



Item.....
Meeting..... 2021 August 30

COUNCIL REPORT

TO: ACTING CITY MANAGER 2021 August 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-00031**
High-Rise Residential Building, Comprised of Market Strata, and Market and Non-Market Rental Units
Metrotown Downtown Plan

ADDRESS: 6540 Marlborough Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot "B" District Lot 152 Group 1 New Westminster District Plan 1520

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "6540 Marlborough Avenue, Suitable Plan of Development" prepared by IBI Group)

APPLICANT: IBI Group Architects
700 – 1285 West Pender Street
Vancouver, BC V6E 4B1
Attn: Tony Wai

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 September 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 August 30, and to a Public Hearing on 2021 September 28 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 Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a

To: *Acting City Manager*
From: *Director Planning and Building*
Re: *REZONING REFERENCE #18-00031*
2021 August 25.....Page 2

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 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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.
- f) Dedication of 0.9 m (3.0 ft.) along the eastern property line for future lane widening.
- g) The registration of a Housing Covenant and Housing Agreement.
- h) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- i) Compliance with the Council-adopted sound criteria.
- j) The submission of a suitable on-site stormwater management plan 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.
- k) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- l) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- m) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- n) The review of on-site loading facilities by the Director Engineering.

- o) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space 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 5.8 of this report.
- q) 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.
- r) The undergrounding of existing overhead wiring abutting the site.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The submission of a Public Art Plan.
- u) The submission of a Green Building Strategy.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the applicable GVS & DD Sewerage Charge.
- y) The deposit of the applicable Regional Transportation Development Cost Charge.
- z) 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 a single 22-storey high-rise residential building, comprised of market strata, market rental, and non-market rental units.

2.0 POLICY FRAMEWORK

The subject rezoning proposal aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2019), 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), and Rental Use Zoning Policy.

3.0 BACKGROUND

- 3.1 The subject site is located within the Marlborough neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketches #1 and #2) and is designated high-density residential, utilizing the RM4s and RM4r Multiple Family Residential Districts as guidelines for rezoning. The property is currently zoned RM3 Multiple Family Residential District, and improved with a three-storey, 30-unit, rental apartment building.
- 3.2 To the north of the subject site is an older two-storey rental apartment building, and a two-storey commercial building across the lane that fronts Kingsway. To the west across Marlborough Avenue are Fire Hall No. 3 and Lobley Park. To the south are three older rental apartment buildings and a single family dwelling which are the subject of an active rezoning application (REZ #17-30) to permit the construction of a 34-storey market strata and market rental building, and a four-storey non-market rental building. To the east across the lane are two vacant residential properties, as well as older three-storey apartment buildings.
- 3.3 On 2019 October 28, Council received an initial rezoning report for the subject site. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The site is proposed to be developed with a 22-storey residential building with a total of 188 dwelling units, comprised of 14 storeys of market strata units above seven storeys of a mix of market and non-market rental units, and one storey for a mechanical room and amenity areas. Vehicular access to the site is from the rear lane, with all parking to be provided underground.
- 4.2 The CD (RM4s/ RM4r) District permits a maximum potential residential density of 6.15 FAR as shown in Table 2 below.

	Permitted Density	Proposed Density	Proposed Number of Units
RM4s market strata residential density	3.60 FAR (inclusive of 1.1 FAR bonus)	3.60 FAR (inclusive of 1.1 FAR bonus)	106 units
RM4r rental residential density	1.70 FAR	1.70 FAR	56 units
Density offset	0.85 FAR	0.85 FAR	26 units
Total	6.15 FAR	6.15 FAR	188 units

Table 2

4.3 In accordance with Council's adopted Rental Use Zoning Policy Stream 1 – Rental Replacement, the applicant is providing 30 replacement rental units, utilizing a portion of RM4r rental density (0.84 FAR). These replacement units are proposed at below market rates. For returning tenants, the rent will be the pre-development rent plus RTA rental increases during construction. For new tenants, the rent will be 20% below CMHC market median rent rates. As a result, access to the 0.85 FAR density offset is available under the RM4s District.

The applicant is also proposing an additional 26 rental units utilizing the remaining RM4r rental residential density (0.86 FAR), subject to Council approval. The rental rates in these units will be set at a 1:1 ratio of market and CMHC market median rent rates. This arrangement would be secured through a Housing Agreement.

