



Item
Meeting..... 2022 March 21

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2022 March 16

FROM: GENERAL MANAGER **FILE:** 49500 20
 PLANNING AND DEVELOPMENT *References:* REZ #17-34, 17-39,
 18-21, 18-23

SUBJECT: REZONING REFERENCES #17-34, #17-39, #18-21 AND #18-23 AND THE PHASED DEVELOPMENT AGREEMENT BYLAW (6433 MCKAY AVENUE AND 6366 CASSIE AVENUE, 6444 SILVER AVENUE, 4355 MAYWOOD STREET, AND 6630 TELFORD AVENUE) RESPONSE TO ISSUES RAISED AT PUBLIC HEARING

PURPOSE: To provide further information on the issues raised at the Public Hearing for Rezoning References #17-34, #17-39, #18-21 and #18-23 and the related Phased Development Agreement (PDA).

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to those who spoke at, or submitted correspondence to the Public Hearing for Rezoning References #17-34, #17-39, #18-21 and #18-23, and the related PDA Bylaw.

R E P O R T

1.0 BACKGROUND

On 2021 December 14, a Public Hearing was held for Rezoning References #17-34, #17-39, #18-21 and #18-23 as well as the associated PDA Bylaw. The purpose of the subject rezoning applications is to permit the development of four residential high-rise buildings in the Maywood area of Metrotown in accordance with the terms specified in a proposed PDA Bylaw.

At the Public Hearing the following number of submissions were received in relation to the subject Rezoning References and the PDA Bylaw:

- Rezoning #17-34 had 12 written and 12 verbal responses
- Rezoning #17-39 had two written and six verbal responses
- Rezoning #18-21 had two written and three verbal responses
- Rezoning #18-23 had three written and six verbal responses
- The PDA Bylaw had no written responses and ten verbal responses

Many of the submissions received expressed concerns relating to the subject developments. The concerns raised can be categorized into six general subject areas:

- the impacts of development;
- the phasing of the four subject developments and the relocation of rental tenants;
- the implementation of the City’s Tenant Assistance Policy (TAP);
- the proposed facilities in the rental replacement building;
- building maintenance; and,
- the applicant’s and the City’s communication with tenants.

At the Public Hearing, Council requested that a staff report be submitted to provide further information on the issues raised. This report responds to Council’s request.

2.0 ISSUES RAISED

Hereafter, for ease of reference, the four sites will be referred to as the following:

Rezoning Reference	Address	Name Reference
#17-34	6366 Cassie Avenue 6433 McKay Avenue	Cassie/McKay
#17-39	6444 Silver Avenue	Silver
#18-21	4355 Maywood Street	Maywood
#18-23	6630 Telford Avenue	Telford

Table 1: Subject Rezoning Applications’ Name Reference

2.1 The Impacts of Development

2.1.1 Environmental Sustainability

One of the concerns raised during the Public Hearing process was the sustainability of the proposed developments.

In relation to the environmental sustainability of the subject redevelopments, new development over 600 m² built within the City, including new multi-family developments such as the subject sites, are required to meet the Energy Step Code requirements as outlined in the Part 3 Green Building Policy. The implementation of the Energy Step Code supports the City’s Environmental Sustainability Strategy (ESS)¹ and the Community Energy Emissions Plan (CEEP)² by reducing the Green House Gas (GHG) emissions of new buildings. This is attained through five key components:

1 [A Plan for Burnaby’s Green Future \(2016\)](#)
 2 [Community Energy Emissions Plan \(2016\)](#)

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- energy modelling and air tightness testing;
- higher energy efficiency;
- flexibility in energy efficiency performance requirements;
- a low carbon energy system policy; and,
- monitoring and reporting of energy usage over time.

Nearly half of Burnaby's total GHG emissions come from heating and cooling buildings.³ Requiring a higher standard of energy efficiency for new residential buildings across the City will have a positive impact on meeting the City's sustainability goals and adopted carbon reduction targets as well as improve air quality and pollution for Burnaby residents.

