



Item
Meeting 2017 April 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2017 March 29

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 #17-03 Lot 1, DL 71, Group 1, NWD Plan LMP12752 Except Plan EPP6303

From: CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District)

To: CD Comprehensive Development District (based on B2 Urban Office District, P6 Regional Institutional District, C2 Community Commercial District, and RM2 Multiple Family Residential District)

Address: 3405 Willingdon Avenue

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 the northeast portion of the site.

RECOMMENDATION

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

Item #02 Application for the Rezoning of:
Rez #17-04 Lots' 1, 2 and 3, DL 32, Group 1, NWD Plan 18022

From: R5 Residential District

City Manager
Rezoning Applications
 2017 March 29..... Page 2

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Metrotown Development Plan as guidelines)

Address: 6207, 6225 and 6243 Royal Oak Avenue

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

RECOMMENDATION

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

Item #03 Application for the Rezoning of:
Rez #17-07 Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090 Except Plan EPP61185

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

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

Address: Portion of 7201 11th Avenue (Gateway- 5, 6, 7)

Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a 42-storey residential tower with a six-storey podium and a six-storey low-rise residential building in the Gateway neighbourhood within the Southgate Master Plan Area.

RECOMMENDATION

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

Item #04 Application for the Rezoning of:
Rez #17-10 Lot 2, DL 165, Group 1, NWD Plan BCP47254

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

City Manager
Rezoning Applications
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To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)
Address: Portion of 9702 Glenlyon Parkway
Purpose: The purpose of the proposed rezoning bylaw amendment is to permit construction of a two-storey light industrial office building.

RECOMMENDATION

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

Item #05 Application for the Rezoning of:
Rez #17-11 Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990 Except Plan EPP40171

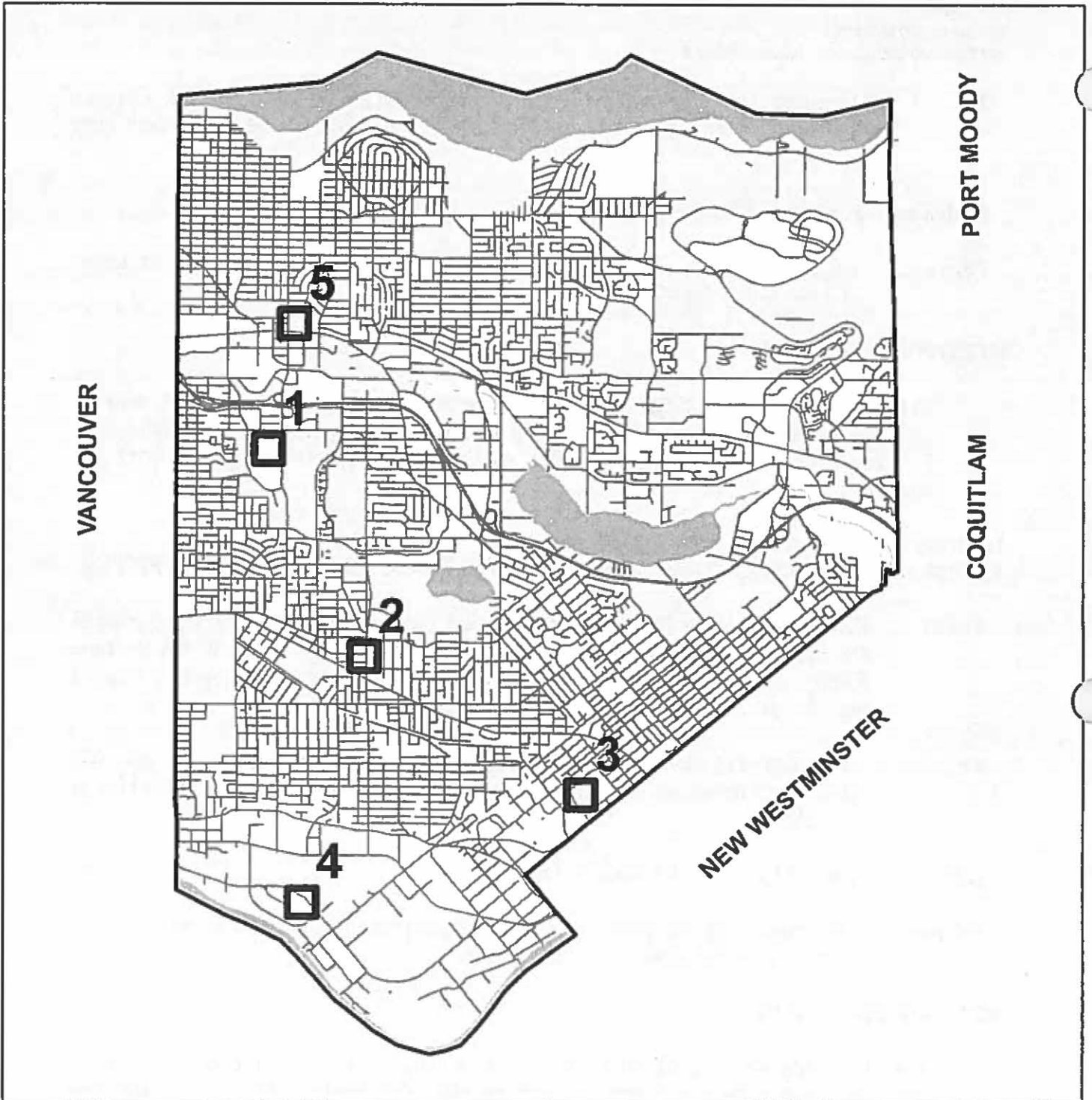
From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)
To: Amended CD Comprehensive Development District (based on C3 and C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines)
Address: Unit #21-06 – 4501 Lougheed Highway
Purpose: The purpose of the proposed rezoning bylaw amendment is to permit a liquor primary establishment on the subject site.

RECOMMENDATION

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


Lou Pelletier, Director
PLANNING AND BUILDING

:spf
Attachments
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PLANNING & BUILDING DEPARTMENT



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REZONING SERIES - 2017 MARCH

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-03
 2017 MARCH 29

ITEM #01 .

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Aquilini Indigenous Development LP
 Aquilini Centre West
 89 West Georgia Street
 Vancouver, BC V6B 0N8
 (Attn: Jake McEwan)
- 1.2 **Subject:** Application for the rezoning of:
 Lot 1, DL 71, Group 1, NWD Plan LMP12752 Except Plan EPP6303
- From:** CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District)
- To:** CD Comprehensive Development District (based on B2 Urban Office District, P6 Regional Institutional District, C2 Community Commercial District, and RM2 Multiple Family Residential District)
- 1.3 **Address:** 3405 Willingdon Avenue
- 1.4 **Location:** The subject site is located at the southwest corner of Willingdon Avenue and Canada Way (Sketch #1 *attached*).
- 1.5 **Size:** The site is irregular in shape and has an area of 16.2 hectares (40 acres) and frontages of 337 m (1,106 ft.) and 514 m (1,685 ft.) on Canada Way and Willingdon 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 the northeast portion of the site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site at 3405 Willingdon Avenue is located at the southwest corner of Canada Way and Willingdon Avenue (see *attached* Sketch #1). The property is jointly owned by the Musqueam Indian Band, the Tsleil-Watuth Nation, and Aquilini Development and

Construction. The site is improved with 21 low-rise structures of varying ages and condition that surround a central playfield area. A number of buildings are currently leased to the Provincial Government including: the northwest building complex, which is currently used as a youth treatment centre; the northeast complex, which is currently used as a long-term residential treatment centre for clients with mental health, physical health, and addiction issues; and the small building located on the east side of the site, which is currently used for offices. The southwest building complex was previously used as a youth correctional facility, which has since been decommissioned and is presently vacant. All Provincial uses on the site will be relocated to alternate, off-site locations upon lease expiry in 2019.

- 2.2 To the south and west of the subject site is the Discovery Place Business Centre area, which is now substantially developed with research and development facilities. To the north is land that is designated for business centre use, with the Grand Villa Casino, Delta Burnaby Hotel and Conference Centre, and the Trans Canada Highway beyond. The British Columbia Institute of Technology (BCIT) is located to the east of the site, while the Willingdon Green Business Centre and Canada Way Business Park are located beyond to the northeast. Vehicular access to the subject site is currently available from Willingdon Avenue.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site was historically zoned P6 Regional Institutional District, reflecting previous Provincial ownership and use of the property. In 2009, the City initiated a rezoning application (Rezoning Reference #09-02) and Zoning Bylaw text amendment to set an appropriate development direction for the property and to preclude future correctional facility use on the site. The zoning that has been established for the site is CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District guidelines and in accordance with the comprehensive development plan entitled "3405 Willingdon Avenue" and "Attachment A – Development Guidelines", dated 2009 February 24, prepared by the City of Burnaby). Permitted land uses for the site include:

- high tech industries and head office uses;
- vocational and post-secondary education facilities and services;
- health and community services, including medical and hospital services, public health, continuing care and seniors' services, mental health and addiction services,
- combined emergency, transitional and supportive housing, with support services; and,
- supporting accessory land uses, such as commercial, mixed-use, and residential uses.

These uses are consistent the Burnaby Official Community Plan, which designates the Willingdon/Canada Way area as a high amenity business centre, with the specific types of businesses responding to changing needs and conditions of the marketplace.

- 3.2 In March 2014, the site was sold to the current landowners, who expressed interest in rezoning and developing the site in accordance with the CD zoning for the site. The landowners are proposing to accommodate high job-generating industries and supporting complementary uses on the site, with detailed development guidelines to be established through a Master Plan rezoning process.

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 general land use, 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 preliminary Master Plan concept is to develop the site in line with the intent of the CD zoning that has been established for the site; the goals of social, economic, and cultural independence for the Musqueam Indian Band and Tsleil-Waututh Nation; the placemaking goals of the landowners; and the broader economic, social, and environmental sustainability objectives of the City. Of particular note is the opportunity for development of the site to generate a significant number of new jobs in Burnaby. The B2 Urban Office District specifies a minimum employment capture of 75 employees per acre, which translates to at least 3,000 employees for the 40 acre subject site. Supportive commercial, residential, and amenity uses, including a child care facility, are also proposed for the site to address on and off-site demand. An approximately four acre public open space or "commons" is envisioned at the centre of the site. Other public open space and public realm features that are anticipated for the site include significant green buffers to existing development to the west and south, pocket parks, plazas, and tree lined boulevards that form part of a finer-grained street network that supports vehicles, pedestrians and cyclists. Potential street linkages between the west and south sides of the site to Gilmore Way and Sanderson Way respectively will be explored, as will a pedestrian overpass of Willingdon Avenue, in order to provide greater connectivity between the site, surrounding businesses in Discovery Place, and BCIT. The proposed built form and public open spaces are envisioned to respond to the site's sloping topography and unique natural features, which includes a small, open segment of Sumner Creek. Details of the Master Plan concept and the Phase I development plan for the northeast 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 could be expanded, in the future, to adjacent sites to the west and south, along Gilmore Way and Sanderson Way.

