



Item
Meeting..... 2021 March 29

COUNCIL REPORT

TO: ACTING CITY MANAGER 2021 March 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #21-07
High-Rise Apartment Building and Low Rise Rental Apartment Building
Metrotown Downtown Plan

ADDRESS: 6537 & 6521 Telford Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 66 District Lot 153 Group 1 NWD Plan 26877

FROM: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Telford on the Walk Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

APPLICANT: Telford Avenue Project LP
600-550 Burrard Street
Vancouver, BC V6C 2B5
Attention: Robert Toth

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 April 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 April 12 and to a Public Hearing on 2021 April 27 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 additional services necessary to serve the site and the

completion of a servicing agreement covering all additional requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.7 of this report.
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- e) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- f) The deposit of the applicable Parkland Acquisition Charge.
- g) The deposit of the applicable GVS & DD Sewerage Charge.
- h) The deposit of the applicable School Site Acquisition Charge.
- i) The deposit of the applicable Regional Transportation Development Cost Charge.
- j) 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 three additional storeys for the high rise market strata residential development that was recently approved in connection with Rezoning Reference #17-26.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Metrotown Downtown Plan (2017). It also aligns with the following policies adopted by Council:

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- Official Community Plan (1998);
- Mayor's Task Force on Community Housing Final Report (2019);
- Economic Development Strategy (2020);
- Environmental Sustainability Strategy (2016); and,
- Burnaby Social Sustainability Strategy (2011)

The proposed rezoning application is also consistent with the Regional Growth Strategy – Metro Vancouver 2040 (2020) as reflected by the City's Regional Context Statement (2019).

3.0 BACKGROUND

- 3.1 The subject site is within the Maywood neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The site is currently improved with an older low-rise apartment building with 54 units, all of which are vacant. The adopted Plan designates the subject site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline.
- 3.2 On 2021 January 26 the subject site received Final Adoption for Rezoning Reference #17-26 (Bylaw 14084 Amendment No.38/2019). Under that application, a 37 storey market (strata) residential building and a six-storey market and affordable rental building were approved under CD Comprehensive Development District zoning, based on RM5s and RM5r guidelines.
- 3.3 On 2021 February 17 the City received the subject rezoning application proposing changes to the market (strata) residential component of the development approved under Rezoning Reference #17-26. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The proposal for the subject site includes amendments to the Comprehensive Development plan approved under Rezoning Reference #17-26, involving the:
- addition of four typical floors;
 - removal of one penthouse level floor, a reduction from seven penthouse levels to six;
 - revised exterior expression of levels 26-33, 40 and the rooftop;
 - addition of 34 market strata units;
 - conversion of three market rental units to affordable rental;
 - reduction in two parking stalls and additional of one accessible stall; and,
 - the addition of one public car share stall at the ground level.