4.4 The applicant is proposing to use the amenity density bonus provisions of the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR, which translates into 2,223.1 m² (23,932 sq.ft.) of bonused gross floor area (GFA) included in the development proposal. 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. The report to Council will be prepared once the Public Safety and Community Services Department - Realty and Lands Division has concluded negotiations with the applicant. Council approval of the density bonus value is a prerequisite condition of the rezoning.

In accordance with Council's adopted policy, 80% of the cash contribution-in-lieu of the community benefits are applied toward the City-Wide Community Benefit Bonus Reserve and 20% to the Community Benefit Bonus Affordable Housing Reserve.

4.5 The proposed development contains a total of 132 market strata units. Floor area of the smallest one-bedroom units are 50.0 m² (539.0 sq.ft.), in accordance with the P11e SFU Neighbourhood District's minimum floor area. This is balanced with a higher percentage of two bedroom plus den and three-bedroom units proposed within the building. The use

of the P11e District for smaller one-bedroom units supports the affordability of units for first time home buyers and those looking to enter the housing market.

- 4.6 In accordance with Council-adopted Adaptable Housing policy, the proposed development would provide 40 adaptable units (a minimum 20% of the total number of residential units). Twenty accessible parking spaces would be provided for the proposed adaptable units.
- 4.7 In accordance with the Zoning Bylaw, a parking ratio of 1.1 parking spaces per market strata unit and 0.6 parking spaces per rental residential unit is required. Of these ratios, 0.1 spaces per unit are for visitors. All parking spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, also in accordance with the Burnaby Zoning Bylaw.

To supplement the proposed parking standard, the applicant will be providing transportation alternatives through a comprehensive Transportation Demand Management Strategy. This includes the provision of:

- a transit pass subsidy equivalent to the cost of a monthly two-zone transit pass for 15% of the market strata units and 100% of the rental units for 24 months;
 - two secured bicycle parking spaces for each dwelling (strata and rental) unit, a bicycle repair room, and two bicycle wash rooms; and,
 - the provision of a fund to support car share, equivalent to one car and space per 100 units, with memberships available to all strata and rental residents. Should a car share program not be available on this site, the value of the vehicles may be utilized toward driving credits for car share, or additional funding for transit pass subsidies.
- 4.8 The applicant will be required to provide one residential loading space to serve all residents (strata and rental units).
- 4.9 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Marlborough Avenue to its final Town Centre standard (Local Road), with concrete curb and gutter, curb bulges and enhanced boulevards, separated sidewalks/cycle track, street trees, and street and pedestrian lighting across the development frontage;
 - 25% contribution towards Kingsway/Marlborough traffic signal upgrades;
 - the design, construction, and/or contribution toward required off-site works as determined by the Marlborough Neighbourhood Traffic Study;
 - construction of the rear lane to an interim standard, with 50% cash-in-lieu contribution for the future construction of the lane to its full standard; and,
 - storm, sanitary sewer and water main upgrades, as required.

- 4.10 A lane dedication of approximately 0.9 m (3.0 ft.) along the eastern property line, which amounts to an area of approximately 55.0 m² (592 sq.ft.), is required.
- 4.11 Any necessary statutory rights-of-way, easements, and covenants for the site are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant preventing stratification of the rental units;
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring that all accessible parking spaces be held in common property to be administered by the Strata Corporation and Rental Operator; and,
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art.
- 4.12 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the market and non-market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 4.13 The submission of a Tenant Assistance Plan that meets the City's Tenant Assistance Policy is required.
- 4.14 Due to the proximity of the subject site to Kingsway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.15 The provision of two car wash stalls is required. The applicant is proposing to provide one car wash stall for market strata units, and one for rental (market and non-market) units.
- 4.16 As the site will be fully excavated for development, a tree survey will be required 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 the existing trees which will be removed from the site.
- 4.17 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.

- 4.18 The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- 4.19 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.20 The submission of a detailed loading management plan to the approval of the Director Engineering is required.
- 4.21 The provision of bicycle storage lockers and bicycle racks for the residents and visitors of the building is required.
- 4.22 The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process is required.
- 4.23 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 the proposed residential building will meet Step 2 of the BC Energy Step Code with Low Carbon Energy System.
- 4.24 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	<u>Site Area</u> <i>(subject to detailed survey)</i>	2,021 m ² (21,756 sq.ft.)
5.2	<u>Site Coverage</u>	48.2%
5.3	<u>Density</u>	6.15 FAR TOTAL
	RM4s District	
	Base	1.7 FAR
	Bonus	0.3 FAR
	Supplemental base	0.8 FAR
	<u>Supplemental bonus</u>	<u>0.8 FAR</u>
	Subtotal	3.6 FAR