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 all other development on the site will be advanced for Council consideration in the future.

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;
- submission of a Master Comprehensive Sign 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;
- 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 Comprehensive Sign Plan for the Phase 1 development;
- submission of a tree survey and arborist's report for the Phase 1 development;

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- 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

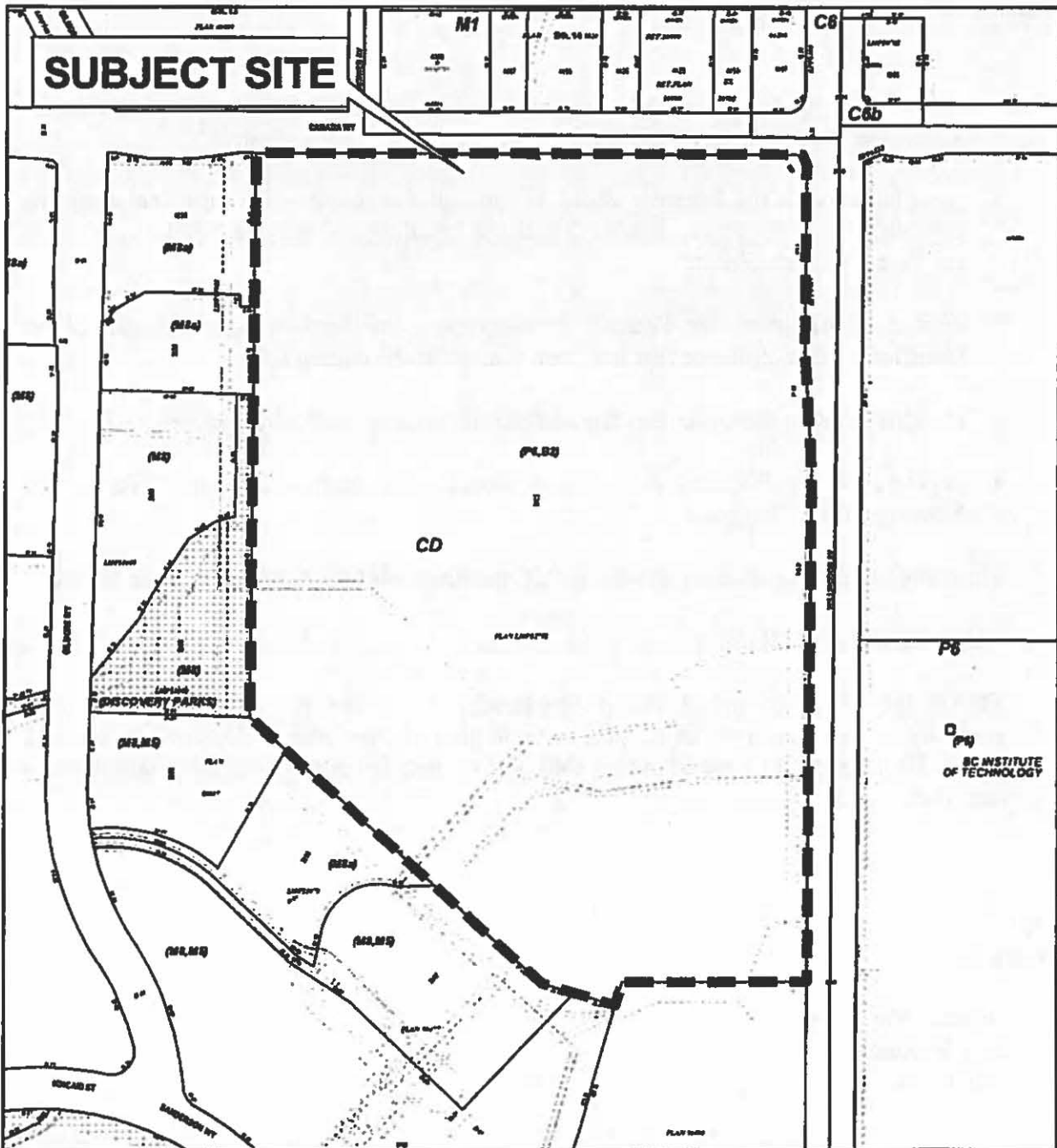
THAT the Planning and Building Department be authorized to continue to work applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

h.p.

KH:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2017\17-03 3405 Willingdon Ave (Master Plan)\01 Reports\Rezoning Reference 17-03 Initial Report 20170403.doc



PLANNING & BUILDING DEPARTMENT



DATE: MAR 07 2017

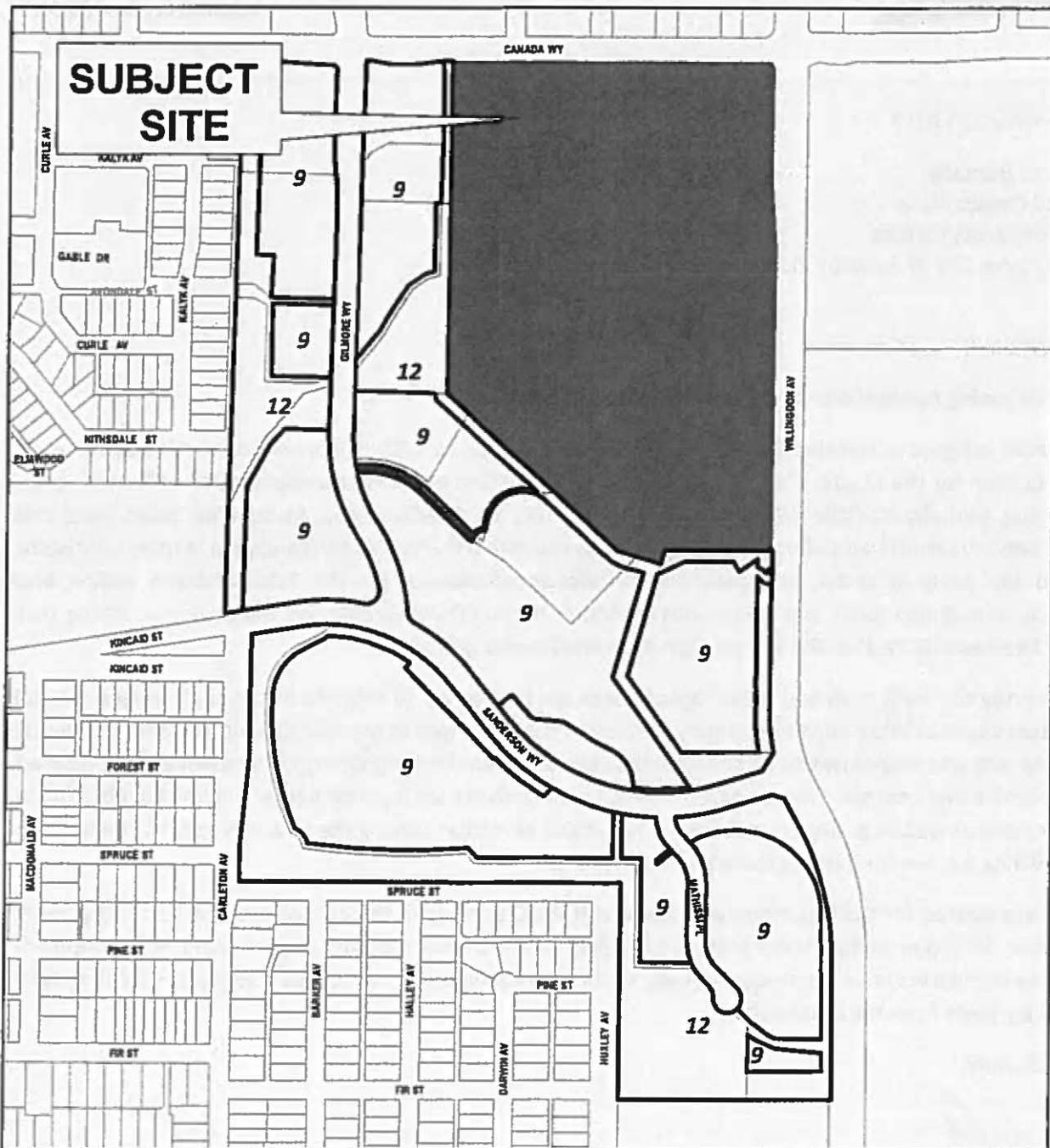
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REZONING REFERENCE #17-03
3405 WILLINGTON AVENUE

 Subject Site

Sketch #1



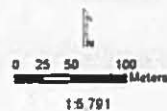
General Land Use Designations

- 9 Industrial
- 12 Park and Public Open Space



City of Burnaby
 Planning and Building Dept
 Printed on March 7, 2017

Discovery Place Community Plan



Sketch #2



Aquilini Indigenous Development LP
Aquilini Centre West
89 West Georgia
Vancouver, BC V6B 0N8

February 20th 2017

City of Burnaby
4949 Canada Way
Burnaby, BC, Canada
Attention: City of Burnaby Planning and Building Department

To Whom It May Concern,

Re: Rezoning Application – 3405 Willingdon Avenue

Aquilini Indigenous Development LP, on behalf of 0996501 BC LTD, is pleased to submit this rezoning application for the Master Plan proposal and potentially first phase of development of 3405 Willingdon Avenue, Burnaby BC ("the Willingdon Lands"). In 2014, the Aquilini Group, Musqueam Indian Band and the Tsleil-Waututh Nation formed a partnership to redevelop the Willingdon Lands in a manner consistent with the goals of social, economic and cultural independence for the Tsleil-Waututh Nation and Musqueam Indian Band, and in line with the intent of the CD Comprehensive Development zoning that has been established for the site through Rezoning Reference #09-02.

The proposed built form and public open spaces are envisioned to respond to the site's unique natural features such as integrating topography, water and nature as well as providing architecture that is unique to the site and responsive to its strategic location between the burgeoning Metrotown and Brentwood regional town centres. The proposed master plan includes an approximately 4-acre neighbourhood commons as well as public open spaces, services and amenities serving the new users of the site but also providing a space for the neighbouring communities.

