



Item .....	
Meeting .....	2015 November 09

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2015 November 04

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20  
Reference: Rez# 14-19

**SUBJECT:** REZONING REFERENCE #14-19  
HIGH-RISE MIXED-USE  
RESPONSE TO PUBLIC HEARING ISSUES

**PURPOSE:** To respond to issues raised at the Public Hearing for Rezoning Reference #14-19.

**RECOMMENDATION:**

1. **THAT** a copy of this report, and the report entitled *Growth Management and Housing Policies in Burnaby*, be sent to the applicant and those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #14-19.

**REPORT****1.0 BACKGROUND**

On 2015 June 23, a Public Hearing was held for Rezoning Reference #14-19. The subject rezoning application proposes the construction of 479 residential units within two high-rise apartment buildings (26 and 41 storeys) with low-rise townhouse, retail, restaurant, childcare and office components in accordance with the Council adopted Metrotown Town Centre Development Plan (see *attached* Sketches #1 and #2).

At the Public Hearing, 8 written and 21 oral submissions were received. Of the speakers, 11 were residents from within Maywood and the immediate area, with 3 being specifically from the current apartment buildings on the subject site. Issues raised included: the adequacy of existing services to serve the proposed development; the capacity of transit, local schools and recreation complexes to serve the proposed development; and, the displacement of residents from the 109 rental units proposed to be redeveloped. Specific requests were made to institute a moratorium on the demolition of rental apartments and/or to require the replacement of the rental apartment units on-site. As the issues of restricting demolition and replacement of rental apartments pertain more broadly than this site specifically, in addition to information provided in this report, a further more detailed report on growth management and housing policies within Burnaby appears elsewhere on Council's agenda, which addresses those issues. The following report addresses Council's request to provide further information on the issues raised at the Public Hearing for Rezoning Reference #14-19.

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## 2.0 ISSUES RAISED

### *Issue #1 – Servicing*

Questions were raised regarding the adequacy and funding of services to serve the proposed development.

#### *Response:*

As a requirement of the rezoning and subdivision process a detailed review of all necessary services to serve a site is completed by the Planning and Engineering Departments. The applicant is required to undertake a detailed engineered design and cost estimate of all necessary services to serve the site. Upon approval of the rezoning and subdivision, the City requires that all necessary funds, deposits and bonds be deposited to secure the provision of these services. The applicant is required to hire an approved civil contractor to install the necessary services, and once the servicing has been inspected and approved by the City, the deposited service bonding would be released.

In regard to the subject application, the developer is required to: provide all necessary upgrades to sanitary, storm and water mains; underground the overhead wiring adjacent to the site on Silver Avenue and within the rear lane; repave the lane as necessary; construct a widened Beresford Street complete with separated sidewalks, rain gardens, pedestrian lighting, street lighting and street furniture; and, construct separated sidewalks complete with street trees, pedestrian and street lighting on Silver Avenue along the development frontage. The applicant will also be responsible for contributing towards a new traffic signal at Willingdon Avenue and Beresford Street. As such, the applicant is responsible for covering the cost of all necessary services to serve the site.

### *Issue #2 – Capacity of Area Amenities*

Concerns were raised regarding whether the capacity of local transit, schools and recreation/community centres is adequate to accommodate the residents of the proposed development.

#### *Response:*

With regard to transit capacity, the property is located directly adjacent to the Metrotown SkyTrain Station, which is currently undergoing a renovation and expansion. The expansion includes provisions for enhanced bus service on Central Boulevard, public realm improvements to the station area, and improved pedestrian connections between SkyTrain and bus service. The proposed expansion to the Metrotown SkyTrain Station will increase rider capacity and improve vertical circulation options to the station, while enabling adequate space for fare gates. The addition of bus service along Central Boulevard will bring transit closer to the subject site and improve access for all residents within the Maywood neighbourhood and broader Metrotown

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area. SkyTrain service is supported by a comprehensive bus network that is annually reviewed by Translink to ensure the needs of a growing population are being met. In addition, the area is well served by major roads including Kingsway, Central Boulevard, Willingdon Avenue, Nelson Avenue and Imperial Street. Overall, the Metrotown SkyTrain Station and surrounding area is one of the most well-served areas in the region from a transportation point of view.

