



Item .....
Meeting ..... 2021 November 22

COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2021 November 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-23**  
**Two High-Density Rental Apartment Buildings**  
Metrotown Downtown Plan

**ADDRESS:** 6630 Telford Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Lot "A" (Reference Plan 29171) District Lot 153 Group 1 New Westminster District Plan 1566

**FROM:** RM3 Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on the RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Telford Rental" prepared by DA Architects & Planners, and Gauthier and Associates)

**APPLICANT:** Belford (Telford) Properties Ltd.  
540 -1199 West Pender Street  
Vancouver, BC V6E 2R1  
Attention: Jay Lin

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2021 December 14.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 November 22 and to a Public Hearing on 2021 December 14 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Administration Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the

To: Chief Administrative Officer  
From: Director Planning and Building  
Re: REZONING REFERENCE #18-23  
2021 November 17 ..... Page 2

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

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The dedication of any rights-of-way deemed requisite.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.9 of this report.
- f) The completion of a Phased Development Agreement in accordance with Sections 4.2 and 4.3 of this report.
- g) The registration of a Housing Covenant and Housing Agreement and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.4 of this report.
- h) 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.
- i) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- j) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- k) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) The review of on-site residential loading facilities by the Director Engineering.
- n) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- o) The provision of four covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding spaces to the approval of the Director Engineering and a commitment to implement the recycling provisions.

- p) The provision of facilities for cyclists in accordance with Section 4.7 of this report.
- q) Compliance with the Council-adopted sound criteria.
- r) Compliance with the guidelines for underground parking for visitors.
- s) The submission of a Green Building Strategy.
- t) The deposit of the applicable Parkland Acquisition Charge.
- u) The deposit of the applicable GVS & DD Sewerage Charge.
- v) The deposit of the applicable School Site Acquisition Charge.
- w) The deposit of the applicable Regional Transportation Development Cost Charge.
- x) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of two high-density rental apartment buildings fronting Telford Avenue, in accordance with the terms specified in a proposed Phased Development Agreement (PDA) bylaw.

### **2.0 POLICY FRAMEWORK**

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Metrotown Downtown Plan (2017), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Mayor's Task Force on Community Housing Final Report (2019); Rental Use Zoning Policy (2020); and Density Transfer Policy (2021).

### **3.0 BACKGROUND**

- 3.1 The subject site is in the Maywood neighbourhood of the Metrotown Downtown Plan (see *attached* Sketches #1 and #2). The neighbourhood is identified as a high density, pedestrian-oriented multiple-family residential neighbourhood that is rich in park and open space amenities with mid-block pedestrian and cycling linkages. With respect to building form, developments are intended to be residential in character with spacious lobbies, ground level

amenities, and access to outdoor open space. The built form includes high-rise residential buildings with street-oriented low-rise apartment, townhousing, or row-housing components.

- 3.2 The subject site is improved with a 41-unit, three-storey rental apartment building that was constructed in 1966. The prevailing zoning for the subject site is RM3 Multiple Family Residential District. The adopted Plan designates the subject development site for high-density multiple-family residential development utilizing the RM4s Multiple Family Residential District as guidelines. 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.
- 3.3 On 2020 December 7, Council adopted a report endorsed by the Planning and Development Committee authorizing staff to pursue density transfer and a Phased Development Agreement (PDA) in connection with four rezoning applications in the Maywood neighbourhood: the subject application, as well as Rezoning References #17-34, #17-39, and #18-21. As detailed in that report, concurrent advancement of all four rezoning bylaws alongside a PDA Bylaw to Public Hearing and Final Adoption is necessary.
- 3.4 On 2020 December 14, Council authorized staff to continue working with the applicant towards a suitable plan of development for two fully rental (market and non-market) high-rise buildings utilizing the RM4r Multiple Family Residential District. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 3.5 Appearing elsewhere on this Council agenda are separate reports for Rezoning References #17-34, #17-39, and #18-21 seeking advancement of the associated rezoning amendment bylaws to First Reading and Public Hearing, as well as a report seeking advancement of the necessary PDA Bylaw to First Reading and Public Hearing.