	RM4r District	0.84 FAR
	Replacement rental units	<u>0.86 FAR</u>
	<u>Additional market rental units</u>	1.7 FAR
	Subtotal	0.85 FAR
	Density Offset	
5.4	<u>Gross Floor Area</u>	12,430 m² (133,799 sq.ft.) TOTAL
	Market (strata) residential	8,994 m ² (96,814 sq.ft.)
	Amenity space exemption	353.6 m ² (3,806 sq.ft.)
	Adaptable unit exemption	65 m ² (700 sq.ft.)
	Rental residential	3,436 m ² (36,985 sq.ft.)
	Amenity space exemption	68.5 m ² (737 sq.ft.)
	Adaptable unit exemption	27 m ² (290 sq.ft.)
5.5	<u>Residential Unit Mix</u>	188 UNITS TOTAL
	Market (strata) Residential	
	21 – Studio	37.05 to 42.09 m ² (399 to 453 sq.ft.)
	14 – P11e One bedroom	50.04 to 51.97 m ² (539 to 559 sq.ft.)
	14 – P11e One bedroom adaptable	50.08 to 52.55 m ² (539 to 566 sq.ft.)
	28 – One bedroom + den	56.00 to 59.59 m ² (603 to 641 sq.ft.)
	27 – Two bedroom	70.23 to 72.50 m ² (756 to 780 sq.ft.)
	10 – Two bedroom + den	72.54 to 76.17 m ² (781 to 820 sq.ft.)
	14 – Two bedroom + den adaptable	73.67 to 74.03 m ² (793 to 797 sq.ft.)
	<u>4 – Three bedroom</u>	85.14 m ² (916 sq.ft.)
	132 units	
	Market Rental Residential	
	11 – Studio	35.09 to 42.09 m ² (386 to 453 sq.ft.)
	1 – One bedroom	52.81 m ² (568 sq.ft.)
	2 – One bedroom adaptable	50.14 to 50.50 m ² (540 to 544 sq.ft.)
	5 – One bedroom + den	56.00 m ² (603 sq.ft.)
	1 – Two bedroom	65.61 m ² (706 sq.ft.)
	2 – Two bedroom + den	77.92 m ² (839 sq.ft.)
	3 – Two bedroom + den adaptable	74.13 m ² (798 sq.ft.)
	<u>1 – Three bedroom adaptable</u>	80.80 m ² (870 sq.ft.)
	26 units	
	Non-Market Rental Residential	
	21 – One bedroom	50.08 to 52.81 m ² (539 to 568 sq.ft.)

	4 – One bedroom adaptable	50.67 to 50.84 m ² (545 to 547 sq.ft.)
	3 – Two bedroom	65.61 to 68.41 m ² (706 to 736 sq.ft.)
	<u>2 – Two bedroom adaptable</u>	68.93 m ² (742 sq.ft.)
	30 units	
5.6	<u>Building Height</u>	22 storeys, 68.3 m (224 ft.)
5.7	<u>Vehicle Parking</u>	
	Total Required:	180 spaces
	- Market (strata) residential @ 1.1 per Unit	146 spaces (including 14 visitor spaces)
	- Rental residential @ 0.6 per unit	34 spaces (including 6 visitor spaces)
	Total Provided:	182 spaces
	- Market (strata) residential	148 spaces (including 14 visitor spaces and 18 accessible spaces)
	- Rental residential	34 spaces (including 6 visitor spaces and 8 accessible spaces)
5.8	<u>Bicycle Parking</u>	
	Total Required:	
	- Secured residential: 188 units @ 2.0 spaces per unit	376 spaces
	- Visitor spaces: 188 units @ 0.2 spaces per unit	38 spaces
	Total Provided:	378 spaces
	- Secured residential:	38 spaces
	- Visitor spaces:	
5.9	<u>Loading</u>	
	Total Required and Provided	
	- Market strata & market and non-market rental	1 space
5.10	<u>Communal Facilities</u> (excluded from FAR calculations)	
	Communal facilities amounting to 353.6 m ² (3,806 sq.ft.) are provided for market (strata) residential building residents, and include a lobby, mail room, parcel room, party room,	

To: Acting City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #18-00031
2021 August 25..... Page 11