With regard to local schools, the subject development is located near three elementary schools (Maywood Community School, South Slope Elementary and Nelson Elementary), and one secondary school (Burnaby South Secondary). The catchment schools that serve the site are Maywood Community School and Burnaby South Secondary School, and are approximately 385m and 1.8km from the site respectively. City staff reviews development with the Burnaby School District on a regular basis to confirm enrolment projections. The School District is mandated by the Provincial government to provide spaces to meet student enrolment demands. The Burnaby School District has noted that local schools, including Maywood Community School and Burnaby South Secondary School, can accommodate the children that may live in the proposed development. The School District also noted that enrolment fluctuates year to year, with some years higher than others, within individual schools. The Burnaby School District has been able to, and expects to be able to, continue to accommodate new enrolment in Metrotown into the future.

With regard to recreation and community facilities, the subject development is located 600m from the Bonsor Recreation Complex. The Bonsor Complex is one of the City's largest and most comprehensive community facilities, encompassing a full sized gymnasium, fitness centre, pool, and many other art and leisure programming spaces. Within the Bonsor Complex area, there is also the Bonsor 55+ centre, obtained in 2011 through amenity density bonus funding, which provides additional services and amenities to local seniors. The Bonsor Recreation complex was originally developed in 1986 and substantially renovated in 2005 through amenity density bonus funding. As Metrotown continues to grow, it is anticipated that the Bonsor Recreation Centre would continue to be improved and enhanced to meet the community's needs. The area is also well served by the Metrotown Library.

In addition to amenities such as the Bonsor 55+ centre and improvements to Bonsor Recreation Complex, the City has obtained several community amenities through the Community Amenity Bonus Program including non-profit office spaces at the Metrotown Community Resource Centre, Pioneer Community Resource Centre and the McKercher Community Resource Office. Currently, amenity bonus funds collected as cash contributions within Metrotown are allocated to the City's Housing Fund (20%) and the Priority Amenity Program (80%). The Priority Amenity Program within Metrotown is identified for use toward a new Metrotown Performance / Event Centre. A new ice rink is also identified under the program for the South Burnaby area.

The subject site is also served by neighbourhood, district and major parks including Maywood Park, BC Parkway, Bonsor Park, Central Park, and the Civic Square adjacent the Metrotown Library.

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### *Issue #3- Rental Housing*

Concerns were raised regarding the displacement of tenants from the existing rental apartments on site as a result of the proposed development. Specific requests were made to place a moratorium on the demolition of rental apartments and to institute a policy of replacing rental apartments lost as a result of redevelopment.

#### *Response:*

The proposed redevelopment would result in the loss of 109 rental apartment units on the subject site. It is noted that the subject development proposes 479 strata titled apartment and townhouse units, of which it is estimated that about 25% (120 units) would typically be purchased and made available for rental purposes. Notwithstanding, as a requirement of all rezoning applications that involve the demolition of pre-existing multiple-family rental apartments, the applicant must prepare a tenant assistance plan to assist with relocation needs. The applicant of the subject rezoning application has prepared such a plan and has communicated it to the tenants of the building. The plan, in line with the City's policy guidelines, includes:

- A written commitment to exceed the minimum requirements of the Provincial *Residential Tenancy Act*;
- A plan to guide communications between the applicant and the tenants;
- A minimum of the equivalent of three months' rental payment compensation payable to each tenant relocating to compensate for moving expenses, utility connection fees, and relocation costs; and,
- A minimum of three months' notice provided to each tenant.

The applicant, through the Tenant Assistance Plan, will provide further assistance to tenants seeking alternate accommodation, by way of:

- An offer to interested tenants to purchase an available housing unit in the new development; and,
- Information on other accommodation options for tenants to relocate in the same or nearby areas.

The current tenants have been informed of the status of the rezoning application and the tenant assistance plan by the property management company, which continues to be implemented.

