



CITY OF BURNABY

ZONING BYLAW AMENDMENTS

PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 2018 JULY 24 AT 7:00 PM

in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965".

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 25, 2018 - Bylaw No. 13913

1

Rez . #16-18

7447 and 7453 14th Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "14th Avenue Townhomes" prepared by Grimwood Architecture and Urban Design)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (21 unit) townhouse development with underground parking.

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 26, 2018 - Bylaw No. 13914

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Rez . #16-58

3755 Banff Avenue

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines, and in accordance with the development plan entitled “3755 Banff Avenue” prepared by Boni Maddison Architects)

The purpose of the proposed zoning bylaw amendment is to permit the redevelopment of a portion of the site to accommodate additional non-market rental housing units and replace the existing child care centre.

3) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 28, 2018 - Bylaw No. 13916

19

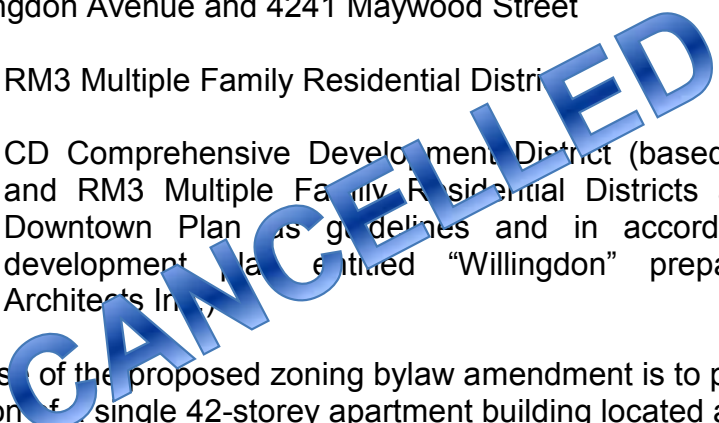
Rez . #17-27

6444 Willingdon Avenue and 4241 Maywood Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “Willingdon” prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single 42-storey apartment building located at the corner of Willingdon Avenue and Maywood Street, townhouse buildings fronting Maywood Street and Cassie Avenue, and a three-storey non-market rental apartment building fronting Willingdon Avenue.



4) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 29, 2018 - Bylaw No. 13917

Rez . #17-28

6075 Wilson Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan's guidelines, and in accordance with the development plan entitled "6075 Wilson Avenue" prepared by GEL Architects Inc. and Connect Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single high-rise strata apartment building with townhouses oriented towards Wilson Avenue and a low-rise non-market rental apartment building oriented towards Central Boulevard.

5) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 30, 2018 - Bylaw No. 13918

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to 1) permitting fitness and health facilities in the C9 District; and 2) amending the setback requirements applicable to the keeping of bees in the Agricultural Districts to allow for beekeeping on a greater range of lot sizes and to provide flexibility in siting beehives to help improve the productivity of agricultural lands.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard:

- **in person** at the Public Hearing
- **in writing** should you be unable to attend the Public Hearing;
 - **Email:** clerks@burnaby.ca
 - **Letter:** Office of the City Clerk, 4949 Canada Way, Burnaby V5G 1M2
 - **Fax:** (604) 294-7537

Please note all submissions must be received by 4:45 p.m. on 2018 July 24 and contain the writer's name and address which will become a part of the public record.

The Director Planning and Building's reports and related information respecting the zoning bylaw amendments are available for public examination at the offices of the Planning Department, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the Office of the City Clerk at 4949 Canada Way, Burnaby, B.C., V5G 1M2 from 8:00 a.m. to 4:45 p.m. weekdays until 2018 July 24.

**NO PRESENTATIONS WILL BE RECEIVED BY COUNCIL
AFTER THE CONCLUSION OF THE PUBLIC HEARING**

K. O'Connell
CITY CLERK



Item
Meeting 2018 June 25

COUNCIL REPORT

TO: CITY MANAGER 2018 June 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-18**
Townhouse Development with Underground Parking
Edmonds Town Centre, Sub-Area 2

ADDRESS: 7447 and 7453 14th Avenue (*attached* Sketches #1 and #2)

LEGAL: Lot 2, DL 29, Group 1, NWD Plan 4900; Lot 84, DL 29, Group 1, NWD Plan 50533

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “14th Avenue Townhomes” prepared by Grimwood Architecture and Urban Design.)

