
TO: CITY MANAGER 2011 November 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #10-42
Low-rise Apartment Development
Metrotown Development Plan

ADDRESS: 6515 and 6525 Burlington Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lots A & B, DL 152, Group 1, NWD Plan 13874

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Metrotown Development Plan guidelines and in accordance with the development plan entitled "6515, 6525 Burlington Development" prepared by Wilson Chang Architect)

APPLICANT: Wilson Chang Architect Inc.
288 W. 8th Avenue
Vancouver, BC V5Y 1N5
(Attention: Wilson Chang)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2011 December 13.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2011 November 28, and to a Public Hearing on 2011 December 13 at 7:00 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 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.

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- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The consolidation of the net site into one legal lot.
- e. The undergrounding of existing overhead wiring abutting the site.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g. The granting of Section 219 Covenants restricting the enclosure of balconies and that all handicap accessible stalls remain as common property.
- h. Compliance with the Council-adopted sound criteria.
- i. Compliance with the guidelines for underground parking for visitors.
- j. The provision of a covered car wash stall and 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.
- k. The review of a detailed Sediment Control System by the Director Engineering.
- l. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- m. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- n. The utilization of an amenity bonus through the deposit of funds equal to the estimated value of the density bonus in accordance with Section 3.7 of this report
- o. The deposit of the applicable Parkland Acquisition Charge.
- p. The deposit of the applicable GVS & DD Sewerage Charge.
- q. The deposit of the applicable School Site Acquisition Charge.
- r. 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

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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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 15-unit low-rise apartment development with full underground parking.

2.0 BACKGROUND

2.1 Council, on 2011 January 31, received the initial report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

2.2 The subject site is located within the Council adopted Metrotown Development Plan, on the west side of Burlington Avenue between Kingsway and Grimmer Street. The subject site includes two vacant lots at 6515 and 6525 Burlington Street. To the south is an older three storey apartment building constructed in 1954 in good condition zoned RM3. To the north across the lane are a number of commercially zoned properties fronting Kingsway and to the east across Burlington Avenue is the Burlington Square high-rise mixed-use development and Andy Johnson heritage house. To the west across the lane are older three storey apartment buildings.

2.3 Although the site is designated RM3 under the Metrotown Development Plan, the net site area of 1,145.01 m² (12,325 sq.ft.) does not meet the minimum 1,670 m² (17,976.32 sq.ft) site area required for a three storey apartment under the RM3 District as a guideline. Therefore, the application is being pursued under the RM2 District as a guideline.

2.4 The proposed development is for a low-rise apartment building fronting Burlington Avenue, utilizing the CD Comprehensive Development District (based on the RM2 District and Metrotown Development Plan as guidelines).

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

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3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a 3-storey apartment building with 15 units and full underground parking. The maximum density of the project under the RM2 District is 0.9 FAR with full underground parking. The maximum available amenity density bonus is 0.1 FAR, raising the proposed density to a maximum of 1.0 FAR.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- The construction of Burlington Avenue adjacent the site to its final 2 lane standard with new separated sidewalks, front boulevard with rain gardens and street trees, street lighting and pedestrian lighting.
 - Storm, sanitary sewer and water main upgrades as required.
- 3.3 Any necessary easements, Statutory 219 Covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to a covenants restricting enclosure of balconies and requiring that all handicap accessible stalls remain as common property.
- 3.4 In light of the proximity to Kingsway, a noise study is required to ensure compliance with the Council-adopted sound criteria.
- 3.5 A car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.6 The developer is responsible for the undergrounding of the overhead wiring abutting the site.
- 3.7 The requested amenity density bonus of 0.1 F.A.R. would provide an additional 1,197 sq.ft. of floor area (subject to confirmation by site survey) with an estimated value provided by the Legal Department of \$119,700 based on \$100.00 per sq.ft. buildable. On 2006 March 06, Council adopted the recommendation of the Community Development Committee which established a policy for receipt of a cash contribution in lieu of on-site amenities for bonus contributions valued at less than \$800,000, which would not require the review of the Community Development Committee. Therefore, the subject contribution of \$119,700 will be deposited to the Community Benefit account for the Metrotown Development Plan Area as a prerequisite of this rezoning application. Further, in line with adopted Council policy, 20% or \$23,940 will be allocated to the affordable/special needs housing sub-account, leaving a remainder of \$95,760 for the provision of other community amenities or housing.

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3.8 Development Cost Charges:

- a) Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area
- b) School Site Acquisition Charge of \$700.00 per unit (based on 55 upa density)
- c) GVS&DD Sewerage Charge of \$590 per apartment unit

3.9 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.

3.10 Given the size of the site, best management practices are acceptable in lieu of a formal storm water management plan.

3.11 Due to the small size of the site and the extent of proposed underground parking, the retention of existing trees is not considered suitable.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area - 1,128.64 m² (12,149 sq.ft.)

4.2 Density

Allowable Maximum	0.9 FAR	-	1,015.77 m ² (10,934 sq.ft.)
Amenity Bonus	0.1 FAR	-	111.11 m ² (1,197 sq.ft.)
Total	1.0 FAR	-	1,126.88 m ² (12,131 sq.ft.)

