



Item .....	
Meeting .....	2016 June 27

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 June 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #15-51  
High Rise Apartment Tower with Street-Oriented Townhouses  
Brentwood Town Centre Plan

**ADDRESS:** 2285 Willingdon, 4455, 4467 and 4483 Juneau Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 10 Except: Part on Bylaw Plan 43361; DL 119, Group 1, NWD Plan 2855; Lot 61, DL 119, Group 1, NWD Plan 43709; Lots 11 & 12, Block 10, DL 119, Group 1, NWD Plan 2855

**FROM:** M1 Manufacturing District

**TO:** CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Juneau Street Rezoning Proposal" prepared by IBI Group Inc.)

**APPLICANT:** Amacon Development (Juneau) Corp.  
856 Homer Street, 5<sup>th</sup> Floor  
Vancouver, BC V6B 2W5  
(Attn: Melissa Howey)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 July 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 26 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering

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

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The submission of an Undertaking to remove all improvements prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.5 of this report.
- f. The dedication of any rights-of-way deemed requisite.
- g. The consolidation of the net site into one legal lot.
- h. The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants:
  - restricting enclosure of balconies;
  - guaranteeing the provision and maintenance of public art;
  - indicating that project surface driveway accesses will not be restricted by gates;
  - guaranteeing the continued operation and maintenance of stormwater management facilities;
  - ensuring the site can be used safely in accordance with the approved geotechnical report;
  - ensuring that the project does not draw down the water table;
  - providing that all disabled parking to remain as common property; and,
  - ensuring compliance with the submitted acoustical analysis.
- i. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated

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- groundwater) impacts to surrounding infrastructure and other nearby development.
- j. The approval of the Ministry of Transportation to the rezoning application.
  - k. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
  - l. The undergrounding of existing overhead wiring abutting the site.
  - m. Compliance with the Council-adopted sound criteria.
  - n. Submission of a Site Profile and resolution of any arising requirements.
  - o. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
  - p. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
  - q. The review of on-site residential loading facilities by the Director Engineering.
  - r. The provision of facilities for cyclists in accordance with this report.
  - s. The review of a detailed Sediment Control System by the Director Engineering.
  - t. Compliance with the guidelines for underground parking for visitors.
  - u. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - v. The deposit of the applicable Parkland Acquisition Charge.
  - w. The deposit of the applicable GVS & DD Sewerage Charge.
  - x. The deposit of the applicable School Site Acquisition Charge.
  - y. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the

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time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of a 23-storey residential apartment building with ground oriented townhouses and underground parking.

### 2.0 BACKGROUND

2.1 On 2016 January 25, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to work with the applicant 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.

2.2 The subject site is comprised of four lots, which are currently occupied by older industrial buildings. Directly to the west are older industrial buildings with the CN Railway beyond. To the south across Juneau Street are older industrial buildings with Alaska Street beyond. To the east across Willingdon Avenue are older industrial buildings with Alpha Avenue beyond. Directly to the north is a mixed-use low-rise residential building with commercial at grade approved under Rezoning Reference #13-39 (currently under construction). Vehicular access to the site is from Juneau Street.

2.3 The Brentwood Town Centre Development Plan designates the subject site for high-density multiple-family residential development based on the RM4s Multiple Family Residential District as a guideline. In accordance with the Council-adopted policy regarding application of 's' category zoning, the development is subject to there being significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, a high quality urban design and superior architectural expression. This site is also considered suitable for the proposed development given its strategic location in relation to the Millennium SkyTrain line and the nearby Brentwood SkyTrain station.

In terms of the governing allowable density for the site, the maximum allowable floor area ratio would be 3.6 FAR applicable to the net site; this is inclusive of an available 1.1 FAR amenity bonus.

2.4 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres areas within the City which have and are

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intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. The subject rezoning application is consistent with these regional and municipal plans and policies.

