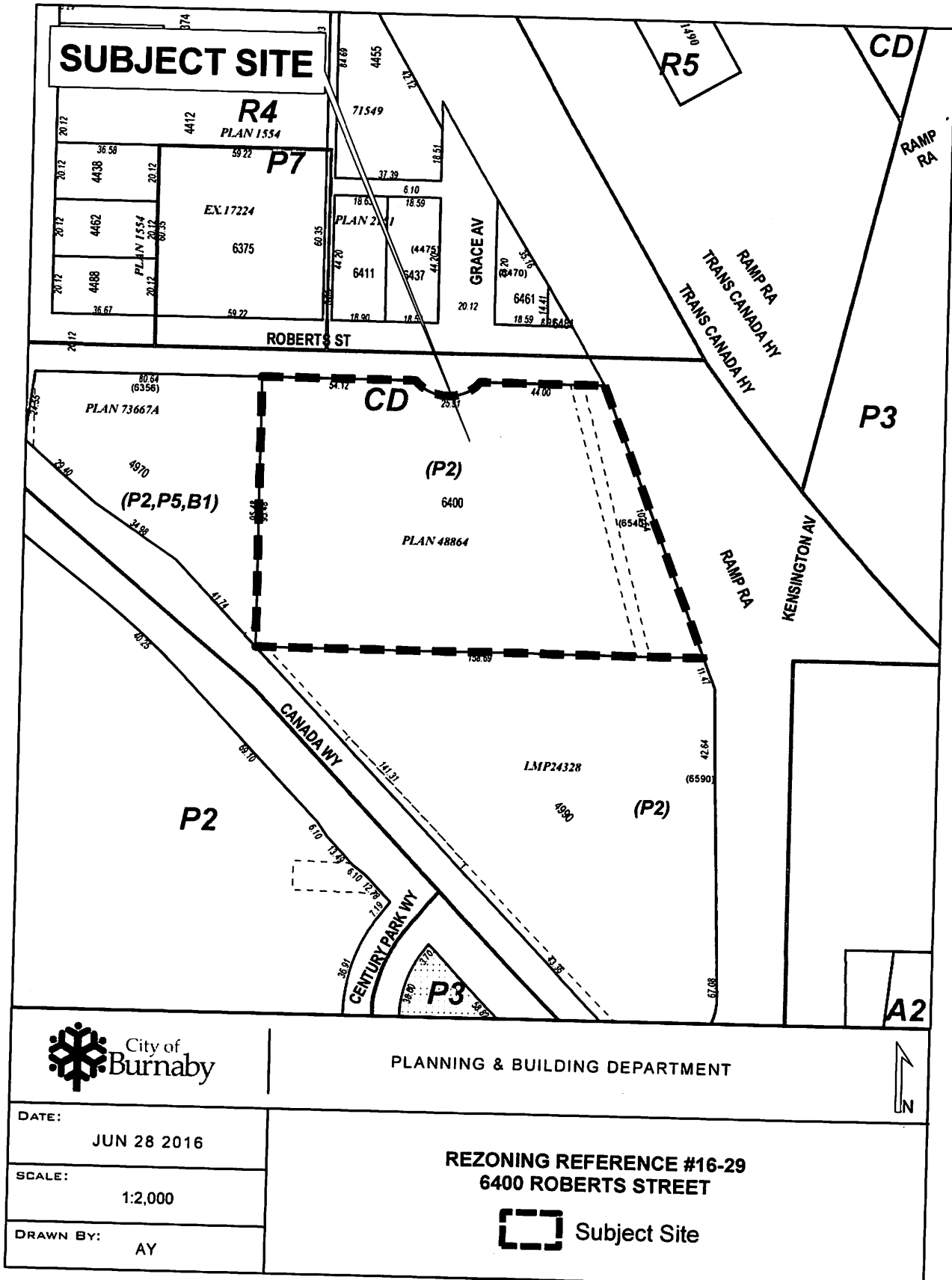
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

JS:spf
 Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

P:\REZONING\Applications\2016\16-29 6400 Roberts Street\Rezoning Reference 16-29 Initial Report 20160725.doc