#### **4.0 GENERAL COMMENTS**

- 4.1 The proposed development plan is for one 31-storey non-market and market rental tower (Tower B), located on the northern portion of the site fronting Telford Avenue, and a 15-storey market rental tower (Tower A) on the southern portion of the site, also fronting Telford Avenue. All parking is to be provided underground with vehicular access provided from the rear lane.
- 4.2 In line with the PDA, the proposed residential uses on the site are rental-only and the permitted and proposed density may be up to 8.11 FAR, as shown in the attached Density Diagram.

Table 1 below outlines the total proposed density for the subject site:

To: Chief Administrative Officer  
From: Director Planning and Building  
Re: REZONING REFERENCE #18-23  
2021 November 17 .....Page 5

**Zoning: CD (RM4r)**  
**Site Size: 34,163 sq.ft.**

**Proposed Density**

	<b>FAR</b>	<b>GFA (sq.ft.)</b>	<b>Units</b>
RM4r Density from REZ#18-23	1.63	55,647	78
RM4r Density from REZ#17-34	3.26	111,430	155
RM4r Density from REZ#17-39	1.77	60,386	85
RM4r Density from REZ#18-21	1.45	49,553	70
<b>TOTAL</b>	<b>8.11</b>	<b>277,016</b>	<b>388</b>

**Table 1**

- 4.3 In accordance with the terms of the PDA, the replacement rental obligation of all four sites subject to the PDA will be delivered at the subject site, as detailed in the PDA Bylaw report, which appears elsewhere on this Council agenda. Tower B is proposed to accommodate the required 220 replacement rental units generated by all four sites, which exceeds the City's 20% inclusionary rental requirement. As the 220 replacement units do not fully consume all available RM4r density, the remaining RM4r density is proposed to be used for 64 additional rental units in Tower B. Half of these additional rental units will be market rental, while the other half will be offered at the CMHC market median rental rates for this neighbourhood. The intention is for Building B to be sold to and operated by a non-profit housing provider. Tower A is proposed to accommodate 104 rental units, using the same 1:1 ratio of market rental units and those rented at the CMHC market median rate. The proposed development generates a total of 388 rental apartment units (of which 20% are adaptable).
- 4.4 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate rent levels and tenure of the non-market rental units. In terms of affordability levels, rental rates for returning tenants will be the same or similar to prior rents (subject to RTA rental increases during construction), and for vacant units rental rates would meet the City's requirements of 20% below CMHC Market median rates. The terms of the Housing Agreement are to be established prior to an occupancy permit being issued. A separate report detailing the terms of the Housing Agreement will be forwarded to Council for consideration and approval prior to occupancy. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 4.5 The development is providing 82 adaptable units within the two apartment buildings, which exceeds the 20% minimum requirements of the Council-adopted Adaptable Housing policy. A total of 49 accessible parking stalls have been provided in the underground parking area (43 spaces within the residential parking area; 6 spaces within the visitors' parking area). The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the rental housing operator.
- 4.6 All required parking for the development is proposed to be located underground, with access taken from the lane. In addition to the site's location near the Metrotown SkyTrain Station (Expo Line SkyTrain), the development will meet the Zoning Bylaw's rental residential parking requirements, with a ratio of 0.6 spaces per rental unit and inclusive of 0.1 spaces per

To: Chief Administrative Officer  
From: Director Planning and Building  
Re: REZONING REFERENCE #18-23  
2021 November 17 ..... Page 6

unit for visitor parking. All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw.

- 4.7 To supplement the proposed residential parking standard, the applicant will provide 572 secure bike lockers, a shared bicycle repair room, and 204 bicycle rack spaces (79 of which are for visitors). A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.
- 4.8 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Telford Avenue to Town Centre Local Road Standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
  - two 3 m x 3 m corner truncations at the south and west corners of the site;
  - reconstruction of lanes adjacent the site as required; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.9 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- allocating development density for the subject site in accordance with the terms of the PDA;
  - ensuring a No Separate Sale of Lands and Assignment of the PDA covenant to stipulate the terms of the sale of the property and assignment of the PDA to a subsequent owner(s);
  - restricting enclosure of balconies;
  - ensuring the proposed rental buildings will not be stratified;
  - indicating that project surface driveway access will not be restricted by gates;
  - ensuring compliance with the approved acoustical study;
  - guaranteeing the provision and ongoing maintenance of stormwater management facilities; and,
  - ensuring that accessible parking stalls are held in common property to be administered by the rental housing operator.
- 4.10 The submission of a groundwater and storm water management plan is required. As well, a suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its

provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

- 4.11 The Climate Action and Energy Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.12 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.13 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 4.14 Provision of four separate car wash stalls is required for the residential development.
- 4.15 The submission of a Tenant Assistance Plan, in line with Council's adopted policy, is required.
- 4.16 Due to the proximity of the subject site to the Expo SkyTrain Line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.17 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 4.18 The submission of a Green Building Strategy is required. The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant has indicated that both residential buildings will meet Step 2 of the BC Energy Step Code and include a low carbon energy system.
- 4.19 Applicable development cost charges are:
  - Parkland Acquisition Charge;
  - School Site Acquisition Charge;
  - GVS&DD Sewerage Charge; and
  - Regional Transportation Charge.

## 5.0 DEVELOPMENT PROPOSAL

### 5.1 Site Area (subject to detailed survey)

Gross Site Area	- 3,173.85 m <sup>2</sup> (34,163.04 sq. ft.)
Dedication Area	- 9 m <sup>2</sup> (96.88 sq. ft.)
Net Site Area	- 3,164.85 m <sup>2</sup> (34, 066.16 sq. ft.)

To: Chief Administrative Officer  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #18-23  
 2021 November 17 ..... Page 8

5.2	<u>Site Coverage</u>	- 51%
5.3	<u>Density</u>	- <b>8.11 FAR TOTAL</b>
	RM4r District	1.63
	Transferred RM4r Density	6.48
5.4	<u>Gross Floor Area</u>	
	Gross Floor Area	- <b>25, 735.65 m<sup>2</sup> (277,016 sq. ft.) TOTAL</b>
	<b>Tower A residential GFA</b>	- 7,485.11 m <sup>2</sup> (80,569 sq. ft.)
	- Amenity space exemption	- 329.84 m <sup>2</sup> (3,550 sq. ft.)
	- Adaptable unit exemption	- 43.71 m <sup>2</sup> (470 sq. ft.)
	<b>Tower B residential GFA</b>	- 18,250.54 m <sup>2</sup> (196,447 sq.ft.)
	- Amenity space exemption	- 431.05 m <sup>2</sup> (4,640 sq.ft.)
	- Adaptable unit exemption	- 127.41 m <sup>2</sup> (1,371 sq.ft.)
5.5	<u>Residential Unit Mix</u>	<b>388 UNITS TOTAL</b>
	<b><i>Tower A</i></b>	
	<b><i>Market Rental Units</i></b>	
	10 – Studio units	- 34.0 m <sup>2</sup> (366.00 sq. ft.)
	14 – One bedroom units	- 50.04 m <sup>2</sup> – 55.8 m <sup>2</sup> (545 sq. ft. – 601 sq.ft.)
	22 – One bedroom (adapt.)	- 50.04 m <sup>2</sup> – 55.8 m <sup>2</sup> (545 sq. ft. – 601 sq.ft.)
	39 – Two bedroom units	- 65.00 m <sup>2</sup> – 70.1 m <sup>2</sup> (700 sq. ft. – 755 sq. ft.)
	1 – Two bedroom (adapt.)	- 65.00 m <sup>2</sup> – 70.1 m <sup>2</sup> (700 sq. ft. – 755 sq. ft.)
	18 – Three bedroom units	- 82.80 m <sup>2</sup> – 86.2 m <sup>2</sup> (891 sq. ft. – 928 sq. ft.)
	<b><i>104 Total Market Units</i></b>	
	<b><i>Tower B</i></b>	
	<b><i>Non-Market Rental Units</i></b>	
	4 – Studio units	- 31.2 m <sup>2</sup> – 34.8 m <sup>2</sup> (336 sq. ft. – 374 sq. ft.)
	2 – Studio units (adapt.)	- 31.2 m <sup>2</sup> – 34.8 m <sup>2</sup> (336 sq. ft. – 374 sq. ft.)
	125 - One bedroom units	- 50.0 m <sup>2</sup> – 55.0 m <sup>2</sup> (538 sq. ft. – 592 sq. ft.)
	38 – One bedroom units (adapt.)	- 50.0 m <sup>2</sup> – 55.0 m <sup>2</sup> (538 sq. ft. – 592 sq. ft.)
	45 – Two bedroom units	- 65.1 m <sup>2</sup> - 71.8 m <sup>2</sup> (701 sq. ft. – 773 sq. ft.)
	2 – Two bedroom units (adapt.)	- 65.1 m <sup>2</sup> - 71.8 m <sup>2</sup> (701 sq. ft. – 773 sq. ft.)
	1 – Two bed + den	- 73.3 m <sup>2</sup> – 78.5 m <sup>2</sup> (789 sq. ft. – 845 sq. ft.)
	2 – Two bed + den (adapt.)	- 73.3 m <sup>2</sup> – 78.5 m <sup>2</sup> (789 sq. ft. – 845 sq. ft.)
	1 – Three bedroom unit	- 80.6 m <sup>2</sup> – 89.0 m <sup>2</sup> (868 sq. ft. – 958 sq. ft.)
	<b><i>220 Total Non-Market Units</i></b>	