With regard to sustainable water practices, the BC Building Code (2018) requires water efficient fixtures to be installed in new residential washrooms and kitchens and places efficiency requirements on water heating equipment through the Energy Step Code.

The Climate Action and Energy Division works with applicants to ensure compliance with municipal, provincial, and federal regulations and acts to protect and improve the health and quality of the environment. These regulations include requirements related to stormwater, groundwater, and rainwater management.

All new developments are required to adhere to the Stormwater Management Approach Policy⁴, which establishes the onsite retention, infiltration, and treatment of stormwater for new developments. Buildings with underground structures (e.g., underground parking) are also required to submit a Ground Water Management Plan to ensure that there will not be adverse impacts to the surrounding groundwater. The applicant will be required to submit both a Stormwater Management and Groundwater Management Plan for each of the subject developments. Additionally, the applicant will be required to submit to the City an Erosion and Sediment Control Plan and obtain a permit prior to construction of any of the four subject developments.

As a part of the Town Centre Standards⁵, each of the four subject development sites will be required to establish a Rainwater Management Amenity (RMA) as part of the redevelopment of the streets abutting each of the development sites. An RMA provides an effective approach to rainwater management and enhances the visual landscape to compliment other sustainable practices on site.

Lastly, while there can often be a benefit to retrofitting an existing building rather than redevelopment, the replacement of existing medium-density older stock residential buildings with high-density residential buildings that are built to a higher standard of efficiency provides a more sustainable housing provision for more residents within the same site area.

3. [Green Building Requirements for New Part 3 Buildings Report \(2018\)](#)

4 [Total Stormwater Management Approach Policy \(2003\)](#)

5 [Burnaby Town Centre Standards \(2020\)](#)

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2.1.2 Social and Economic Sustainability

Concern was expressed regarding housing affordability in general, the loss of older rental housing stock, and the number of affordable units provided as part of the proposed development.

With regard to the affordability of the subject properties, the delivery of replacement and inclusionary rental units provides non-market, market median, and market rate rental housing. These tenures provide Metrotown residents with a range of affordable and market rate rental housing that will be secured in perpetuity through housing agreement bylaws and covenants on title.

In accordance with Council’s adopted Rental Use Zoning Policy⁶, Stream 1, Rental Replacement and Stream 2, Inclusionary Rental, applies to the four rezoning applications. In this regard, the applicant is required to provide Rental Replacement units equivalent to the number of rental units being redeveloped (220 units), to be located on the Telford site. The number of Rental Replacement units to be delivered exceeds the minimum required 20% of the market units delivered within the four sites under the RM4s density (excluding offset), as shown in Table 2:

Rezoning Site	Number of Rental Replacement Units Provided at Telford	Minimum 20% of Market Units Delivered Under RM4s Density	Difference
Cassie/McKay	95	55	+40
Silver	45	31	+14
Maywood	39	25	+14
Telford	41	30	+11
Total	220	140	+80

Table 2: Proposed Rental Replacement Units vs. Required 20% Minimum

Additionally, the applicant is utilizing the remaining rental density at Telford to deliver market rate and Canadian Mortgage and Housing Corporation (CMHC) market median rate rental housing units at a one-to-one ratio. The Telford development will deliver 84 market units and 84 CMHC market median units. It is noted that CMHC market median rental units provided would have their rents tied to CMHC median market rental rates. The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate rent levels and tenure of all the non-market rental units.

Current rental rates for purpose-built rental units are determined by many market factors including, but not limited to, age of construction, building condition, location, supply, and demand. Given convenient access to transit and services in the Metrotown Town Centre, housing demand is high, and vacancy rates are quite low, resulting in increasing rents.

⁶ [Finalized Rental Use Zoning Policy, Council Report 2020 March 09](#)

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The delivery of a purpose-built rental development with a majority of non-market rental units will provide much needed affordable housing for residents in the area and allow existing rental residents to remain in their neighbourhoods. It will also provide a more affordable housing for new residents to join the community. This prevents long-term displacement of lower income Burnaby residents and makes space for new residents who contribute to the social vitality and diversity of the Metrotown area.

