



Item	
Meeting	2017 May 29

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 May 24

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 #16-58 Lot 133, DL 74, Group 1, NWD Plan 39624

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines)

Address: 3755 Banff Avenue

Purpose: Redevelop a portion of the site with new child care and non-market rental housing uses.

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 #17-12 West Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236; East Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236

From: RM3 Multiple Family Residential District

City Manager
Rezoning Applications
2017 May 24.....Page 2

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines)

Address: 3909 and 3911 Albert Street

Purpose: Permit the construction of an infill fourplex.

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 #17-13 Lot 26 Except: Parcel A (Reference Plan 32814), DL 124, Group 1, NWD Plan 3343

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines)

Address: 2421 Alpha Avenue

Purpose: Permit the construction of a high-rise residential apartment building with live/work units fronting Alaska Street.

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 #17-14 Schedule A (*attached*)

From: M2 General Industrial District, C6 Gasoline Service Station District and R2 Residential District

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

City Manager
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Address: 5258/5334 Lougheed Highway and 2160/2210 Springer Avenue

Purpose: To establish a Conceptual Master Plan for the subject site and a detailed Phase I development plan for a high-rise residential apartment building with townhouse units in the southwest portion of the site.

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 #17-15 Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090 Except Plan EPP61185

From: CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District)

To: Amended CD Comprehensive Development District based on RM5, RM1 Multiple Family Residential Districts, the Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

Address: Portion of 7201 11th Avenue

Purpose: Permit construction of a high-rise tower with a residential podium and a low-rise residential building in the Courtyard neighbourhood within the Southgate Master Plan Area.

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 #17-16 Lot 33, DL 147 and 211, Group 1, NWD Plan EPP 29187

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

City Manager
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To: Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

Address: 9888 University Crescent

Purpose: Permit construction of two mid-rise residential buildings, and a two storey underground parkade.

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

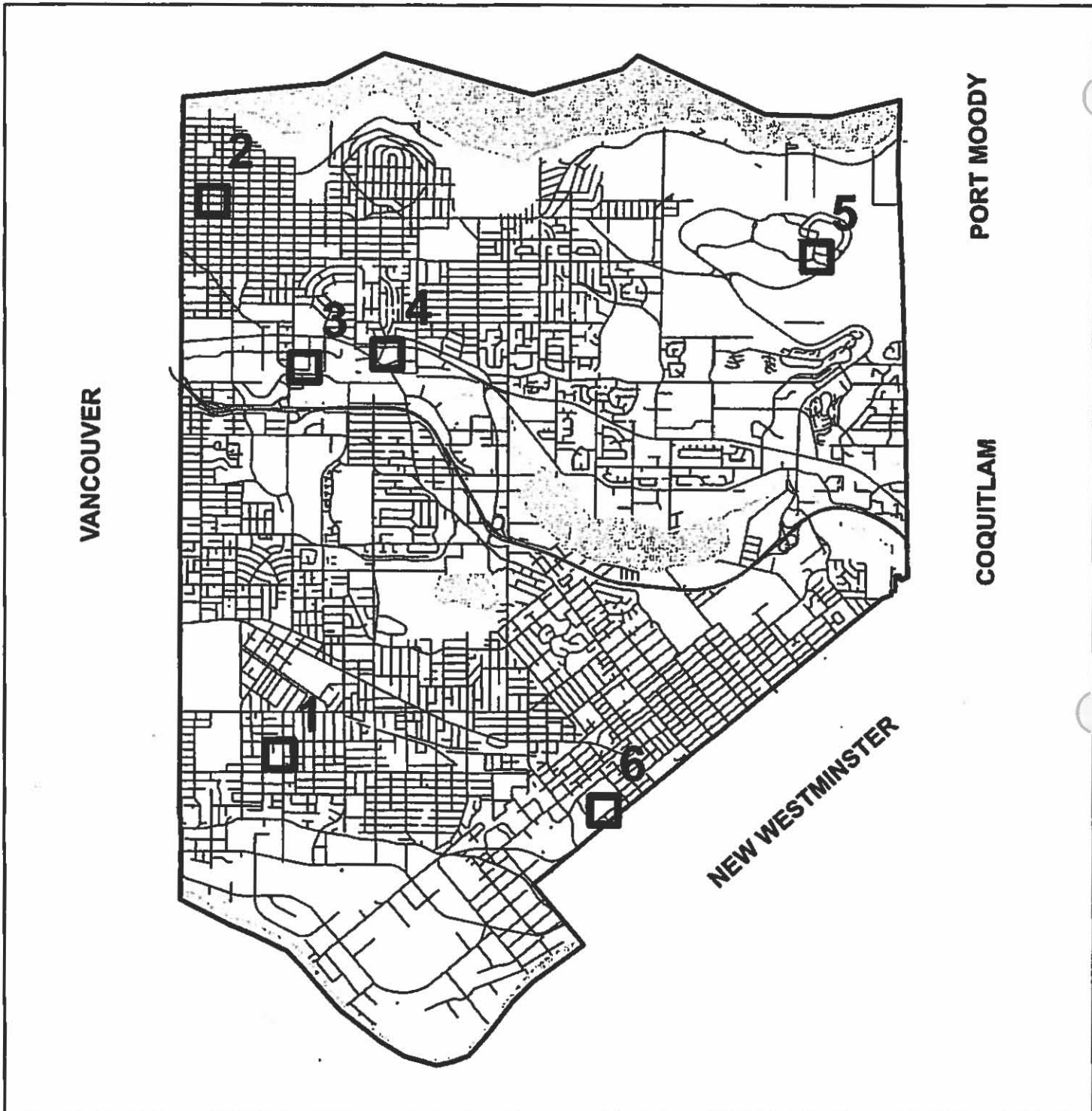
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Attachments

P:\REZONING\Rezoning Series\Rezoning Series Cover Report.doc

SCHEDULE A
REZONING 17-00014

ADDRESS	LEGAL DESCRIPTION	PID
5258 Lougheed Hwy.	Lot 8, DL 125, Group 1, NWD Plan 22106	006-499-201
5334 Lougheed Hwy.	Lot 54, DL 125, Group 1, NWD Plan 43624	003-053-890
2160 Springer Avenue	Lot 51 Except Part Subdivided By Plan 43624, DL 125, Group 1, NWD Plan 40102	003-053-784
2210 Springer Avenue	Lot 1, DL 125, Group 1, NWD Plan 12069	001-469-797

P:\REZONING\Applications\2017\17-14 Springer & Lougheed (Master Plan)\Schedule A 17-14.docx



PLANNING & BUILDING DEPARTMENT



Date:
MAY 23 2017

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REZONING SERIES - 2017 MAY

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #16-58
 2017 May 24

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Boni Maddison Architects
 3725 West Broadway
 Vancouver, BC V6R 2C1
 (Attn: Anthony Boni)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 133, DL 74, Group 1, NWD Plan 39624
- From:** P5 Community Institutional District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines)
- 1.3 **Address:** 3755 Banff Avenue
- 1.4 **Location:** The subject site is located on Banff Avenue between Woodsworth Street and Canada Way (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width of 42.63 m (140 ft.), a depth of 102.69 m (337 ft.), and a total area of approximately 4,377.67 m² (47,121 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 zoning bylaw amendment is to redevelop a portion of the site with new child care and non-market rental housing uses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is a City-owned property that is leased to the Burnaby Association for Community Inclusion (BACI), a non-profit organization that supports people with developmental disabilities. The site is located on Banff Avenue between Canada Way and Woodsworth Street (see *attached* Sketch #1). It is currently improved with three low rise

PLANNING AND BUILDING
 REZONING REFERENCE #16-58
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buildings – one constructed in 1973 and two constructed in 1991, with various renovations performed over the years. To the north across Woodsworth Street and to the south across Canada Way are single family dwellings zoned R3 Residential District. Immediately to the west is the Canada Way Education Centre. Abutting the property to the east is an undeveloped City-owned property that is split zoned P2 Administration and Assembly District and R3 Residential District. A pathway is situated along the west property line of this undeveloped property, providing pedestrian access from Canada Way to Woodsworth Street and the single-family neighbourhood to the north. Vehicular access to the subject site is from Woodsworth Street.

3.0 BACKGROUND INFORMATION

The subject site is located in the Douglas-Gilpin neighbourhood within the southwest quadrant of the City and is designated for institutional use in the Official Community Plan (OCP). The property is currently leased to BACI, with 17 years remaining on a 60 year lease. The site is improved with three buildings:

- **Variety Hotelier House Children's Centre.** This 559.7 m² (6,025 sq.ft.) building is located on the northern portion of the site and was constructed in 1973. Originally used for residential units, it was repurposed in 1991 as a licenced child care centre. The centre currently provides 36 child care spaces for children under the age of five. The building also contains one residential unit used for respite care.
- **Filby Court Housing Development.** This two-storey, 748 m² (8,053 sq.ft.) apartment building is located at the southwest corner of the site. It provides nine units of affordable rental housing (six one-bedroom units and three two-bedroom units) for 12 residents with development disabilities who live independently. This building was constructed in 1991 along with the Amenity Building described below.
- **Amenity Building.** A 72.8 m² (784 sq.ft.) amenity building is located at the centre of the site and is used by residents and neighbours.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines) in order to redevelop a portion of the site. The existing child care building, which has reached the end of its economic life, is proposed to be demolished and replaced with a new, two-storey building that would support a replacement child care centre for up to 36 children and nine units of non-market rental housing. A new two-storey non-market rental building, containing six units of rental housing, is also proposed at the southeast corner of the property. The existing Filby Court Housing Development and Amenity Building would be retained. In total the site would support 24 units of non-market rental housing. Vehicular access to the site will continue to be from Woodsworth Avenue.

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REZONING REFERENCE #16-58
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- 4.2 The development proposal requires rezoning the subject property to the CD Comprehensive Development District, based on the P5 Community Institutional District and the RM3 Multiple Family Residential Family District. The P5 District reflects the institutional nature of both the child care facility and the specialized housing on the site, while the RM3 District is included because the specialized housing on site is primarily intended for individuals who live independently, without support (whereas the P5 Districts only permits housing with support). Given both the child care and specialized housing uses are institutional in nature, located on publically owned land, and operated by a well-established, non-profit organization, the proposed use of the site is considered to be consistent with the OCP designation for the site. Overall, the rezoning proposal is considered supportable, as it allows replacement of an aging child care facility and achieves new non-market rental housing units to support Burnaby residents with development disabilities, and is in line with established directions within the City's Social Sustainability Strategy.
- 4.3 To support this redevelopment proposal, Council has indicated its support-in-principal for the allocation of \$1.6 million of Community Benefit Bonus Housing Funds to subsidize land costs related to a new long-term lease as well as city related fees. This support-in-principle is subject to rezoning approval and BACI securing final funding approval from BC Housing. A future report detailing the City subsidy, as well as lease terms, will be advanced to Council as the project progresses.
- 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. The applicant will be required to provide preliminary comments from the Fraser Health Authority indicating approval in principle of the proposed replacement child care facility.
- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary water, sewer, street, boulevard, and pedestrian / cycle improvements.
- 4.6 Any necessary dedications or statutory rights-of way will be determined by a detailed geometric and noted in a future report to Council.
- 4.7 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.
- 4.8 All necessary easements and covenants are to be provided, including a Section 219 Covenant restricting the enclosure of balconies.
- 4.9 A tree survey 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.