To: Chief Administrative Officer  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #18-23  
 2021 November 17 .....Page 9

**Market Rental Units**

8 – Studio units	
26 – One bedroom units	- 31.2 m <sup>2</sup> – 34.8 m <sup>2</sup> (336 sq. ft. – 374 sq. ft.)
11 – Two bedroom units	- 50.0 m <sup>2</sup> – 55.0 m <sup>2</sup> (538 sq. ft. – 592 sq. ft.)
9 – Two bedrooms units (adapt.)	- 65.1 m <sup>2</sup> - 71.8 m <sup>2</sup> (701 sq. ft. – 773 sq. ft.)
6 – Two bed + den (adapt.)	- 65.1 m <sup>2</sup> - 71.8 m <sup>2</sup> (701 sq. ft. – 773 sq. ft.)
4 – Three bedroom units	- 73.3 m <sup>2</sup> – 78.5 m <sup>2</sup> (789 sq. ft. – 845 sq. ft.)
<b>64 Total Market Units</b>	- 80.6 m <sup>2</sup> – 89.0 m <sup>2</sup> (868 sq. ft. – 958 sq. ft.)

**TOTAL NUMBER OF UNITS: - 388 units**

**5.6 Building Height**

Tower A	- 15 storeys
Tower B	- 31 storeys

**5.7 Vehicle Parking (Residential)**

**Total Required and Provided:**

388 units @ 0.6 spaces per unit	232 spaces ( <i>including 38 visitors' parking</i> )
Handicap Accessible Parking Stalls	49 spaces ( <i>including 6 visitors' parking</i> )
Car Wash Stalls	- 4 spaces

**5.8 Bicycle Parking**

**Total Required and Provided:**

388 units @ 2.0 secured resident bicycle locker spaces per units	- 776 spaces ( <i>including a bicycle repair room and bike wash stations</i> )
388 units @ 0.2 visitors' bicycle parking	- 79 spaces in racks

**5.9 Loading**

Total Required and Provided	- 2 spaces
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To: Chief Administrative Officer  
From: Director Planning and Building  
Re: REZONING REFERENCE #18-23  
2021 November 17 ..... Page 10

5.10 Communal Facilities  
(Excluded from FAR Calculations)

Primary communal facilities for the residential apartment buildings are located on the main floors, including amenity lobbies, mail rooms, lounges, and the shared laundry facilities specific to Tower B. The amenity area amounts to 8,190 sq. ft., in line with the permitted 5% exemption from Gross Floor Area permitted within the Zoning Bylaw. Outdoor amenities for the development include a children's play area at ground level, outdoor seating, and rooftop features such as dog runs, community garden plots, and climbing walls for both buildings.



for: E.W. Kozak, Director  
PLANNING AND BUILDING

MP/JDC:spf  
**Attachments**

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

# TELFORD RENTAL

## Tenure Diagram

City of Burnaby, British Columbia

### Building B

31 Storeys  
19,533.49 m<sup>2</sup> GFA  
18,250.54 m<sup>2</sup> FAR  
Amenities 493.88 m<sup>2</sup>  
(± 630 m<sup>2</sup> floorplate)

220 Non-Market  
Replacement Rental Units  
64 Market Rental Units

Total - 284 Units

### Building A

15 Storeys  
8,375.17 m<sup>2</sup> GFA  
7,485.11 m<sup>2</sup> FAR  
Amenities 329.84 m<sup>2</sup>  
(± 560 m<sup>2</sup> floorplate)