The construction of the four buildings within the subject rezoning sites will also create many well-paid skilled labour jobs for those in the Metrotown area and beyond. The applicant has stated that they anticipate the construction of each building will create approximately 300-350 jobs for the duration of the project. This is in addition to the employment generated from the design and planning of each building, as well as the post-construction operation and maintenance of each building at the Cassie/McKay, Silver, Maywood and Telford.

2.1.3 Construction Impacts

Concerns were raised regarding the potential impacts to the surrounding areas during construction, specifically dust, noise and construction traffic.

It is recognized that during the construction phase of any development, there will be some impact to the surrounding area, including noise and dust. To minimize noise impacts to the surrounding neighbourhood, the applicant will be required to ensure that construction and vehicle noise originating from the proposed development site abides by the permitted hours of construction and the Burnaby Noise or Sound Abatement Bylaw. The Bylaw limits construction activity to the hours of 7:00 am to 8:00 pm Monday to Friday, and 9:00 am to 8:00 pm on Saturdays. The Bylaw also limits the level of noise emanating from construction sites to 85 dBAs. With respect to air pollution, the applicant will be required to submit a sediment control plan to the Engineering Department prior to issuance of a Building Permit to ensure that dust and other sediment control matters are properly managed. The proposed construction activities onsite will be required to comply with all municipal and regional bylaws concerning noise, dust and air quality, including Metro Vancouver's Air Quality Management Bylaw No. 1082, 2008.

To mitigate potential traffic impacts during construction activities, the applicant will be required to submit a construction access plan to the Engineering Department prior to commencement of construction. The plan would address construction access locations, materials delivery locations and timing, and specific requests for construction-related road closures. As an overarching principle, the applicant will be requested to accommodate construction traffic and materials delivery on the development site itself, wherever possible. Further, contractors and trades will be encouraged to use transit to access the site, and applicants will also be required to secure sufficient off-street parking for contractors and trades so that parking on City streets is not necessary.

2.1.4 Impacts on adjacent developments

A concern was raised regarding the potential impact of the Cassie/McKay development on the solar access (shading) of the residential tower at 6288 Cassie Avenue.

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It is noted that the proposed tower floor plate is 698 m² (7,517 sq.ft.), which is less than the 750 m² (8,100 sq.ft.) generally identified in Metrotown Downtown Plan Urban Design guidelines as a recommended maximum floor plate size for buildings under 50 storeys. To minimize the impact of the development the proposed building has a setback tower position and slender profile that minimizes shadowing and allows the shadow to travel quickly across adjacent areas throughout the day. Due to the location of the proposed tower, shadow studies undertaken by the consultant demonstrate that the tower will have some impacts to 6288 Cassie Avenue generally towards the afternoon (2 pm) in the spring and winter. There are no solar access impacts to the development at 6288 Cassie Avenue in the spring, summer, and winter in the morning and at midday. Within the Metrotown Town Centre context, the proposed building height and massing has appropriately taken into consideration issues of shadowing/solar access.

A concern was also raised regarding the potential impact of the Telford development on proposed adjacent development at 6540 and 6592 Telford Avenue (Rezoning Reference #21-39), specifically regarding the lot size of the Telford development, tower placement in relation to proposed buildings at the REZ #21-39 site, tower separation of the Telford development, and the accommodation of a neighbourhood linkage fully on the latter site.

With regard to the lot size, while the proposed Telford development lot size of (3,164.8 m² (34,066 sq.ft.) is smaller than the recommended guideline for minimum lot size for a two tower site as outlined in the Metrotown Downtown Plan⁷, which is 4,460 m² (48,000 sq.ft.), the applicant has demonstrated site circulation and servicing requirements are being met. In addition, the applicant has appropriately oriented the two towers to secure the required minimum setbacks and allow for maximum building separation both within the site and to adjacent lots. Early block planning provided by the applicant demonstrated that the minimum required tower separation distance can be easily accommodated between the subject lot and 6540 and 6592 Telford Avenue while accommodating the proposed development on the Telford site.