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

### 3.0 GENERAL COMMENTS

3.1 The proposed development concept is for a single 23-storey apartment tower above underground parking with ground oriented townhousing fronting Juneau Street and Willingdon Avenue. The development form provides a strong street-oriented relationship to Juneau Street and Willingdon Avenue, as well as a strong contextual relationship to surrounding, existing and planned development.

A total of 147 apartment units (20% of which are adaptable units) and including 5 townhouse units are proposed. Parking is proposed to be underground (3 levels). Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expectation for 's' Category development in the City's Town Centre areas. The townhouses engage the adjacent street and their public realm through individual unit accesses on the ground level, extensive glazing and use of masonry cladding and articulated rooflines, all of which also adds interest to the streetscape.

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To complement the built form, a progressive landscape treatment is proposed for the amenity deck and courtyard, entry court, side yards and bounding street, including broad sidewalks separated from the cycle track by Rainwater Management Amenities (RMAs) on Willingdon Avenue and broad separated sidewalks on Juneau Street, complete with Rainwater Management Amenities (RMAs) within curb bulges to help soften the urban environment. Substantial on-site landscaping is also proposed including treed patio frontages, an outdoor amenity area for leisure and children's play area. A significant public art piece will be provided in a plaza at the corner of Willingdon Avenue and Juneau Street, acting as a strong visual reference to the proposed development.

- 3.2 All required parking is proposed to be located underground, with access taken from Juneau Street, with the exception of two publically accessible car share spaces accessed from the lane north of Juneau Street. The development proposal meets the minimum required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per unit (of which 0.1 spaces is for visitors). To meet the proposed parking standard the developer has also provided transportation alternatives.

First, given the subject site's proximity to the Brentwood SkyTrain Station, as well as other transit routes operating in the vicinity of the development, the development is providing a 50% subsidy for transit passes (two zones) for one year to 100% of residents as an alternative to car use and ownership.

Second, the development is prewiring 21 individually metered (Level 2 AC) Electric Vehicle charging stations, of which 2 are to be provided within the visitors' parking area for the benefit of the residents and their visitors, and 19 are to be provided in the residents parking area as part of the required parking. A Section 219 Covenant will be required to guarantee the provision and continued maintenance and operation of the 21 electric vehicle car charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications). The Visitor stalls are to be held as common property for the benefit of all residents and their visitors.

Third, the development is providing twice the required secured bicycle parking, a 2 station bicycle repair/maintenance area and bike trailer storage area.

Fourth, the developer will provide 1 co-op car (provided by Modo), including required parking with an individually metered (Level 2 AC) Electric Vehicle charging station, plus an initial annual car share membership fee for each unit.

And finally the development is providing a communications strategy that provides the Owners, Strata and Strata Management Company with an understanding of how best to utilize each of these measures.

The applicant has submitted a Transportation Study to support the proposed development.

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- 3.3 The developer has agreed to pursue green building practices by committing to achieve a Silver rating under the Leadership in Energy and Environmental Design (LEED) program or equivalent alternative standard.
- 3.4 A tapering dedication between 8.6 m and 9.1 m is required from Willingdon Avenue for the Public Realm "Arterial Road" Standard and corner truncation at Juneau Street. In total, the required dedications equal 332.00 m<sup>2</sup> (3,574 sq.ft.) in area. Given the considerable dedications required from the site in relation to its area, it is proposed that the development density related to the Willingdon Avenue dedication, equal to 332.00 m<sup>2</sup> (3,574 sq.ft.), be contributed to the net development site. This will be achieved by the transfer of the road dedication to the City at no cost as a fee simple parcel, with dedication of the parcel as road to follow.
- 3.5 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR in amenity bonus, which translates into 44,008 sq.ft. of bonused gross floor area (GFA) included in the development proposal. The Legal and Lands Department has initiated discussion with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Brentwood Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Brentwood Community Centre and a new linear public park and walkway along Willingdon Avenue, from Brentwood Mall to Hastings Street.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the appropriate Town Centre Financial Account and 20% to the City-wide Housing Fund.