104 Market Rental Units

### Total

27,908.66 m<sup>2</sup> GFA  
25,735.65 m<sup>2</sup> FAR  
8.11 FAR  
388 Units

### Total Lobbies and Amenities

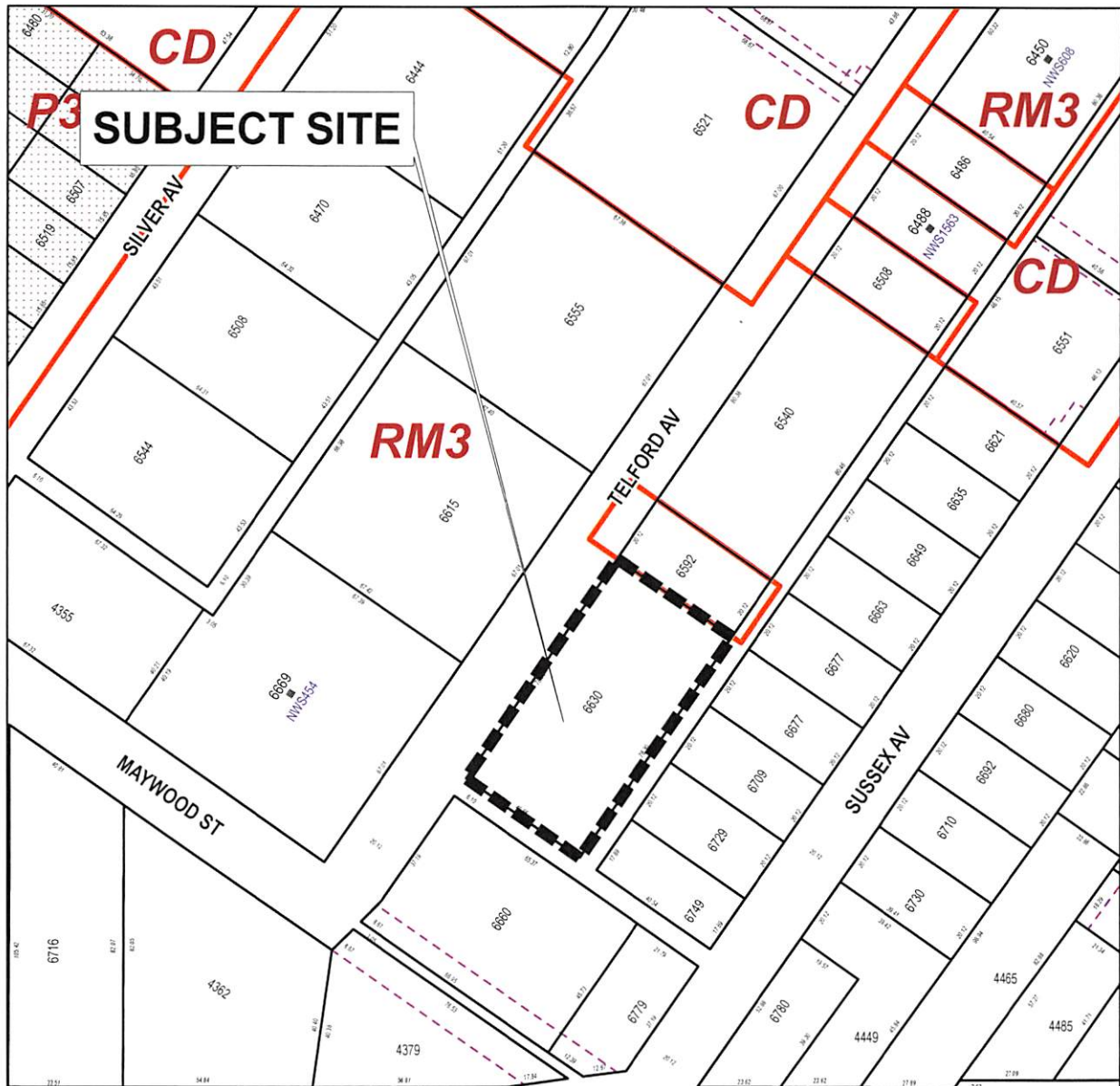
823.72 m<sup>2</sup>

### Total Market Rental

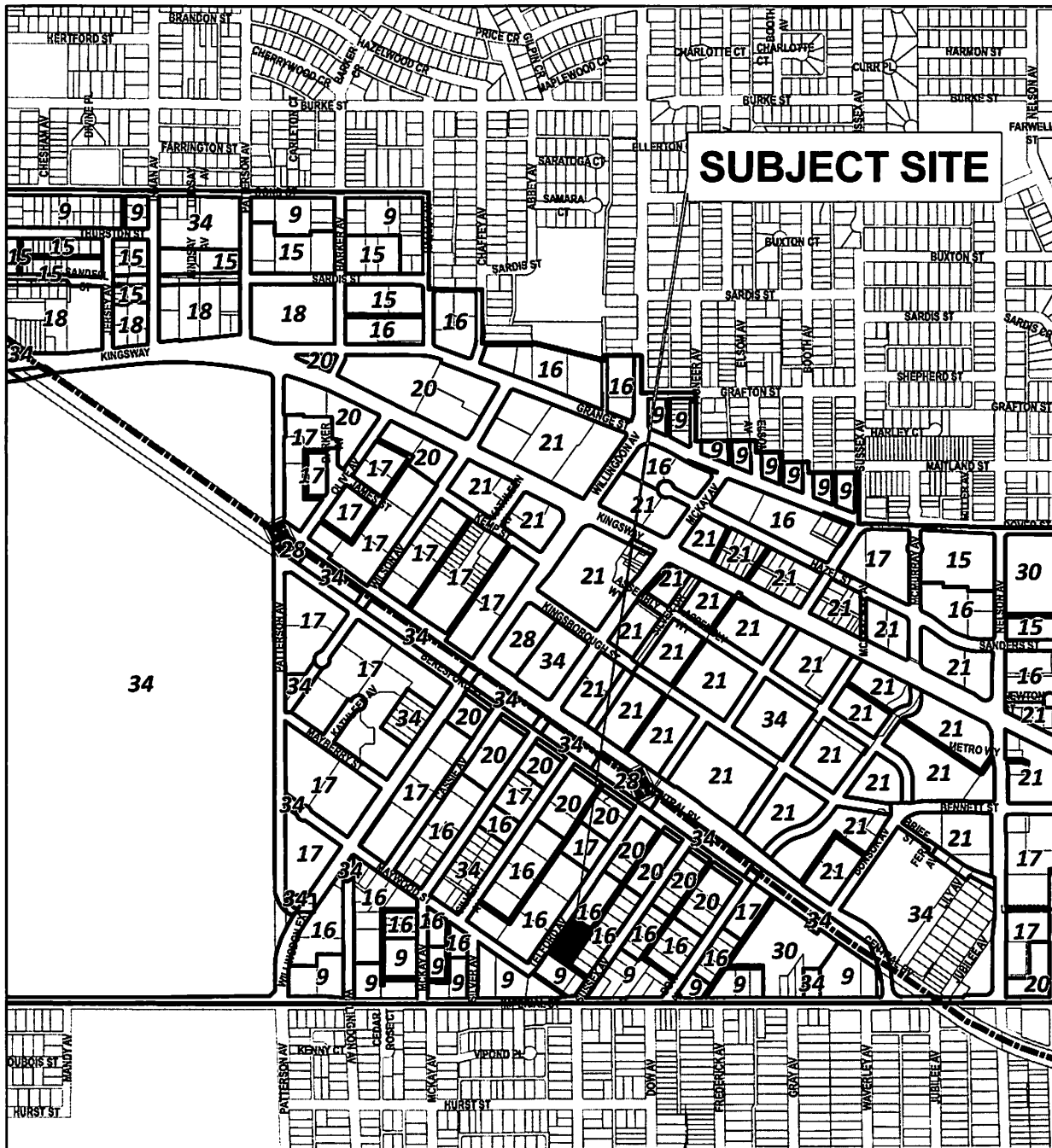
13,178.65 m<sup>2</sup> GFA  
11,796.3 m<sup>2</sup> FAR  
3.72 FAR  
168 Units

### Total Non-Market Replacement Rental

14,730.01 m<sup>2</sup> GFA  
13,939.35 m<sup>2</sup> FAR  
4.39 FAR  
220 Units







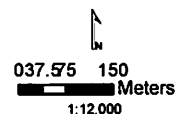
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



Planning and Building Dept

## Metrotown Plan



Printed on October 21, 2021

Sketch #2