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REZONING REFERENCE #16-58
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- 4.10 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.11 An engineered on-site stormwater management system will be required to the approval of the Director of Engineering, as well as the granting of a Section 219 Covenant and deposit of sufficient funds to guarantee its construction, continued operation, and maintenance.
- 4.12 Parkland Acquisition and GVS & DD Sewerage Cost Charges are applicable to this application. Non-market housing is exempt from the Burnaby School Site Acquisition Charge. The applicant may make an application directly to Metro Vancouver for an exemption or reduction to the required GVS & DD Sewerage Charge for non-market housing.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

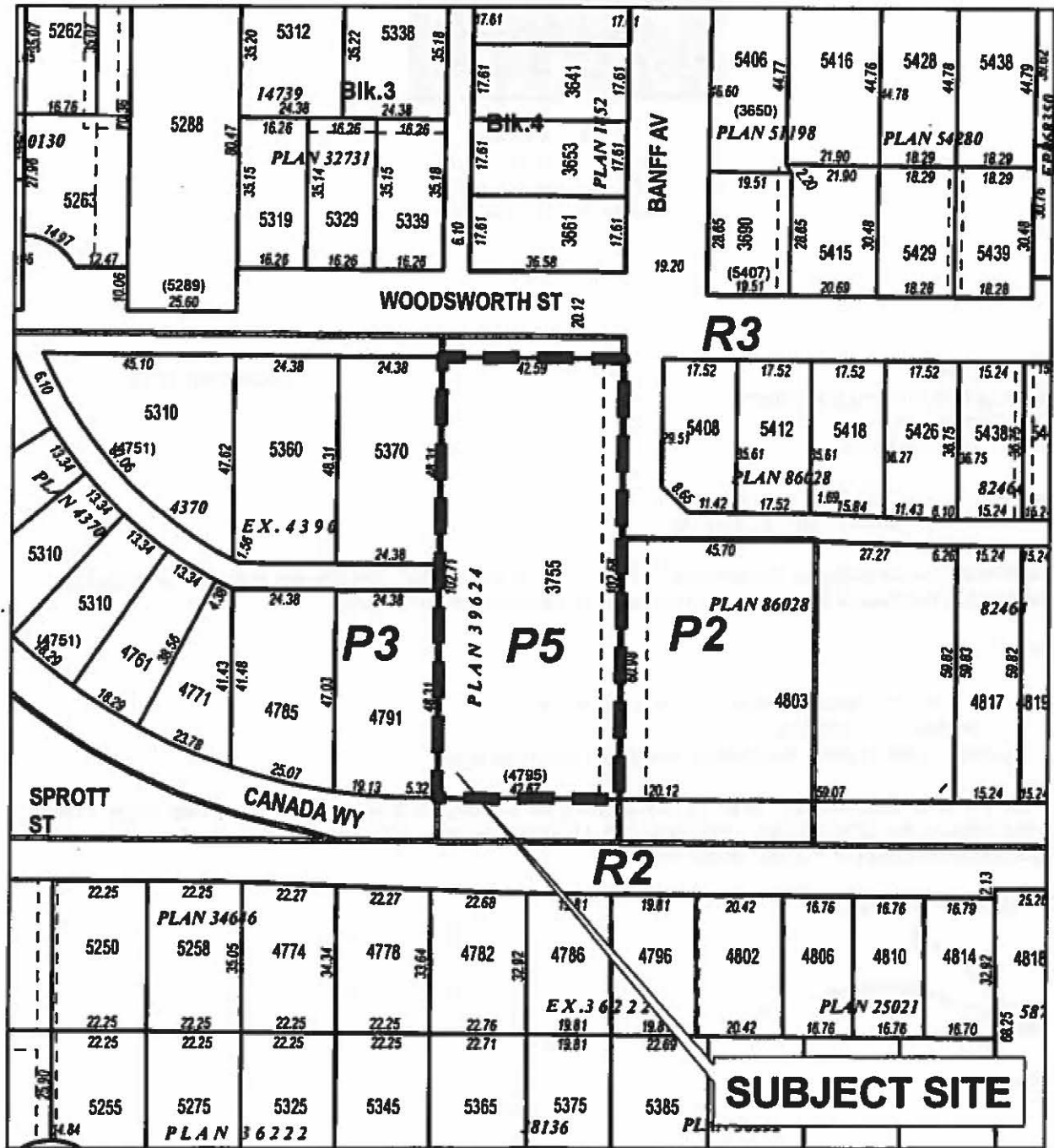
5.0 RECOMMENDATION


- 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. BSD/KH:tn
Attachment

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2016\16-58 3755 Banff Avenue (BACI)\Council Reports\Rezoning Reference 16-58 Initial Report 20170529.doc



 City of Burnaby


PLANNING & BUILDING DEPARTMENT

DATE: MAY 10 2017

SCALE: 1:1,500

DRAWN BY: AY

3755 BANFF AVENUE

 Subject Site

SUBJECT SITE

Sketch #1

BONI · MADDISON
A r c h i t e c t s

3732 West Broadway
Vancouver, BC Canada V6R 2C1
Tel: 604 688 5894 Fax: 604 688 5899
E-mail: info@bonimaddison.com

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

19 December, 2016

Reference: 3755 Banff Avenue
Letter of Intent – Rezoning

The Burnaby Association for Community Inclusion (BACI) has a leasehold interest in the property and is proposing to rezoning it from P5 to Comprehensive Development (P5/RM3).

Current Uses:

- 9 Unit non-profit housing project building (to remain)
- amenity building (to remain)
- daycare building with a respite/residential unit (to be replaced)

The intent is to demolish the existing daycare/respite building to develop a new 2 storey project that would rehouse the Daycare plus develop 9 units of affordable non-profit housing. Also another building is proposed that would have 2 residential units.

See attached drawings.



Regards,



Anthony Boni, Partner, Architect AIBC AAA

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-12
 2017 MAY 24

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Jordan Kutev Architect Inc.
 180 – 2250 Boundary Road
 Burnaby, BC V5B 3Z3
 (Attn: Jordan Kutev)
- 1.2 **Subject:** Application for the rezoning of:
 West Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116,
 Group 1, NWD Plan 1236; East Half of Lot 17 (Explanatory Plan
 1623), Block 3, DL 116, Group 1, NWD Plan 1236
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple
 Family Residential District and Hastings Street Area Plan guidelines)
- 1.3 **Address:** 3909 and 3911 Albert Street
- 1.4 **Location:** The subject site is located on the north side of Albert Street, between
 Ingleton and Macdonald Avenues (Sketches #1 and #2 *attached*).
- 1.5 **Size:** The site is rectangular in shape with a width and area of 15.24 m (50
 ft.) and 566.8 m² (6100 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
 the construction of an infill fourplex.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the north side of Albert Street, between Ingleton and Macdonald Avenues, and is currently improved with two legal non-conforming single-family dwellings that are in poor condition (see *attached* Sketch #1). To the north, across the lane, are single and two-family neighbourhoods. Immediately to the west and east are older low-rise apartments. To the south across Albert Street, is a townhouse development approved under Rezoning #44-91, beyond which is Hastings Street. Vehicular access to the site is currently provided from the rear lane.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site, which encompasses the assembly and consolidation of two lots at 3909 and 3911 Albert Street, is located within the Hastings Street Community Plan area. Under the adopted Plan, the site is designated for medium density multiple family residential development, utilizing the RM3 District as a guideline (see *attached* Sketch #2).

Given that the site does not meet the minimum site area requirements to develop under the RM3 District guidelines, the RM2 District is considered a more appropriate zoning district guideline. The RM2 District guideline would permit an overall floor area ratio of 0.7 FAR, with parking at grade, similar to other four-unit developments along Albert and Pender Streets.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District, utilizing the RM2 Multiple Family Residential District as a guideline in order to permit the construction of an infill townhouse development with four ground-oriented townhouse units and an accessory parking garage (access off the rear lane). The proposed maximum allowable floor area ratio is 0.7 FAR, similar to other infill developments along Albert and Pender Streets.
- 4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.3 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 4.4 Given that the area of the development site is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.5 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. Any trees to be retained are to be protected during site development and construction by chain link fencing; and, a damage deposit, where warranted.
- 4.6 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
- 4.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

PLANNING AND BUILDING
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5.0 RECOMMENDATION

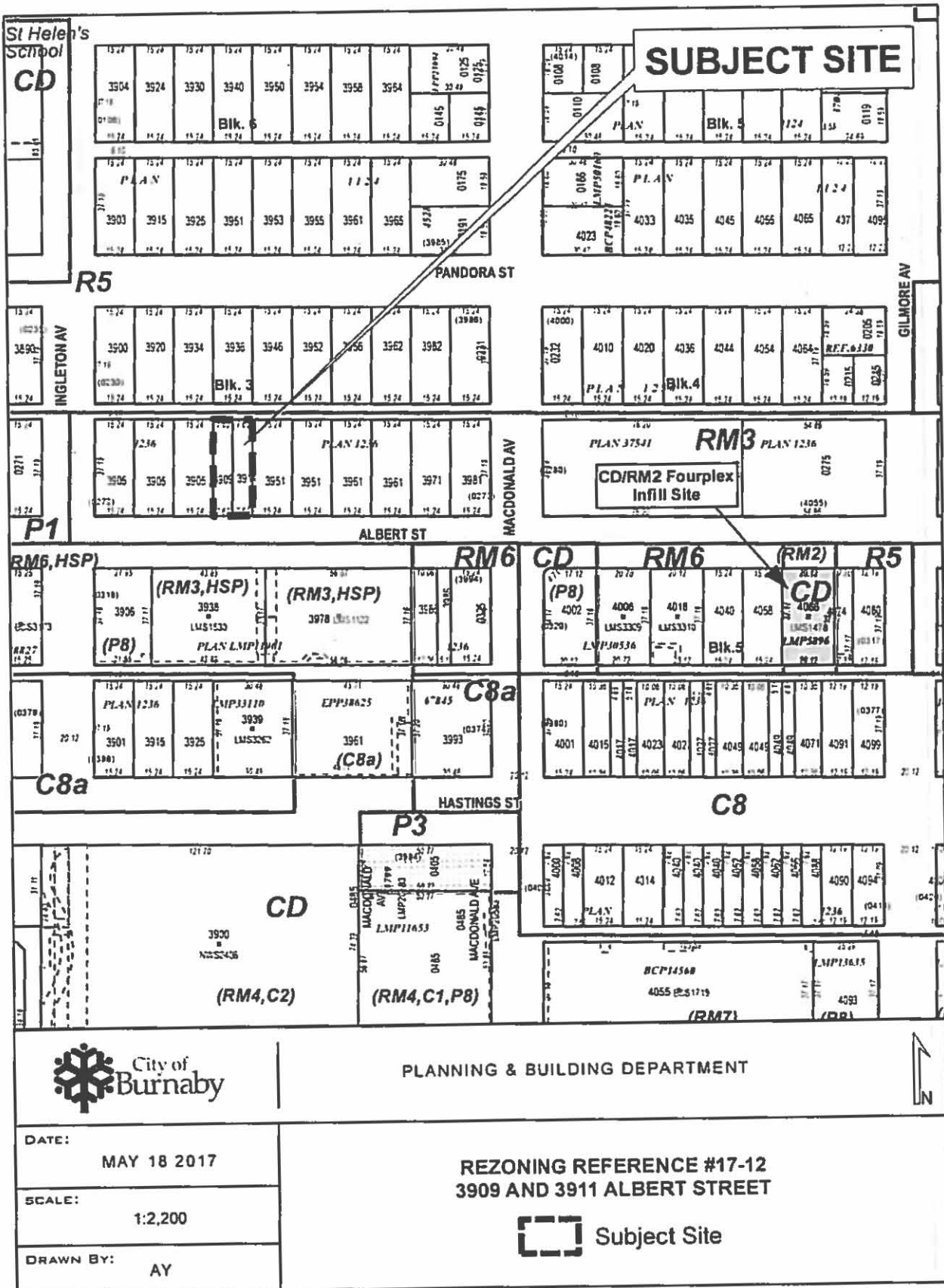
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