While the Metrotown Downtown Plan provides guidelines for the separation of towers on the same lot, discretion may be granted on a site-by-site basis to accommodate irregular site configurations or priority development programs. In this circumstance, the applicant has demonstrated ability to minimize potential privacy and overlook concerns between the two rental towers on the Telford lot through careful consideration of interior layout and window placement.

The Metrotown Downtown Plan identifies the need for a neighbourhood linkage in the vicinity of the Telford development. While initially proposed to be accommodated fully on at 6540 and 6592 Telford, the City is working with the applicant to accommodate a portion of the neighbourhood linkage Statutory Right of Way on the northern extent of the Telford site.

⁷ [Metrotown Downtown Plan \(2017\)](#)

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2.2 The Phasing of the Four Subject Developments and the Relocation of Rental Tenants

Concerns were raised regarding the phasing of the construction of the four developments and the impact of the phased approach on current tenants. The PDA provides an overview of the phased development approach and the rationale behind phasing the construction of the developments:

As noted in the 2020 December 07 [adopted PDC] report, the applicant wishes to advance the four subject sites concurrently, incorporating the rental use zoning and tenant assistance policy measures adopted by Council. However, recognizing the challenges of concurrently advancing four mixed-tenure sites, the applicant requested that in order to advance the rental provision earlier in the development process, the development density and policy-required replacement (affordable) rental units be transferred amongst the four properties as described below, and that development proceed in a phased manner. Site A (Telford) and Site B (Cassie/McKay) are proposed to be developed immediately and concurrently as part of Phase 1. Site C (Silver) and Site D (Maywood) are permitted to be developed at a later date, either concurrently or separately, based on market conditions.

The proposed phased development approach enables the required rental replacement units, as well as an additional 168 CMHC market median and market rate rental units, to be delivered in the first phase of the development. This ensures that the rental replacement units are delivered in advance of the development of two of the subject rezoning sites (Silver and Maywood) and in advance of, or concurrently with, the development at the Cassie/McKay site.

All eligible tenants are protected by the City's Tenant Assistance Policy (TAP). Residents living in the existing buildings at Cassie/McKay and Telford will relocate temporarily to interim housing during construction, during which time they will be eligible for rent top-ups. The phased approach attempts to minimize displacement for the residents of the sites at Silver and Maywood, who may be able to remain in their units until the rental replacement units are ready for occupancy. If eligible tenants from Silver and Maywood are required to move into interim housing temporarily because the Rental Replacement units at Telford are not ready for occupancy, they will be protected in accordance with the TAP (*i.e.*, rent top-ups). The TAP provides protection measures for all eligible tenants who will be required to relocate and is designed to ensure that disruption is minimized for tenants living in rental properties undergoing rezoning and redevelopment. All eligible tenants who have to relocate to interim housing will be protected with rent top-ups and all eligible tenants will be offered a Replacement Rental Unit in the new Telford building, at the same rent they were paying when they were displaced (plus any increases allowed by the Residential Tenancy Branch).

2.3 The Implementation of the Tenant Assistance Policy (TAP)

Concerns were raised at the Public Hearing regarding tenant compensation under the TAP and the rental development at Telford, including the amount of compensation provide under the TAP, the eligibility of tenants under the TAP, the provision of replacement rental housing units and facilities, and the information provided at tenant meetings and Public Hearings.