We are excited for the opportunity to work with the City through this rezoning process and to provide further definition to the Master Plan. We believe there is a unique opportunity to plan the development of the site in a way that addresses Burnaby's growth, economic and environmental goals as well as place-making goals from the Partnership.

Yours truly,

Jake McEwan

Senior Vice President

604.318.8052

jake.mcewan@aquilini.com

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-04
 2017 MARCH 29

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** iFortune Development Inc.
 South 415 – 5811 Cooney Road
 Richmond, BC V6X 3M1
 (Attn: Eric Aderneck)
- 1.2 **Subject:** Application for the rezoning of:
 Lots' 1, 2 & 3, DL 32, Group 1, NWD Plan 18022
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Metrotown Development Plan as guidelines)
- 1.3 **Address:** 6207, 6225 and 6243 Royal Oak Avenue
- 1.4 **Location:** The subject site is located at the southwest corner of Royal Oak Avenue and Sanders Street (Sketch #1 *attached*).
- 1.5 **Size:** The site is rectangular in shape, with approximate frontages of 48.5 m (159 ft.) on Royal Oak Avenue and 37.9 m (124 ft.) on Sanders Street, and a site area of approximately 1,845.4 m².
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three properties at 6207, 6225 and 6243 Royal Oak Avenue, all of which are currently accessed from the rear lane. The properties are occupied by three single family dwellings in fair to poor condition that were built between 1957 and 1958. The subject properties are zoned R5 Residential District.

Land uses adjacent to the subject site include Marlborough Elementary School to the north, three-storey apartment buildings to the west, and single and two family housing to the south and east.

3.0 BACKGROUND INFORMATION

The subject site is located within Sub-Area 5 of the Metrotown Town Centre Development Plan (see *attached* Sketch #2). The adopted Plan designates the subject site for medium density multiple family residential development under the CD Comprehensive Development District, using the RM3s Multiple Family Residential District and Metrotown Development Plan as guidelines. The Draft Metrotown Downtown Plan, endorsed by Council on 2016 November 21, proposes to maintain the same medium density residential designation for the subject properties, using the RM3s District as a guideline.

Under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject site from R5 Residential District to the CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Metrotown Development Plan as guidelines). The purpose of the proposed rezoning bylaw amendment is to permit construction of a townhouse development, which would take access from the rear lane.
- 4.2 In accordance with the CD (RM3s) District, the subject site would achieve a maximum residential density of 1.5 FAR, inclusive of the available 0.4 amenity density bonus. The Realty and Lands Division will be requested to provide an estimate of value for the bonus density.
- 4.3 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and pedestrian/cycle improvements. Any necessary dedications along the Royal Oak Avenue and Sanders Street frontages will be determined by a detailed geometric and noted in a future report to Council.
- 4.4 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided, including, but not necessarily limited to covenants restricting enclosure of balconies and prohibiting gates at the project's surface driveways.
- 4.5 Due to the subject site's proximity to Royal Oak, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.

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REZONING REFERENCE #17-04
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- 4.6 The consolidation of the subject site into one legal parcel will be required.
- 4.7 The pursuance of Storm Water Management Best Practices in line with established guidelines will be required.
- 4.8 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.9 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.10 The provision of an on-site residential loading facility will be sought.
- 4.11 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

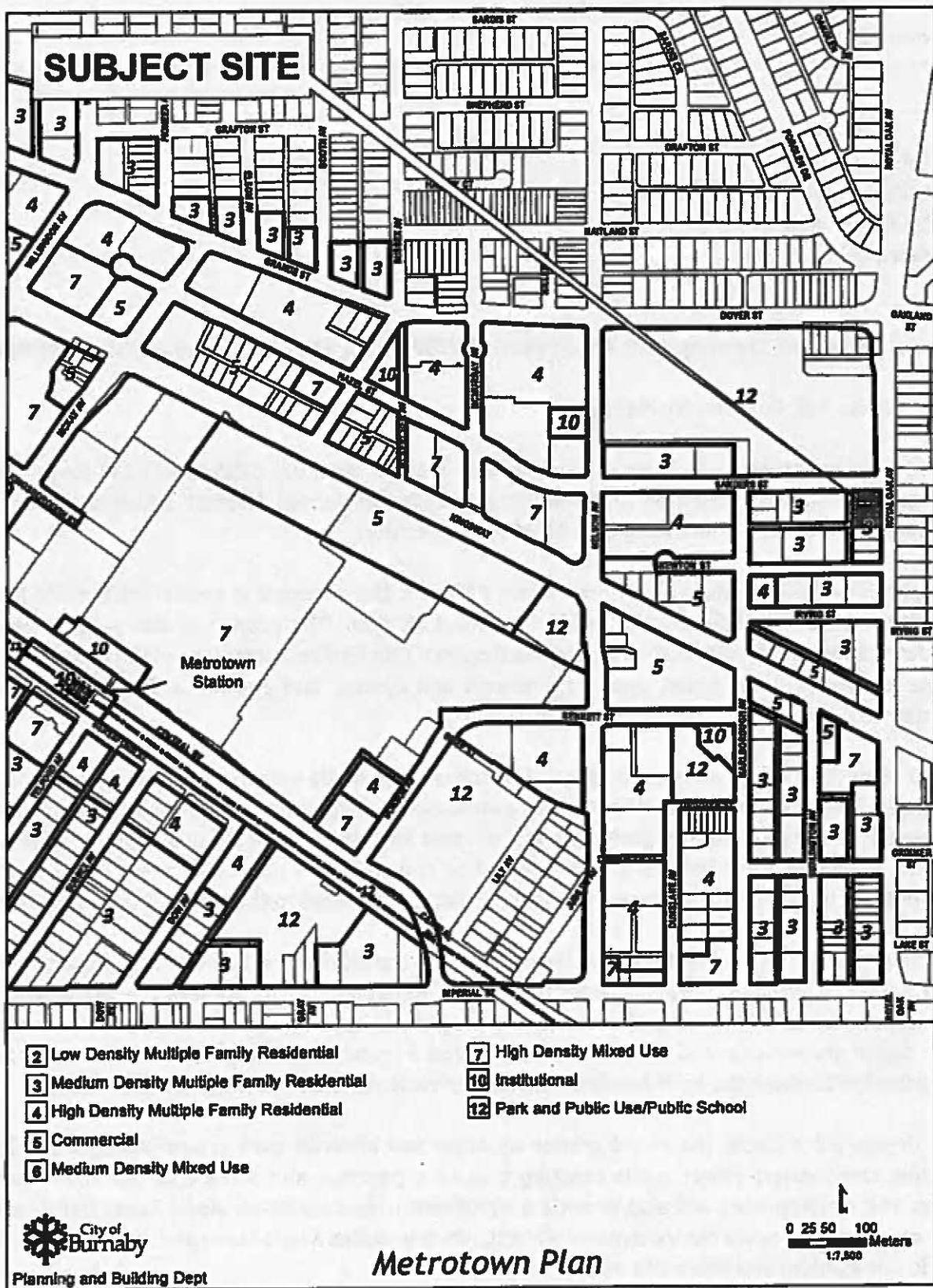
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

JD:spf
Attachments

cc: Director Engineering
Director Public Safety and Community Services
City Solicitor
City Clerk

P:\REZONING\Applications\2017\17-04 6207, 6225, 6243 Royal Oak Ave\Rezoning Reference 17-04 Initial Report 20170403.doc



Printed on March 7, 2017

Sketch #2

February 21, 2017

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

Re: Townhouse Development Application at 6207, 6225, 6243 Royal Oak Avenue, Burnaby

Attn: Jesse Dill, Community Planner

The development proposal is to rezone the site located at 6207, 6225, and 6243 Royal Oak Avenue to a CD zone based on RM3s (Multiple Family Residential District), which allows for a total density of 1.5 FAR, including 0.4 FAR of bonus density.

The site is within the Metrotown Downtown Plan and the proposal is consistent the Medium Density Residential designation identified in the draft Plan. The project is also supportive of Burnaby planning objectives to enhance the Regional City Centre, locate growth in areas with a range of uses and amenities, encourage transit and cycling, and provide a diverse supply of housing options.

The 0.18 hectare / 0.45 acre site currently has three older single detached houses, which will be removed. The proposal is to build a 3-level townhouse development. The development will offer a range of housing unit types, designs, and sizes, and include one level of underground parking, on-site amenities in the form of grade level patios and children's play area, as well as roof-top gardens and terraces with landscaping, taking advantage of views to the North Shore Mountains.

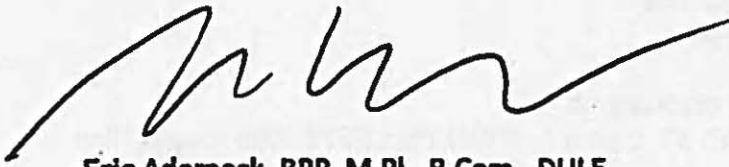
The development will respect the area context and the transition from higher density apartments to the west to singled detached houses to the east. Reflecting the location of the Marlborough Elementary School to the immediate north, the project will be designed to accommodate families who desire ground-oriented townhouses with 2 and 3 bedrooms. The project will be a positive contribution towards the infill development of this evolving and maturing part of Burnaby.

The design will address the street corner situation and improve curb appeal along Royal Oak Avenue and Sanders Street, while creating a visual separation and privacy for the townhouse units. The development will also provide a significant road dedication along Royal Oak Ave to accommodate the town centre street standard, which includes a four-lane road, boulevard, cycle track, rain garden, and sidewalks on both sides.

Detailed design drawings and additional supporting documentation including design rationale will be submitted through the following Subdivision / Consolidation and Preliminary Plan Approval processes.

We look forward to working with the City of Burnaby to advance this development application. If any questions, please contact the undersigned. Thank you.