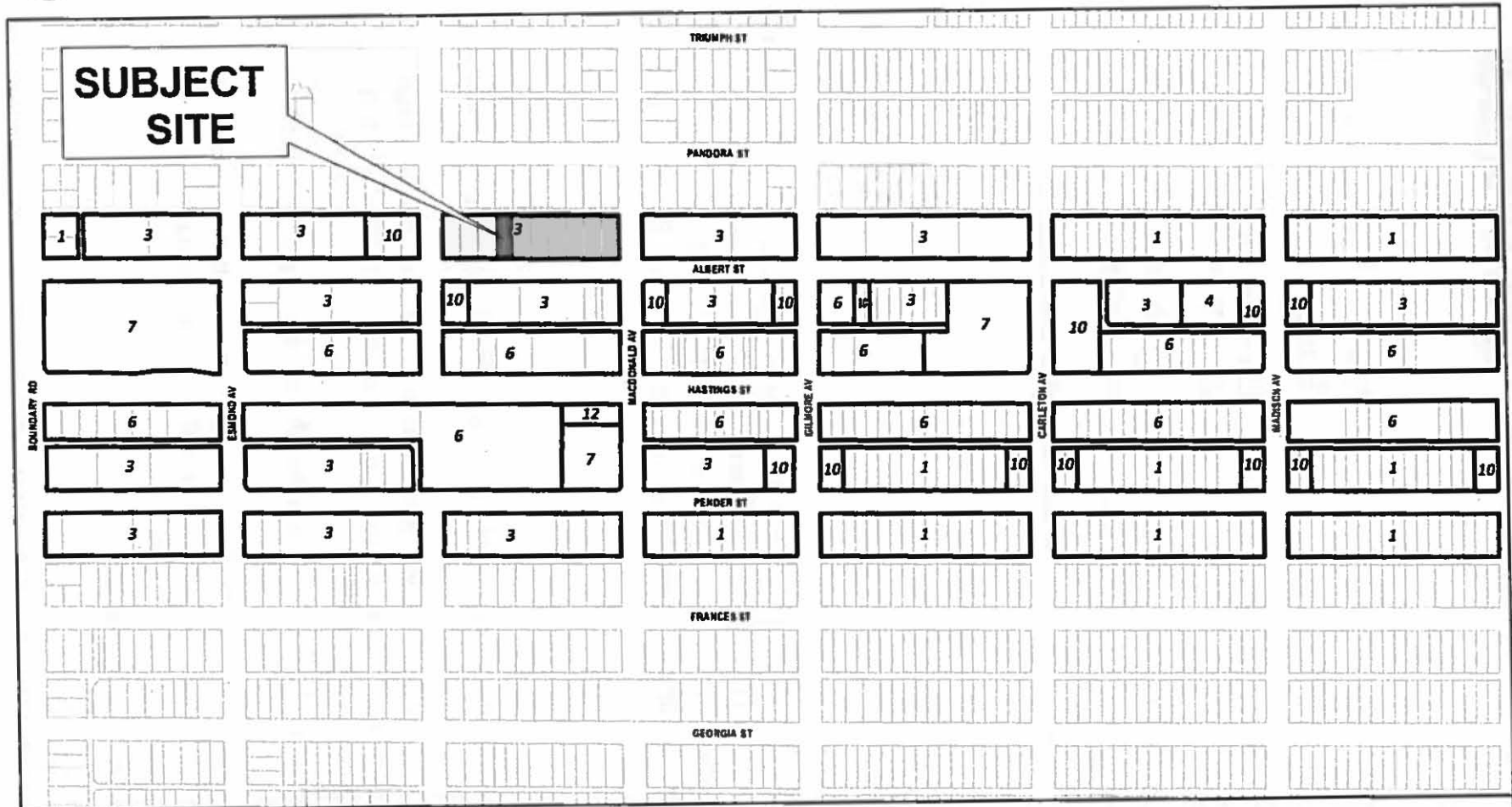
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Attachments

cc: Director Engineering
City Solicitor
City Clerk

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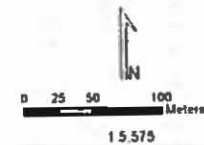
*Hastings Street Area
Development Plan*



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial

- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional





LETTER OF INTENT

Fourplex Residential Development

Project Name
3909 / 3911 Albert St, Burnaby, BC

Project address
to

City of Burnaby Planning Department

City
City of Burnaby Planning Department

City
Cc

Moscone & Bros

Owner
LMS developments

Client / PM
from

Jordan Kutev Architect inc.

Architect

March 27, 2017

date
1618

Project Number

Lou Pelletier Director

attention
Shawn Natrasony

attention

Michael Moscone

attention
Morris Mastonardi

attention

Jordan Kutev

from

Dear Mr. Pelletier / Mr. Natrasony,

Further to our discussions during our meeting from last October regarding the rezoning potential of the subject properties, we would like to submit an application to rezone the properties located at 3909 / 3911 Albert Ave, Burnaby from the existing Single Family to CD / RM2, for a proposed Medium Density Townhouse residential development in line with the Burnaby Heights Community Plan.

It is our understanding that:

- The existing property with an area of around 6101sf qualifies for the proposed Medium Density Townhouse residential development.
- The development proposal is based on a Maximum FAR of 0.7 / 4270 sf for the residential and 740 sf, 4 car enclosed garage as set up in MULTIPLE FAMILY RESIDENTIAL DISTRICT RM2, of Burnaby Zoning bylaw.
- The front setback is average of the two existing neighboring buildings, the side setbacks are both 8.55'
- Proposed Fourplex would be slab on grade, with Living / Dining, Kitchen areas on main level and 2 BDR and washroom on second and master BDR + ensuite and patio on 3rd.
- The intended building height is 3 storey / 33.76'
- See enclosed prokect stats for additional info



We would like to submit this application on behalf of our clients and look forward to working with you on this very exciting project.

Thank you in advance for your cooperation,

Yours truly,

Jordan Kutev

Jordan Kutev MArch
Architect AIBC MUBA
Principal



Current existing buildings



Existing along Albert



Existing at rear lane

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-13
 2017 MAY 24

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Marcon Alpha (GP) Ltd.
 5645 199th Street
 Langley, BC V3A 1H9
 (Attn: Bud Eaton)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 26 Except: Parcel A (Reference Plan 32814), DL 124, Group 1,
 NWD Plan 3343
- From:** M1 Manufacturing District
- To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, C2 Community Commercial District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 **Address:** 2421 Alpha Avenue
- 1.4 **Location:** The subject site is located on the northwest corner of Alpha Avenue and Alaska Way (Sketch #1 and #2 *attached*).
- 1.5 **Size:** The site is roughly rectangular in shape with a width of 41.02 m (134.6 ft.), a depth of 96.98 m (318.2 ft.) and a total area of 3,978.06 m² (42,819.5 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 the construction of a high-rise residential apartment building with live/work units fronting Alaska Street.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of one lot, which is currently occupied by an older industrial building. Directly to the north and west are older industrial buildings with Dawson Street and Willingdon Avenue beyond. To the northeast across Alpha Avenue is a construction site for a high-rise residential building with podium level townhouse / work live units under Rezoning

*PLANNING AND BUILDING
REZONING REFERENCE #17-13
2017 May 24 PAGE 2*

Reference #14-11 and southeast an older industrial building with Beta Avenue beyond. To the south across Alaska Way is the BNSF Rail Line. Vehicular access to the site is from Alpha Avenue and Alaska Way.

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM4s Multiple Family Residential District as a guideline) (see *attached* Sketch #2). The general form and character envisioned for this site is for a single high-rise residential apartment building atop a street fronting residential and parking podium a single storey in height. The above ground structured parking is necessary due to elevated groundwater conditions within this area of the plan, and is to be faced with residential uses, or alternately abut adjacent parking structures, to conceal its visibility.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting rezoning of the subject site to CD Comprehensive Development (based on the RM4s Multiple Family Residential and C2 Community Commercial Districts and Brentwood Town Centre Development Plan as guidelines), in order to permit the construction of a high-rise residential building with podium level residential and live/work units with full underground parking. The maximum permitted density would be 3.6 FAR, inclusive of a 1.1 FAR amenity density bonus. An amendment to the Brentwood Town Centre Plan is proposed to facilitate the live/work component, which is supportable given that Alaska Way is adjacent to the BNSF Railway – with Costco and other commercial / industrial uses to the south on Still Creek Drive. Work live units are also under construction across Alpha Avenue under Rezoning Reference #14-11.

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 Alpha 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;
- the construction of Alaska Way 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 north side across the development's frontage; and,
- repaving the rear lane to its final standard with asphalt, as necessary.

PLANNING AND BUILDING
REZONING REFERENCE #17-13
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Any necessary dedications along the Alaska Way 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 Alpha Avenue frontage.

- 4.3 Given the narrow depth of the lot, it is anticipated that the site 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 west lane with loading and a passenger drop off zone accessed from Alpha Avenue.
- 4.5 Due to the subject site's proximity to the BNSF/CN rail 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 development does not draw down or displace groundwater, and to ensure compliance with the approved acoustical study.
- 4.7 As the development site is under one acre, Storm Water Management Best Practices will apply.
- 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 an on-site residential loading facility will be required.
- 4.12 The provision of a covered car wash stall 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.

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REZONING REFERENCE #17-13
2017 May 24 PAGE 4

- 4.15 The proposed prerequisite conditions to the rezoning will be included in a future report.
- 4.16 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.