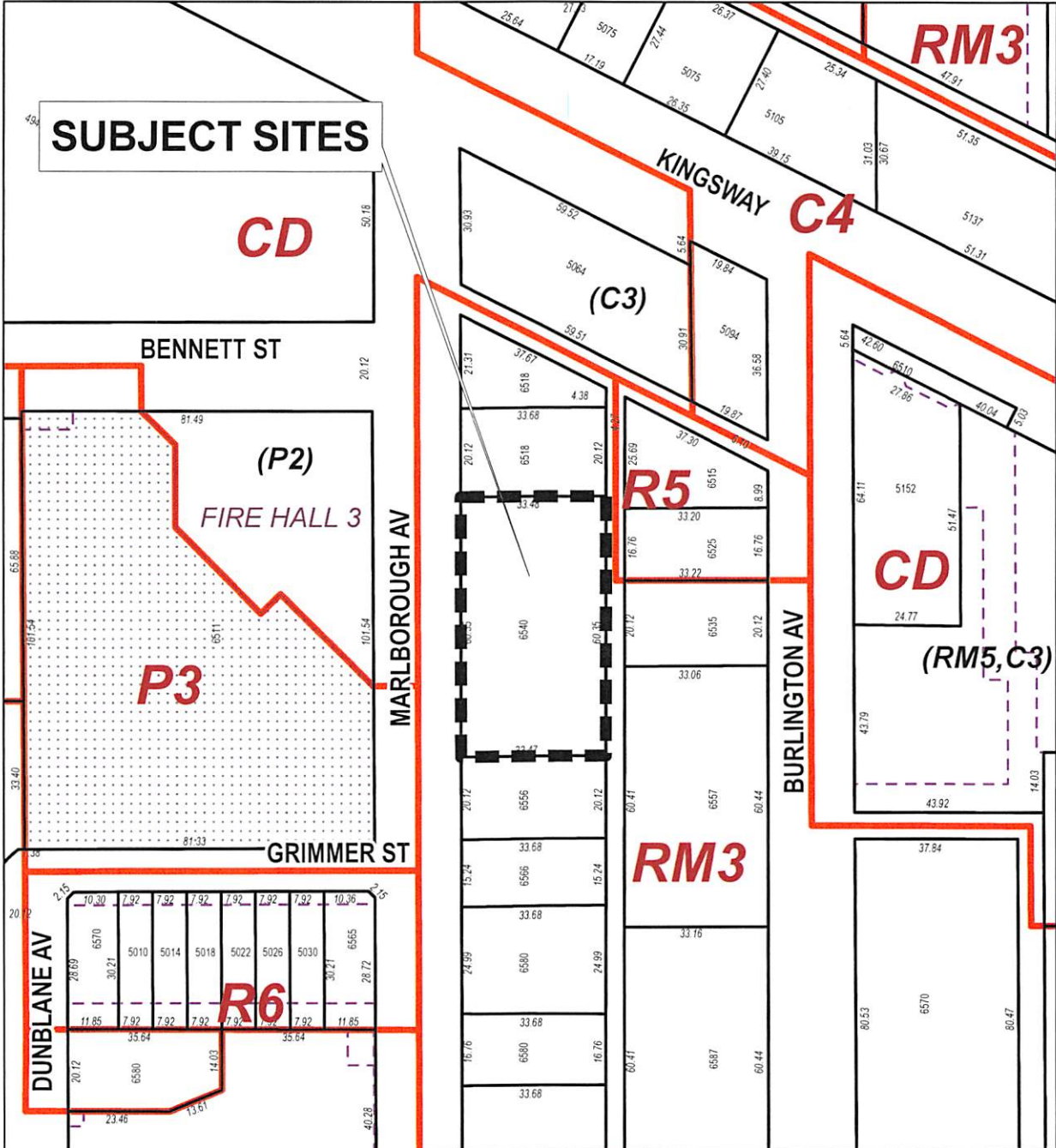
and a fitness room on the main floor, as well as a study room on the 22nd floor. A total 479.2 m² (5,158 sq.ft.) of outdoor amenity area is provided on the ground level as well as the 22nd floor including outdoor sitting area, kitchen and dining area, play area and yoga area. For the rental residential building, 68.5 m² (737 sq.ft.) of amenity space is provided on the main floor and the 3rd floor, including a lobby, mail room and parcel area, lounge area and a party room. A total 186.3 m² (2,011 sq.ft.) of outdoor amenity area is also provided on the 3rd floor, including outdoor sitting area, kitchen and dining area, and garden plots. The total 422.1 m² (4,543 sq.ft.) amenity space for the development is less than the permitted five percent (621.5 m² /6,690 sq.ft.) exemption from gross floor area permitted within the Zoning Bylaw.