Sincerely,



Eric Aderneck, RPP, M.Pl., B.Com., DULE
Development Manager
iFortune Homes

604-721-5528 cell
604-285-5298 office
www.ifortunehomes.com
eric@ifortunehomes.com

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-07
 2017 MARCH 29

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Ledingham McAllister Communities Ltd.
 3rd Floor, 1285 West Pender Street
 Vancouver, BC V6E 4B1
 Attention: Robert 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 the RM5 and RM1 Multiple Family Residential Districts, and C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District (based on the RM5, and RM1 Multiple Family Residential Districts, the Southgate Neighbourhood Master Plan, and Edmonds Town Centre Plan guidelines)
- 1.3 **Address:** Portion of 7201 11th Avenue (Gateway 5, 6, 7)
- 1.4 **Location:** The subject site is located within the Southgate Master Plan area and will front onto the future Southgate Boulevard (Sketches #1, #2, and #3 *attached*).
- 1.5 **Size:** The proposed subject 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 42-storey residential tower with a six-storey podium and a six-storey low-rise residential building in the Gateway neighbourhood within the Southgate Master Plan Area.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site forms part of the Gateway 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, east and south.

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 The Master Plan contemplates a total of nine development sites within the Gateway neighbourhood, which is generally located in the northwest 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 (Southgate Boulevard) and a low-rise residential building oriented towards a new private road (13th 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,) is also within the Gateway Neighbourhood; Rezoning 14-28 ("Island 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 First Reading), are all located within and complete the Island neighbourhood; and, Rezoning Reference #14-27 ("BC Family Housing Site", granted Final Adoption 2017 March 06) is located within the Ernie Winch Neighbourhood. (Sketch #3 *attached*).

4.0 GENERAL INFORMATION

- 4.1 The preliminary development concept for the subject site involves a 42-storey apartment tower with a six storey podium, and a six-storey low rise building. Access to the site will be provided via a new dedicated road (Southgate Boulevard).
- 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 39,335.4 m² (423,403 sq. ft.) (inclusive of the amenity density bonus of approximately 4,523.5 m² (48,691 sq. ft)). of the available 233,190.1 m² (2,510,037 sq. ft.) allocated to the Gateway neighbourhood area. The Department of Public Safety and Community Services will be requested to provide an estimate of value for the bonused density. A further report will be submitted to Council regarding 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 the dedicated Southgate Boulevard (from Eighteenth Street to the eastern edge of the development site) to a local road standard with boulevards, cycle facilities, separated sidewalk, street trees, street lighting and pedestrian lighting;
 - construction of the private 13th Avenue (from Eighteenth Street to the eastern edge of the development site); and,
 - storm, water, sanitary sewer improvements as identified in the Master Servicing Plan established for the development.
- 4.4 Dedication for Southgate Boulevard 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 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.

- 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.

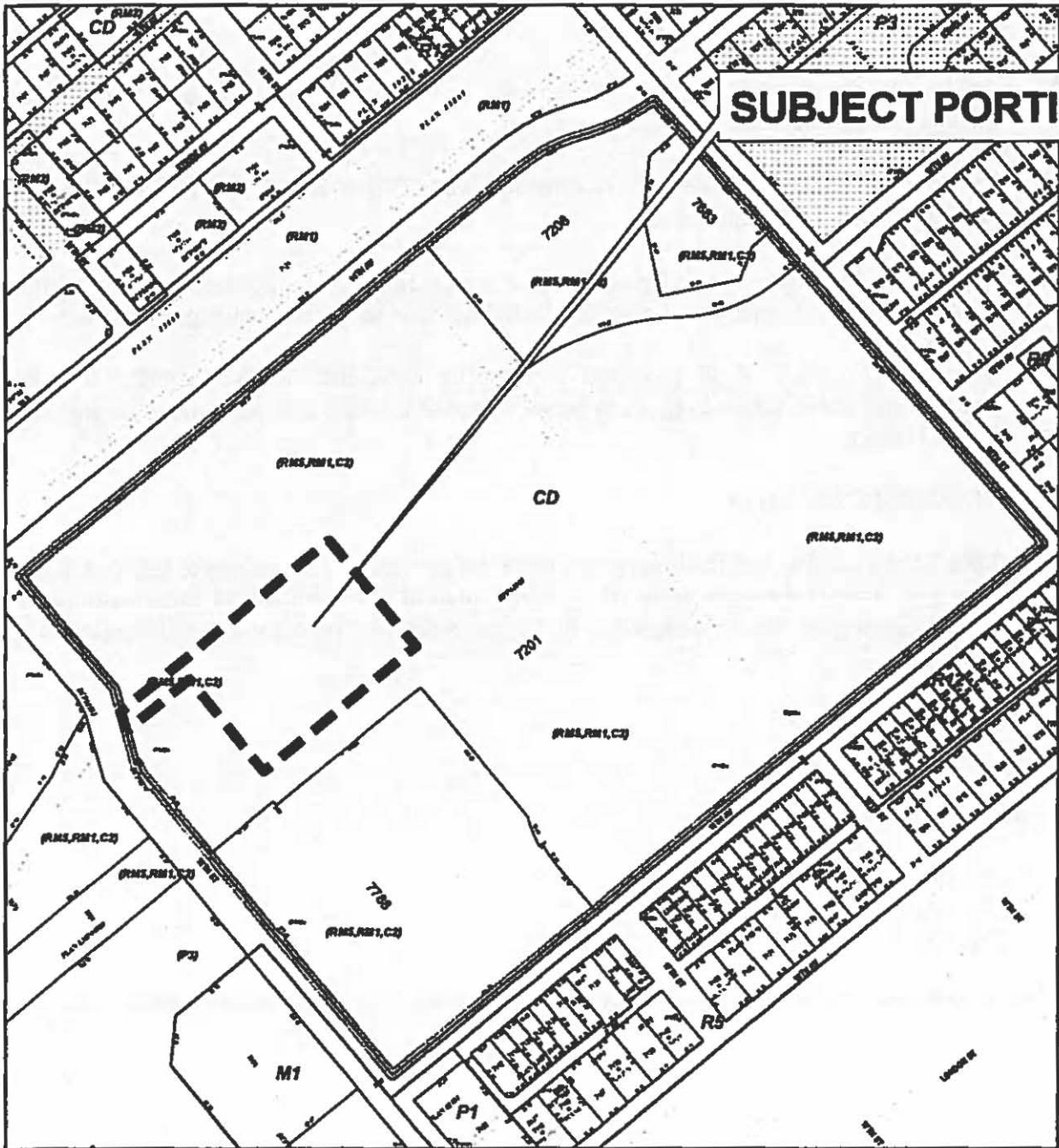
5.0 RECOMMENDATION

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

LR

DR:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



SUBJECT PORTION



PLANNING & BUILDING DEPARTMENT



DATE: MAR 24 2017

SCALE: 1:4,000

DRAWN BY: AY

REZONING REFERENCE #17-07
7201 11TH AVENUE

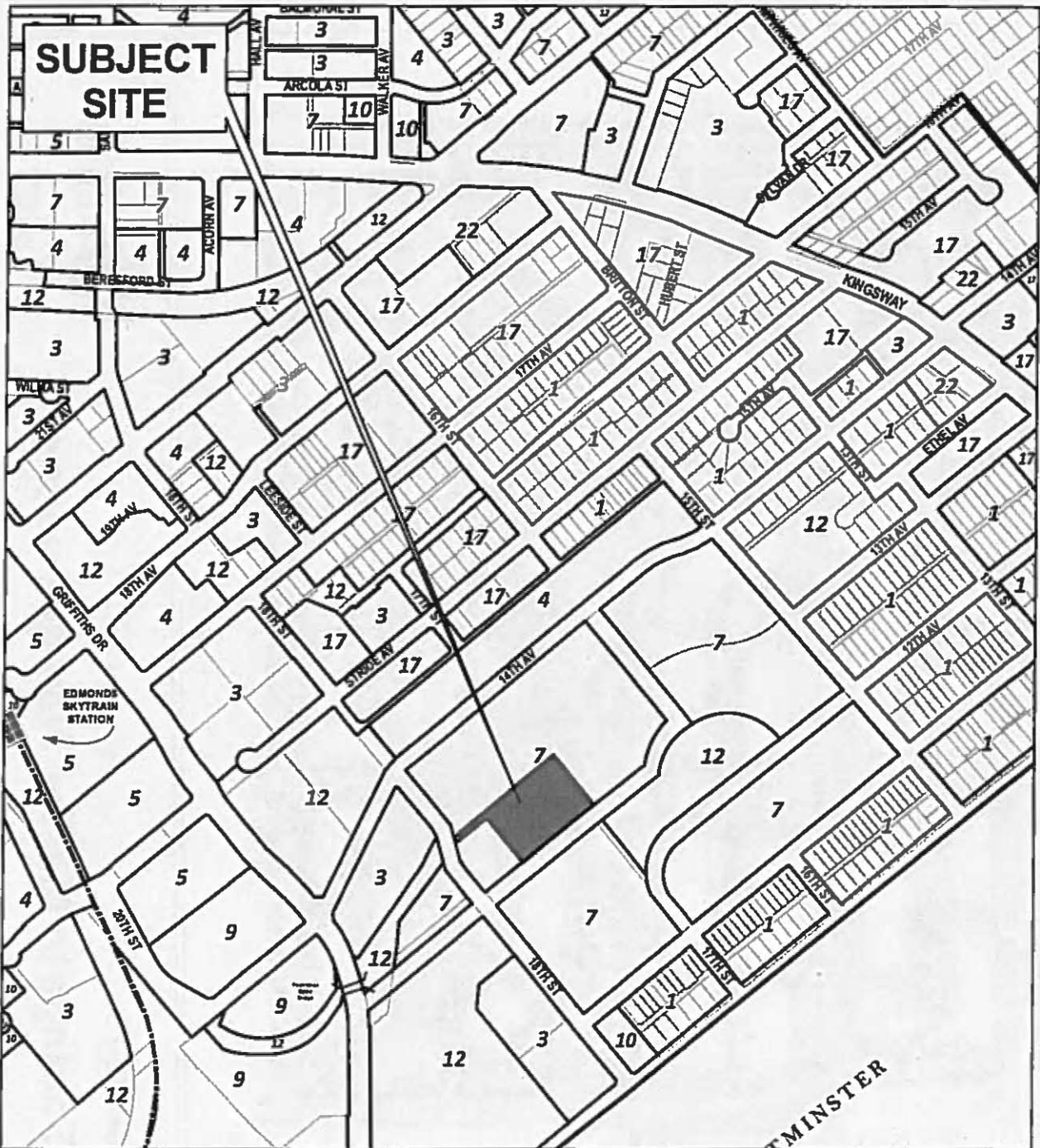


Subject Site



Overall Southgate
Master Plan Site

Sketch #1



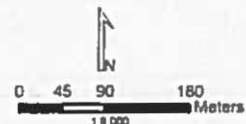
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|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium 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