5.0 RECOMMENDATION

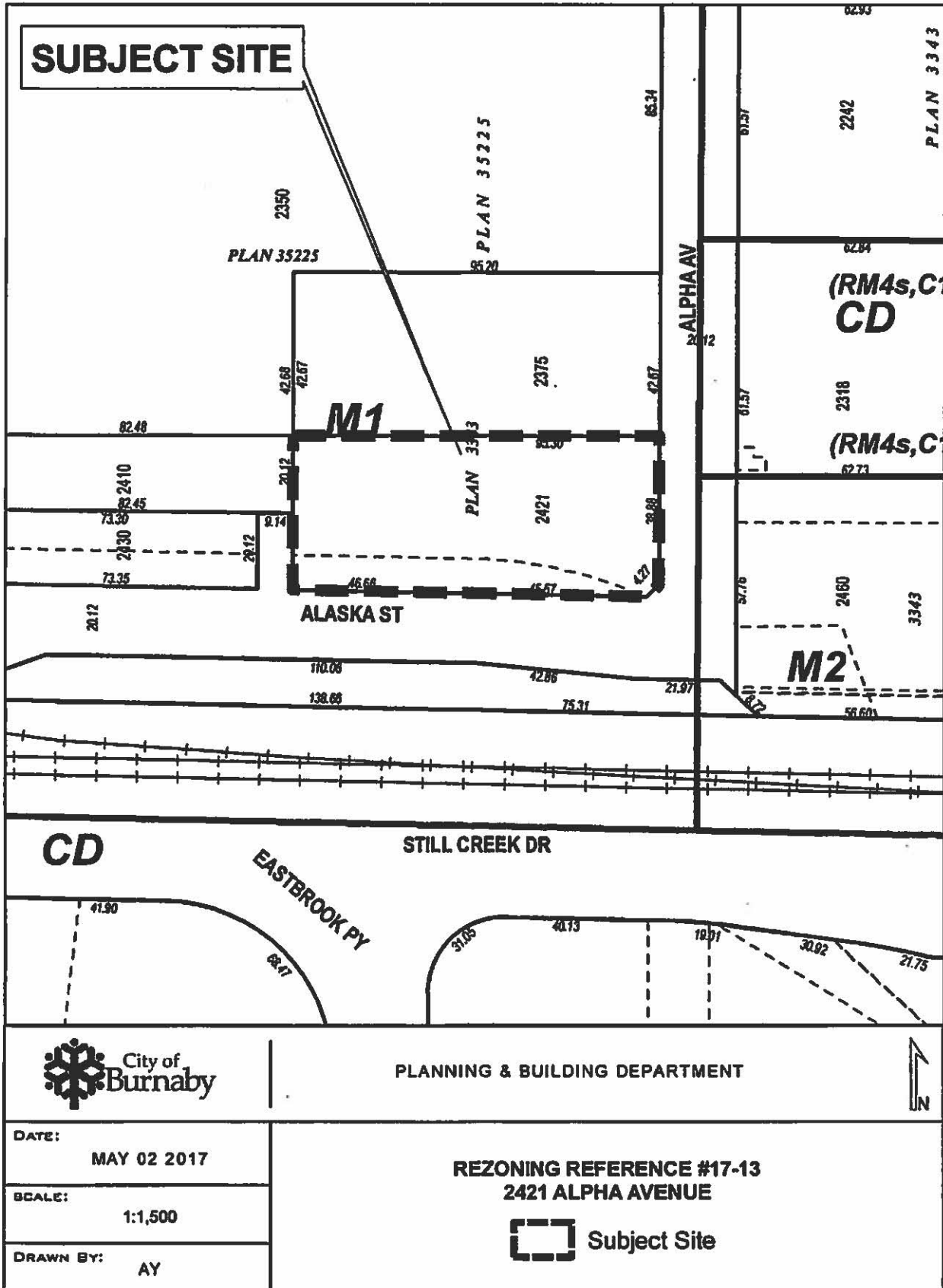
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

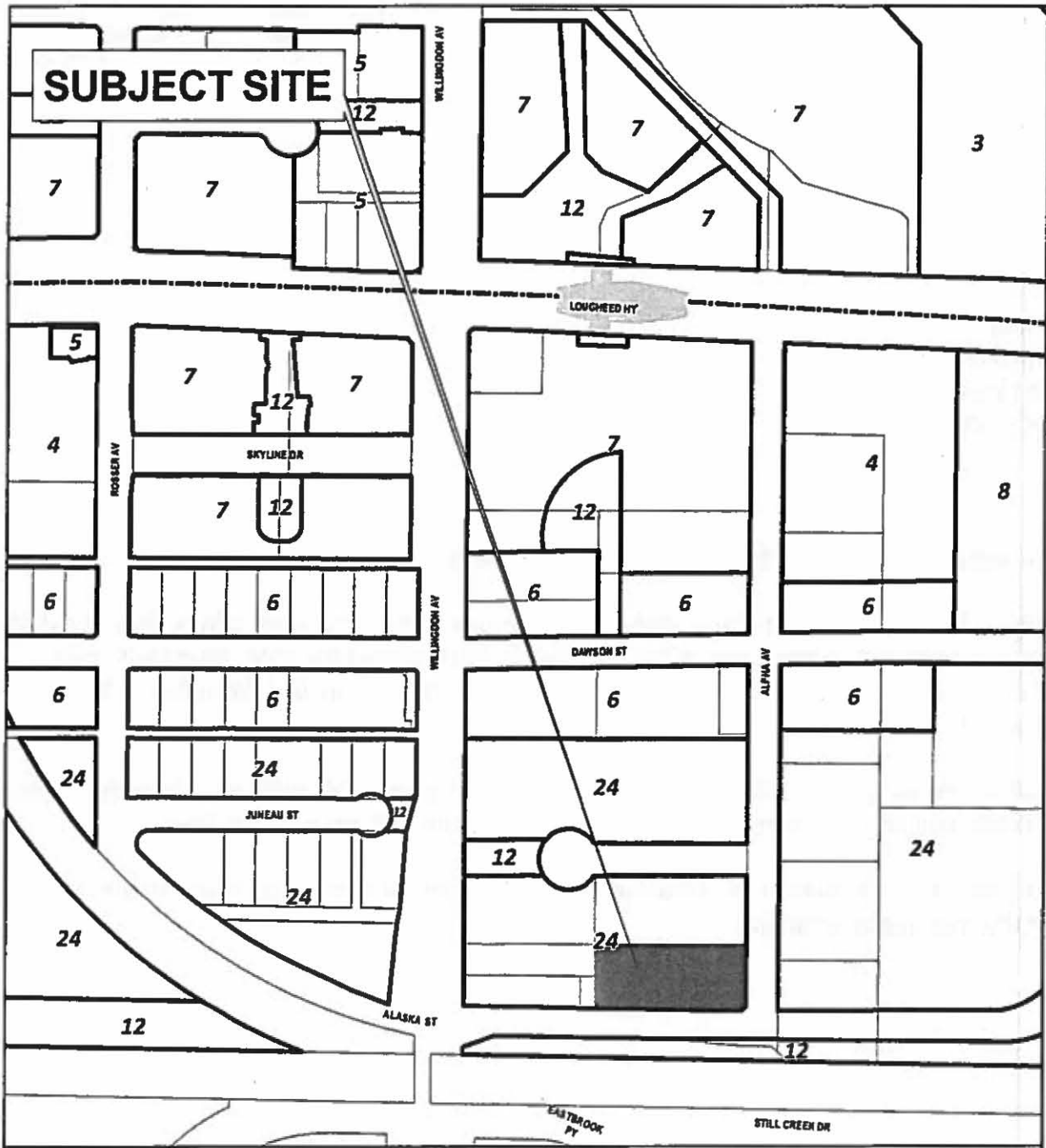
IW:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2017\17-13 2421 Alpha Ave\Council Reports\Rezoning Reference 17-13 Initial Report.doc



Sketch #1



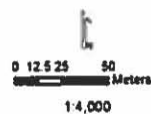
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public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



Planning and Building Dept

Printed May 2, 2017

Brentwood Plan



Sketch #2

MARCONT 604.530.5646
F 604.530.09805645 – 199TH Street
Langley, BC, Canada
V3A 1H9

April 4, 2017

Attn: Mr. Ian Wasson

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

Dear Ian,

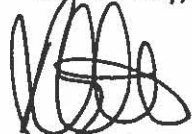
Re: Rezoning Letter of Intent - 2421 Alpha Avenue, Burnaby

Marcon Alpha (GP) Ltd. has submitted this application to rezone 2421 Alpha Avenue from the current M1 Industrial District to the CD Comprehensive Development District utilizing the RM4s Multiple-Family Residential District and C2 Community Commercial District under the Brentwood Town Centre Development Plan as guidelines.

The intent of this rezoning application is to remove the existing commercial buildings to develop a high-rise residential condominium tower with ground oriented live/work units fronting Alaska Street.

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

Yours Truly,



Bud Eaton
Vice President of Development
Marcon Alpha (GP) Ltd.

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-14
 2017 MAY 24

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Boffo Development Ltd.
 200 – 4580 Hastings Street
 Burnaby, BC V5C 2K4
 (Attn: Robert Toth)
- 1.2 **Subject:** Application for the rezoning of:
 Schedule A (*attached*)
- From:** M2 General Industrial District, C6 Gasoline Service Station District
 and R2 Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple
 Family Residential District and Brentwood Town Centre
 Development Plan as guidelines)
- 1.3 **Address:** 5258/5334 Lougheed Highway and 2160/2210 Springer Avenue
- 1.4 **Location:** The subject site is located on the southeast corner of Lougheed
 Highway and Springer Avenue (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape and has an area of 1.67 hectares (4.12
 acres) and frontages of 104.72 m (343.6 ft.) and 122.26 m (401.1 ft.)
 on Lougheed Highway and Springer Avenue respectively.
- 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
 establish a Conceptual Master Plan for the subject site and a detailed
 Phase I development plan for a high-rise residential apartment
 building with townhouse units in the southwest portion of the site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The site is comprised of four individual parcels with five older industrial buildings
 ranging in size from small to large (see Sketch #1 *attached*).
- 2.2 To the west of the site, across Springer Avenue, are two older industrial buildings
 currently proposed for a high-rise residential building with podium level townhouse units

under Rezoning Reference #16-35 (currently at Initial Report), with two high rise multi-family residential buildings approved under Rezoning Reference #05-47 beyond. Directly to the east is a truck terminal with Beecher Creek and the Holdom SkyTrain Station beyond. Directly to the south are three older industrial buildings fronting Goring Street and Douglas Road, currently proposed for two high-rise residential buildings with podium level live/work townhouse units, under Rezoning Reference #15-40 (currently at Third Reading), and small industrial sites fronting Springer Avenue with Douglas Road and the BNSF Railway beyond. Immediately to the north along the Lougheed frontage of the site is the SkyTrain Millennium Line Guideway, partially located on a statutory right-of-way at the northeast corner of 5334 Lougheed Highway. On the north side of Lougheed Highway are older low-rise multi-family residential, with single and two family residential beyond. Vehicular access to the site is from Lougheed Highway and Springer Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Council adopted Brentwood Town Centre Development Plan and is designated for high density multiple-family residential development under the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District as guidelines) (see *attached* Sketch #2).
- 3.2 The current landowners, Boffo Development Ltd., acquired the sites over the previous decade. The landowners are proposing to complete a comprehensive master plan to accommodate four high-rise residential apartment buildings atop podiums with ground-oriented apartment/townhouses fronting on Springer Avenue. The Master Plan will include a set of detailed development guidelines to aid in the development of the site and surrounding properties.

4.0 GENERAL INFORMATION

- 4.1 The scope of the subject rezoning bylaw amendment is twofold: (1) to establish a conceptual Master Plan for the overall site, including defining form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities; and (2) to develop a detailed Phase I development plan for the northeast portion of the site.

The purpose of the preliminary Master Plan concept is to transform the site's existing light-industrial character, into a multi-family transit oriented neighbourhood surrounding the Holdom SkyTrain Station that incorporates the sustainability and community plan objectives of the City. Supportive amenity uses, including a child care facility, could also be proposed for the site to address on and off-site demand. An approximately one acre open space is envisioned at the centre of the site. Open space and public realm features that are anticipated for the site include an extension of the Lougheed Parkway concept along the south side of Lougheed Highway, a plaza at the intersection of Lougheed Highway and Springer Avenue and riparian improvements at the northeast corner of the

site where it falls within the riparian zone of Beecher Creek. Potential street linkages between the west and north sides of the site to Springer Avenue and Lougheed Highway respectively will be explored, as will a pedestrian route connecting to a potential Beecher Creek pedestrian bridge, in order to provide greater connectivity between the site, surrounding neighbourhood, Holdom SkyTrain Station and bus stops on Goring Street. The proposed built form and open spaces are envisioned to respond to the site's geotechnical conditions which would result in raised parking structures screened by street fronting townhouses on abutting sites. Details of the Master Plan concept and the Phase I development plan for the southwest portion of the site will be included in a further report to Council prior to advancing the rezoning proposal to a Public Hearing. While not covered under the subject rezoning proposal, the general land use and sustainability directions established by the Master Plan would inform, in the future, the development of adjacent sites to the east and south, along Goring Street and Springer Avenue.