2.3.1 Tenant Assistance Policy

During the construction of a new residential development, interim housing is secured under the TAP for eligible existing residents who are relocated. While residents are living in interim housing, they are provided with financial compensation to alleviate the financial burden of relocation. Rental assistance is provided through several different mechanisms, as described in the Tenant Assistance Policy⁸, and below:

- Rental top-ups through applicant-secured interim housing:
 - The applicant (i.e., the developer) finds a suitable housing option for the tenant. The tenant pays the same rent as they were paying at the rezoning application site and the applicant will pay the difference in rent between the existing unit and the interim unit.
 - The rental top-up amount is provided for as long as it takes for the new Rental Replacement unit to be ready for occupancy, at which point the tenant can choose to move into the new unit or not.
 - This option is recommended to tenants who are concerned with the potential cost of interim housing as the top-up amount is not limited by the top-up formula applicable to the tenant secured interim housing, or those who are concerned about their ability to find housing in a competitive housing market.
- Rental top-ups through tenant-secured interim housing:
 - Tenants find their own interim housing and the developer provides a rent top-up to account for the difference between their previous rent and the new rental rate in the interim housing, up to a maximum based on the number of bedrooms in their existing unit. The rent top-up maximum amount is calculated based on the greater of: the most recent CMHC market median rent for a similar unit + 30% minus the tenant's previous rent; or, the tenant's previous rent + 15%.
 - The rent top-up amount is provided for as long as it takes for the new Rental Replacement unit to be ready for occupancy, at which point the tenant can choose to move into the new unit or not.
 - This option is recommended for tenants who want more flexibility in choosing their housing type or who are moving outside of the Lower Mainland.
- A lump-sum payment:
 - In certain circumstances, tenants have the option of taking a one-time lump-sum payment instead of rent top-ups. The lump sum is equivalent to rent top-ups times 36 months.
 - Circumstances in which a tenant would be eligible to receive a lump-sum payment could include a tenant who has: purchased a property or moved into housing where

⁸ [Tenant Assistance Policy, 2020 March 09](#)

the payment of rent is no longer required; moved into a long-term assisted living facility; joined the military; or is relocating outside of British Columbia.

- Moving assistance
 - Moving assistance is to be provided to tenants on a dwelling unit basis, for the move-out and move-in to the rezoning application site. Tenants may select one of two moving assistance options paid for by the applicant on the moving date, either an insured moving company arranged by the applicant or a flat-rate payout based on the tenant's number of bedrooms at the rezoning application site.

The TAP allows residents to choose whichever options work best for them, based on their unique circumstances, and offers much flexibility to change options.

There were a number of concerns raised regarding the length of time financial assistance is provided for tenants in interim housing. For clarity, financial assistance in the form of rental top-ups is provided to tenants in interim housing for the duration of the construction of the project until eligible tenants move into their Rental Replacement unit or choose not to return. There is no time limit to the length of time top-ups are provided, and the City secures a bond to cover the cost of top-ups in the event the applicant fails to fulfil their obligations.

In addition to the compensation outlined above, Section 4.2.3 of the TAP requires applicants to provide additional support to vulnerable tenants to assist with relocation. This additional support varies and may include one-on-one meetings, driving tenants to interim housing viewings, help with packing and more.

2.3.2 Tenant eligibility

Questions were raised regarding tenant eligibility to receive benefits under the TAP. The eligibility dates establish when a tenancy is considered eligible to receive benefits under the current TAP.

For rezoning applications submitted on or after 2019 December 02, the eligibility date is the date that the rezoning application is submitted to the City.

For rezoning applications submitted before 2019 December 02, the eligibility date is as follows:

- If the initial report received Council Authorization before 2019 December 02, the eligibility date is the date that Council authorized staff to work with the rezoning applicant on a suitable plan of development. The Cassie/Mckay and Silver sites fall into this category.
- If the initial report received Council Authorization on or after 2019 December 02, the eligibility date is the date that the rezoning application was submitted to the City. The Telford and Maywood sites fall into this category as Council did not authorize staff to work with the applicant until after 2019 December 02, despite the rezoning applications being received prior to this date.