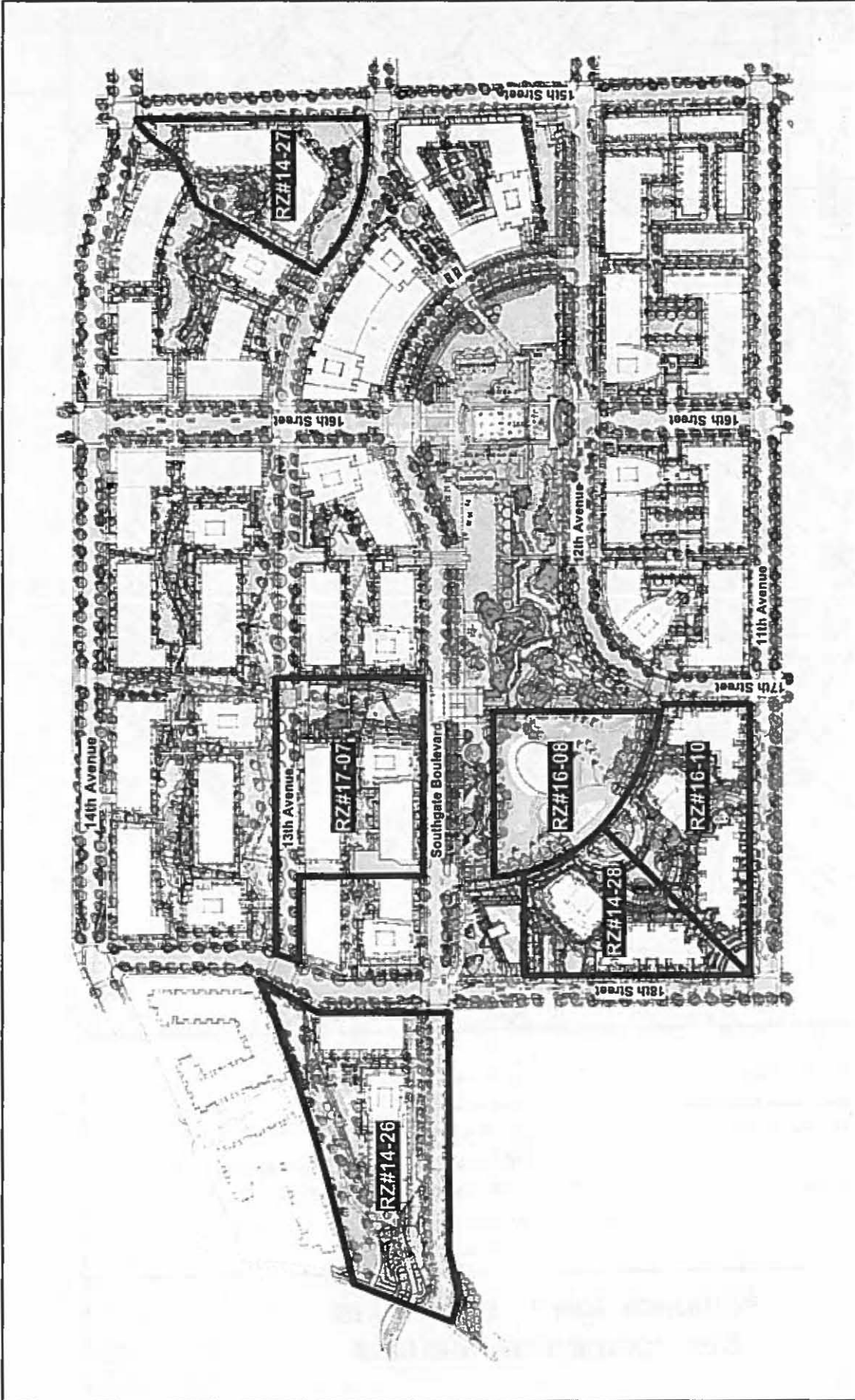
PLANNING & BUILDING DEPARTMENT

Note: Composite -109- to Change



Printed on March 20, 2017

Sketch #2



SKETCH 3

Southgate Master Plan Rezoning



City of Burnaby
PLANNING & BUILDING DEPT.
2017 03 21

**LEDINGHAM McALLISTER**

3rd Floor, 1285 West Pender Street, Vancouver, BC, Canada V6E 4B1 / (604) 682-3700-FAX: (604) 684-9004

March 16th, 2017

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

Attention: Demian Rueter

Dear Demian:

Re: Letter of Intent Southgate – Gateway Neighbourhood Rezoning Application

Please accept this Letter of Intent as part our Rezoning application for the properties indicated below as "Gateway – 5,6,7" within the Southgate Master Planned Community, Edmonds Town Centre.

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 2.72. The development density of this parcel falls within the allocated density of the Gateway 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)

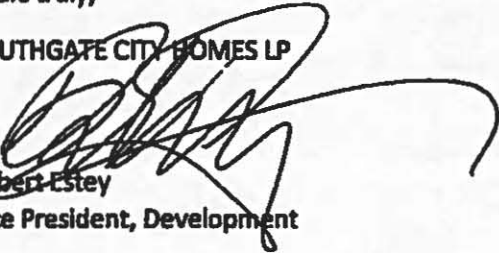
Our intent is to remove the existing industrial buildings and redevelop the property with a 42 storey high-rise residential building over a 3 storey below grade parking structure. This development will also

include a 6 storey 100-unit low-rise residential building over a 1 storey below grade parking structure. All development within this rezoning parcel follows the Southgate Master Plan Concept Book and Design Guidelines.

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 #17-10
 2017 MARCH 29

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Beedie Development Group
 3030 Gilmore Diversion
 Burnaby, BC V5G 3B4
 Attn: Jaret Lang
- 1.2 **Subject:** Application for the rezoning of:
 Lot 2, DL 165, Group 1, NWD Plan BCP47254
- From:** CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)
- 1.3 **Address:** Portion of 9702 Glenlyon Parkway
- 1.4 **Location:** The subject site is located on the west side of North Fraser Way, between North Fraser Crescent and Glenlyon Parkway (Sketch #1 *attached*)
- 1.5 **Size:** The site is irregular in shape with a total area of 1.66 hectares (4.11 acres).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of a two-storey light industrial office building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Glenlyon Business Park on the southwest side of North Fraser Way within the Big Bend Development Plan area (*see attached Sketches #1 and #2*). The subject site comprises a portion of 9702 Glenlyon Parkway, located on the southwest side of North Fraser Way. The overall subject property is vacant with an area of approximately 5.70 hectares (14.09 acres). The specific development site is vacant and is irregular in shape with an

area of approximately 1.66 hectares (4.11 acres) (subject to legal survey). To the north, across North Fraser Way, is a vacant property which is the subject of Rezoning Reference #16-56 for the purpose of constructing a two-storey light industrial and office building in line with the Glenlyon Concept Plan guidelines. To the south is the remainder of the subject property which is undeveloped and identified for future office and light-industrial development in the Glenlyon Concept Plan. To the west are office and light industrial properties developed in line with the Glenlyon Concept Plan. To the east is a vacant property identified for future office and light industrial development in the Glenlyon Concept Plan.

3.0 BACKGROUND INFORMATION

- 3.1** The subject site is located within Glenlyon Business Park, situated south of Marine Way within the Big Bend Development Plan area. The Glenlyon Concept Plan was approved by Council in 1994. The Council-adopted Glenlyon Concept Plan established high quality and unique architecture that complements the natural features of the area in order to attract cleaner and lighter industrial users to the business park. Since 2002, a majority of the business park has been developed with single tenant office and research and development uses, which collectively, has established a distinct character for the business centre. A number of high-quality office developments for companies such as Ballard Power Systems, Best Buy, Houle Electric, Richie Bros. Auctioneers, the Hospital Employees Union, CGA-Canada and PNP Pharmaceuticals were all developed in line with the Glenlyon Concept Plan, and represent an evolving pattern of single-tenant character of the Business Park.
- 3.2** In 2015, Beedie Development Group purchased the remaining undeveloped parcels of the Glenlyon Business Park from Canada Lands Company Ltd., which includes the properties located at 5115 North Fraser Way and the subject property at 9702 Glenlyon Parkway, with the intent of developing the remaining properties with a higher component of warehousing.
- 3.3** On 2016 September 28, Council received a report from the Planning and Building Department regarding Rezoning Reference #16-34, which sought permission to construct a two-storey, multi-tenant light industrial building on a portion of 5115 North Fraser Way, to the east of Glenlyon Place (see *attached* Sketch #1). Given the time that has passed since the original adoption of the Glenlyon Concept Plan, and that the Business Park has developed with a specific character and form, it was considered appropriate to review the Glenlyon Concept Plan prior to advancing the application for Rezoning Reference #16-34. However, the preliminary concept for the subject rezoning application reflects the established high quality form and character, landscaping treatment, quality of architecture, and single-user nature of development that has been accepted within the Glenlyon Business Park. Therefore, this Department supports the advancement of the subject rezoning application at this time. Given that the subject rezoning application reflects the established form and character of the business centre that has been developed

over the past 20 years, it is noted that the subject rezoning could be completed prior to the completion of the Glenlyon Concept Plan review.

4.1 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General Industrial District, M5 Light Industrial District, and the Glenlyon Concept Plan as guidelines) in order to permit the construction of a two-storey light industrial office and research building with surface parking for Coanda Research and Development Corporation, an industrial research and software development company that specializes in the analysis and solution of industrial fluid dynamics, which includes the use of scale models to test the movement of liquid and gases for various industrial sectors. Coanda is currently located at 6741 Cariboo Road and is seeking to relocate its offices to the subject site in order to accommodate the company's growth and remain in Burnaby. The total area of the proposed building will be approximately 7,300.9 m² (78,586 sq.ft.). The preliminary concept includes approximately 1,873.6 m² (20,167 sq. ft.) of office, 2,025.8 m² (21,805 sq. ft.) of laboratory, and 7,300.8 m² (78,585 sq. ft.) of warehouse space. Vehicular access will be provided from North Fraser Way at the southern most point of current proposed subdivision and will be designed in order to provide future shared access between the subject site and the remaining development parcel(s) to the south.
- 4.2 The applicant is pursuing development in line with the Council-adopted Glenlyon Concept Plan, which requires a high-quality, business centre design and treatment with significant site landscaping.
- 4.3 Primary servicing for the subject site has been provided through Subdivision References #39-97, #02-10, and #07-13, however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements may include, but not necessarily be limited to:
- the construction of Glenlyon Parkway to its final standard with separated sidewalk, street trees and street lighting;
 - the construction of a paved urban trail adjacent to the site to the west, from North Fraser Way to Glenlyon Parkway;
 - the installation of a new pedestrian/bicycle crossing and signal at the intersection of Glenlyon Place, Glenlyon Parkway and North Fraser Way;
 - the provision of a new bus shelter and pad on North Fraser Way on the north side of North Fraser Way, west of Glenlyon Place;
 - the relocation of a special pedestrian crossing on North Fraser Way, complete with curb bulges, to the west in order to align with trail crossing. Enhance crossing with curb bulges; and,
 - the provision of an enhanced pedestrian crossing, complete with curb bulges, for the urban trail across Glenlyon Parkway.