In regard to the specific request to place a moratorium on the demolition of existing multiple-family rental apartments and/or their replacement on-site, as this would be a city-wide policy issue, a further report entitled *Growth Management and Housing Policies in Burnaby* has been prepared on these and other subjects raised at the Public Hearing, which appears elsewhere on Council's agenda. In summary, the detailed information provided within this report notes that the City does not have the statutory power to withhold a demolition permit if all aspects of the

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permit are in conformance with the Burnaby Building Bylaw and BC Building Code. In regard to the request to institute the replacement of rental apartments lost through redevelopment, it is noted that the existing multiple-family rental apartment buildings on the subject site are private market rental housing, and as such, do not fall under any senior government program for subsidization or supported replacement as may typically be associated with non-market or public housing. The provision of protected or subsidized rental housing is principally the responsibility of senior levels of government (*Provincial and Federal*), who have the ability and resources to advance initiatives, strategies and programs that could significantly contribute to the provision of market and/or non-market rental housing. Local governments do not have the resources or full mandate to provide for replacement rental housing.

Notwithstanding the foregoing, it is noted that Burnaby has a long established role in facilitating and supporting the provision of market and non-market rental housing as articulated in the *2015 July – Burnaby Housing Profile* report received by Council. Specifically the City, within its abilities, has pursued a range of initiatives to directly facilitate and support the development of non-market housing in Burnaby such as, the use of inclusionary zoning, CD Comprehensive Development District zoning, deferral of City development cost charges and permit fees, City supported projects, City land leases for non-profit housing and cooperative housing providers, City initiated housing projects, and the provision of City grants for non-market housing under the City's amenity density bonus program. These initiatives have resulted in a total of 7,900 non-market housing units/beds within 154 developments across the City. While a vast majority of these units are operated by non-profit societies, private entities and regional government, the remainder are operated by the Provincial Government. In this regard, the City of Burnaby continues to encourage the Federal and Provincial Governments to create a long term plan for affordable housing, one that applies equally to all municipalities throughout Metro Vancouver.

### 3.0 CONCLUSION AND RECOMMENDATION

The development proposal for the subject rezoning application (Rezoning Reference #14-19) is for the construction of 479 residential units in two high rise apartment buildings (26 and 41 storeys) with low rise townhouse, retail, restaurant, childcare and office components within the Council adopted Metrotown Town Centre Plan area. The proposal is considered supportable given its consistency with the adopted Plan, its pursuance of high quality and environmentally sensitive architecture and landscaping treatment, and its substantial office and childcare uses which are unique within the neighbourhood.


This report provides information responding to questions raised at the Public Hearing, including those related the adequacy of existing services to serve the proposed development; the capacity of transit, local schools and recreation complexes; and, the assistance available for residents needing to relocate from the rental apartments proposed for redevelopment. Specific requests were made to institute a moratorium on the demolition of rental apartments, to require the replacement of rental apartments on-site, and to institute other measures at the local level with regard to rental housing. As these specific issues are City-wide policy matter, a further report

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has been prepared on these and other subjects related to growth management and housing policies in Burnaby, which appears elsewhere on Council's agenda. As a condition of Final Adoption of the rezoning, the developer will be required to complete the required prerequisites of the subject rezoning application, as well as obtain the necessary City approvals and permits. In view of the above, the development proposal is considered to be supportable.