- 3.6 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- construction of Willingdon Avenue across the development frontage to its final Town Centre arterial standard with separated sidewalks and bicycle lanes, street trees, rain gardens, street and pedestrian lighting, and related public amenities;
  - construction of Juneau Street frontage to its final standard with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting across the development frontage;

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- undergrounding of overhead lines across the development frontage on Willingdon Avenue and the lane north of Juneau Street;
- a contribution towards the proposed pedestrian and cycling overpasses within the Brentwood Town Centre across the CN/BNSF Rail Lines; and,
- storm, sanitary sewer and water main upgrades as required.

3.7 In accordance with the City's policy for adaptable units, a total of 30 units (20% of the total number of apartment units) have been provided meeting adaptable housing standards. As permitted under the adopted policy, 20 sq.ft. for each adaptable unit is exempt from FAR, resulting in a total adaptable unit FAR exemption of 600 sq.ft. As required by the Burnaby Zoning Bylaw and BC Building Code, two accessible parking stalls are to be provided (one handicap stall per 100 stalls). Accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.8 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, the one bedroom unit sizes are generally based on the Zoning Bylaw minimum unit sizes for such dwellings in the P11e District (SFU), which requires a minimum area of 50m<sup>2</sup> (538.21 sq.ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, larger two bedroom and den, and three bedroom units are proposed.

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

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant guaranteeing the provision and maintenance of public art;
- Section 219 Covenant guaranteeing that project surface driveway accesses will not be restricted by gates;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant ensuring the achievement of a green building design with a Leadership in Energy and Environmental Design (LEED) Silver rating (mid-rise) or equivalent;
- Section 219 Covenant ensuring the provision and ongoing maintenance of 17 (Level 2 – 40 amp) Electric Vehicle charging stations (including all necessary wiring, electrical transformer and mechanical ventilation modifications);



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- Section 219 Covenant ensuring the provision of a minimum of 2 handicap accessible parking stalls in the resident parking area for the sole use of the required 30 accessible units, and that these stalls, as well as any other handicap accessible parking provided in the residential component of the underground parking, be held in common property to be administered by the Strata Corporation;
  - Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical study;
  - Section 219 Covenant ensuring that the water table will not be drawn down during and after development;
  - Statutory Right-of-Way guaranteeing public pedestrian access to the proposed Public Plaza and Public Art at the corner of Willingdon Avenue and Juneau Street; and,
  - Statutory Right-of-Way guaranteeing public pedestrian access to the proposed Car Co-op Parking Stalls.
- 3.10 Due to the proximity of the subject site to Willingdon Avenue, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.11 As underground parking is requested for a site with known geotechnical and hydrological conditions, as well as the potential for groundwater contamination in the area, and given the site's proximity to civic and other major infrastructure, an indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits.
- 3.12 As the site will be fully excavated for development, a tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 3.13 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well, separate car wash stalls are required.
- 3.14 Provision of one residential loading space is required in conjunction with this application.
- 3.15 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Willingdon Avenue and the lane north of Juneau Street.

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- 3.16 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.17 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.18 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.19 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 3.20 A site profile application is required for the subject development site, given its past industrial use.
- 3.21 a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area  
 b) School Site Acquisition Charge of \$600.00 per unit  
 c) GVS&DD Sewerage Charge of \$590.00 per apartment unit

**4.0 DEVELOPMENT PROPOSAL**

**4.1 Site Area**

Gross Site Area:	-	3,716.9 m <sup>2</sup> (40,008 sq.ft.)
Density Transfer Area (Willingdon St. Dedication)	-	332.04 m <sup>2</sup> ( 3,574 sq.ft.)
Net Site Area	-	3,384.83 m <sup>2</sup> (36, 434 sq.ft.)
Net Area for Calculation of Density	-	3,716.9 m <sup>2</sup> (40,008 sq.ft.) (subject to detailed survey)

**4.2 Density**

FAR Permitted and Provided:

Residential	-	3.6 FAR (inclusive of 1.1 FAR amenity bonus)
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**Gross Floor Area Permitted and Provided:**

