



Item
Meeting2014 June 23

COUNCIL REPORT

TO: CITY MANAGER 2014 June 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #13-23
Two High Density Apartment Buildings with Townhouses and Commercial Office-Retail Podium

ADDRESS: 6280 Cassie Avenue and 6331/6363/6377 McKay Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot A, DL 153, Group 1, NWD Plan 8356, Lot 1, DL 151 and 153, Group 1, NWD Plan 8356, Lot 2 and 3, DL 153, Group 1, NWD Plan 8356

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C2 Community Commercial District, and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gold House" prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Chris Dikeakos Architects Inc.
212 – 3989 Henning Drive
Burnaby, BC V5C 6N5
(*Attn: Richard Bernstein*)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2014 July 22.

RECOMMENDATIONS:

1. **THAT** the adjustment to the Metrotown Town Centre Development Plan, as outlined in Section 3.1 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2014 July 07 and to a Public Hearing on 2014 July 22 7:00 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-23
Two Residential Apartment Buildings with Townhouse and
Commercial Office-Retail Components
2014 June 18 Page 2

- 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.
- 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, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e) The utilization of an amenity bonus through the provision of a \$16,520,994 cash in-lieu contribution in accordance with Section 3.3 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The consolidation of the net project site into two legal parcels.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants including provision of an east-west mew through the site from McKay Avenue to Cassie Avenue, as outlined under Section 3.7 of this report.
- i) The granting of a Section 219 Covenant to assure the provision and continuing maintenance of a commercial bicycle storage room.
- j) The granting of a Section 219 Covenant:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - guaranteeing the provision and maintenance of public art;

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-23
Two Residential Apartment Buildings with Townhouse and
Commercial Office-Retail Components

2014 June 18 Page 3

- providing for future air space parcels covering both the commercial and residential components to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as an integrated development; and,
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation.
- k) The review of a detailed Sediment Control System by the Director Engineering.
- l) 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.
- m) The submission of a suitable Solid Waste and Recycling plan to the approval of 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.
- 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) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- q) The review of on-site residential and commercial loading facilities by the Director Engineering.
- r) The submission of an acoustic study to ensure compliance with the Council-adopted sound criteria.
- s) Compliance with the Council-adopted sound criteria.
- t) The undergrounding of existing overhead wiring abutting the site.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-23
Two Residential Apartment Buildings with Townhouse and
Commercial Office-Retail Components
2014 June 18..... Page 4

- u) The provision of a public pedestrian walkway statutory right-of-way from McKay Avenue to Cassie Avenue and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- v) The submission of a detailed comprehensive sign plan.
- w) The deposit of the applicable Parkland Acquisition Charge.
- x) The deposit of the applicable Metrotown Public Open Space Charge.
- y) The deposit of the applicable Metrotown Grade-separated Pedestrian Linkage Charge.
- z) The deposit of the applicable GVS & DD Sewerage Charge.
- aa) The deposit of the applicable School Site Acquisition Charge.
- bb) 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of two residential apartment buildings, 41 – storeys (north apartment building) and 26 – storeys (south apartment building) respectively, with a townhouse component and a commercial office-retail component.

2.0 BACKGROUND

2.1 On 2013 September 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject development site, which encompasses 6280 Cassie Avenue and 6331, 6363 and 6377 McKay Avenue, 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.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-23
Two Residential Apartment Buildings with Townhouse and
Commercial Office-Retail Components

2014 June 18 Page 5

2.2 The Metrotown Town Centre Development Plan designates this overall site for high density apartment development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline. In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 5.0 FAR applicable to the net site, which is inclusive of the proposed use of the 1.6 FAR amenity bonus, as noted in Section 3.3 of this report. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit given its strategic location in relation to the nearby Metrotown SkyTrain station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

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

3.0 GENERAL COMMENTS

3.1 The proposed development plan is for two residential apartment buildings with low-rise street-oriented commercial and residential components. The north apartment building, which measures 41-storeys in height, is above a four-storey commercial office-retail podium with frontages on Beresford Street and McKay Avenue. The south apartment building, which measures 26 storeys in height, is oriented towards McKay Avenue. The south apartment building is also supported by a three-storey townhouse component that is oriented towards McKay Avenue and a proposed east-west mews, connecting Cassie Avenue to McKay Avenue.