It should be emphasized that the subject rezoning application does not seek approval for any specific new development, with the exception of Phase I. Separate rezoning applications for the development of the subsequent three phases of the site will be advanced for Council consideration at a future date.

4.2 Rezoning requirements related to the conceptual Master Plan component of this rezoning application include:

- submission of a Master Servicing Plan for the overall site;
- submission of a Master Traffic and Transportation Study for the overall site;
- submission of a Master Stormwater Management Plan for the overall site;
- submission of a Master Green Building Policy for the overall site;
- submission of a Phasing Plan for the overall site; and,
- registration of a Section 219 Covenant specifying the permitted densities for each individual development parcel within the overall site.

4.3 Rezoning requirements related to the detailed Phase 1 component of this rezoning application include:

- provision of all necessary servicing to support the Phase 1 development, as determined by the Director Engineering;
- provision of all necessary road dedications and statutory right-of-ways to support the Phase 1 development, to be determined by way of detailed road geometrics;

PLANNING AND BUILDING
REZONING REFERENCE #17-14
2017 May 24..... PAGE 4

- closure and consolidation of the north-south lane between 2160 and 2210 Springer Avenue and a portion of Springer Avenue abutting 2160 and 2210 Springer Avenue, as anticipated in the Brentwood Area Plan (see Sketch #1 *attached*).
- completion of the necessary subdivision;
- registration of any necessary easements, covenants, and statutory rights-of-way for the Phase 1 development;
- submission of a Traffic and Transportation Study for the Phase 1 development;
- submission of an on-site Stormwater Management Plan for the Phase 1 development;
- submission of a Green Building strategy for the Phase 1 development;
- submission of a tree survey and arborist's report for the Phase 1 development;
- approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system for the Phase 1 development;
- compliance with the Burnaby Solid Waste and Recycling guidelines, including the provision of appropriately screened garbage handling and recycling holding areas in the Phase 1 development;
- written confirmation that Phase 1 development complies with all conditions of the Certificate of Compliance that has been issued for the overall site;
- compliance with the guidelines for surface and underground parking; and,
- payment of the Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges.

4.4 The proposed prerequisite conditions of this rezoning will be detailed 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.

HP
IW:tn
Attachments

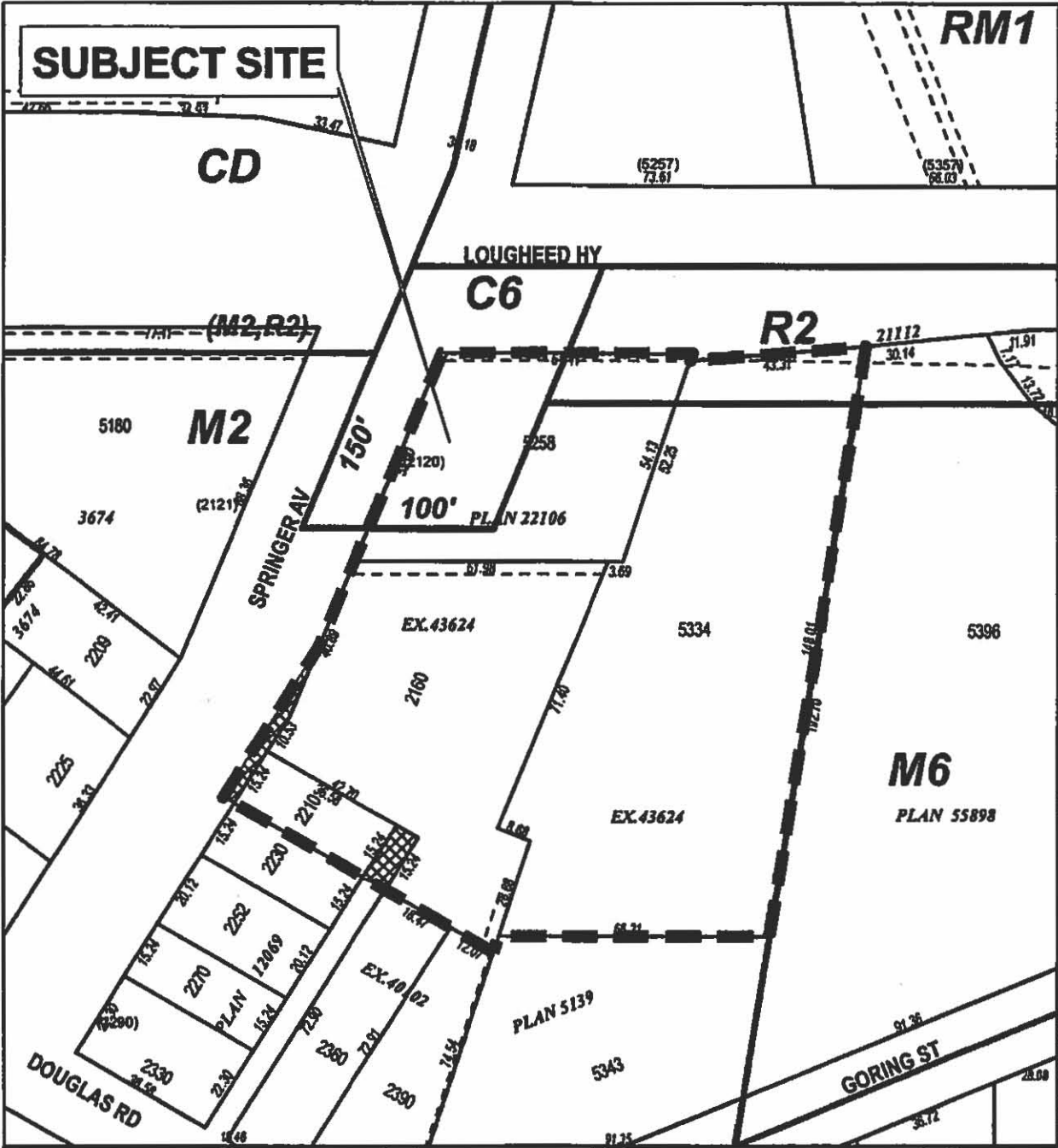
cc: Director Engineering City Solicitor City Clerk





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SCHEDULE A
REZONING 17-00014

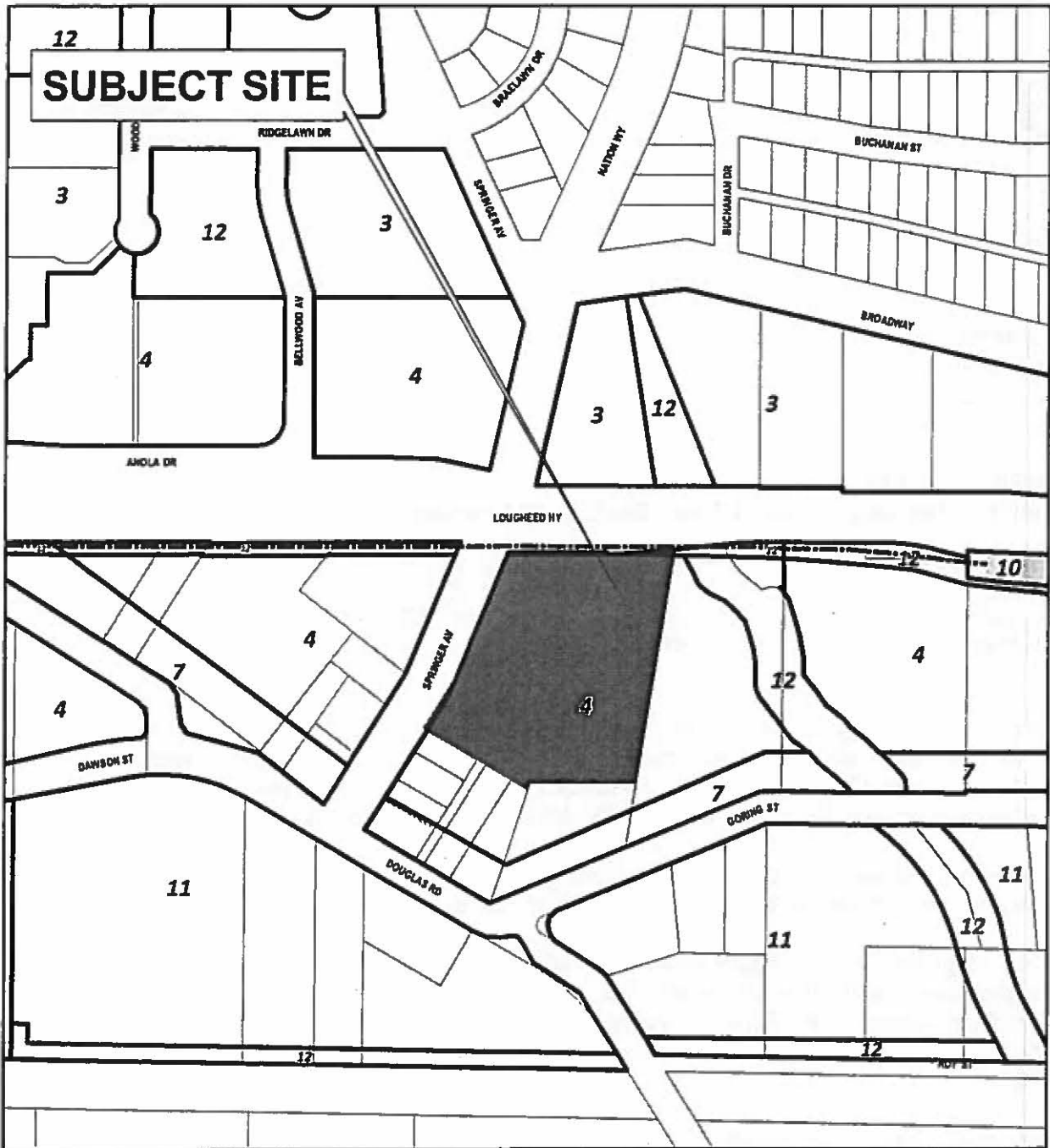
ADDRESS	LEGAL DESCRIPTION	PID
5258 Lougheed Hwy.	Lot 8, DL 125, Group 1, NWD Plan 22106	006-499-201
5334 Lougheed Hwy.	Lot 54, DL 125, Group 1, NWD Plan 43624	003-053-890
2160 Springer Avenue	Lot 51 Except Part Subdivided By Plan 43624, DL 125, Group 1, NWD Plan 40102	003-053-784
2210 Springer Avenue	Lot 1, DL 125, Group 1, NWD Plan 12069	001-469-797

P:\REZONING\Applications\2017\17-14 Springer & Lougheed (Master Plan)\Schedule A 17-14.docx



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>	 <p>N</p>
<p>DATE: MAY 18 2017</p>	<p>REZONING REFERENCE #17-14 5258 AND 5334 LOUGHEED HIGHWAY 2160 AND 2210 SPRINGER AVENUE</p>	
<p>SCALE: 1:1,589</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Subject Site</p> </div> <div style="text-align: center;">  <p>Road Closure</p> </div> </div>	
<p>DRAWN BY: AY</p>		

Sketch #1



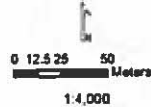
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use
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- 10** Institutional
- 11** Business Centre
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- 14** Cemetery
- 24** High Density Multiple Family Residential - Brentwood Succession (RM4s)



City of Burnaby
Planning and Building Dept

Printed May 18, 2017

Brentwood Plan



Sketch #2

Boffo

200 – 4580 Hastings Street
Burnaby, BC V5C 2K4

Phone 604 299 3443
info@boffo.ca
boffo.ca

7 April 2017

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

RE: LETTER OF INTENT
Master Plan Rezoning & Phase 1 Tower Site Specific Rezoning

5534 Lougheed Hwy ; LOT 54 DL 125 PLAN 43624 ; PID: 003-053-890
5258 Lougheed Hwy ; LOT 8 DL 125 PLAN 22106 ; PID: 006-499-201
2160 Springer Ave ; LOT 51 DL 125 PLAN 40102 Except Plan 43624 ; PID: 003-053-784
2210 Springer Ave ; LOT 1 DL 125 PLAN 12069 ; PID: 001-469-797

Please accept the following Letter of Intent outlining our proposal for the assembly and redevelopment of the above properties. All 4 parcels are presently zoned M2 – General Industrial. It is our intent to work with City Staff to rezone the parcels through a Master Plan Rezoning to CD Comprehensive Development District (based on RM5 - Multiple Family Residential).