The eligibility date for the subject rezoning applications is outlined in Table 3:

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Project	Eligibility Date	Eligibility Cut-Off
Cassie/McKay	2018 April 09	Authorization Date
Silver	2018 June 11	Authorization Date
Maywood	2018 April 27	Application Date
Telford	2018 May 07	Application Date

Table 3: Tenant Eligibility Dates

Tenants living in the subject sites on the dates outlined in Table 2 are eligible to receive compensation under the TAP unless they do not qualify. Reasons a tenant would be ineligible under the TAP includes any of the following: anyone who moved into the subject buildings after the eligibility date; tenants who were subletting and/or not on the tenancy agreement on the eligibility date; tenants who were evicted due to their or their guest’s actions; or a tenant who is already receiving TAP benefits from another rezoning application.

2.4 The Proposed Facilities in the Rental Replacement Building

Concerns were raised regarding the Rental Replacement units and amenities at Telford. This includes the delivery of rental units, the provision of parking, the configuration of laundry facilities, and the amenities available on site.

The Telford development provides the same number of rental units lost through redevelopment of the four sites, and the Rental Replacement units will deliver the same unit mix. This means that all eligible tenants will have the option of moving into a Rental Replacement unit that has the equivalent number of bedrooms as the unit they occupied at the subject rezoning application sites. As per the Zoning Bylaw, 20% of the Rental Replacement units will be adaptable units, which means eligible tenants with accessibility needs can be accommodated. The applicant has confirmed that they will work with all eligible tenants to provide a Rental Replacement unit that best suits their needs.

The Telford development will be providing the required number of parking stalls as per the Zoning Bylaw (0.6 spaces per rental unit). There will be a total of 388 rental units delivered, equating to 232 parking spaces provided, inclusive of 38 visitor parking spaces. There will be 220 Rental Replacement units delivered, requiring the delivery of 132 parking spaces. The applicant carried out a parking survey of the parking usage at the existing buildings in 2020 April and found that there were 112 parking spaces in use and the average number of parking stalls in use was 0.5 stalls per unit.

Laundry facilities for the Rental Replacement units in the Telford development are provided in a centralized shared laundry room. This configuration was chosen in order to ensure maintenance of rental laundry machines and to provide cost savings to residents and the non-market rental operator through reduced building construction, maintenance and insurance costs. The existing buildings at the subject rezoning sites currently have shared laundry facilities.

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The proposed development at Telford provides generous amenities for both the market and non-market tenants. The site contains a shared central courtyard with landscaping, seating areas and a children's play area. The Rental Replacement and non-market rental building will also include:

- a ground floor lobby, a seating lounge, and a shared laundry facility;
- a fitness room, meeting room, and party room with full kitchen; and,
- a rooftop outdoor amenity space with urban agriculture plots, a covered BBQ area, lounge area with fire pit, and additional dog-friendly and child-friendly spaces.

2.5 Building Maintenance

Concerns were raised regarding the maintenance of the existing buildings on the rezoning application sites.

The Residential Tenancy Act requires that landlords must provide rental units that meet the health and safety standards as required by law and are kept in good repair. Additionally, Section 7 of the TAP requires that applicants continue to comply with the health, safety, and housing standards as required by law for the occupied buildings on rezoning application sites.

In response to concerns raised at the Public Hearing, the applicant provided City staff with detailed maintenance records for all five buildings located on the subject rezoning application sites since 2017. Records include both routine maintenance and repairs carried out on the subject sites, including activities such as suite and building cleaning, grounds maintenance, snow removal, specialized waste removal services, pest control and specific repairs. From 2017 July to 2022 January there were over 2,300 maintenance and repair activities logged, averaging on 41 activities per month across the five buildings in the subject rezoning application sites.

2.6 The Applicant's and the City's Communication with Tenants

Concerns were raised regarding communication with tenants regarding the rezoning and the implementation of the TAP by both the applicant and City staff.

Shortly after the subject applications were received by the City, all rezoning applications involving purpose-built rental buildings were paused to allow for the policy development in the areas of the rental use zoning and tenant assistance. This meant that there was an extended period of time where the subject sites were not actively progressing through the rezoning process, limiting tenant communication regarding rezoning status. Following Council adoption of the Rental Use Zoning Policy and the TAP, City staff worked with the applicant to reinitiate the rezoning process for the four subject applications. Since that time, City staff have been working with the applicant to provide information to tenants as the subject applications progress through the rezoning process.