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- 4.2 The Comprehensive Development plan is proposed to be amended from a 37 storey market (strata) residential building to a 40 storey market (strata) residential building fronting Telford Avenue. The proposed additional three storeys increases building height from 115.7 m (380.4 ft) to 124.5 m (410.5 ft). There is no proposed change to the six storey rental residential building that is oriented towards an east-west neighbourhood linkage pathway along the north property line. The site plan is unchanged, with vehicular access from the rear lane. The number of parking stalls is proposed to decrease by two stalls to accommodate the required additional accessible stall. Despite this reduction, the number of provided parking stalls still exceeds the minimum stalls required. There is no change to the proposed number of underground parking levels (four). There is a proposed increase to the bicycle parking provision to accommodate the additional residential units, increasing the number of bicycle stalls from 889 spaces to 965 spaces.
- 4.3 The CD (RM5s) District permits a maximum market residential density of 6.1 FAR (comprised of a maximum 3.4 FAR base density, maximum 1.6 FAR amenity density bonus, and maximum 1.1 FAR density offset for the provision of affordable rental housing). The CD (RM5r) District permits a maximum rental residential density of 2.2 FAR. The total potential density for the subject site is 8.3 FAR.
- 4.4 Under Rezoning Reference #17-26 the subject site utilized a density of 6.33 FAR, comprised of 5.35 FAR for 332 market (strata) units and 0.98 FAR for 66 rental units. This application proposes an increase to the residential FAR by 0.5, comprised of 0.247 FAR Supplemental Base and 0.247 FAR Supplemental Bonus density, to a total of 6.83 FAR.
- 4.5 With respect to the rental component of the project, the proposed additional 34 market (strata) units generates an additional inclusionary rental requirement. In accordance with Council's adopted Rental Use Zoning Policy the applicant is providing an additional five affordable rental units as part of the development proposal. This will be achieved by reducing the number of (voluntary) market rental units from 12 to seven units. The subject application does not propose any change to the previously approved 0.98 FAR rental residential density under the CD (RM5r) District.
- 4.6 As such, the total proposed residential density for this 432 unit project is 6.83 FAR, still below the site maximum allowable FAR of 8.3. The site FAR is comprised of 5.85 FAR for 366 market (strata) units and 0.98 FAR for 59 affordable rental units and seven market rate rental units. This equates to an increase of 0.5 FAR from the previously approved Rezoning Reference #17-26.
- 4.7 As noted above, the applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw to achieve the additional 34 residential units. In doing so, the applicant would be required to purchase an additional 0.247 FAR or 1,120.6 m² (12,062 sq.ft.) of Supplemental Bonus density.

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The Realty and Lands Division of the Department of Public Safety and Community Services previously negotiated with the applicant on the amenity bonus value for Rezoning Reference #17-26, the value of which will be carried through for the additional density achieved through this amendment rezoning application. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

- 4.8 The proposed additional floors will contain 34 strata units with a broad unit mix, ranging from small studio units to three bedroom units suitable for larger households. Of these, two are adaptable units. The adaptable unit count for the overall development meets the 20% minimum requirement of the Council-adopted Adaptable Housing policy. One additional accessible parking stall is proposed in the underground parking area as per current Zoning Bylaw requirements.
- 4.9 Transportation Demand Management (TDM) measures approved as part of Rezoning Reference #17-26 will be applied to the additional 34 units, including:
- a transit pass subsidy of 60% of the cost of a monthly two-zone transit pass for each residential unit for 12 months; and,
 - twice the required secured bicycle parking and a bicycle repair room within the residents' parking area.

Additionally, the applicant is proposing the placement of a car share space located at grade to provide both residents and members of the public an alternative transportation option, upon future deployment of vehicle by a car share provider.

- 4.10 Overall, the subject application proposes a minor amendment to a previously approved residential development. The building design and site layout have been retained to maintain a high-quality urban design, public realm and architectural standard. The amended development meets City requirements by providing additional housing in the form of both market and affordable residential dwellings including adaptable housing along with the associated amenities. The proposed development is below the maximum allowable density for the site and provides an urban form and land use that is consistent with the Metrotown Downtown Plan. The proposed plan of development is therefore considered suitable for presentation to a Public Hearing.

5.0 REZONING REQUIREMENTS

- 5.1 Site servicing for the subject lot was previously captured under Rezoning Reference #17-26; however as there are proposed minor changes to massing and site capacity the Director Engineering will be requested to prepare a revised estimate for any additional services necessary to serve this site.

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5.2 The submission of an updated Solid Waste and Recycling Plan to the approval of the Director Engineering is required.

5.3 The following development cost charges will be applied to the additional units:

- Parkland Acquisition Charge;
- School Site Acquisition Charge;
- GVS&DD Sewerage Charge; and,
- Regional Transportation Charge.