PLANNING & BUILDING DEPARTMENT




DATE:
JUN 28 2016

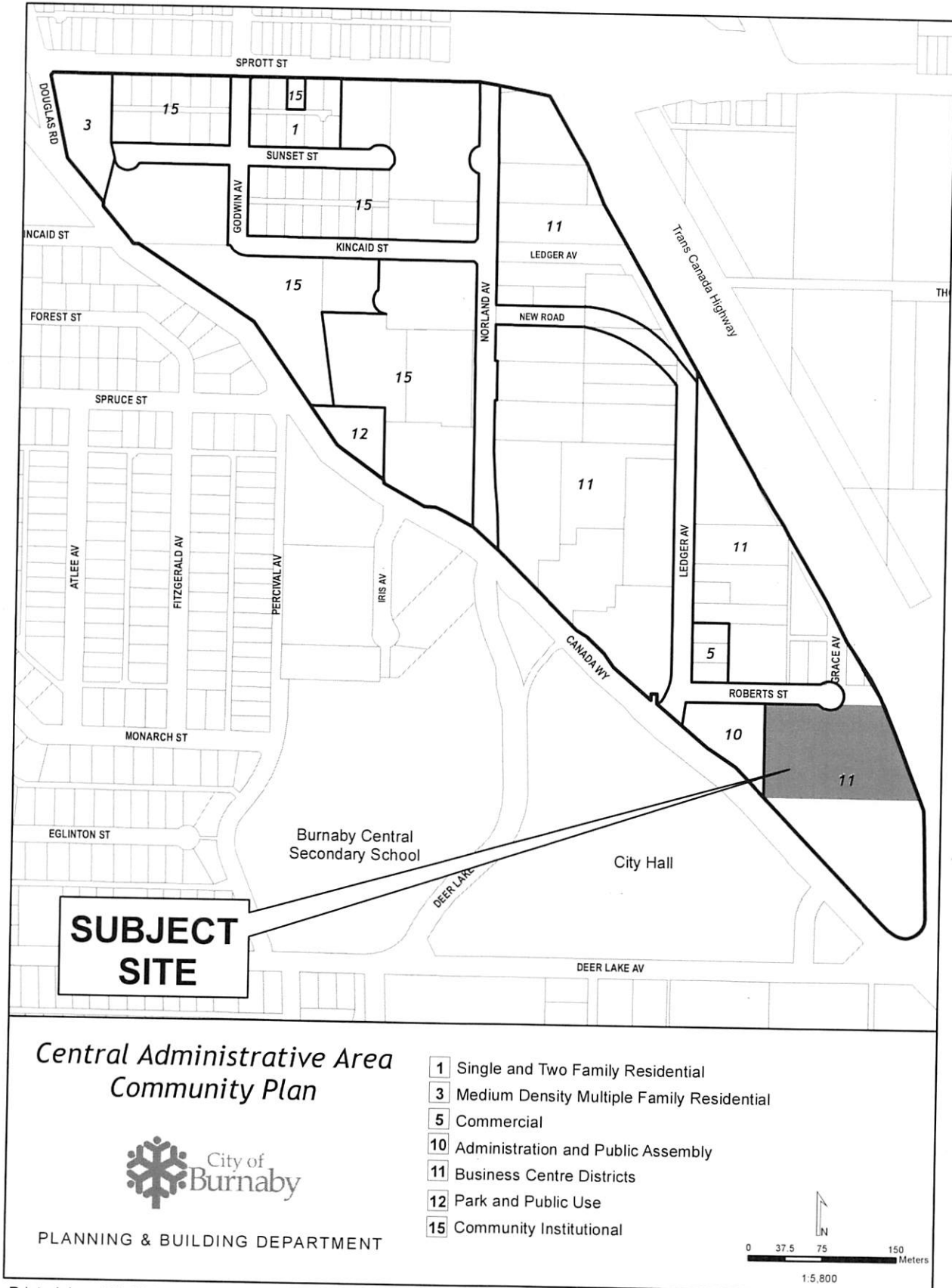
SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #16-29
6400 ROBERTS STREET

 Subject Site

Sketch #1



Printed June 28, 2016

Sketch #2



June 23, 2016

City of Burnaby Planning Department
Attn: Jessica Stuart, MAP
4949 Canada Way Burnaby, BC V5G 1M2

Dear Jessica,

Re: 6400 Robert St. Burnaby, Unit 140/150/160 Rezoning Application

On behalf of the Landlord, I am requesting a rezoning from CD Comprehensive Development District (based on P2 Administrative and Assembly District) to Amended CD Comprehensive Development District (based on P2 Administrative and Assembly District and P1 Neighborhood Institutional District and Central Administrative Area Plan guidelines) for the addition of a daycare to an existing office building.

The proposed daycare would be at 6400 Roberts St. Unit 140/150/160. The Licensed spaces are for 80 children, age groups per the attached summary on the drawing. Staffing will be approximately 21 to 25 persons Kids & Company (the Tenant) to confirm. The outdoor play area will be accessed along the existing path, as shown on the attached playground plan. We have left the existing trees to remain on this plan. In other daycares Licensing has asked trees to remain with wood benches around. An application by Kids and Co. has been submitted to Fraser Health for their review and approval.

If you have any further questions please feel free to contact me at deanr@bosadev.com or (604)294-0666.

Yours truly,
Bosa Development Corporation

A handwritten signature in black ink, appearing to read 'Dean Reed', written over a white background.

Dean Reed
Director of Property Management

Bosa Development Corporation

#500 – 1901 Rosser Avenue, Burnaby, B.C. V5C 6S3 Telephone (604) 294-0666 • Facsimile (604) 291-9120

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-30
 2016 JULY 20

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Alyza Homes
 3583 Kalyk Avenue
 Burnaby, BC V5G 3B2
 (Attn: Karim Fazal)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 11, Blk 37, DL 69, Grp 1, NWDP 1321
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Broadview Community Plan as guidelines)
- 1.3 **Address:** 4125 Norfolk Street
- 1.4 **Location:** The subject site is located on the north side of Norfolk Street east of Gilmore Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of 20.12 m (66 ft.), a depth of 37.19 m (122 ft.), and a total area of approximately 748.06 m² (26,417 sq.ft.).
- 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 construction of a townhouse development of up to four units.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the north side of Norfolk Street east of Gilmore Avenue, and is currently improved with a single family dwelling that is in poor condition (see *attached* Sketch #1). To the north across a lane are single and two-family dwellings. Immediately to the west is a townhouse development approved under Rezoning Reference #04-24, while immediately to the

east is a two-family dwelling constructed in 1980. To the south across Norfolk Street is Carleton Gardens Seniors' Care Centre. Vehicular access to the site is currently from Norfolk Street.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site, located within the Broadview Community Plan, is intended to form a two-lot consolidation with 4143 Norfolk Street for Comprehensive Development (utilizing the RM2 Multiple Family Residential District as a guideline) (see *attached* Sketches #1 and #2).
- 3.2 The applicant has presented a written offer to purchase 4143 Norfolk Street, however, the property owners have not indicated an interest in selling at this time. Staff have encouraged the developer to continue negotiations to include the property to enable development in accordance with the Broadview Community Plan. Staff will require written documentation that bona fide offers, to be reviewed by the Legal and Lands Department, have been made to the neighbouring property owners prior to advancing the application to a Public Hearing.