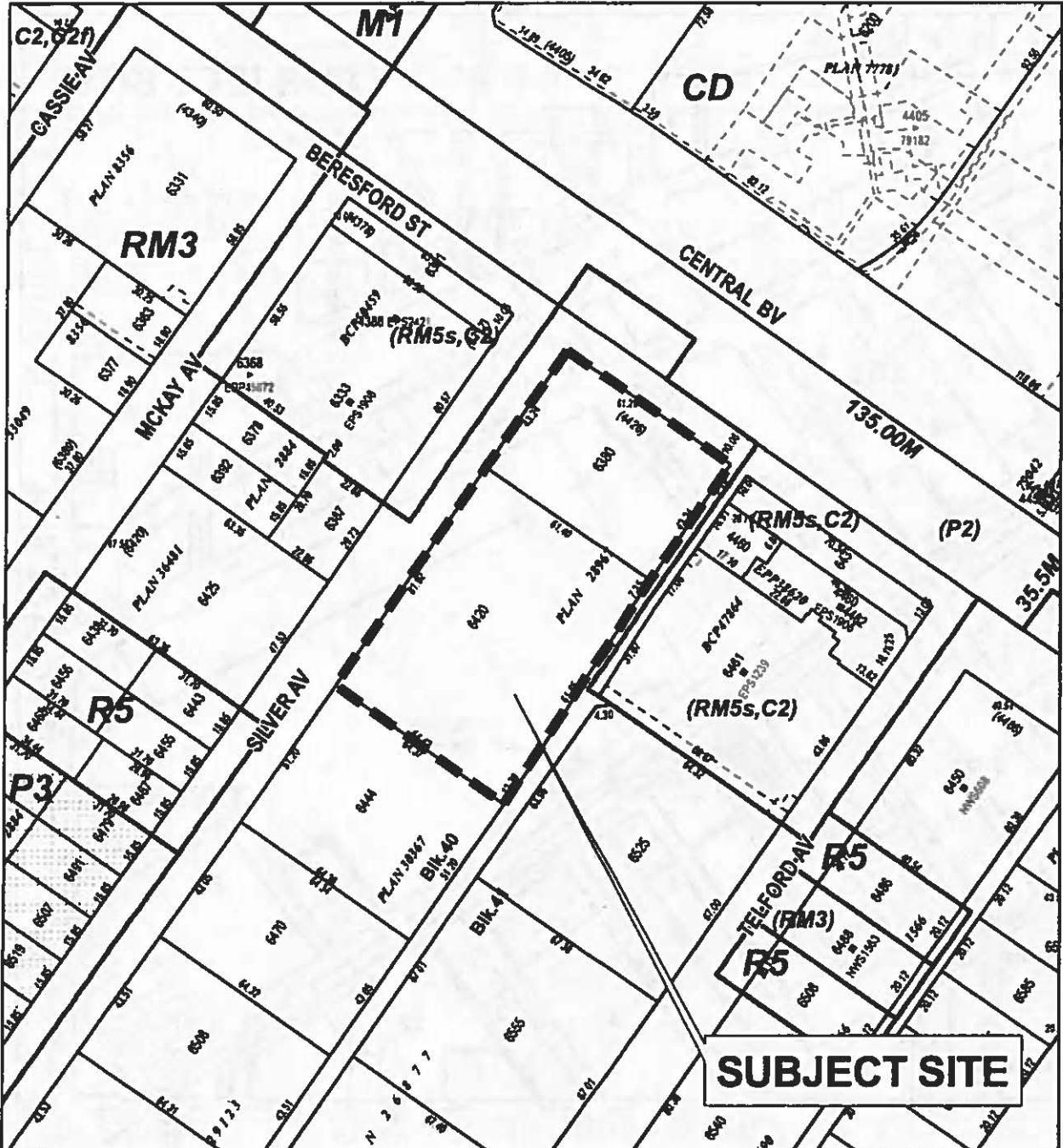
It is recommended that a copy of this report, and the report entitled *Growth Management and Housing Policies in Burnaby*, be sent to the applicant and those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #14-19.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JBS:spf  
*Attachments*

cc: Director Engineering  
Chief Building Inspector  
City Solicitor  
City Clerk

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PLANNING & BUILDING DEPARTMENT