6.0 DEVELOPMENT PROPOSAL

6.1 Site Area (subject to detailed survey) 4,536.9 m² (48,834 sq.ft.)

6.2 Site Coverage 33.4%

6.3 Density 6.83 FAR total

RM5s District

Base	2.2 FAR
Bonus	0.4 FAR
Supplemental base	1.075 FAR
<u>Supplemental bonus</u>	<u>1.075 FAR</u>
Subtotal	4.75 FAR

RM5r District

Replacement affordable rental units	0.88 FAR
<u>Additional market rental units</u>	<u>0.10 FAR</u>
Subtotal	0.98 FAR

Density Offset 1.1 FAR

6.4 Gross Floor Area 30,989.11 m² (333,564 sq.ft.) total

Market (strata) residential building	27,278 m ² (293,618 sq.ft.)
- Amenity space exemption	517.8 m ² (5,574 sq.ft.)
- Adaptable unit exemption	137.5 m ² (1,480 sq.ft.)

Rental residential building (<i>No change</i>)	4,539.2 m ² (48,860 sq.ft.)
- Amenity space exemption	73.8 m ² (794 sq.ft.)
- Adaptable unit exemption	27.9 m ² (300 sq.ft.)

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6.5 Residential Unit Mix 432 units total

Market (strata) residential

111 – Studio units	37.0 to 43.7 m ² (415 to 519 sq.ft.)
33 – One bedroom adaptable	50.6 m ² (545 sq.ft.)
66 – One bedroom + den	56.0 to 57.5 m ² (606 sq.ft.)
78 – Two bedroom	72.1 to 72.7 m ² (777 to 783 sq.ft.)
33 – Two bedroom + den adaptable	84.5 m ² (910 sq.ft.)
37 – Three bedroom	97.8 to 114.6 m ² (1,053 to 1,234 sq.ft.)
<u>8 – Three bedroom adaptable</u>	97.8 to 114.6 m ² (1,053 to 1,234 sq.ft.)
366 units	

Rental residential (*No change*)

35 – One bedroom	50.1 to 51.8 m ² (539 to 558 sq.ft.)
10 – One bedroom adaptable	50.1 to 51.8 m ² (539 to 558 sq.ft.)
16 – Two bedroom	66.3 to 68.8 m ² (714 to 740 sq.ft.)
<u>5 – Three bedroom adaptable</u>	87 to 88.3 m ² (936 to 950 sq.ft.)
66 units	

6.6 Building Height

- Market (strata) residential	40 storeys, 124.5 m (410.6 ft.)
- Rental residential	6 storeys, 19.1 m (62.5 ft.) (<i>No change</i>)

6.7 Vehicle Parking

Total Required:

- Market (strata) residential	431 spaces 403 spaces (<i>including 37 visitor spaces</i>)
- Rental residential	28 spaces (<i>including 3 visitor spaces</i>)

Total Provided:

- Market (strata) residential	462 spaces 434 spaces (<i>including 39 visitor spaces and 9 accessible spaces, plus 4 car wash spaces</i>)
- Rental residential	28 spaces (<i>including 3 visitor spaces and 2 accessible spaces, plus 1 car wash space</i>)

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6.8 Bicycle Parking

Total Required:

- Secured residential:
432 units @ 2.0 spaces per unit 864 spaces
- Visitor spaces:
10% of residential spaces provided 87 spaces

Total Provided:

- Secured residential: 876 spaces
- Visitor spaces: 89 spaces

6.9 Loading (No change)

Total Required and Provided 2 spaces

6.10 Communal Facilities (excluded from FAR calculations)

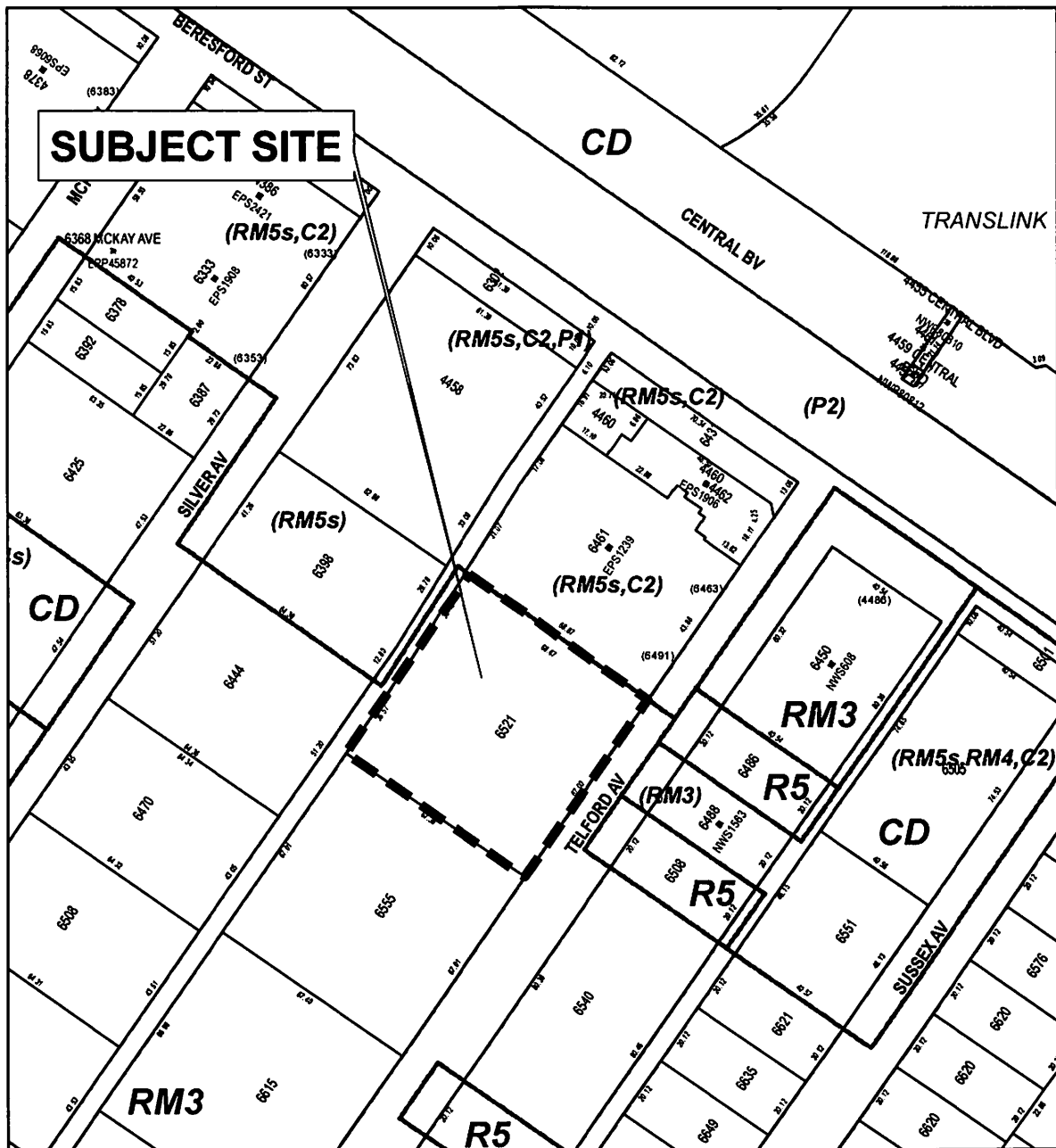
Communal facilities amounting to 517.8 m² (5,574 sq.ft.) for market (strata) residential building residents are located on the main floor, and include an amenity lobby, concierge, study lounge, fitness area, mail room, games room, karaoke room, AV room, parcel storage area, lounge, dining room, and kitchen. For the rental residential building, 73.8 m² (794 sq.ft.) of amenity space is provided as an amenity lobby and multi-purpose room including kitchen facilities and a seating area. The total amenity space for the development, 591.6 m² (6,368 sq.ft.), is less than the permitted 5% (16,674.2 sq. ft.) exemption from gross floor area permitted within the Zoning Bylaw. Outdoor amenities for the overall development include outdoor amenity patios, landscaped and lawn areas, and public art.