If an expanded site assembly is achieved, this information will be included in the forthcoming report to advance the application to a Public Hearing. It is noted that 4143 Norfolk Street could also be redeveloped independently, in future, as an infill townhouse development under Comprehensive Development rezoning based on RM2 Multiple Family District guidelines. It is recommended that a copy of this report be sent to the property owners at 4143 Norfolk Street for information purposes.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple Family Residential District and the Broadview Community Plan as guidelines) in order to permit the construction of a townhouse development to a maximum Floor Area Ratio of 0.7 F.A.R.
- 4.2 The Director Engineering will be requested to provide an estimate for all site servicing, which may include, but is not necessarily limited to, any necessary improvements to the Norfolk Street frontage and rear lane.
- 4.3 Due to the site's proximity to Canada Way, an acoustical study will be required for this rezoning to ensure compliance with the Council-adopted noise criteria.
- 4.4 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 4.5 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.

PLANNING AND BUILDING
REZONING REFERENCE #16-30
2016 July20 PAGE 3

- 4.6 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20 cm (8 in.) in diameter will require a Tree Cutting Permit.
- 4.7 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.8 Ministry of Transportation approval is required to the rezoning application.
- 4.9 Applicable Development Cost Charges include:
 - a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area.
 - b) GVS & DD Sewerage Charge of \$826 per dwelling unit.
 - c) School Site Acquisition Charge of \$800 per unit.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