- 4.4 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.5 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.
- 4.6 A Site Profile and resolution of any arising requirements will be required.
- 4.7 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.8 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 4.9 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

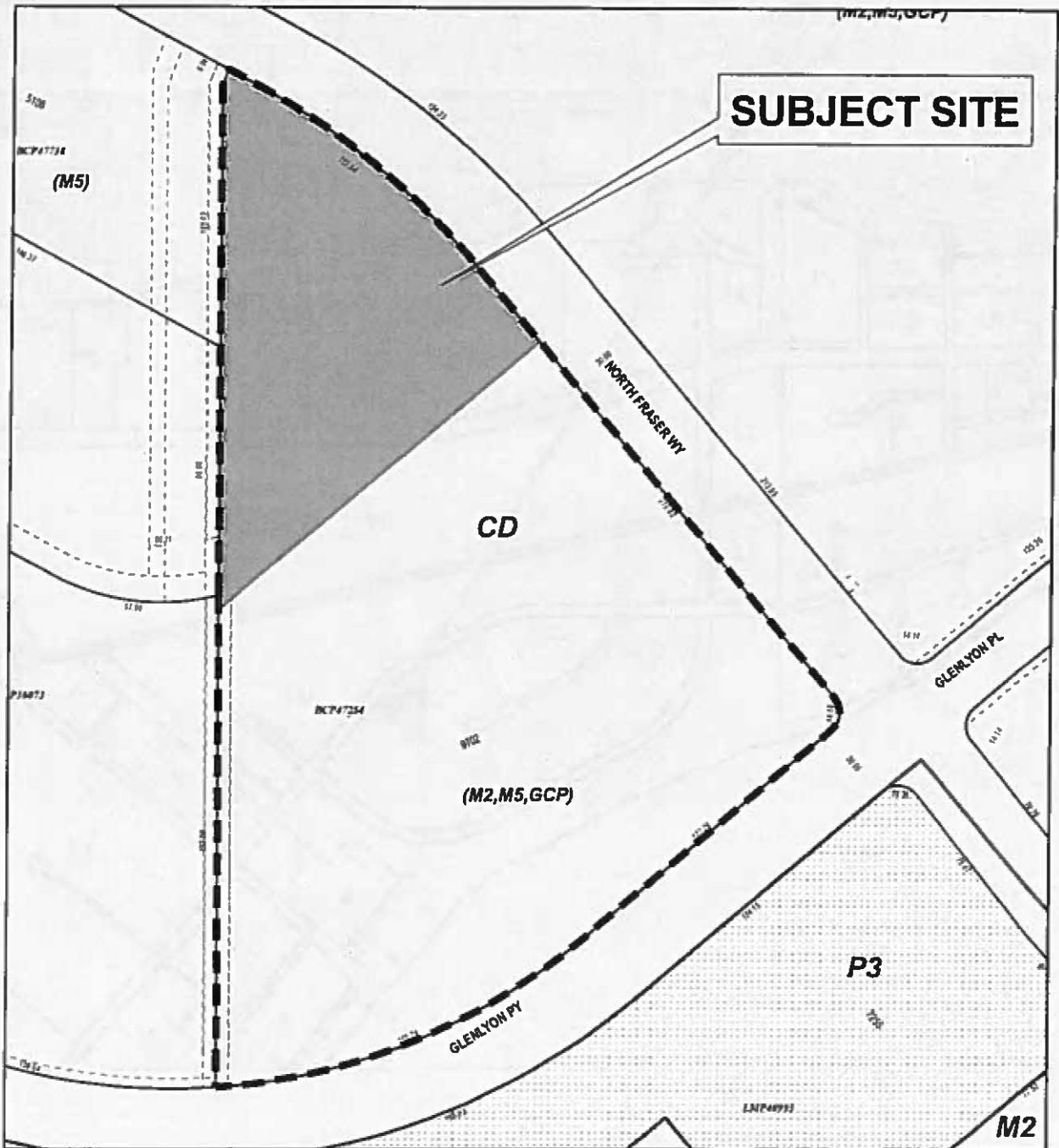
5.0 RECOMMENDATION

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

LP

GT:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT





DATE: MAR 07 2017

SCALE: 1:2,500

DRAWN BY: AY

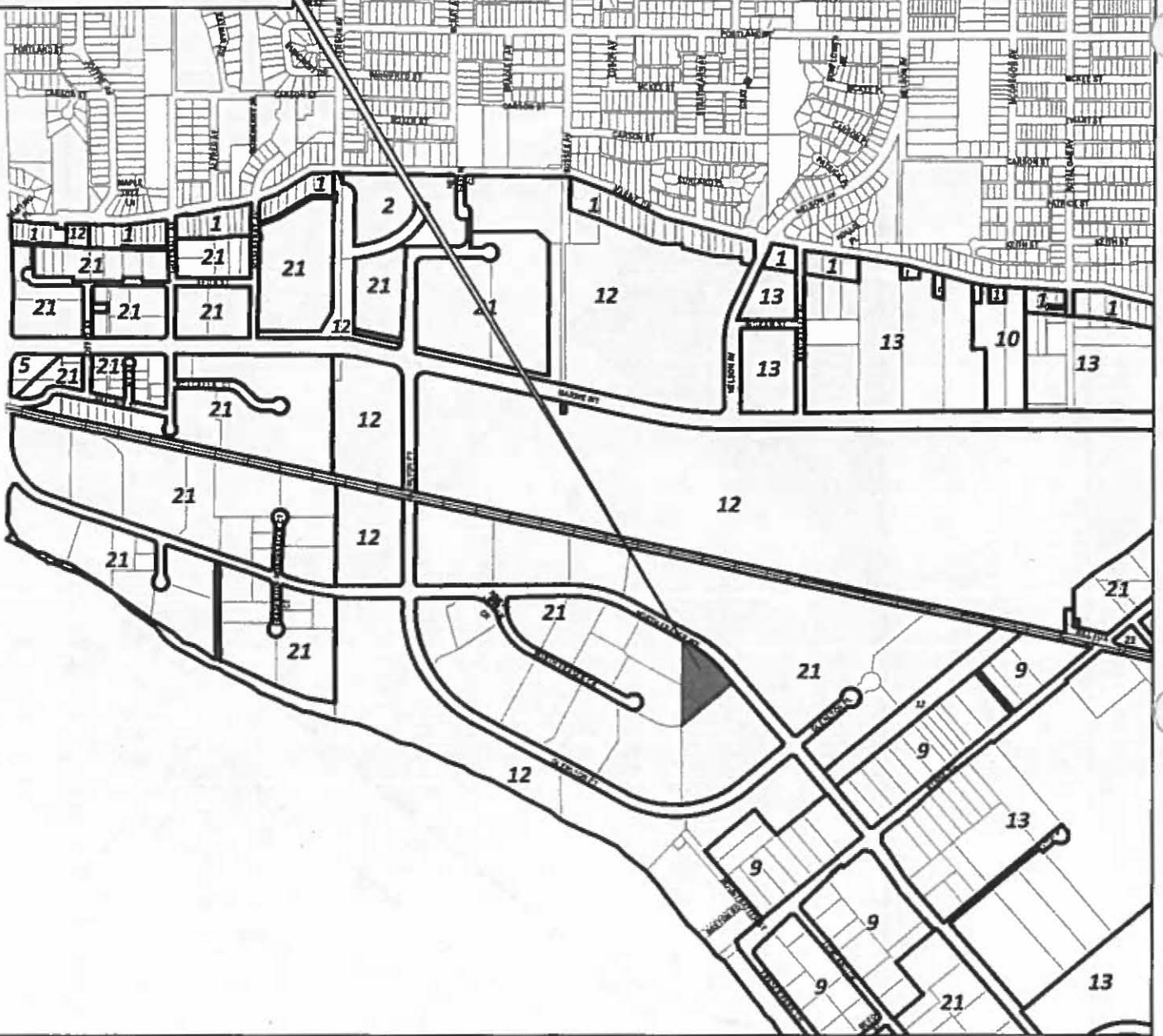
REZONING REFERENCE #17-10
9702 GLENLYON PARKWAY

 Subject Property

 Subject Site

Sketch #1

SUBJECT SITE



- | | |
|--|------------------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Big Bend Business Centre |



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan

Beedie | Development Group

February 14, 2017

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

**RE: Rezoning Application for Coanda Research & Development Corporation
 9702 Glenlyon Parkway (LOT 2 DISTRICT LOT 165 GROUP 1 NEW WESTMINSTER
 DISTRICT PLAN BCP47254)**

Dear Mr. Pelletier,

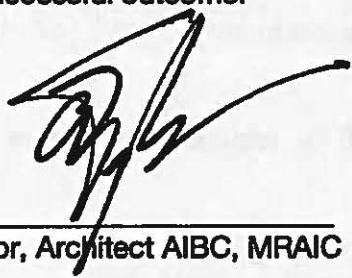
Established in 1995, Coanda Research & Development (Coanda) specializes in the analysis and solution of industrial fluid dynamics problems using physical, computational and analytical modelling techniques. As Coanda has grown, they have built a reputation of excellence in the design and fabrication of experimental equipment and the use of that equipment in the pursuit of knowledge for their clients.

The company's head office is currently located at 6741 Cariboo Road (Unit 401) and their secondary location is in Edmonton, Alberta. Coanda requires development of a new facility to meet its growing business needs. As a Burnaby-based company, Coanda would like to maintain its presence in Burnaby and has agreed to work with Beedie Development Group to develop their new headquarters in the Glenlyon Business Park.