- Residential - 13,380.73 m<sup>2</sup> (144,029 sq.ft.)  
(inclusive of 44,008.8 sq.ft. amenity bonus)
- Residential Amenity Space - maximum 669.04 m<sup>2</sup> (7,201.5 sq.ft.)  
of residential amenity space exempted from FAR calculations
- Adaptable Unit exemption (20 sq.ft./unit) - 55.74 m<sup>2</sup> (600 sq.ft.)
- Site Coverage: - 80%
- 4.3 Height (all above grade) - 3 storeys for ground-oriented townhouses fronting Willingdon Avenue and Juneau Street
- 23 storeys for the high-rise apartments fronting Juneau Street

4.4 Residential Unit Mix

Unit Type

Unit Size

**Townhouse Units**

5 – 3 Bedroom + Den 130 m<sup>2</sup> (1,401 sq.ft.)

**High Rise Apartment Units**

24 – 1 Bedroom 50 - 51 m<sup>2</sup> (544 – 548 sq.ft.)  
 15 – 1 Bedroom (adaptable) 50 - 51 m<sup>2</sup> (544 – 548 sq.ft.)  
 77 – 2 Bedroom 75 - 85 m<sup>2</sup> (813 - 910 sq.ft.)  
 15 – 2 Bedroom (adaptable) 76 m<sup>2</sup> (813 sq.ft.)  
 11 – 3 Bedroom 93 - 138 m<sup>2</sup> (1,005 – 1,487 sq.ft.)

Total Apartment Units 142

**TOTAL RESIDENTIAL UNITS: 147 UNITS**


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4.5 Parking

<b>Vehicle Parking</b>	<u>Required</u>	<u>Provided Spaces</u>
147 Apartment Units (1.1 spaces/unit)	162 (inclusive of 15 visitor spaces)	201
Car Co-op Car Stalls	2	2
Car Wash Stalls	2	2
Residential Loading	1	1
 <b>Bicycle Parking</b>	 <u>Required</u>	 <u>Provided Spaces</u>
Resident - 2/unit @ 147 units	294 spaces	314 spaces
Visitor - 0.2/unit @ 147 units	30 spaces	15 spaces

4.6 Communal Facilities  
 (Excluded from FAR Calculations)

Primary communal facilities for residential units are located within the first floor of the residential tower fronting Juneau Street, including an amenity lobby, mail room, meeting room, game room, gym, spin room, yoga studio, washroom and party room with kitchenette. The amenity area amounts to 481.33 m<sup>2</sup> (5,181 sq.ft.), which is less than the permitted 5% (7,201.5 sq.ft.) exemption from Gross Floor Area permitted within the Zoning Bylaw. The applicant has also provided an expansive landscaped court yard, including a children’s play area, barbeque area, and seating, on the ground level and a roof top deck accessible from the elevator on the 23<sup>rd</sup> Floor. At ground level are various landscape elements located throughout the site, as well as a signature public art installation to be located in a publically accessible plaza at the corner of Willingdon Avenue and Juneau Street.