With regard to the residential component of the proposed development, a total of 490 units are proposed. Of that total, 302 units are proposed within the north apartment building; 182 units are proposed within the south apartment building; and 6 townhouse units are proposed within the south portion of the site, fronting McKay Avenue and the east-west mews.

With regard to the commercial component of the development, it is considered minor, desirable and supportable, given the future direction articulated for Beresford Street as a public art walk/celebratory street. As such, a minor amendment to the Metrotown Town Centre Development Plan is necessary to acknowledge the proposed commercial uses. With regard to the proposed mix of commercial uses within the development's podium, the ground floor is intended for a range of retail and service-commercial uses (5,181 sq. ft.), and floors above are intended primarily for office use (19,799 sq. ft.).

All required residential and commercial parking is to be located underground, in which parking for each of the two apartment buildings and related commercial podium/townhouses are provided within two separate underground parkades. Vehicular

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-23
Two Residential Apartment Buildings with Townhouse and
Commercial Office-Retail Components

2014 June 18 Page 6

access to the site (both residential and commercial) is proposed to be from the east-west mews, connecting Cassie Avenue to McKay Avenue.

3.2 Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality; thus meeting the high standard for such development in the City's town centre areas.

To complement the built form, a progressive landscape treatment is proposed which includes boulevards and street trees on Cassie and McKay Avenues. As noted, a key component of this development is the establishment of an enhanced east-west mews through the site, connecting Cassie Avenue to McKay Avenue to improve neighbourhood connectivity.

With regard to the residential parking for the development, the required parking ratio is 1.35 spaces per unit (of which 0.1 is for visitor parking) for both apartment buildings, commensurate with the proposed transportation alternatives proposed for the site. The development has provided the following transportation alternatives:

- provision of a 34.5% subsidy on two-zone transit passes for all residential units within the development for 12 months;
- provision of 5% of all residential parking spaces provided to be pre-wired for future installation of Electric Vehicle (EV) plug-in stations, as determined by the future residential strata councils for the development; and,
- provision of twice the required residential bicycle parking spaces to be provided in secured residential bicycles lockers.

The proposed parking standard for the development, the provided supportive transportation demand management measures, and the servicing (primarily road improvements) arising from the development are supported by a transportation study submitted by the applicant.

The provision of commercial parking for the development is based on a parking ratio of 1 space per 495.16 sq. ft. of commercial retail/office space, in-line with the provisions of the Zoning Bylaw. The development also proposes to provide 6 secured commercial bike storage spaces for employees of the commercial component.

The developer has also agreed to pursue green building practices by committing to achieve a Silver (equivalency) rating under the Leadership in Energy and Environmental Design program (LEED).

3.3 Given the site's Town Centre location, the prevailing Town Centre Development Plan land use designation for the site, and in accordance with the Council-adopted policy for

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-23
Two Residential Apartment Buildings with Townhouse and
Commercial Office-Retail Components
2014 June 18..... Page 7

the application of the 's' category zoning, the applicant is proposing to utilize the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR, which translates into 140,008 sq. ft. of additional floor area included in the development proposal. The Legal and Lands Department has negotiated the value of the density bonus to be \$118.00 per sq. ft. buildable, for a total value of \$16,520,994 (subject to legal survey). At its meeting of 2014 May 27, the Community Development Committee adopted a recommendation that the density bonus funds be taken as a cash in-lieu contribution for future use toward a community amenity. In general terms, the report indicated that the amenity be accepted as a cash-in-lieu contribution, and deposited in the Metrotown Town Centre Financial Account. As per the City's Community Benefit Policy, 20% of the total deposited in the account (\$3,304,189) would be allocated to the affordable/special needs housing sub-account, leaving the remainder of \$13,216,755 available for the provision of other community amenities, including housing, at some point in the future.

- 3.4 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Beresford Street "Art Walk" to its final standard with separated sidewalks, street trees, enhanced boulevards, street and pedestrian lighting with related public amenities;
 - construction of Cassie Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - construction of McKay Avenue to its final standard with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
 - undergrounding of overhead lines abutting the property lines of the site on Beresford Street; and,
 - storm, sanitary sewer and water main upgrades as required.
- 3.5 A 10.06 m (33 ft.) dedication, equalling 633.8m² (6,822 sq. ft.) in area, is required along the Beresford Street frontage to accommodate the road's ultimate widening to 20.12 m (66 ft.). Given the considerable dedications required from the site, it is proposed that the development density related to the required 10.06m dedication (633.8 m² area) on Beresford Street be contributed to the net development site. This will be achieved by the transfer of the road dedication to the City at no cost as a fee simple parcel, with dedication of the parcel as road to follow, and to be consistent with the same approaches taken for other sites along Beresford Street in the area.