We are requesting the site be zoned from the current CD Industrial zone to the CD (M2, M5, M5r) zone for the subject property. The intent of this rezoning application is to permit development of the new headquarters for Coanda in the form of a 2 storey light industrial building on the 1.66ha site. The building will be designed in accordance with the Glenlyon Concept Plan and reflect the high quality of development that currently exists within the Glenlyon Business Park. A preliminary design package is attached to this letter for your reference and information.

Thank you for your consideration of this rezoning request, we look forward to working with the City on a successful outcome.

Sincerely,



Craig Taylor, Architect AIBC, MRAIC
 Principal
 Taylor Kurtz Architecture & Design Inc.



Jaret Lang
 Director, Planning
 Beedie Development Group

CITY OF BURNABY

PLANNING AND BUILDING
 REZONING REFERENCE #17-11
 2017 MARCH 29

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Shape Properties
 2020 One Bentall Centre
 505 Burrard Street, Box 206
 Vancouver, BC V7X 1M6
 Attn: Amy Smith
- 1.2 **Subject:** Application for the rezoning of:
 Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990 Except
 Plan EPP40171
- From:** CD Comprehensive Development District (based on C3, C3a General
 Commercial Districts, P2 Administration and Assembly District and
 RM4s, RM5s Multiple Family Residential Districts and Brentwood
 Town Centre Development Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on C3
 and C3f General Commercial Districts and Brentwood Town Centre
 Development Plan as guidelines)
- 1.3 **Address:** Unit #21-06 – 4501 Lougheed Highway
- 1.4 **Location:** The subject tenant space is located on the second floor of the West
 Building of Phase 1 of the Brentwood Mall redevelopment at the
 northeast corner of Willingdon Avenue and Lougheed Highway
 (Sketch #1 and #2 *attached*).
- 1.5 **Size:** The tenant space is an approximately 4,117 m² (44,315 ft²)
 commercial retail unit (CRU).
- 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
 a liquor primary establishment on the subject site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject tenant space is located in the West Building of Phase I of the Brentwood Mall redevelopment, in a one-level commercial retail unit facing southeast onto the civic plaza. To the east and southeast are other commercial retail units intended for a variety of food service and retail tenants. There are two future residential towers in proximity to the proposed liquor primary establishment: Brentwood's Residential Tower 1, located above the proposed establishment, and Brentwood's Residential Tower 2, located approximately 85 m (279 ft.) to the southeast within the South Building of the development. Surrounding development to the west across Willingdon Avenue includes lower scale commercial and office development. The SOLO mixed use commercial and high density residential development is located to the southwest of the site. The Brentwood SkyTrain Station is located to the immediate south, along Lougheed Highway, with transitional auto dealership and industrial development further to the south.

3.0 BACKGROUND INFORMATION

- 3.1 On 2013 September 23, Council granted Final Adoption to Rezoning Reference #11-22, which established a Conceptual Master Plan framework and companion Design Guidelines for the Brentwood Mall site. The intent of the Master Rezoning was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment and office development, with ground-oriented townhousing, street-fronting commercial uses and several public open space elements, including a central civic plaza at the corner of Willingdon Avenue and Lougheed Highway.
- 3.2 On 2014 July 21, Council granted Final Adoption to the rezoning amendment bylaw for the commercial, public plaza and high street components of Phase I of the Brentwood Mall redevelopment (Rezoning Reference #12-44). The approved development plan features a pedestrian-oriented, architecturally vibrant design, with signature commercial buildings ranging from two to four storeys in height set around the central plaza, high street, and connecting pedestrian mews. Zoning for the commercial portion of the site is based on the C3 and C3a General Commercial Districts.
- 3.3 On 2003 May 05, Council adopted guidelines for assessing applications for new liquor licence establishments. On 2003 May 12, Council granted Final Adoption to a Zoning Bylaw text amendment restricting new liquor licence establishments with more than 100 seats to the C3f General Commercial District, the P2f Administration and Assembly District, the P3f Park and Public Use District, and the P6f Regional Institutional District.
- 3.4 On 2015 March 30, Council received the report of the Planning and Building Department concerning a rezoning application (Rezoning Reference #15-06) for a proposed brewpub restaurant in an approximate 1,200 m² (12,921 ft²) two storey commercial retail unit with roof top patio, located directly east of the subject tenant space in the middle building of Phase 1 of the Brentwood Mall redevelopment. Council authorized the Department to continue to work with the applicant towards the preparation of a suitable plan of development for the proposal, which includes a barbershop, brewing area, liquor primary

licensed area with a patio, and a food primary restaurant with a patio. That rezoning application remains active.

4.0 GENERAL INFORMATION

- 4.1 The applicant proposes to locate a liquor primary establishment on the subject site. The proposed establishment is "The Rec Room," a Cineplex Entertainment concept, in an approximate 4,117 m² (44,315 ft²) commercial retail unit on the second floor of the West Building. The proposed facility is located within the entertainment precinct component of the Brentwood Mall redevelopment, which could include: retail, office, café, restaurant, movie theatres, a live entertainment venue, and civic public plaza. Proposals for liquor primary licences for other components of the Brentwood Mall redevelopment would be subject to separate rezoning applications and evaluated on a case-by-case basis.

The proposed facility faces southeast onto the civic plaza and includes an approximate 2,016 m² (21,702 ft²) liquor primary licensed area. Preliminary plans indicate that the proposed licenced area includes the following components:

- Two food and beverage outlets, one of which includes a feature attraction/specialty game area;
- An amusement gaming area; and,
- A multi-purpose live entertainment/auditorium/stage/dance floor area, much of which can be used for seating.

Games within the facility include redemption games (e.g. arcade games) that issue electronic prizes that can be redeemed for prizes; billiards, ping pong, interactive games, and simulators; and virtual reality experiences. It is noted that rezoning of the subject site to the C3c Zoning District in order to permit an amusement arcade or billiard hall use is not necessary as the definition of those uses in the Zoning Bylaw excludes establishments for which a liquor primary licence is required. As such, rezoning to include the C3f District is sufficient to accommodate the proposed uses. Screens are proposed throughout the facility and a dance floor and live entertainment are also proposed. Space within the venue may be made available for private corporate and other group bookings. Food and beverage is proposed to be available throughout the venue including in the games and multi-purpose auditorium areas. The proposed hours of liquor service are 9:00 am to 2:00 am, seven days a week, though the applicant indicates that The Rec Room would normally operate between 11:00 am to 2:00 am, seven days a week. The applicant indicates an early estimated person capacity of approximately 1,200 to 1,300. Minors (anyone under 19 years of age), under the Liquor Control and Licensing Branch's (LCLB) Family Foodservice term and condition, would only be permitted in the facility until 10:00 pm, provided they are accompanied by a parent or guardian.

- 4.2 In order to permit the proposed liquor licence establishment, the inclusion of the C3f District zoning designation is required. The subject use must also meet Council adopted guidelines for assessing the location of new liquor primary establishments. The following

is a preliminary assessment of the proposal's consistency with the pertinent Council adopted guidelines:

4.2.1 Observance of a sufficient distance from, or physical separation from:

- Existing liquor primary establishments;
- Residential uses;
- Schools;
- Care facilities; and,
- Other uses such as gaming facilities, cyber centres, amusement arcades and billiard halls.

Two existing liquor primary establishments are located in the vicinity: Joey Burnaby at 1899 Rosser Avenue and the Executive Inn at 4210 Lougheed Highway. In addition, as mentioned above, a rezoning application has been received for a liquor primary facility located directly east of the subject site, on the other side of the civic plaza. It is also expected that additional liquor primary venues may be approved in the immediate vicinity, each of which would be assessed on a case-by-case basis through subsequent rezoning processes.

Two residential towers will be located in proximity to the proposed liquor primary establishment – one above the proposed establishment and the other approximately 85 m (279 ft.) to the southeast. Information on the approved development concept for the subject site, including its function as a public event and entertainment venue, has been included in the disclosure statements for the sale of all units in these towers. It is also noted that all uses are subject to the Burnaby Noise or Sound Abatement Bylaw.

The proposed liquor licence establishment is located at least 650 m (2,133 ft.) from the nearest school (Brentwood Park Elementary) and at least 225 m (738 ft.) from the nearest child care facility (located in the residential neighbourhood to the northeast). The site is located approximately 2 km (1.2 miles) north of the nearest gaming facility (Grand Villa Casino) and approximately 1.4 km (0.9 miles) west of Rev's Bowling Centre, which offers billiards and arcade games.

4.2.2 Nature of proposed establishment (e.g. entertainment, outdoor patio, hours and person capacity).

The nature of the proposed establishment is consistent with the approved development concept for the subject site, including its function as a public event and entertainment venue. No outdoor patios are proposed. The proposed hours of liquor service are 9:00 am to 2:00 am, seven days a week. However, it is noted that on 2003 March 10, Council adopted a policy establishing 11:00 am as the standard earliest opening time for considering new requests to change the permitted hours of liquor sale for liquor primary establishments. Patron capacity has not yet been specifically determined but is estimated

to be in the range of 1,200 to 1,300. If authorized by Council, staff will work with the applicant on the preparation of a suitable plan of development, including appropriate capacity and hours of operation in line with Council adopted policies. In addition, staff will seek to confirm noise mitigation measures, and will obtain from the LCLB confirmation of operational and patron management guidelines and requirements given the proposed size of the venue.

4.2.3 Satisfaction of all parking requirements on site.

The adopted Comprehensive Development (CD) plan for the site requires 2.4 parking spaces per 100 m² of gross leasable area. It is noted that the site will have a surplus of commercial parking, once fully constructed.

4.2.4 Safe and convenient access for vehicular traffic to the site, as well as safe access for pedestrians to the liquor licence establishment.

Safe and convenient vehicular access to the underground parking is provided via Halifax Street, Alpha Avenue, Lougheed Highway, and the approved internal high street. The approved concept for the Phase I Brentwood Mall redevelopment is pedestrian oriented and the approved CD plan for the site includes extensive pedestrian facilities and linkages (including to public transit).

4.2.5 Good proximity (within 250 meters) of public transit.

The development site is directly adjacent and directly connected to the Brentwood SkyTrain Station and transit services along Willingdon Avenue.

In general, the proposed development appears to be consistent with the Council adopted guidelines for liquor licence establishments. It is also noted that the above guidelines are to be used in the context of surrounding land uses and density of development, such that applications for liquor primary facilities in a Town Centre context would be considered differently from those in a single family area.