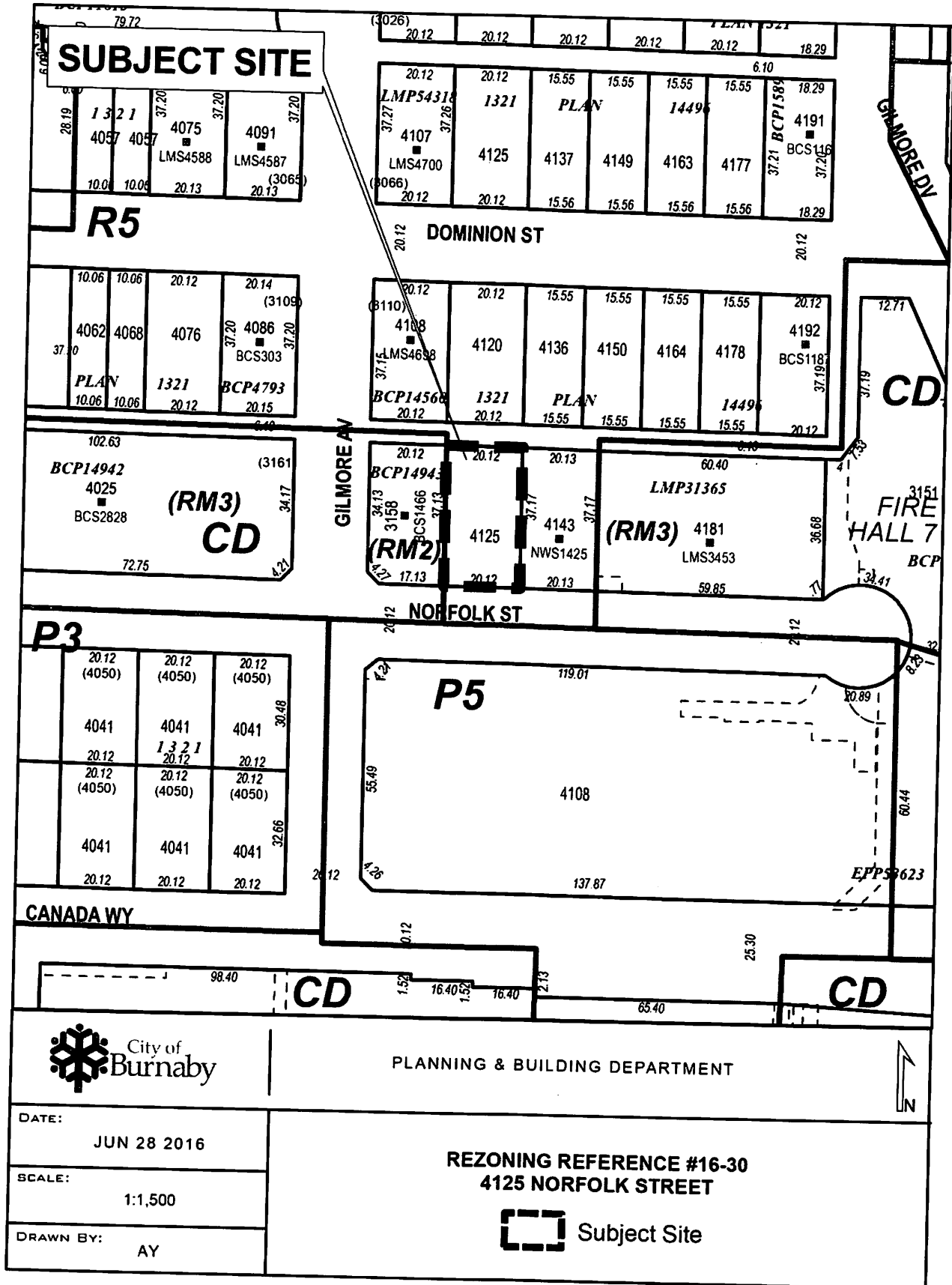
5.0 RECOMMENDATIONS

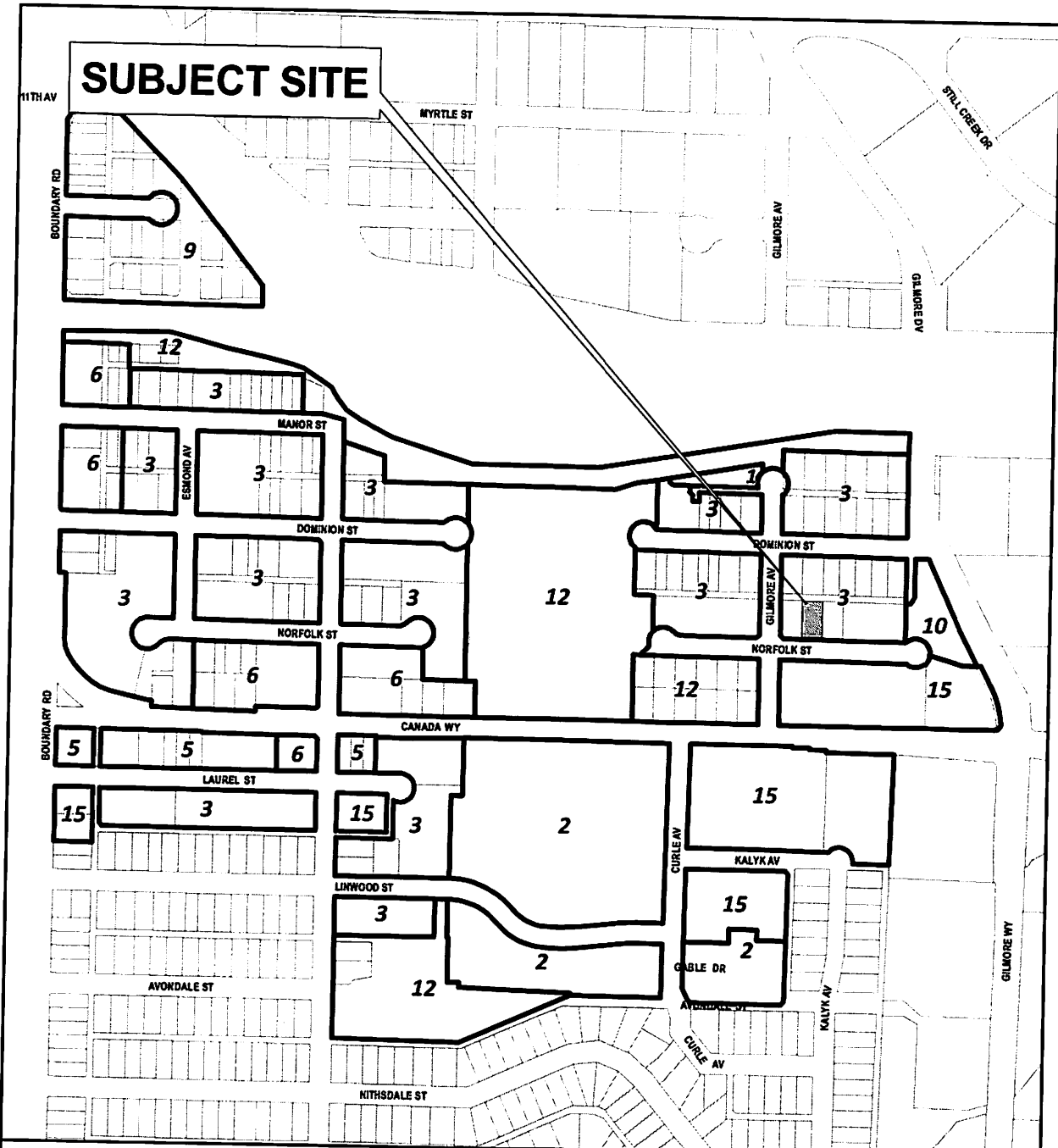
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
- 2. **THAT** a copy of this report be sent to the property owners at 4143 Norfolk Street, for information purposes.

LP SMN:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-30 4125 Norfolk Street\Rezoning Reference 16-30 Initial Report 20160725.doc





General Land Use Designations

1 Single and Two Family Residential	9 Industrial
2 Low Density Multiple Family Residential	10 Institutional
3 Medium Density Multiple Family Residential	12 Park and Public Use/Public School
5 Commercial	15 Community Institutional
6 Medium Density Mixed Use	


Broadview Community Plan
(Community Plan Eight)

Planning and Building Dept


 1:6,145

Printed on June 28, 2016

Sketch #2



Suite 900 – 555 Burrard Street,
Vancouver BC
V7X 1M8

June 22, 2016

Lou Pelletier, Director of Planning
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Letter of Intent for 4125 Norfolk Street
BROADVIEW COMMUNITY PLAN

The subject property at 4125 Norfolk street is currently a single family residence and is designated in the Broadview Community Plan for consolidation with the property at 4143 Norfolk Street and redevelopment under CD(RM3) rezoning. Offers to purchase the adjacent duplex property at 4143 Norfolk Street from the owners have proved unsuccessful with offers to purchase rejected.