No road dedication is required on Cassie and McKay Avenues. A statutory rights-of-way to ensure public vehicular and pedestrian access is required for the east-west mews,

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-23
Two Residential Apartment Buildings with Townhouse and
Commercial Office-Retail Components
2014 June 18 Page 8

connecting Cassie Avenue to McKay Avenue with separated sidewalk, enhanced boulevard and street trees on the south side and abutting sidewalk on the north side.

- 3.6 The developer is providing 97 adaptable units (20% of total number of single-level residential units), in line with Council-adopted Adaptable Housing policy. A total of 8 handicapped parking stalls have been provided in relation to the residential components of the development (5 spaces within the north apartment building; 3 spaces within the south apartment building). All of the stalls are located within the underground residential parking areas. Residential handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.7 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to:
- 219 Covenant restricting enclosure of balconies;
 - 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - 219 Covenant guaranteeing the provision and maintenance of public art;
 - 219 Covenant providing for future air space parcels covering both the commercial and residential components to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as an integrated development; and,
 - 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation.
- It is noted that a public statutory right-of-way is required over the east-west mews, connecting Cassie Avenue to McKay Avenue.
- 3.8 Due to the proximity of the subject site to the SkyTrain guideway to the north, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.9 Provision of an adequately sized and sited garbage recycling area, as well, separate car wash stalls are required.
- 3.10 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 and maintenance of the stormwater management and landscape features will be required.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #13-23
 Two Residential Apartment Buildings with Townhouse and
 Commercial Office-Retail Components
 2014 June 18 Page 9

- 3.11 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.
- 3.12 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.13 The submission of a detailed residential and commercial loading management plan to the approval of the Director Engineering is required.
- 3.14 The following charges apply to the subject rezoning application:
 - a) Parkland Acquisition Charge of \$3.55 per sq. ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$600.00 per unit
 - c) GVS & DD Sewerage Charge of \$590.00 per apartment unit and \$0.443 per sq. ft. of non-residential uses
 - d) Metrotown Public Open Space Charge of \$0.50 per sq. ft. of commercial floor area
- 3.15 A site profile application is not required given the site's past residential use.
- 3.16 A Comprehensive Sign Plan detailing sign numbers, locations sizes and attachment details will be required.
- 3.17 Bicycle storage space and surface parking racks are to be provided for the residential and commercial tenants and visitors and customers.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area:	-	8,129.2 m ² (87,505 sq. ft.)
Density Transfer (Future Road/City Lot):	-	608.6 m ² (6,551 sq. ft.)
Net Site:	-	7,520.6 m ² (80,954 sq. ft.)
Net Site for Calculation of Density:	-	8,129.2 m ² (87,505 sq. ft.) (subject to detailed survey)

4.2 Density

FAR Permitted and Provided:		
Residential:	-	5.0 FAR (inclusive of 1.6 FAR amenity bonus)

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #13-23
 Two Residential Apartment Buildings with Townhouse and
 Commercial Office-Retail Components
 2014 June 18Page 10

Commercial Permitted and Provided: - 1.3 FAR
COMBINED TOTAL: - 6.3 FAR

4.3 Gross Floor Area

Residential:	<i>Permitted</i>	<i>Provided</i>
	40,646.0 m ² (437,527 sq. ft.)	40,646.0 m ² (437,527 sq. ft.) (inclusive of 140,008 sq. ft. amenity bonus)

Commercial:	<i>Permitted</i>	<i>Provided</i>
	10,568.0 m ² (113,757 sq. ft.)	2,321 m ² (24,980 sq. ft.)