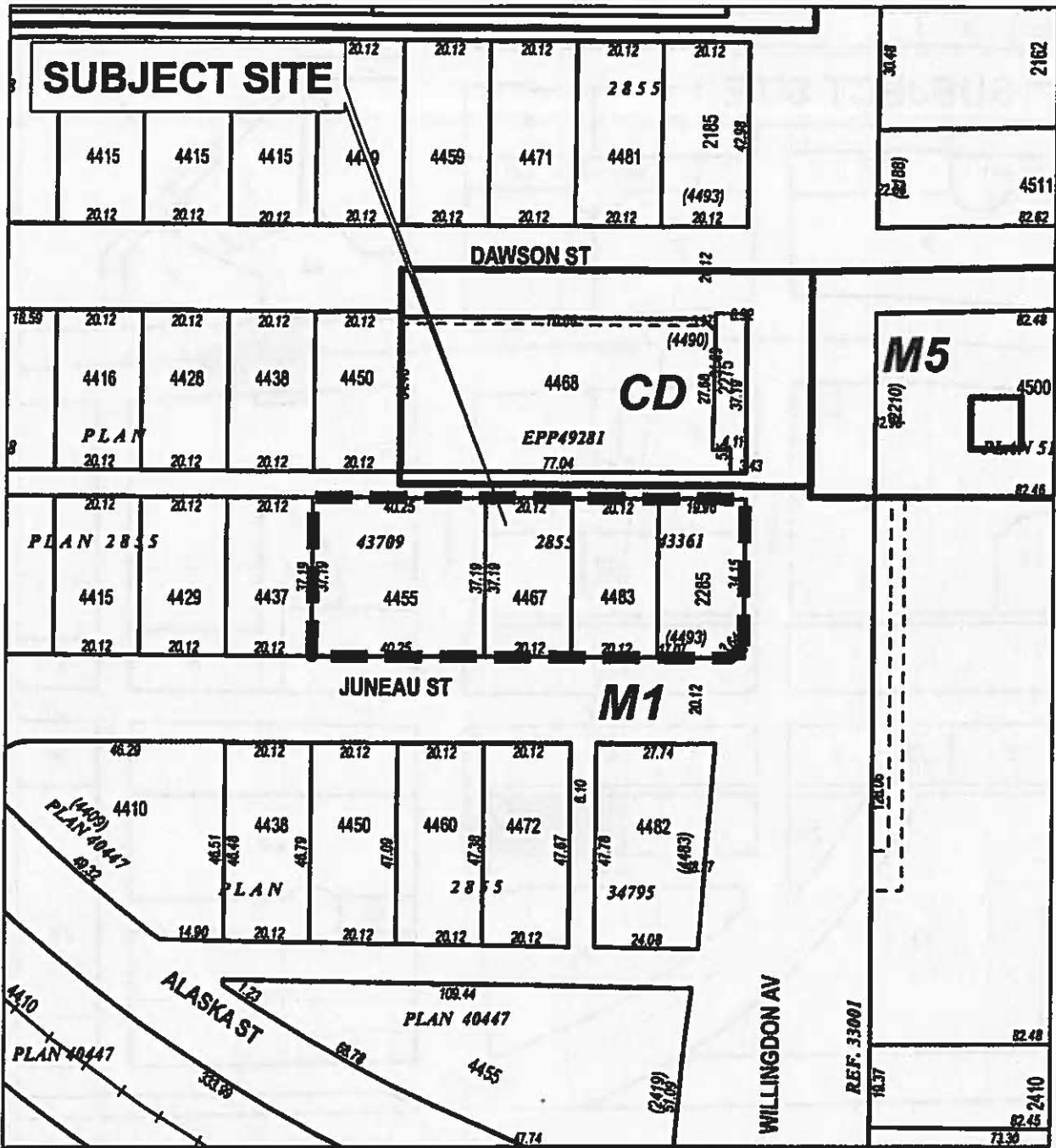
  
 Lou Pelletier, Director  
 PLANNING AND BUILDING



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**Attachments**

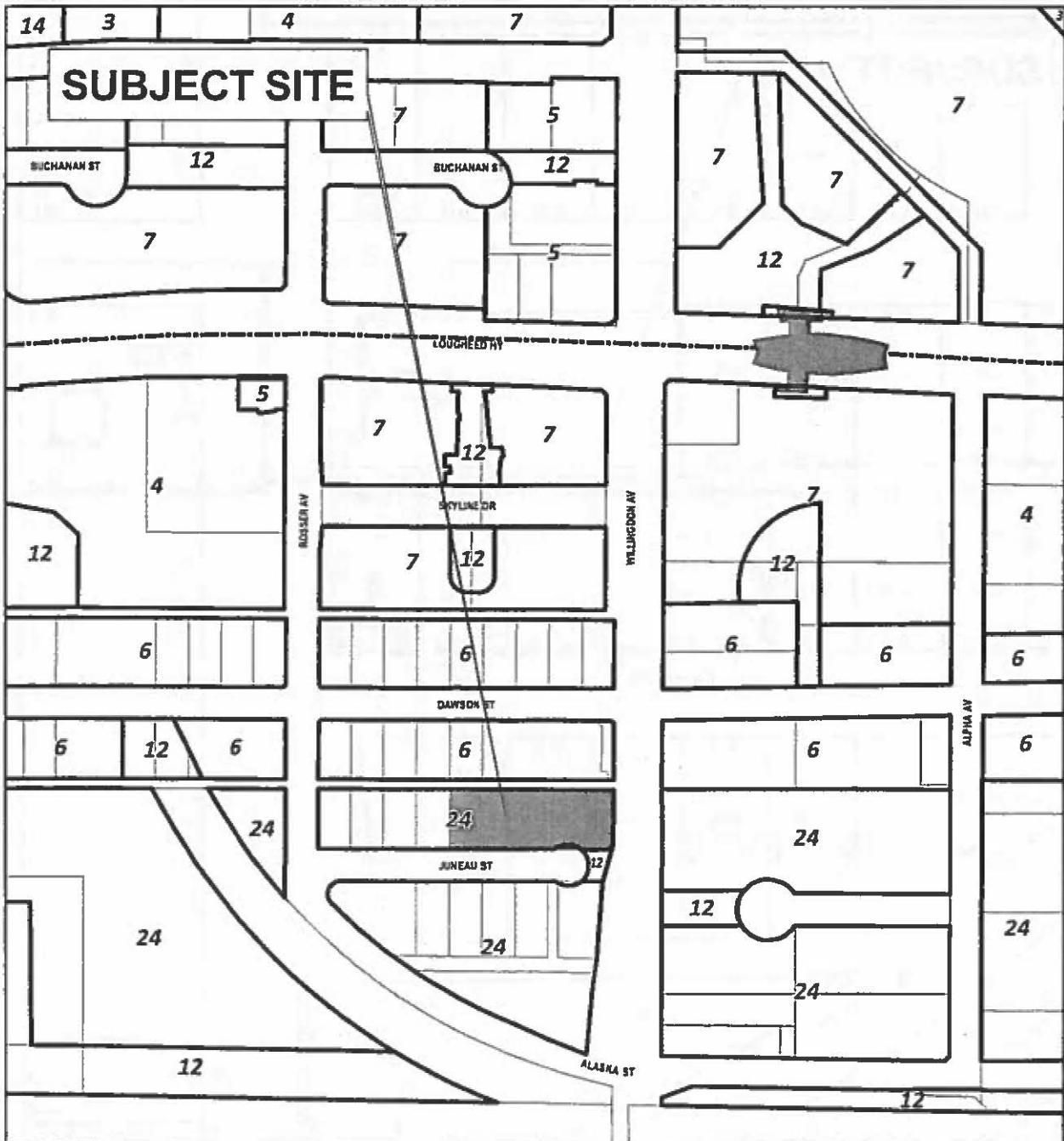
cc: Director Engineering  
 City Solicitor  
 City Clerk

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 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p>
<p>DATE: DEC 23 2015</p>	<p>REZONING REFERENCE #15-51                  2285 WILILNGDON AVENUE                  4455, 4487 AND 4483 JUNEAU STREET</p> <p> Subject Site</p>
<p>SCALE: 1:1,500</p>	
<p>DRAWN BY: AY</p>	

Sketch #1



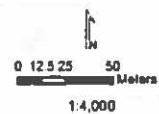
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| <b>3</b> Medium Density Multiple Family Residential | <b>8</b> Medium or High Density Multi Family Residential |
| <b>4</b> High Density Multiple Family Residential   | <b>10</b> Institutional                                  |
| <b>5</b> Commercial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

Brentwood Succession (RM4s)



Planning and Building Dept

### Brentwood Plan



Printed December 29, 2015

Sketch #2