Alyza Homes on behalf of the owner Razia Rehmat at 4125 Norfolk street, wish to submit an application to rezone the property at 4125 Norfolk Street, currently zoned R5 Residential District, to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District as a guideline). The intent of this application is to construct a three or four unit infill multi-family residential project in line with the multiple-family residential designation of the Council-Adopted Broadview Community Plan.

Thank you for your consideration.

Karim Fazal – Alyza Homes

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-31
 2016 JULY 20

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Shape Properties Corp.
 2020 One Bentall Centre
 505 Burrard Street, Box 206
 Vancouver, BC V7X 1M6
 (Attn: Jim Rinzema)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990- Except
 Plan EPP40171
- From:** CD Comprehensive Development District (based on C3, C3a General
 Commercial Districts, P2 Administration and Assembly District,
 RM4s, RM5s Multiple Family Residential Districts)
- To:** Amended CD Comprehensive Development District (based on C3
 General Commercial District; RM4s, RM5s Multiple Family
 Residential Districts and Brentwood Town Centre Development
 Plan)
- 1.3 **Address:** Portion of 4567 Lougheed Highway
- 1.4 **Location:** The subject site is located (Phase II – residential tower 5 of
 Brentwood site redevelopment (Sketch #1 *attached*).
- 1.5 **Size:** The site has a frontage of approximately 65 m (213 ft.) on
 Willingdon Avenue, and has an area of approximately 4500 m²
 (48,437.60 sq.ft.).
- 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
 construction of a mixed use residential high-rise apartment building
 on a retail and commercial podium within the Brentwood site
 redevelopment.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 Directly to the north and east of the subject site is the existing Brentwood Mall Shopping Centre and its existing surface parking, and beyond is an established single and two family residential neighbourhood developed primarily in the 1950s and 1960s. Directly to the south and south east are the Phase I and Phase III areas of the Brentwood Mall Redevelopment and beyond is the Lougheed Highway and the Brentwood SkyTrain Station. To the southwest across Lougheed Highway and Willingdon Avenue is the SOLO District high-rise mixed-use redevelopment site (Rezoning Reference #06-47). To the west across Willingdon Avenue are older commercial and office buildings, with newer mixed-use high-rise developments beyond.
- 2.2 The site is comprised of a portion of 4567 Lougheed Highway (see Sketch #1 *attached*), which is currently occupied by a surface parking lot/construction staging area. The site will be accessible from Willingdon Avenue and the Brentwood Boulevard High Street.

3.0 BACKGROUND INFORMATION

- 3.1 On 2013 September 23, Council granted Final Adoption to the rezoning amendment bylaw for the Brentwood Site Conceptual Master Plan Rezoning (Reference #11-22), which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment and office development, with ground-oriented townhousing, street-fronting commercial uses and several public open space elements, including a central public plaza at the corner of Willingdon Avenue and Lougheed Highway.
- 3.2 In terms of the governing zoning, the adopted Brentwood Town Centre Plan designates the Brentwood site for C3 General Commercial District, RM4s and RM5s Multiple-Family Residential District uses and densities, which are represented in three bands across the site as indicated in the *attached* Sketch #2. This results in an appropriate blended average residential floor area ratio of 3.4 FAR across the entire net site reflective of the allowable 5.0 FAR for the RM5s District area and 3.6 FAR for the RM4s District area, inclusive of available density bonusing. The maximum allowable commercial floor area is the blended average of approximately 3.2 FAR applicable to the net site, which is within of the allowable 6.0 FAR for the C3 District designated area of the Plan. The Brentwood Site Conceptual Master Plan (Rezoning Reference #11-22) allocated specific uses and densities across the site to be developed under four main phases. The adopted Brentwood Site Conceptual Master Plan identifies the subject site (Tower 5) for a residential apartment building of up to 55 storeys in height, insofar that it is nominally and dimensionally lower than the buildings within Phase I. The podium area fronting Willingdon Avenue to the west and the Brentwood Boulevard High Street to the east is intended to be primarily commercial with fronting residential lobbies and residential amenity areas within select locations.

3.3 It is noted that the subject site is located within the Northwest Quadrant (Phase II) of the Brentwood Site Conceptual Master Plan, which encompasses the area north of Halifax Street, between Willingdon Avenue, the proposed Brentwood Boulevard High Street and the north lane. The advancement of Phase II has required detailed analysis of the potential siting of a new Brentwood Community Centre in proximity to the subject tower prior to advancing this rezoning application. Preliminary siting analysis identifies the new Community Centre at the north end of Phase II to connect with the Willingdon Greenaway project. Staff of the Planning and Building Department, and Parks Recreation and Cultural Services Department will continue to work with the applicant and Council towards the completion of this analysis which will inform the design of the northern portion of Phase II and the potential space needs for the new Community Centre. As the subject site is currently vacant and is bound by underground access connections to the south, it is the logical next stage of development for the Brentwood Site. In accordance with commitments made as part of Rezoning Reference #11-22, a public information session will be held at Brentwood Mall with information on the components of Phase II as outlined in the adopted Brentwood Site Conceptual Master Plan. Results of this public information session will be articulated in the Public Hearing report to Council at a future date.

4.0 GENERAL INFORMATION

4.1 The Brentwood Town Centre Development Plan designates the subject site for mixed-use redevelopment, including both high and medium density multiple-family residential and major commercial and office development (see Sketch #2 *attached*).