E.W. Kozak, Director
PLANNING AND BUILDING

JDC:jz

Attachments

cc: Director Parks Recreation and Cultural Services
Director Public Safety and Community Services
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
Feb 19 2021

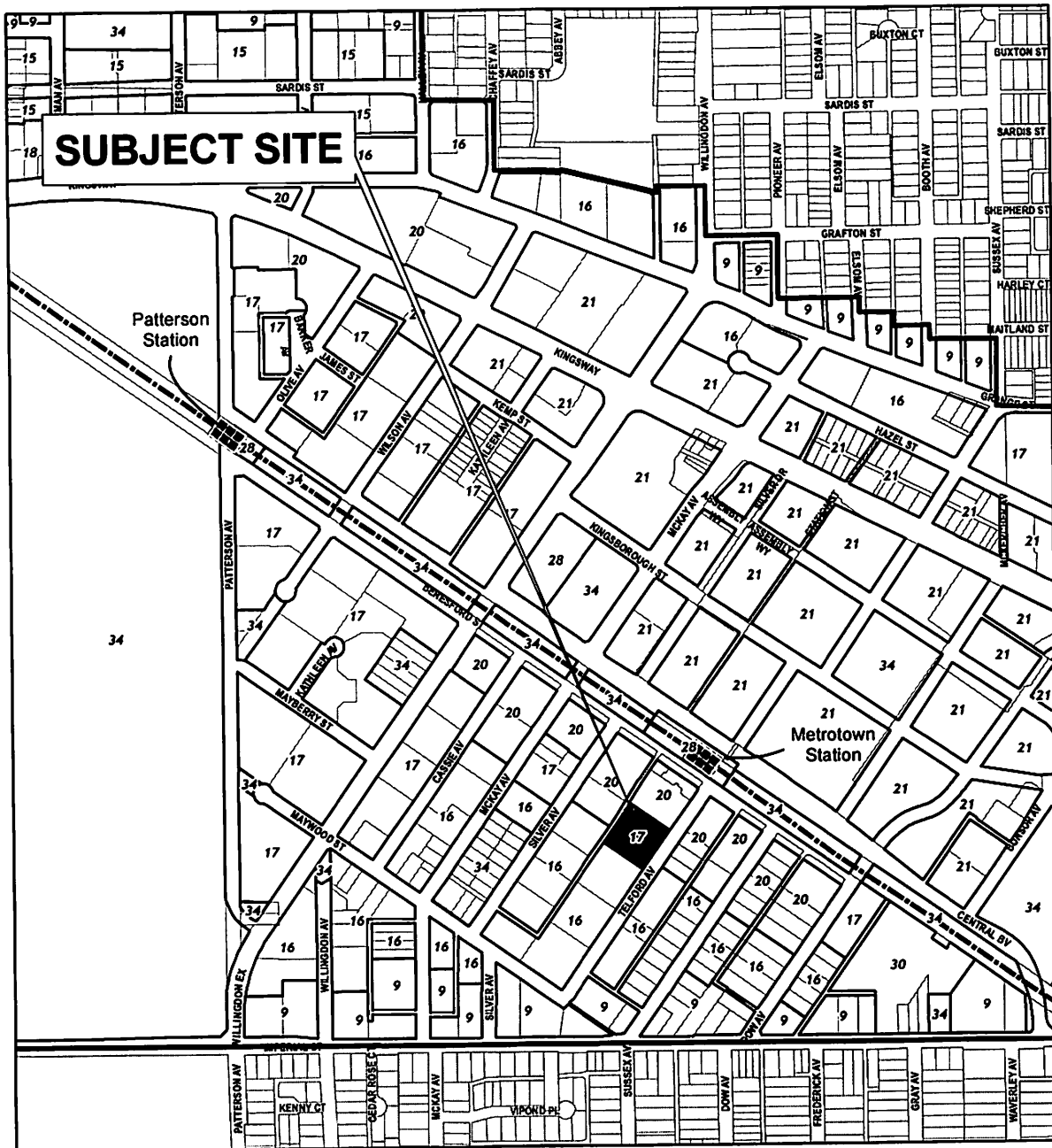
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REZONING REFERENCE #21-07
6521 AND 6537 TELFORD AVENUE