The current concept envisions a multiphase development consisting of 4 residential towers with heights varying between 25 and 40 storeys, set within a park-like setting.

Located along Lougheed Highway nearly equidistant between Brentwood and Holdom SkyTrain stations, the proposed Master Plan aligns with the City of Burnaby's OCP, Brentwood Town Centre and Holdom Station Area Plans by providing high-density transit-oriented development. The Site Specific Rezoning for the Phase 1 tower is to be advanced in parallel with the Master Plan Rezoning.

Boffo Developments has a long standing relationship with the City of Burnaby and we look forward to working together again on another successful project.

Respectfully,

BOFFO DEVELOPMENTS LTD.



Robert Toth, Architect, AIBC
Design & Development

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-15
 2017 MAY 24

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Southgate City Homes LP
 3rd Floor – 1285 West Pender Street
 Vancouver, BC V6E 4B1
 (Attn: Bob Estey)
- 1.2 **Subject:** Application for the rezoning of:
 Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090 Except Plan EPP61185
- From:** CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts and C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District based on RM5, RM1 Multiple Family Residential Districts, the Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)
- 1.3 **Address:** Portion of 7201 11th Avenue
- 1.4 **Location:** The subject site is located within the Southgate Master Plan area at the northeastern corner of 11th Avenue and 17th Street. (Sketch #1 and #2 *attached*)
- 1.5 **Size:** The proposed site is irregular in shape with a total area of 6,996.62 m² (75,311 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 high-rise tower with a residential podium and a low-rise residential building in the Courtyard neighbourhood within the Southgate Master Plan area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site forms part of the Courtyard neighbourhood within the Southgate Master Plan area.

2.2 The subject site consists of a portion of 7201 11th Avenue (see *attached* Sketch #1), which is currently zoned CD Comprehensive Development District (based on the RM5, and RM1 Multiple Family Residential Districts, and C2 Community Commercial District) in accordance with the Southgate Master Plan. The site is currently occupied by an industrial warehouse building and related surface parking and loading facilities. Vehicular access to the overall master plan site is currently available from 18th Street and 11th Avenue. Existing adjacent uses include a dairy plant to the north; and, two large industrial warehouse buildings and several accessory buildings/structures to the west (which are currently under rezoning in the Island Neighbourhood of the Southgate site) and east. To the south, across 11th Avenue, is an existing single family neighbourhood.

3.0 BACKGROUND INFORMATION

3.1 The Southgate Master Plan was adopted in connection with Rezoning Reference #14-25. It consists of a Concept Book and compendium Design Guidelines and provides the policy framework and general development parameters to guide future detailed rezoning applications for specific phases of development within the five neighbourhood areas established by the Southgate Master Plan. In this regard, the Master Plan establishes general networks and connections, land use and density, built form, public realm character and landscape expression, park and open space, site servicing, and phasing pattern for the Southgate area.

3.2 A total of four development sites are currently proposed within the Courtyard neighbourhood, which is generally located in the southeastern portion of the Southgate area. The form of development that has been established by the Master Plan for the subject site is a high-rise apartment tower with a low-rise podium oriented towards a new dedicated road (12th Avenue) and a low-rise residential building oriented towards 11th Avenue. High quality building design and architecture, expressed by a distinctive tower form as well as a strong, street-oriented relationship to the street frontages is expected. Each site specific development within the Southgate area must also be consistent with the vision and concepts established in the Master Plan, as well as the compendium set of Design Guidelines.

3.3 It should be noted that there are five other development sites within the Southgate area that are currently under rezoning for a specific plan of development: Rezoning Reference #14-26 ("Precedence" currently at Second Reading) and Rezoning Reference #17-07 (Gateway 5, 6 and 7 currently at Initial Report) are located within Gateway Neighbourhood; Rezoning #14-28 ("Islands 1 and 2" currently at Second Reading), Rezoning Reference #16-10 ("Island 3,4,5" currently at Second Reading) and, Rezoning Reference #16-08 ("Island 6" currently at Second Reading) are all located within, and complete, the Island neighbourhood (Sketch #3 *attached*). Rezoning Reference #14-27 ("BC Family Housing Site") is located within the Ernie Winch Neighbourhood and was granted Final Adoption 2017 March 06.

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept for the subject site involves a high-rise apartment over a residential podium as well as a four-storey low rise building. Access to the site will be provided via a new dedicated road (12th Avenue).
- 4.2 In accordance with the Master Plan (Rezoning Reference #14-25) and the associated density allocation covenant registered on the site, the applicant intends to utilize approximately 21,510.1 m² (231,533 sq. ft.) (inclusive of the amenity density bonus of approximately 2,473.6 m² (26,626 sq. ft.) of the available 96,208.3 m² (1,035,578 sq. ft.) allocated to the Courtyard neighbourhood area. The Department of Realty and Lands division will be requested to provide an estimate of value for the bonused density. A further report will be submitted to Council regarding the value of the bonused density and recommendations for its application.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site in accordance with the adopted master servicing concept. The servicing requirements for this development will include, but not necessarily be limited to the following:
- construction of 11th Avenue to a local road standard with boulevards, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting, fronting the development site;
 - construction of 12th Avenue to a local road standard with boulevards, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting, fronting the development site; and,
 - storm, water, and sanitary sewer improvements as identified in the Master Servicing Plan established for the development.
- 4.4 Dedication for 12th Avenue will be required in conjunction with the subject application.
- 4.5 A detailed Master Park Plan, including an operations, maintenance and replacement manual is required prior to Final Adoption of the subject rezoning application, should approval of the subject rezoning amendment bylaw precede any of the rezoning amendment bylaws for the neighbourhood.
- 4.6 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided.
- 4.7 Provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holdings place, and commitment to implement the recycling provisions, in line with the proposed Solid Waste and Recycling Master Plan, are required.

PLANNING AND BUILDING
REZONING REFERENCE #17-15
2017 May 24 PAGE 4

- 4.8 An on-site stormwater management system, in line with the Southgate Stormwater Management System Master Plan, is required.
- 4.9 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.10 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.
- 4.11 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 to a Public Hearing.

5.0 RECOMMENDATION

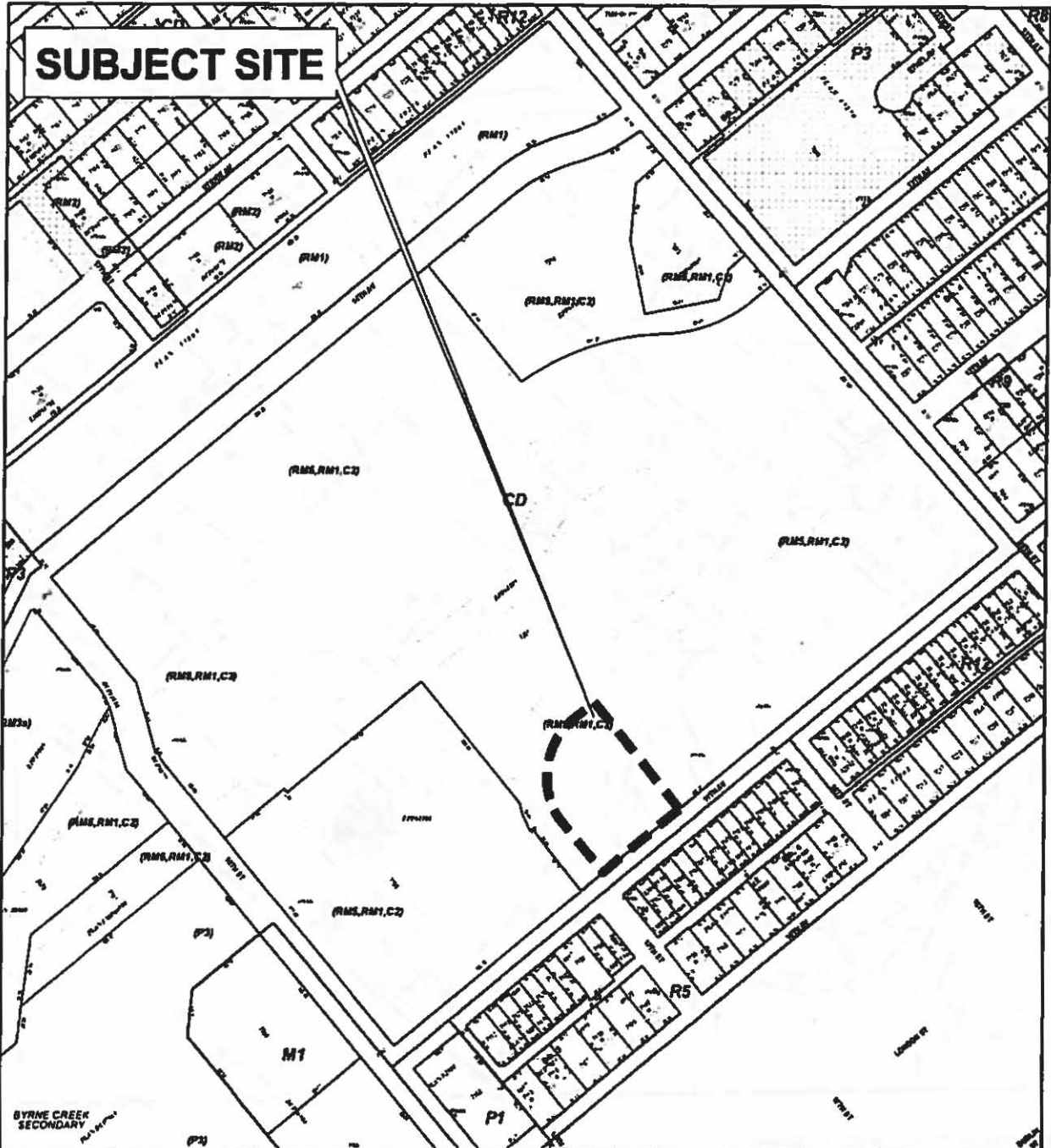
- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

h.p.