4.2 Consistent with the adopted Brentwood Site Conceptual Master Plan, the proposed overall development concept for this key property in the Town Centre's core area is to transform, over time, the internally-oriented mall site into an urban "town centre" environment with a primary focus on street-orientation and very high quality public spaces. The intent of the subject rezoning proposal is to permit the development of a high-rise residential apartment tower above two levels of commercial located at the northeast corner of Willingdon Avenue and Halifax Street. In line with the Brentwood Site Conceptual Master Plan's vision, the proposed building is intended to be unique in its architecture with a maximum height of between 35 to 55 storeys in accordance with the commitments made in the master rezoning. Strong green building initiatives, including the pursuance of LEED (Leadership in Energy and Environmental Design) ND (Neighbourhood Development) Gold for the entire site will be pursued.

4.3 Aspects of the servicing of the subject site have been obtained through Rezoning Reference #12-44 (Phase I – Commercial). Frontage servicing to the Town Centre standard, including the provision of a separated urban trail with rain gardens fronting the development, will be obtained through the subject rezoning application. Future servicing of the remainder of Willingdon Avenue will be triggered through further site specific rezoning applications.

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

- construction of Willingdon Avenue to its final Town Centre (Arterial Road) standard across the development frontage, with concrete curb and gutter, separated urban trail with dedicated cycling and pedestrian facilities, rain gardens, street trees, street lighting and pedestrian lighting.
- a contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail Line.

- 4.4 All necessary dedications for the construction of Willingdon Avenue to its final standard have been obtained through the master rezoning for the site (Rezoning Reference #11-22).
- 4.5 Given the site's Town Centre location, the applicant is proposing to utilize available amenity density bonus provisions indicated within the Zoning Bylaw and as outlined in the density allocation covenant registered as part of the Master Rezoning (Rezoning Reference #11-22). The Legal and Lands Department will be requested to provide an estimate as a basis for negotiation of a mutually agreeable per sq.ft. buildable amenity density bonus value. The agreed upon value would be identified within a future report to Council prior to Third Reading.
- 4.6 Due to proximity to the SkyTrain line and Willingdon Avenue, a noise study to ensure compliance with Council-adopted sound criteria is required as part of this application.
- 4.7 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.8 An on-site Stormwater Management Plan is required in conjunction with this application.
- 4.9 Required covenants will include, but are not limited to, a restriction on the enclosure of balconies, that handicap accessible stalls remain as common property, for the provision and ongoing maintenance of stormwater management facilities, for the provision and maintenance of car share vehicles and spaces, for the provision and maintenance of electric vehicle charging stations, and to ensure compliance with the approved acoustical study.
- 4.10 Submission of a Green Building strategy for the site is required.
- 4.11 Submission of a Traffic and Transportation study for the site is required in conjunction with this application.
- 4.12 Submission of a suitable solid waste and recycling storage facility plan is required.

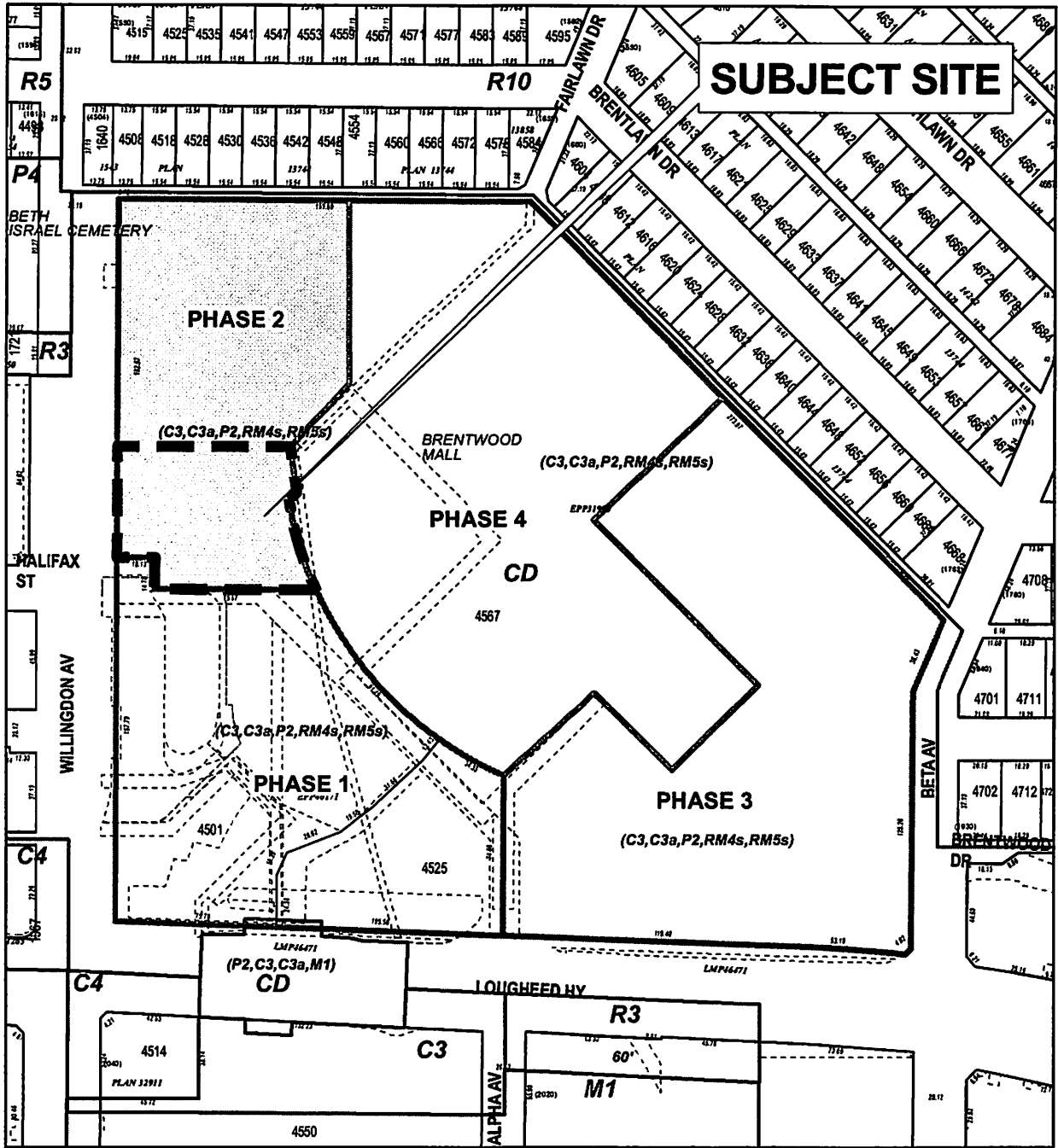
- 4.13 The provision of covered car wash stalls will be required in conjunction with this application.
- 4.14 Submission of a commercial and residential loading plan is required.
- 4.15 Submission of a comprehensive sign plan is required
- 4.16 Submission of any necessary easements, covenants and statutory rights-of-way.
- 4.17 A site profile has been submitted and approved for the site under Rezoning Reference #11-22. The Engineering Department – Environmental Services Division will be requested to confirm that a Certificate of Compliance has been obtained for the site from Ministry of Environment.
- 4.18 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.19 The proposed prerequisite conditions to the rezoning will be included in a future report.