Sketch #1



- 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)

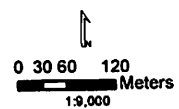
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on Feb 19, 2021

Metrotown Plan



Sketch #2



February 9, 2021

BY EMAIL

Johannes Schumann
Assistant Director of Current Planning
City of Burnaby
4949 Canada Way, Burnaby, BC

Dear Johannes:

RE: 6537 & 6521 TELFORD AVENUE – ZONING AMENDMENT APPLICATION (NEW REZONING)

Enclosed is a new rezoning application for the above property, formerly addressed as 6525 Telford Avenue, which received rezoning enactment on Monday, January 25th, 2021. The subject site was rezoned CD-1, based on the RM5s/RM5r land use designation, as designated in the Metrotown Downtown Plan.

The following materials are enclosed:

- Application for Rezoning form
- Agent Authorization form
- Cheque in the amount of \$5,500 (as per email from Anja van Spaendonk)
- Suitable Plan of Development drawings (one clean and one clouded showing changes relative to the recently approved CD rezoning drawings have been submitted digitally to the City of Burnaby FTP server)
- Copy of land title summary

The purpose of this new application is to request City Council approval to add 3 storeys in height to our condo tower, which will result in an additional 34 condo units (bringing the height from the currently approved 37 storeys to 40 storeys). This additional height and density are in line with the Metrotown Downtown Plan and the application still falls below the site's maximum potential height and density allowable under the RM5s/RM5r land use designation. With an overall height of 40 storeys, the tower will still be lower in height than our former Metroplace project, which is located immediately to the north of the subject property and stands 44 storeys in height.

The benefits to the City of this new rezoning application include the following:

- Additional supplementary density bonus funds
- Numerous additional fees and charges
- The addition of 34 homes located on rapid transit
- An increase in the proportion of affordable rental units in the standalone rental building
- The addition of a neighbourhood car share vehicle

We believe this new application should be relatively straightforward to process, as we've endeavoured to change as little as possible versus our recently approved project. In terms of below-grade changes, as our former application RZ #17-26 provided excess parking, there will be few impacts of this change on the parkade, except for marginal increases in waste & recycling facilities and an increase in the quantity of bicycle storage lockers. There will be no changes in the parkade depth, therefore no new Stormwater Management Plan review. On the tower itself, the form and character will be indistinguishable from our recently approved application, with little noticeable impact to the tower of the added 3 storeys in height. Furthermore, the rental



building will be unchanged in its design, although the proportion of affordable rental units will increase commensurate with the increase in market condo density. Lastly, there are no changes proposed to the siteplan, except for the addition of a parking stall at-grade to accommodate a neighbourhood car-share service.

In closing, we see this change as being relatively minor from the City's perspective, although the additional density is very critical for the economics of our project, which are suffering from the condo market decline and exacerbated by the COVID-19 pandemic. As our project will benefit from approval of this application, so too will the City of Burnaby benefit as has been outlined in this letter. Critical to the feasibility of this application, is the grand-fathering of various policy measures which have been approved on the existing RZ#17-26 application, lest the addition of these 3 storeys trigger new requirements that have cascade impacts across the entirety of the tower (i.e. Step Code Compliance, Adaptable parking requirements etc.).

We've arranged for an intake meeting with Planning Staff and hope to get alignment on an expedited timeline to process, what we see is being a minor change to our building.

Yours truly,
TELFORD AVENUE PROJECT LP

Robert Toth
Vice President, Development