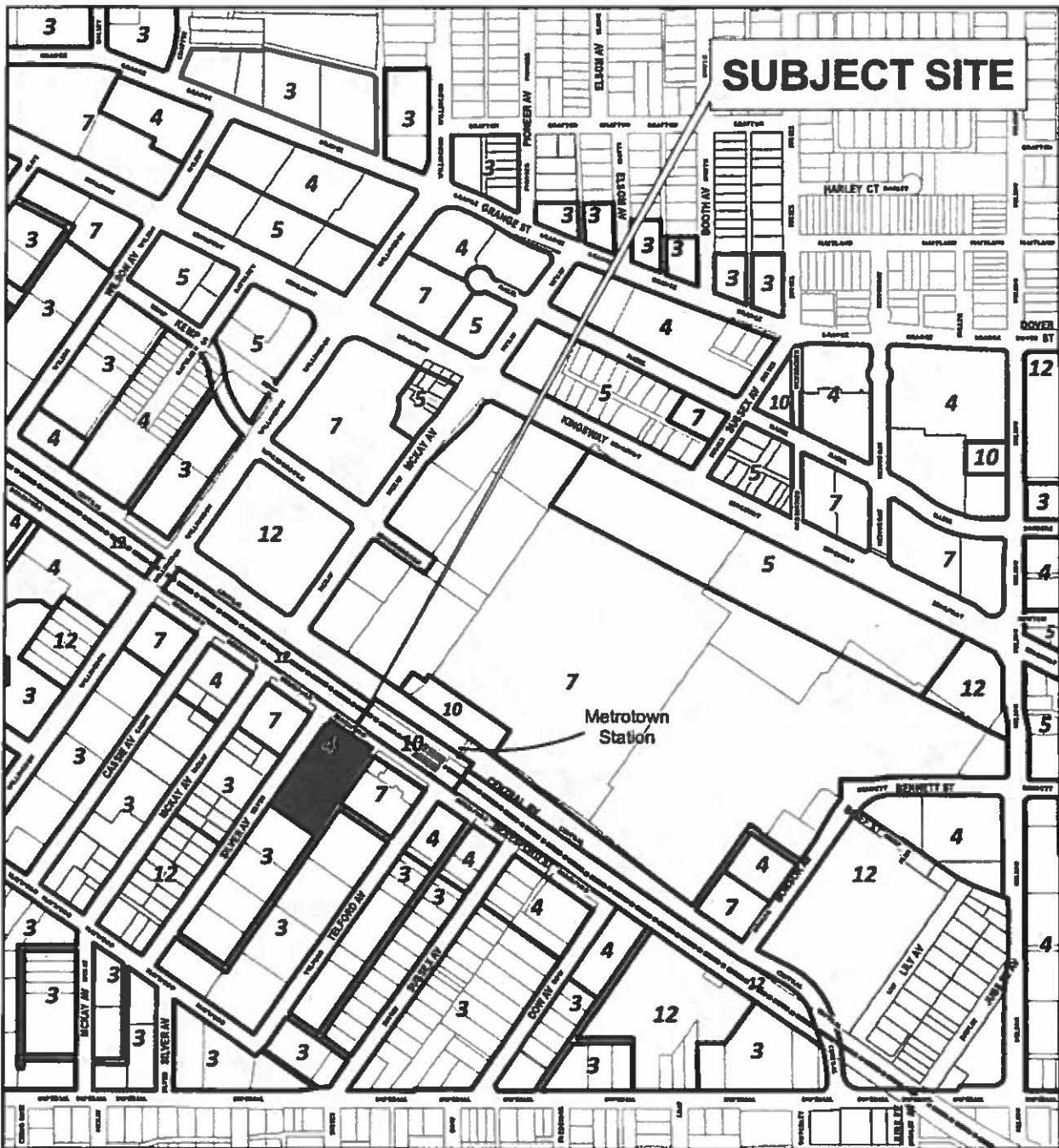


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REZONING REFERENCE #14-19  
6380 AND 6420 SILVER AVENUE

 Subject Site

Sketch #1

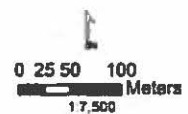


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|---|---|
| <b>2</b> Low Density Multiple Family Residential    | <b>7</b> High Density Mixed Use             |
| <b>3</b> Medium Density Multiple Family Residential | <b>10</b> Institutional                     |
| <b>4</b> High Density Multiple Family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



City of Burnaby  
 Planning and Building Dept  
 Printed on October 6, 2015

### Metrotown Plan



Sketch #2