5.0 RECOMMENDATION

- 1. **THAT** the Planning and Building Department be authorized to continue 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.

IW:tn:spf
Attachments

cc: Director Engineering
City Clerk
City Solicitor



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>	
<p>DATE: JUL 13 2016</p>	<p>REZONING REFERENCE #16-31 4567 LOUGHEED HIGHWAY</p>	
<p>SCALE: 1:3,000</p>	 Subject Site	
<p>DRAWN BY: AY</p>		

Sketch #1

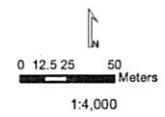


- | | |
|---|--|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential - Brentwood Succession (RM4s) |



City of Burnaby
Planning and Building Dept

Brentwood Plan



Printed July 13, 2016

Sketch #2



SHAPE
PROPERTIES

June 24, 2016

Mr. Lou Pelletier, Director of Planning and Building
City of Burnaby, Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: Mr. Johannes Schumann, Senior Current Planner

Re: Letter of Intent: Brentwood Town Centre-Phase 2A, 4567 Lougheed HWY, Burnaby, BC Northwest Phase

Dear Johannes,

We are pleased to enclose the Site Specific Rezoning Application for the residential building situated at Brentwood Town Centre, identified as tower 5 ("T5") in the Brentwood Site Conceptual Master Plan (the "Master Plan"). Specifically, this first application is for tower 5, the retail at its base and all parking infrastructure required for the residential uses situated within of the NW Phase (i.e. T5 and T6 parking).

In the weeks to follow we will submit a second rezoning application for this NW zone for Phase 2B which is to include Tower 6 (T6), all commercial for this zone, with the exception of that at the base of T5, and all commercial parking, as well as space for a City Community Centre option which if not pursued by the City would be designated as commercial. Parking for this civic community centre would also be included.

As noted in the foregoing this letter addresses the first application for this phase, and the specific details of the application are as follows:

1. Residential Tower 5 situated at the North East corner of Halifax Street and Willingdon Avenue;
2. underground parking for the two Residential Towers (Tower 5 & 6) including loading and garbage/ recycling rooms; and
3. Commercial/ Retail components at the base of T5.

Consistent with our prior conversations, Tower 5 is planned to be similar to Tower 3 in regard to floor plate size, form and character. This application is consistent with the vision set out in the comprehensive Master Plan. This phase of development will anchor the North West portion of the overall Brentwood Town Centre lands and continue its re-invention from a suburban style shopping centre to a dynamic and true mixed use City Centre. Consistent with our prior applications for the Brentwood site, the intent of this application is to compliment the timeless vision expressed in the first Phase architecture and design as well as the Master Plan.

We look forward to working with the City on this exciting addition to the Brentwood Town Centre site.

If you have any questions or concerns please contact the undersigned directly.