E.W. Kozak, Director
PLANNING AND BUILDING

PS:spf
Attachments

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



SUBJECT SITES



PLANNING & BUILDING DEPARTMENT



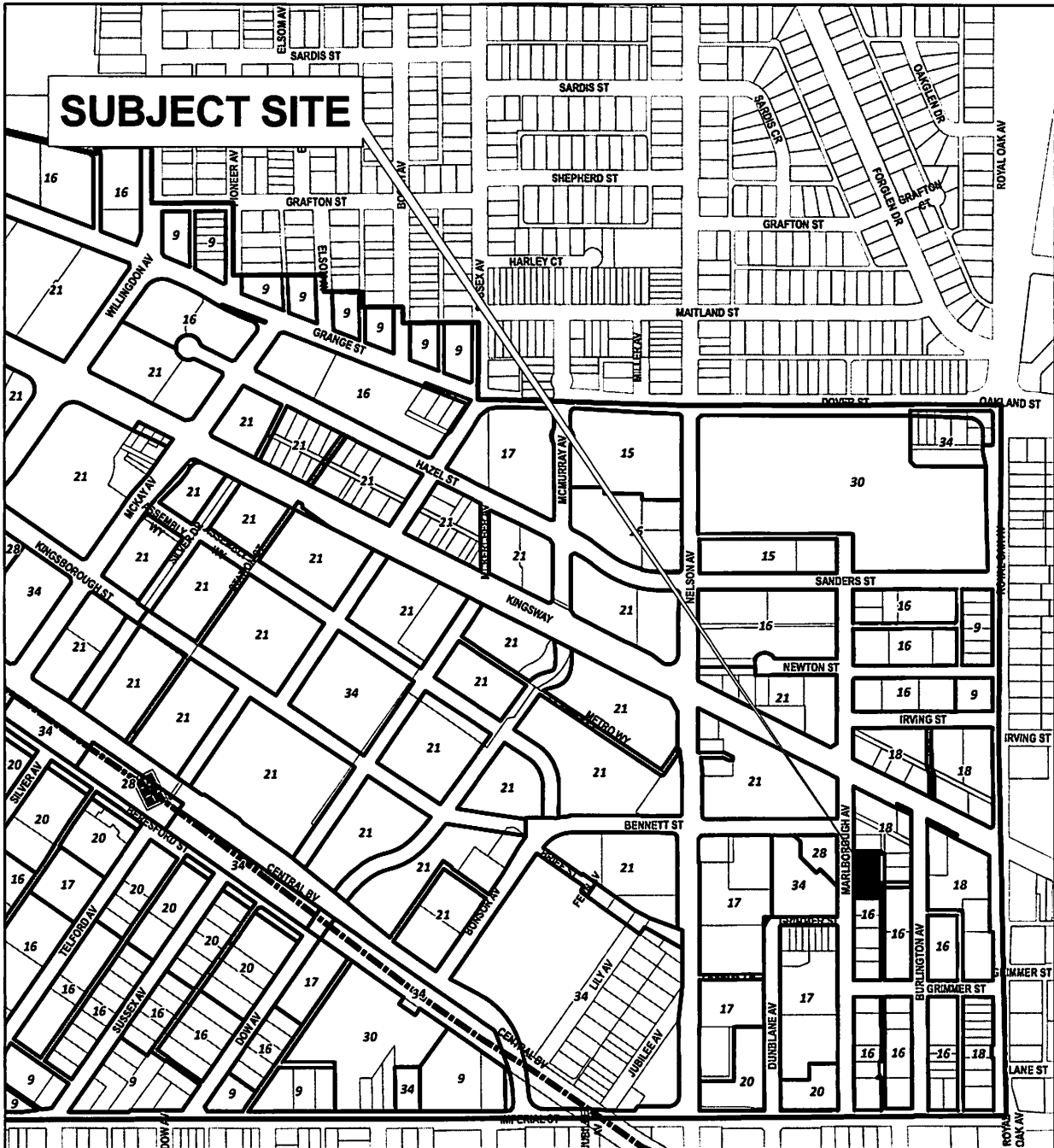
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**REZONING REFERENCE #18-31
6540 MARLBOROUGH AVENUE**





- 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)

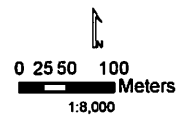
- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



Planning and Building Dept

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Metrotown Plan



Sketch #2