COMBINED TOTAL PROVIDED: - 42,967.0 m² (462,507 sq. ft.)
 (excluding 19,264 sq. ft. of common amenity space, and 1,940 sq. ft. adaptable unit area exemptions)

4.4 Site Coverage - 39%

4.5 Height (all above grade) - 4 storeys from grade for the commercial podium fronting Beresford Street

- 3 storeys from grade for the townhouses fronting McKay Avenue

- 3 storeys from grade for the townhouses fronting the Cassie-McKay Avenue east-west mews

- 41 storeys (north apartment building) from grade for the apartment building fronting McKay Avenue

- 26 storeys (south apartment building) from grade for the apartment building fronting Cassie Avenue

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #13-23
 Two Residential Apartment Buildings with Townhouse and
 Commercial Office-Retail Components
 2014 June 18Page 11

4.6 Residential Unit Mix

<u>Unit Type (North Apartment Building)</u>	<u>Unit Size</u>
108 – Studio	41.5 m ² – 53.7 m ² (447 sq. ft. - 578 sq. ft.)
14 – 1 Bedroom + Den	62.4 m ² – 65.4 m ² (672 sq. ft. – 704 sq. ft.)
138 – 2 Bedroom	72.0 m ² – 80.0 m ² (776 sq. ft. – 857 sq. ft.)
6 – 2 Bedroom + Den	87.1 m ² – 108.6 m ² (937 sq. ft. – 1,069 sq. ft.)
36 – 3 Bedroom	122.8 m ² – 123.9 m ² (1,322 sq. ft. – 1,334 sq. ft.)
TOTAL: 302 UNITS*	
<i>*inclusive of 60 adaptable units</i>	

<u>Unit Type (Town Houses)</u>	<u>Unit Size</u>
6 – 3 Bedroom	86.2 m ² – 135.0 m ² (928 sq. ft. – 1,453 sq. ft.)

<u>Unit Type (South Apartment Building)</u>	<u>Unit Size</u>
44 – Studio	41.5 m ² – 53.7 m ² (447 sq. ft. - 578 sq. ft.)
21 – 1 Bedroom + Den	62.4 m ² – 65.4 m ² (672 sq. ft. – 704 sq. ft.)
67 – 2 Bedroom	72.0 m ² – 80.0 m ² (776 sq. ft. – 857 sq. ft.)
22 – 2 Bedroom + Den	87.1 m ² – 108.6 m ² (937 sq. ft. – 1,069 sq. ft.)
28 – 3 Bedroom	122.8 m ² – 123.9 m ² (1,322 sq. ft. – 1,334 sq. ft.)
TOTAL: 182 UNITS*	
<i>*inclusive of 37 adaptable units</i>	

TOTAL NUMBER OF UNITS FOR THE DEVELOPMENT: 490 UNITS

4.7 Commercial Uses

Retail (Ground Level)	-	481.3 m ² (5,181 sq. ft.)
Office (Levels 2-5)	-	1,839.3 m ² (19,799 sq. ft.)

4.8 Parking

<u>Vehicle Parking</u>	<u>Required and Provided Spaces</u>
<u>North Apartment Building</u>	
302 units @ 1.35 spaces per unit of which 0.1 is for residential visitors	378 residential parking spaces 31 residential visitors' parking spaces

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #13-23
 Two Residential Apartment Buildings with Townhouse and
 Commercial Office-Retail Components
 2014 June 18.....Page 12

South Apartment Building

182 units @ 1.35 spaces per unit of which 246 residential parking spaces
 0.1 is for residential visitors 19 residential visitors' parking spaces

TOTAL PARKING PROVIDED: 674

Residential Loading 2 spaces

Car Wash Stalls (North Apartment Building) 5 stalls

Car Wash Stalls (South Apartment Building) 3 stalls

Commercial office and retail parking at 1 51 spaces required (54 spaces provided)
 space per 495.16 sq. ft.

Commercial Loading 3 spaces

Bicycle Parking

Required and Provided Spaces

North Apartment Building

302 units @ 2.2 bicycle parking spaces of 604 secured residential bicycle parking
 which 0.2 are visitor spaces spaces; 61 visitors rack

South Apartment Building

182 units @ 2.2 bicycle parking spaces of 364 secured residential bicycle parking
 which 0.2 are visitors spaces spaces; 37 visitors rack

Commercial bicycle parking at 1 space per 6 secured commercial bicycle parking
 10 commercial parking spaces spaces

4.9 Communal Amenities

(Excluded from FAR Calculations)

Primary communal facilities for residential tenants of the north apartment building are located on the ground and fifth levels. Ground level facilities include a front concierge, and large-sized residential lobby. Fifth level facilities include a party room, lounge and fitness area. The amenity area amounts to 9,491 sq. ft., which is a permitted exemption from Gross Floor Area. Primary communal facilities for residential tenant of the south

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #13-23
Two Residential Apartment Buildings with Townhouse and
Commercial Office-Retail Components
2014 June 18Page 13

apartment building area located on the ground and second levels. Ground level facilities include a residential lobby, fitness room, games room, and party room. Second level facilities include a music room and upper lounge area. The amenity area amounts to 9,787 sq. ft.