- 4.3 A Section 219 Covenant will be required to limit the establishment's hours of liquor service and person capacity.
- 4.4 Servicing has been provided under Rezoning Reference #12-44 and Subdivision #13-27. The Director Engineering will be required to provide an estimate for any additional servicing upgrades necessary to serve the proposed use.
- 4.5 The proposed prerequisite conditions to the rezoning will be included in a future report.
- 4.6 It is noted that the LCLB, as part of their assessment process for new liquor primary licence applications, requests that local government provide comment on such

**PLANNING AND BUILDING
REZONING REFERENCE #17-11
2017 March 29..... PAGE 6**

applications. LCLB regulations also state that if the new licence may affect nearby residents, local government must gather the view of the residents. The Public Hearing process for this rezoning would be utilized to satisfy the provincial public input process, including written notice to residents/tenants and property owners within 30 m of the subject site and advertisement in two consecutive local newspapers. In addition, should the proposed rezoning advance, a Burnaby liquor licence application (LLA) may be received by Council for consideration, concurrent with Final Adoption of the subject rezoning.

4.7 It is also noted that this rezoning application does not preclude the processing of other liquor primary applications on the subject site, with the aforementioned Rezoning Reference #15-06 and any future liquor primary proposals to be evaluated on a case-by-case basis.

5.0 RECOMMENDATION

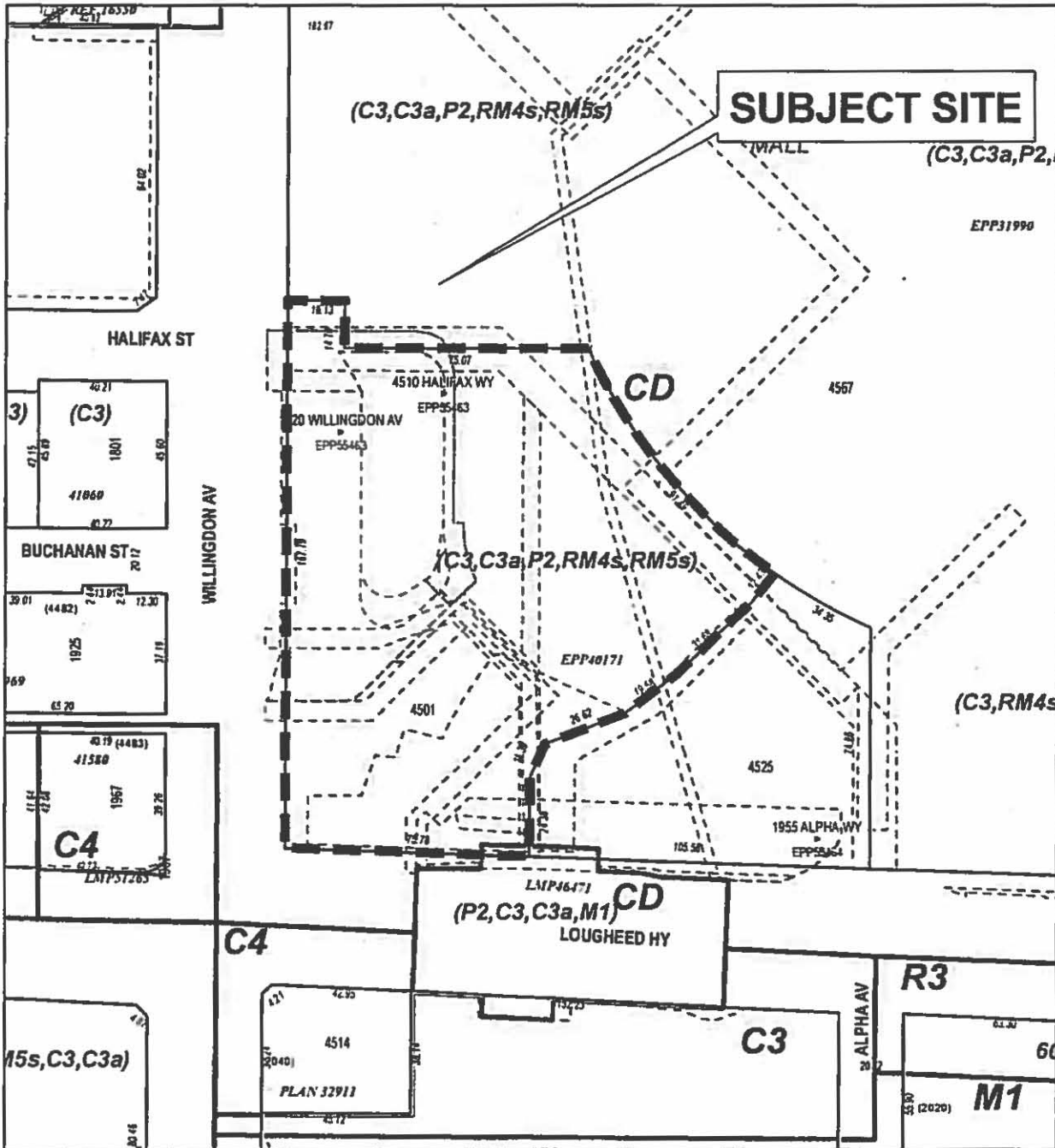
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

h.p.

LS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\REZONING\Applications\2017\17-11 Ptn 4501 Louheed Highway\Rezoning Reference 17-11 Initial Rpt 20170403.doc



PLANNING & BUILDING DEPARTMENT



DATE: MAR 07 2017

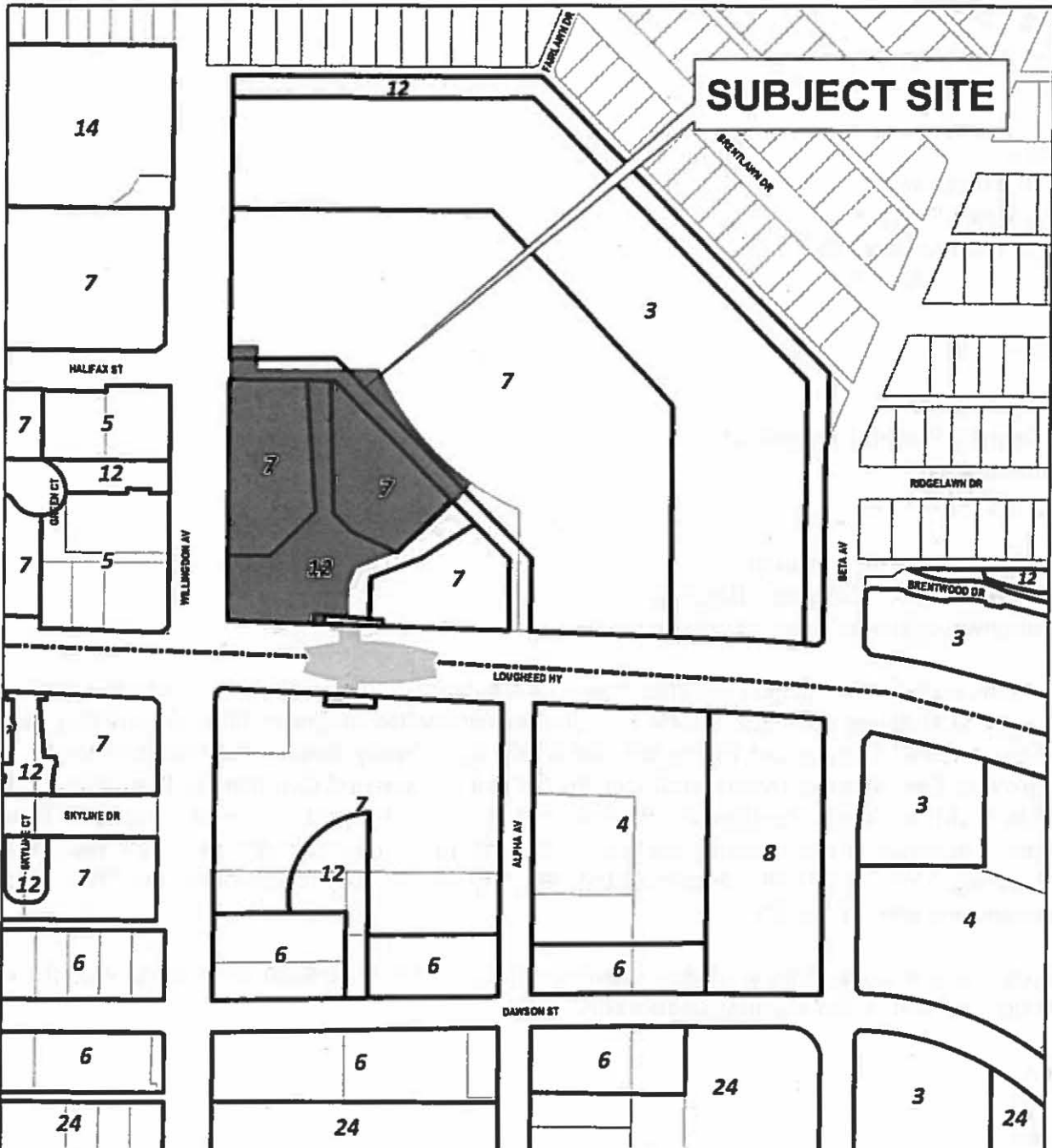
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DRAWN BY: AY

REZONING REFERENCE #17-11
PORTION OF 4501 LOUGHEED HIGHWAY

 Subject Site

Sketch #1



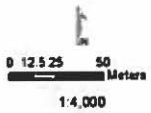
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public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



Planning and Building Dept

Printed March 7, 2017

Brentwood Plan



Sketch #2



SHAPE
PROPERTIES

MAKING PLACES THAT MATTER

Amy Smith
Shape Properties Corp.
2020 One Bentall Centre
505 Burrard Street, Box 206
Vancouver, BC V7X 1M6

February 28, 2017

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

Re: Rezoning Letter of Intent
Portion of 4501 Lougheed Highway
Brentwood Town Centre Development Plan

I, Amy Smith, on behalf of Shape Properties Corp., have submitted this application to rezone a portion of 4501 Lougheed Highway from the current CD Comprehensive Development District (utilizing the C3 General Commercial District and RM4s and RM5s Multiple Family Residential Districts) to the CD Comprehensive Development District (utilizing the C3 and C3f General Commercial District and RM4s and RM5s Multiple Family Residential Districts) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to permit a liquor primary use on the second floor West Building, Unit 21-06 with approximately 44, 315 sq. ft. to accommodate the "Rec Room" entertainment and activity facility.

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

Sincerely

Amy Smith
Shape Properties Corp.

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