Site Coverage - 36.8%

4.3 Height - 3 storeys

4.4 Unit Mix

11 one-bedroom units:	-	56.5 – 63.5 m ² (608-683 sq.ft.)
<u>4 two-bedroom units:</u>	-	77.4 – 80.7 m ² (833-869 sq.ft.)
Total 15 Apartment Units		

4.5 Parking:

Vehicle Parking		<i>Required & Provided</i>
15 Apartments @ 1.6 spaces/unit	-	24 (including 4 visitors stalls)
Car Wash Stall	-	1

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Bicycle Parking	<i>Required & Provided</i>	
Secure Residential @ 1 locker/unit	-	16
Visitors racks @ 0.2 spaces/unit	-	4

4.6 Communal Facilities:
(Excluded from F.A.R. Calculations)

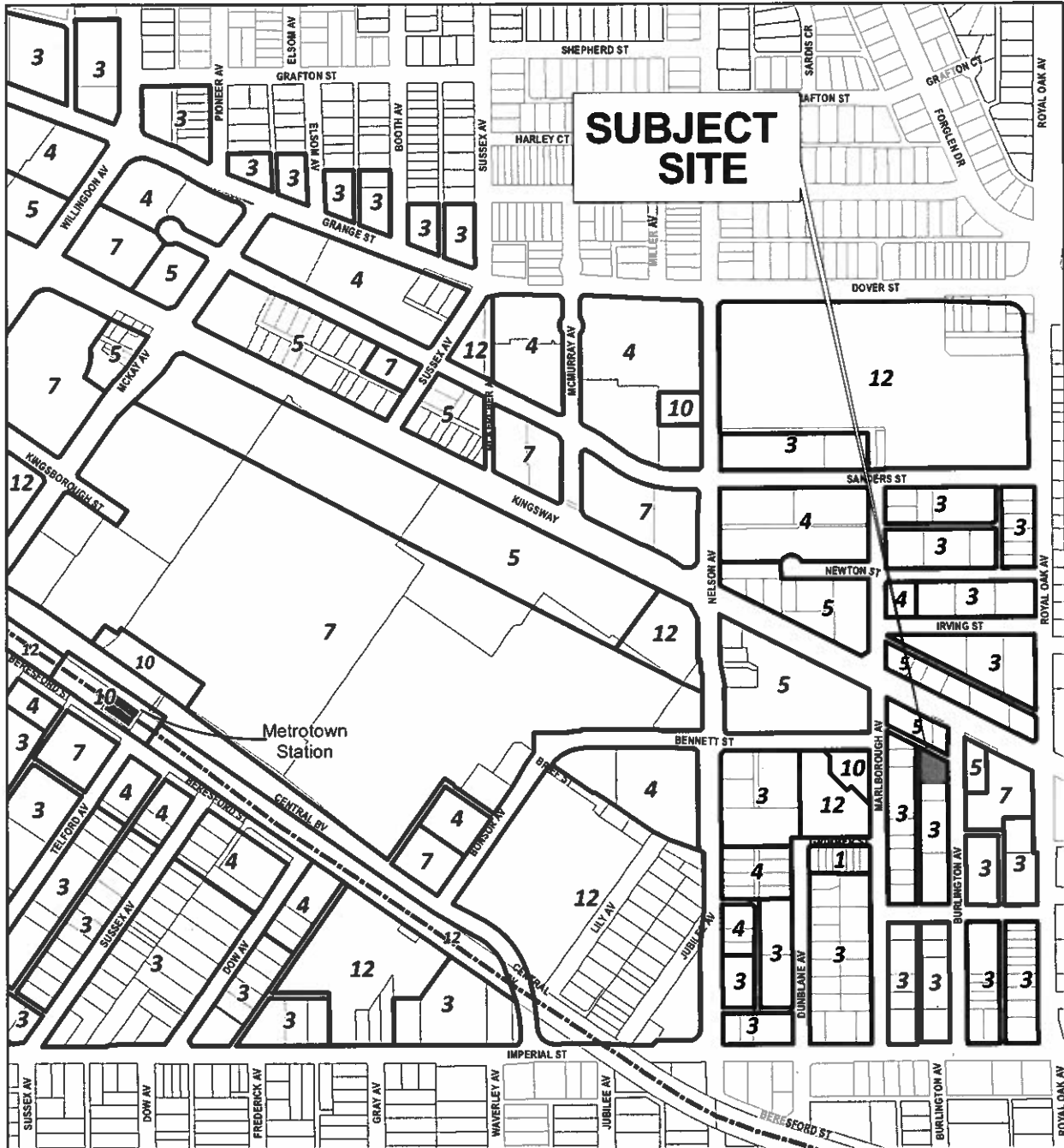
Communal facilities located in the proposed apartment building include a multi-purpose meeting/entertainment room exclusively available to residents and their visitors. The total amenity area exempted from density equals 25.8 m² (278 sq.ft.), which is lower than the maximum 5% amenity allowance in the Zoning Bylaw.



B. Luksun, Director
PLANNING AND BUILDING

JBS/spf:tn
Attachments

cc: Director Engineering
Director of Parks, Recreation and Cultural Facilities
City Clerk
City Solicitor



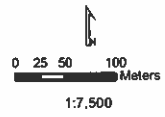
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|--|--------------------------------------|
| 1 Single and Two Family Residential | 7 High Density Mixed Use |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential | |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

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Metrotown Plan



Sketch #2