The development is also providing outdoor court yard seating and barbeque areas.

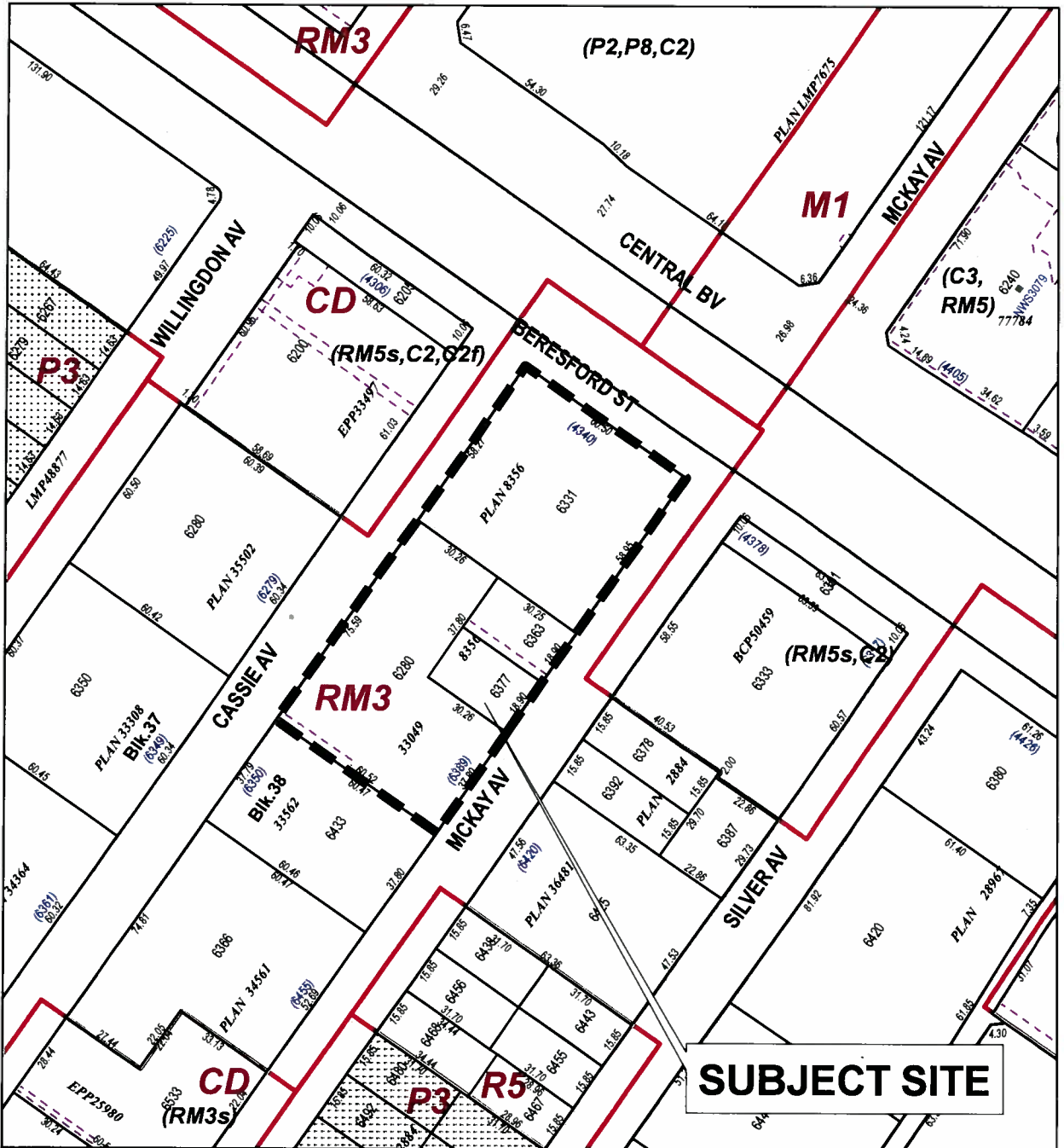


Lou Pelletier, Director
PLANNING AND BUILDING

ZT:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



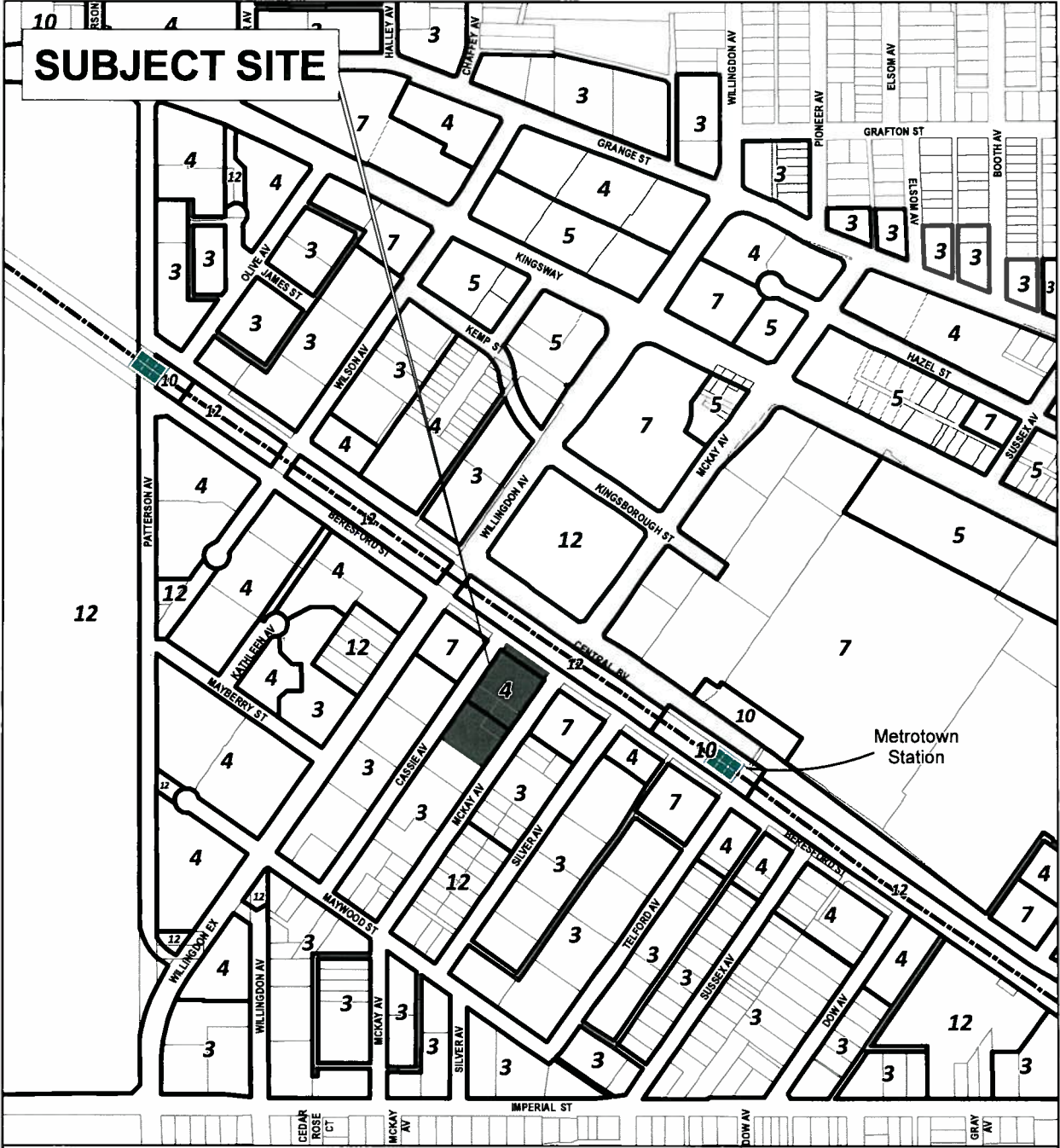
DATE:
JUN 02 2014

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #13-23
6331, 6363 AND 6377 MCKAY AVENUE
6280 CASSIE AVENUE

 Subject Site



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



Planning and Building Dept

Metrotown Plan