DR:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2017\17-15 Portion 7201 11th Avenue\Initial Report 17-15 2017.05.29.doc



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 16 2017

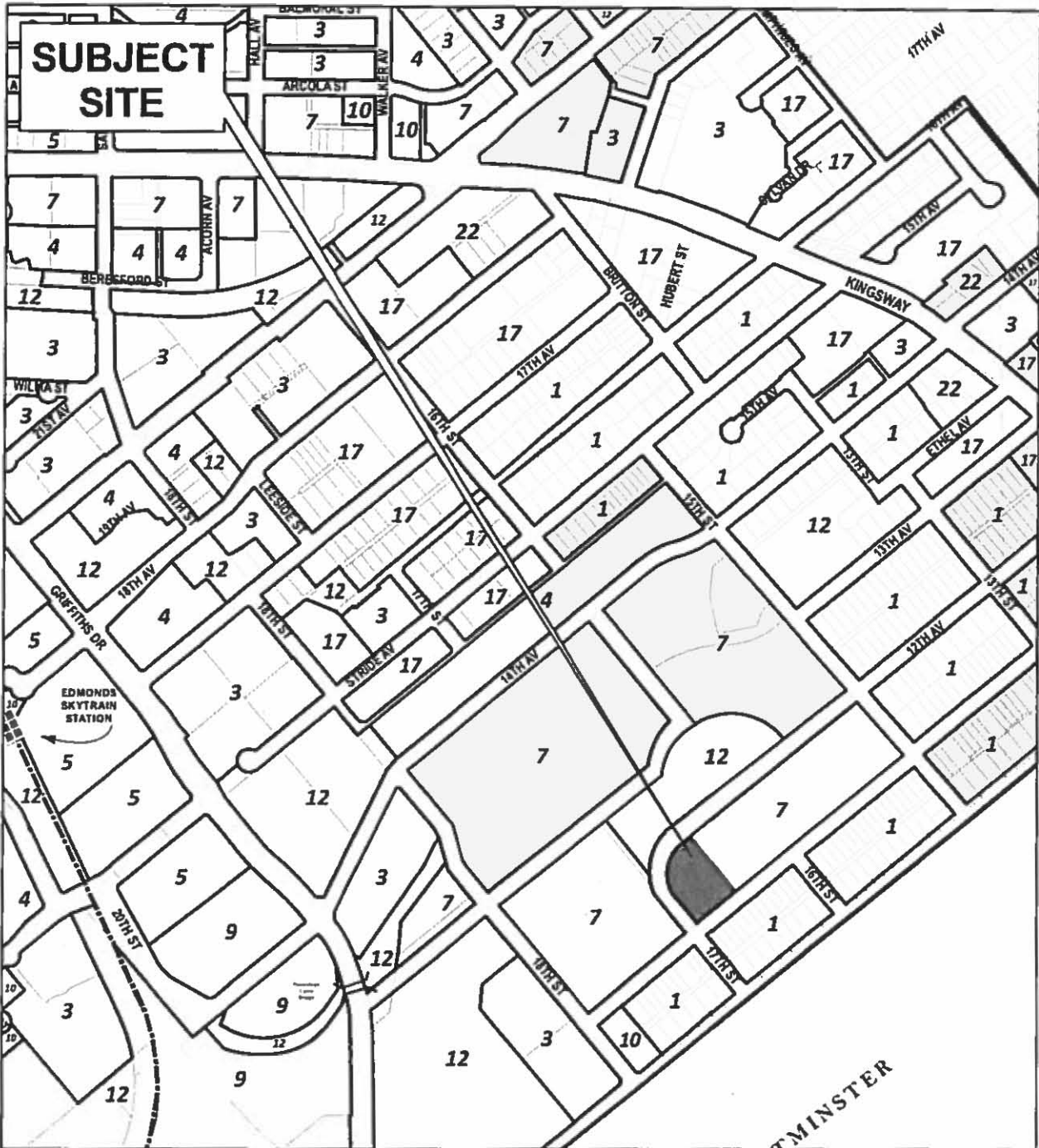
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DRAWN BY:
AY

REZONING REFERENCE #17-15
7201 11TH AVENUE

 Subject Site

Sketch #1



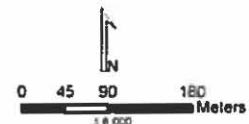
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|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan Development Guidelines



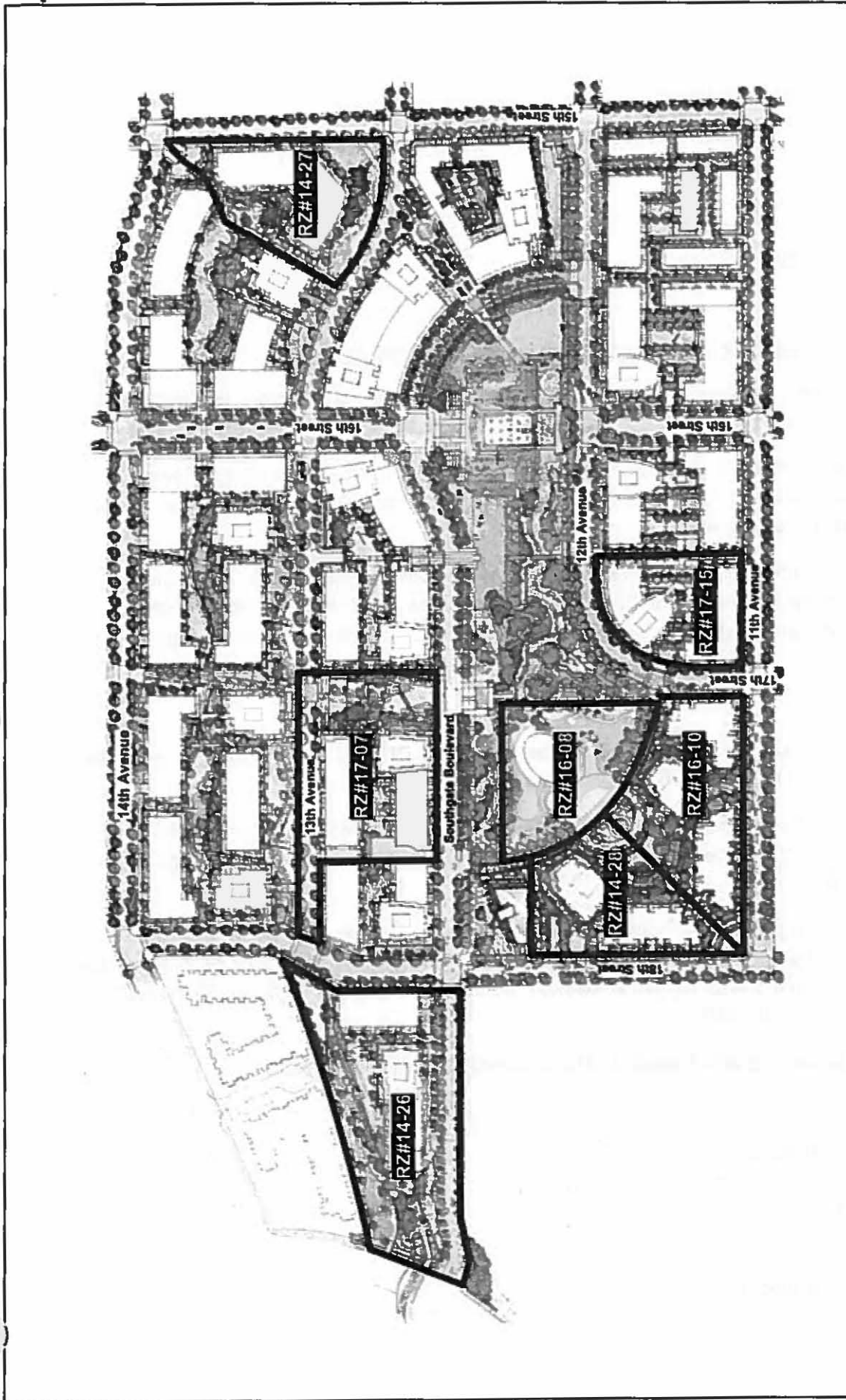
PLANNING & BUILDING DEPARTMENT

Note: Composit **-151-** t to Change



Printed on May 16, 2017

Sketch #2



SKETCH 3

Southgate Master Plan Rezoning



PLANNING & BUILDING DEPT.
2017 05 17



April 28th, 2017
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC
V5G 1M2

Attention: Demian Rueter

Dear Demian:

Re: Letter of Intent Southgate – Courtyard Neighbourhood Rezoning Application

Please accept this Letter of Intent as part our Rezoning application for the properties indicated below as “Courtyard – 1 & 2” within the Southgate Master Planned Community, Edmonds town Center.

The subject property is located within the Southgate consolidated site located at 7201 11th Avenue, Burnaby. The legal description is: PID 029-640-199. Remainder of Lot A, District Lot 53, Group 1, New Westminster District, Plan EPP 61185

The floor area ratio for this parcel is proposed at FAR 2.98. The development density of this parcel falls within the allocated density of the Courtyard Neighbourhood and within the total allocated density as outlined in the Southgate Master Plan Concept Book and Design guidelines (final adoption July 2015). Bylaw # 13387.

Proposed Use:

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts and C2 Community Commercial District)

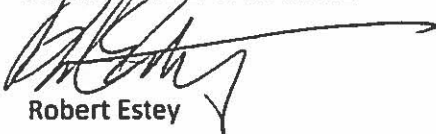
TO: Amended CD Comprehensive Development District (based on RM5, RM1 Multiple Family Residential Districts, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines)

Our intent is to remove the existing industrial buildings and redevelop the property with a high-rise residential tower and a single low rise residential building over a 3 storey below grade parking structure. All development within this rezoning parcel follows the Southgate Master Plan Concept Book and Design Guidelines, adopted July 20, 2015.

We look forward to working with Burnaby staff and council on this exciting project.

Yours truly,

SOUTHGATE CITY HOMES LP



Robert Estey

Vice President, Development

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-16
 2017 MAY 24

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Perkins + Will Architects
 1220 Homer Street
 Vancouver, BC, V6B 2Y5
 (Attn: Ryan Bragg)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 33, DL 147 and 211, Group 1, NWD Plan EPP29187
- From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District)
- To:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- 1.3 **Address:** 9888 University Crescent
- 1.4 **Location:** The subject site is located at the southeast corner of University Crescent and Tower Road (Sketch #1 and #2 *attached*)
- 1.5 **Size:** The site has an area of 5,522 m² (59,435 sq. ft.) and frontages of approximately 76.23 m (250 ft.) along University Crescent, and 128.87 m (423 ft.) along Tower Road.
- 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 two mid-rise residential buildings, and a two storey underground parkade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the southeast corner of University Crescent and Tower Road, and is improved with a surface parking lot (Sketch #1 *attached*). To the north and northeast across University Crescent, are low to mid-rise multiple-family residential developments progressing under Rezoning References #16-14 and #12-32. The sites to the east, currently occupied by

PLANNING AND BUILDING
 REZONING REFERENCE #17-16
 2017 May 24 PAGE 2

surface parking lots, are also planned for future residential development. To the west across Tower Road, is the Simon Fraser University (SFU) facilities management building and the east campus parking lot. To the south is Discovery Park, with Burnaby Mountain Conservation Area beyond.

3.0 BACKGROUND INFORMATION

The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 33 within Phase 4 of the UniverCity community, which was created by Rezoning Reference #11-36 and Subdivision Reference #11-47. The site slopes from the northwest down to the southeast. A riparian area has been established in the southeast portion of the site, and a pedestrian trail has been designated along the site's eastern boundary, and is protected by a Statutory Right of Way.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to construct two east/west orientated residential buildings on the site, with two levels of parking accessed from Tower Road. The proposed development includes a six storey residential building on the northern portion of the site, and a five storey residential building on the southern portion of the site, with a landscaped pedestrian mews proposed in between the two structures connecting Tower Road to the pedestrian trail along the site's eastern boundary. Two-storey, ground orientated townhouses are proposed to front the pedestrian mews and the riparian area. The intent is to construct both buildings through a combination of wood frame and non-combustible concrete construction.