Sincerely,

Jim Rinzema
Vice President, Development
Cellular: (604) 362.853

2020 One Bentall Centre
505 Burrard Street, Box 206
Vancouver, British Columbia
Canada V7X 1M6

T 604.681.2358
E info@shapeproperties.com
shapeproperties.com

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-32
 2016 JULY 20

ITEM #10

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Musson Cattell MacKey Partnership
 1600 – Two Bentall Centre
 555 Burrard Street, Box 264
 Vancouver, BC V7X 1M9
 (Attn: Celso Stifelmann)
- 1.2 **Subject:** Application for the rezoning of:
 Lot B, DLs' 69 and 70, Group 1, NWD Plan LMP7609
- From:** CD Comprehensive Development District (based on M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M5, M5L Light Industrial Districts and Willingdon Business Park guidelines)
- 1.3 **Address:** 4280 Still Creek Drive
- 1.4 **Location:** The subject site is located in the Willingdon Business Park on the south side of Still Creek Drive, immediately north of Grandview Highway and the Trans Canada Highway, between Gilmore Avenue and Still Creek Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape, with an area of approximately 13,900 m² (149,618 sq. ft.) and a frontage of approximately 81.13 m (266 ft.) along Still Creek Drive.
- 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 the conversion of an existing secondary building to a fitness facility to serve Willingdon Business Park Centre employees.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the south side of Still Creek Drive between Gilmore Avenue and Still Creek Avenue, within the Willingdon Business Park (see *attached* Sketch #1). Office developments in line with the M5 Light Industrial District are located to the west and north across Still Creek Drive, while immediately to the east is the Still Creek riparian corridor. The Grandview and Trans Canada Highways are located immediately to the south of the property.

3.0 BACKGROUND INFORMATION

3.1 On 1990 December 17, Council granted Final Adoption for Rezoning Reference #44/90, which permitted the construction of a five-storey multi-tenant office building on the subject site.

3.2 On 1992 August 24, Council granted Final Adoption for Rezoning Reference #36/92, which permitted the construction of a secondary, free-standing laboratory and office building in the south-west portion of the subject property, measuring approximately 278.7 m² (3,000 sq. ft.), for the purposes of geotechnical testing and storage uses. This building was occupied by Golder Associates, an environmental and energy consultant company, until the company relocated their offices in 2015. This building is currently vacant.

4.0 GENERAL INFORMATION

4.1 The applicant is proposing to establish a fitness facility for the Willingdon Park Business Centre, utilizing the M5L Light Industrial District as a guideline, within the existing secondary building on the subject property, as an accessory use to the primary office use located within the site's principle five-storey multi-tenant office building. No further amendments to the building or its landscaping are proposed or required as part of the subject rezoning application. Vehicular access to the site will remain from Still Creek Drive.

4.2 The subject site is situated within the Willingdon Park Business Centre and is designated for light industrial and office uses. The Willingdon Park Community Plan, approved under Rezoning Reference #40/91, provides for an attractive and lifestyle-oriented working environment for employees, with built-in recreational and natural amenities and services. The Plan indicates that as tenant demand grows and the business park matures, opportunities for the provision of an indoor fitness facility shall be provided for in the Business Park. The proposal meets this intent of the Willingdon Park Community Plan, with the proposed recreational use as an accessory use to the primary office use of the subject property.

PLANNING AND BUILDING
REZONING REFERENCE #16-32
2016 July 20..... PAGE 3

- 4.3 The proposed facility is intended to serve the employees of the approximate 3,600-employee Willingdon Park Business Centre, with a projected membership of approximately 200-250 users and one full-time employee. The operating hours of the proposed facility will reflect the operational business hours of the offices located within the Business Park.
- 4.4 The submission of a suitable plan of development will be required.
- 4.5 No road dedications will be required in conjunction with this rezoning application.
- 4.6 No additional easements, statutory rights-of-way or covenants are required in conjunction with this rezoning application.
- 4.7 This rezoning application will require the approval of the Ministry of Transportation.
- 4.8 Given there is no additional gross floor area proposed as part of the rezoning application, GVS&DD Sewerage Charges are not required in conjunction with this rezoning application.
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue 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.

LP. GT:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



Musson
Cattell
Mackey
Partnership

Architects
Designers
Planners

A Partnership
Of Corporations

1600 - Two Bentall Centre
555 Burrard Street, Box 264
Vancouver, British Columbia
Canada V7X 1M9

T 604. 687. 2990
F 604. 687. 1771
www.MCMParchitects.com

June 13, 2016

Planning & Building Department
City of Burnaby
4949 Canada Way,
Burnaby, BC V5G 1M2

Attention: **Grant Taylor**
Community Planner, Planning and Building Department
grant.taylor@burnaby.ca

Dear Mr. Taylor,

Re: **4260/4280 STILL CREEK DRIVE
OUR PROJECT # 216011 – 1.0
PROPOSED WELLNESS CENTRE REZONING
4280 STILL CREEK DRIVE**

HOOPP Realty Ltd. wishes to rezone the subject property from CD (M5) to Amended CD (M5, M5L) in order to convert the existing secondary building on the property from a laboratory/office use to a Fitness and Wellness Centre (fitness/recreational use) for the exclusive use of business employees of the Willingdon Park Business Centre. The proposed Fitness and Wellness Centre will operate during regular business hours, with an anticipated 200-250 membership and one contract employee.

The primary/main building on the property would continue to be used as a multi-tenant office building. All existing buildings and parking calculations will remain unchanged as a result of this proposal.

This proposal is considered in-line with the intent of the Willingdon Park Community Plan, which anticipates and encourages improvements to amenities that serve the Park occupants. Furthermore, this proposal meets the intent of the Plan to integrate services and amenities in response to shifting workplace demographics and to a lifestyle-oriented workplace within the Park.

We trust that the above provides sufficient information for the City of Burnaby Planning Department staff to prepare an Initial Report for Council's consideration.

Please feel free to contact us should you require any additional information.

Yours truly

**MUSSON CATTELL MACKAY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS**


Celso Stifelmann, ARCHITECT AIBC, M.ARCH, MRAIC
Celso Stifelmann Architect Inc., Partner
CS:km

Attachments

Cc: Greg Last, Triovest