2.6.1 Applicant Communication

Following the Public Hearing, the applicant provided City staff with a record of all communication with tenants regarding the TAP and the rental replacement. The applicant was required, through

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the TAP, to provide tenants with a Tenant Relocation Coordinator (TRC). The TRC is the primary applicant contact for tenants and assists the applicant in the delivery of their obligations under the TAP. This includes communicating with tenants, assisting with finding interim housing, and supporting tenants to move into the Rental Replacement units. The TRC also assists the City Renters Office with the submission of required information, forms, and documents.

As per the implementation requirements, prior to the tenant meetings, the TRC distributed the required documents, including eligibility letters, the current TAP, Zoom meeting instructions, posters and the Tenant Assistance Form via email and mail. City staff are satisfied that the communication delivered by the applicant to date is aligned with what is required through the TAP and is similar to that of other comparable rezoning applications.

2.6.2 Tenant Meetings

As part of the requirements through the TAP, the applicant and TRC, along with City staff hosted tenant meetings to provide information regarding the subject applications, outline the implementation of the TAP, and to answer any questions tenants may have. There were four meetings held in the first half of 2021 November, one for each of the subject rezoning applications. Due to public health restrictions related to the COVID-19 pandemic, meetings were held virtually. Tenants could either join by Zoom or call into the meeting via telephone. Prior to each meeting, a paper copy of the presentation slides was provided to each tenant.

Each meeting was 1.5 hours in length and consisted of a one-hour long presentation and 30 minutes for tenant questions. All questions asked during the meetings were noted by City staff and following each meeting all tenants of the relevant building were provided with a printed question and answer sheet that provided a record of the questions asked during the tenant meeting and detailed answers.

In addition to the required meetings, in response to the concerns raised at the Public Hearing, City staff held two additional tenant meetings to reiterate the information provided at the previous tenant meetings regarding the TAP. Due to public health restrictions, it was necessary to hold these meetings virtually. The meetings were held on 2022 February 24 for the Cassie/McKay sites and the Telford site and 2022 March 03 for the Silver and Maywood sites. Each meeting was two hours in length and led by City staff. The applicant and the TRC were invited to join the meeting during the last 30 minutes of the meeting to allow for tenants to express any concerns or discuss any items they may not have felt comfortable discussing in front of the applicant. These meetings were well attended with 30 tenants attending the first meeting and 31 tenants the second meeting. Following each meeting, each tenant in the relevant buildings was provided with a printed copy of all questions asked in the meeting with detailed answers.

3.0 CONCLUSION

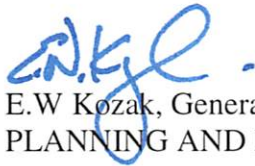
The purpose of the subject rezoning applications and PDA is to permit the phased development of four residential high-rise development sites in the Maywood area.

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This report provides information responding to a number of concerns raised at Public Hearing. In order to achieve Final Adoption of the rezoning and PDA Bylaws, the developer will be required to satisfy all prerequisite conditions of the subject rezoning applications. This includes all requirements outlined in the Public Hearing reports and the terms of the Phased Development Agreement, and the delivery of rental housing in accordance with the City's Rental Use Zoning policy and the TAP.

Overall, the development proposals are consistent with the Metrotown Downtown Plan, the Rental Use Zoning and Tenant Assistance Policies, high quality in architectural and landscape treatment, and considered beneficial to the community through the provision of market and non-market rental units. In view of the above, the proposed rezoning applications and PDA Bylaw remain supported by staff.

It is recommended that a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to the Public Hearing for Rezoning References #17-34, #17-39, #18-21 and #18-23 and the PDA Bylaw.



E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

JDC:tn

cc: General Manager Community Safety
City Solicitor
City Clerk