The proposed development form differs from that established for Lot 33 under Rezoning Reference #11-36, which specifies a continuous street wall along the Tower Road frontage and vehicle access from University Crescent. The site's complex topography presents challenges in designing efficient floor plates within a continuous street wall form along Tower Road, and providing vehicular access to an underground parkade from University Crescent. Given the sites topographical constraints, the proposed alternate development form is supportable, in principle, as its stepped frontage compliments the curvature of Tower Road, while the pedestrian mews helps to activate the frontage and improve pedestrian connectivity in the area. Alternate vehicular access from Tower Road can be considered subject to a transportation safety assessment. Furthermore, the development parameters and statistics established for the site remain adhered to: a maximum development density of 1.69 FAR (providing a maximum gross floor area of 100,444 sq. ft.) and up to 106 residential units. The development will be required to meet UniverCity's building, energy, stormwater, and habitat protection requirements. Overall, the proposal is expected to embody exceptional environmental and socially sustainable design.

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- 4.2 Basic servicing of the site has been provided through Subdivision Reference #11-47. The Director Engineering will be requested to provide an estimate for any additional services necessary to serve this site, including but not necessarily limited to: new curb and gutter, parking pavers, boulevard trees and grass, street lighting, separated sidewalk, and pedestrian trail connections.
- 4.3 Section 219 Covenants will be required to restrict the enclosure of balconies; ensure that handicap accessible parking stalls remain as common property; and ensure a connection to the permanent alternative energy facility that will be constructed to support the energy needs of UniverCity, should the development be granted occupancy on or after 2021 January 01. Additionally, the required Community Association Covenant, which includes the Community Amenities Agreement, is to be submitted and reviewed by the City Solicitor.
- 4.4 As noted above, a riparian area has been established in the southern portion of the site. This area is to be protected for the duration of construction on the site.
- 4.5 Any trees over 20 cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw.
- 4.6 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.7 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 is required.
- 4.8 Due to the proximity of the subject site to Tower Road, South Campus Road, and the SFU operations salt shed, an acoustical study to ensure compliance with Council-adopted sound criteria is required.
- 4.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.10 In line with the City's adopted guidelines for adaptable housing, 20% of the apartment units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.11 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.12 The GVS&DD Sewerage Development Charge applies.

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4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

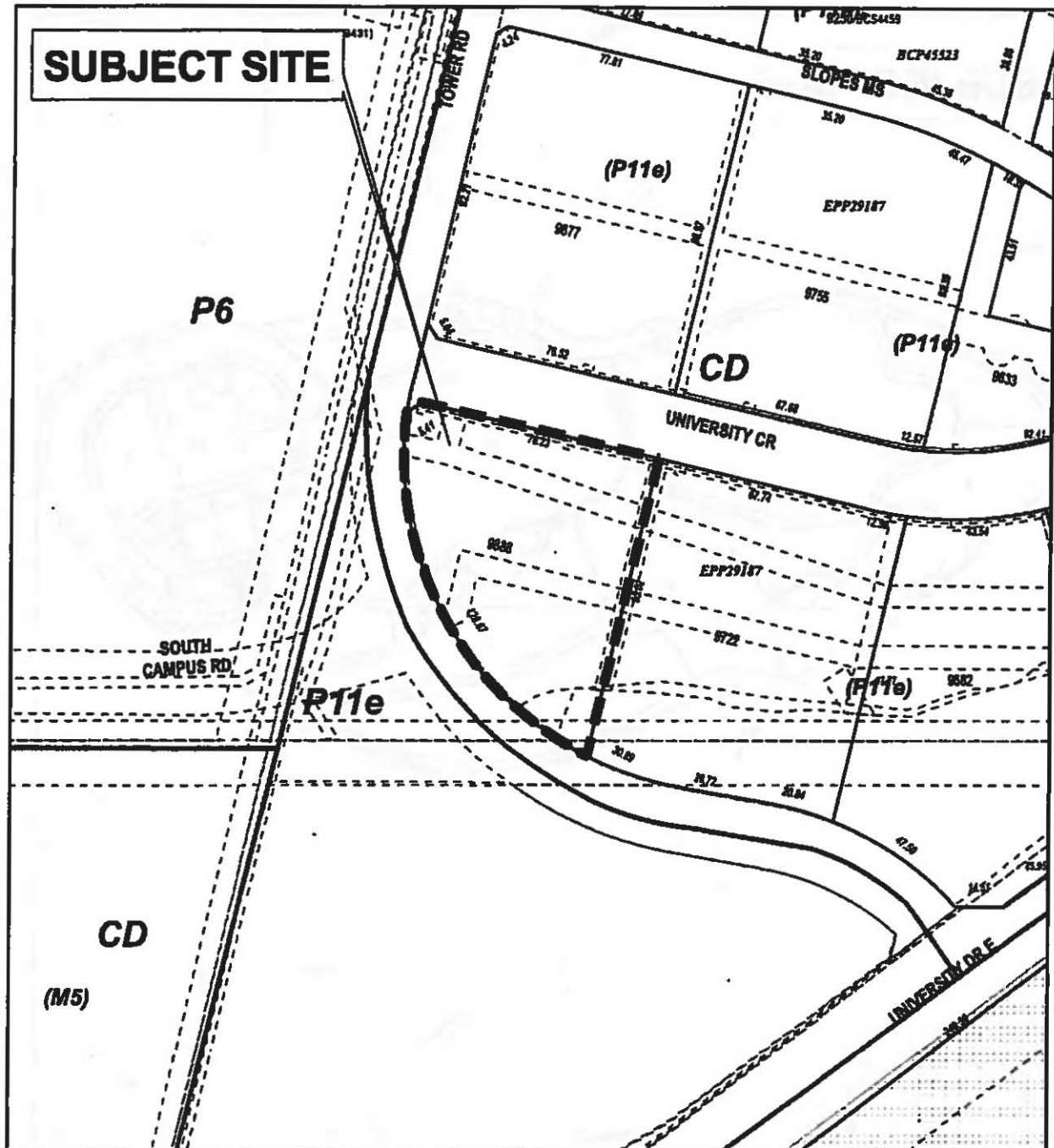
5.0 RECOMMENDATION

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. MN:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2017\17-16 9888 University Crescent (Parcel 33)\01 Council reports\Rezoning Reference 17-16 Initial Report 20170529.doc



PLANNING & BUILDING DEPARTMENT



DATE: MAY 02 2017

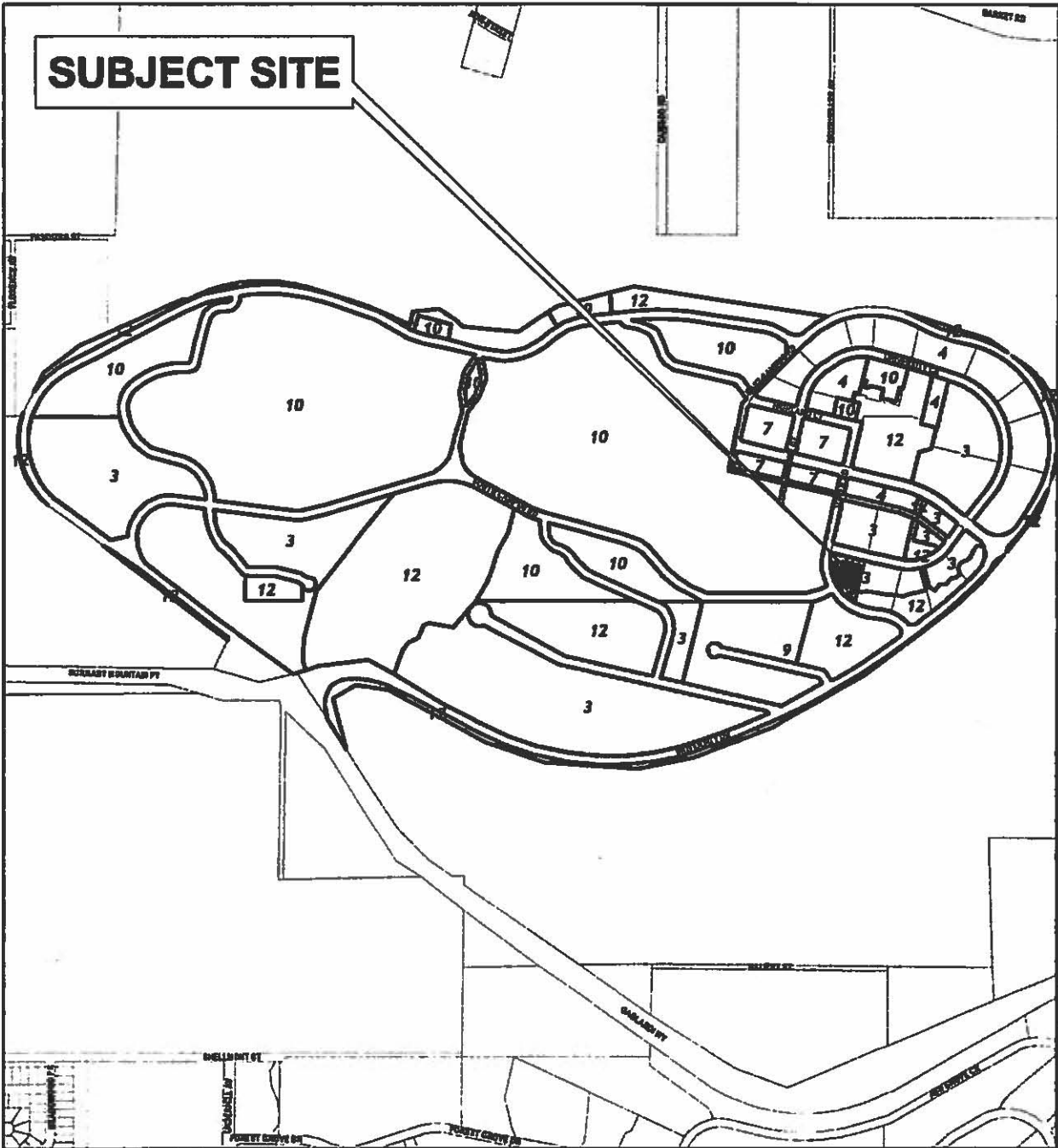
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REZONING REFERENCE #17-16
988 UNIVERSITY CRESCENT

 Subject Site

Sketch #1



**Simon Fraser University
Community Plan**



PLANNING & BUILDING DEPARTMENT

- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 7** High Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use



PERKINS+WILL

April 27, 2017

Karin Hung, Senior Current Planner
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC, V5G 1M2

Re: Rezoning Lot 33 Slopes Mews 9888 University Crescent, Burnaby BC V5A 1S6
(Lot 33, DL 147 and 211, Group 1 NWD plan EPP 29187)

Dear Ms Hung,

On behalf of SFU Community Trust and Eighth Avenue Development Group Ltd, Perkins and Will Architects are applying to rezone Lot 33 Slopes Mews 9888 University Crescent on Burnaby Mountain.

The intent is to build two east/west oriented residential structures separated by a pedestrian mews, with below grade parking accessed from Tower Road. The development will be one building as defined by code, with the North Residence addressed from University Crescent, and the South Residence addressed from Tower Road.

The development will comply with the maximum 6 storey (60') building height. Due to the site's grade, the development will be classified as a tall building by code. The intent is to have five storeys of wood frame on two storeys of non-combustible construction with a fire wall at the parkade separating the North and South structures.

On the face of the southern residence we are proposing single-aspect, two-storey, ground-oriented dwellings facing the riparian area. Additionally, we are proposing to locate single-aspect, one and two-storey, ground-oriented dwellings facing the pedestrian mews.

The remainder of dwellings will be a mixture of one and two bedroom units within the parameters of existing zoning requirements.

Thank you for your review and consideration of this application.

Sincerely,


Ryan Bragg
Principal Architect AIBC, MRAIC, MAA, LEED AP BD+C