APPLICANT: Fairwater Properties Ltd.
301 – 3185 Willingdon Green
Burnaby, BC V5G 4P3

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 July 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 09 and to a Public Hearing on 2018 July 24 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.

To: City Manager
 From: Director Planning and Building
 Re: Rez # 16-18, 7447 and 7453 14th Avenue
 2018 June 20 Page 2

- 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 removal of all existing improvements from the site prior to Final Adoption.
- e) The consolidation of the net site into one legal parcel.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The pursuance of Stormwater Management Best Practices in line with established guidelines.
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting the enclosure of balconies;
 - a Section 219 Covenant ensuring that all disabled parking remain as common property; and,
 - a Section 219 Covenant ensuring that the visitor parking gate remains open during daylight hours.
- i) The provision of a covered car wash stall 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.
- j) The deposit of the applicable Parkland Acquisition Charge.
- k) The deposit of the applicable GVS & DD Sewerage Charge.
- l) The deposit of the applicable School Site Acquisition Charge.
- m) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
- n) 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.

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From: Director Planning and Building
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2018 June 20 Page 3

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey (21 unit) townhouse development with underground parking.

2.0 BACKGROUND

2.1 The subject site is comprised of two properties and is located on the north side of 14th Avenue between Kingsway and Mary Avenue (see *attached* Sketch #1). Each property is currently improved with a single family dwelling that is in poor condition. To the north, east and south across 14th Avenue are multiple-family developments. To the west are single and two-family dwellings. Vehicular access to the site is from 14th Avenue.

2.2 The subject site, located within Sub-Area 2 of the Council-Adopted Edmonds Town Centre Plan, is intended to form a two-lot consolidation for Comprehensive Development based on RM2 Multiple Family District guidelines (see *attached* Sketch #2). To the west, the properties at 7439, 7429, 7421 14th Avenue and two properties addressed 7590 Kingsway, as well as the adjacent redundant road right-of-way, are identified for consolidation and rezoning to the Comprehensive Development based on RM2 Multiple Family Residential District and C1 Neighbourhood District guidelines. However, due to the newer two-family dwellings located within that desired assembly at 7421 and 7429 14th Avenue, the full five-lot consolidation will not likely be achieved in the near to medium term. As an alternative, 7439 14th Avenue could be consolidated with the subject site, and the applicant has presented a written offer to purchase the property, however, the property owner has not indicated an interest in selling at this time. It is noted that 7439 14th Avenue could also be redeveloped independently with the adjacent redundant road right-of-way as a townhouse development under Comprehensive Development rezoning based on RM2 Multiple Family District guidelines.

2.3 Council, on 2016 May 25, received a report from the Planning and Building Department concerning the rezoning of the subject site and authorized the department to continue 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.

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

3.0 GENERAL COMMENTS

3.1 The development proposal is for a 21 unit, three-storey townhouse development with full underground parking. The maximum density permitted under the RM2 District guideline is 0.9 F.A.R with full underground parking.

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- 3.2 A road dedication of 1.5 metres along 14th Avenue is required.
- 3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including but not necessarily be limited to: the construction of 14th Avenue to its final Town Centre Standard including separated sidewalks, cycle facilities, and street trees set within rainwater management amenity areas; and upgrading the existing north-south pedestrian walkway to a 3 m pavement width with lighting.
- 3.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
 - Section 219 Covenant restricting the enclosure of balconies;
 - Section 219 Covenant restricting ensuring that all disabled parking remain as common property; and,
 - Section 219 Covenant ensuring that the visitor parking gate remains open during daylight hours.
- 3.5 Engineering Environmental Services Division will need to review the 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.
- 3.6 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area.
 - b) GVS & DD Sewerage Charge of \$4,695 per dwelling unit.
 - c) School Site Acquisition Charge of \$800 per unit.
- 3.7 Given the size of the site, storm water management best practices are acceptable in lieu of a formal storm water management plan.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Gross Site Area</u>	-	2,440.5 m ² (26,269 sq.ft.)
	Dedications	-	60.0 m ² (646 sq.ft.)
	Net Site Area	-	2,380.5 m ² (25,623 sq.ft.)

4.2 Density:

FAR Permitted and Provided	-	0.9 FAR
Gross Floor Area (GFA)	-	2,196.5 m ² (23,642 ft.)

<u>Site Coverage:</u>	-	41 %
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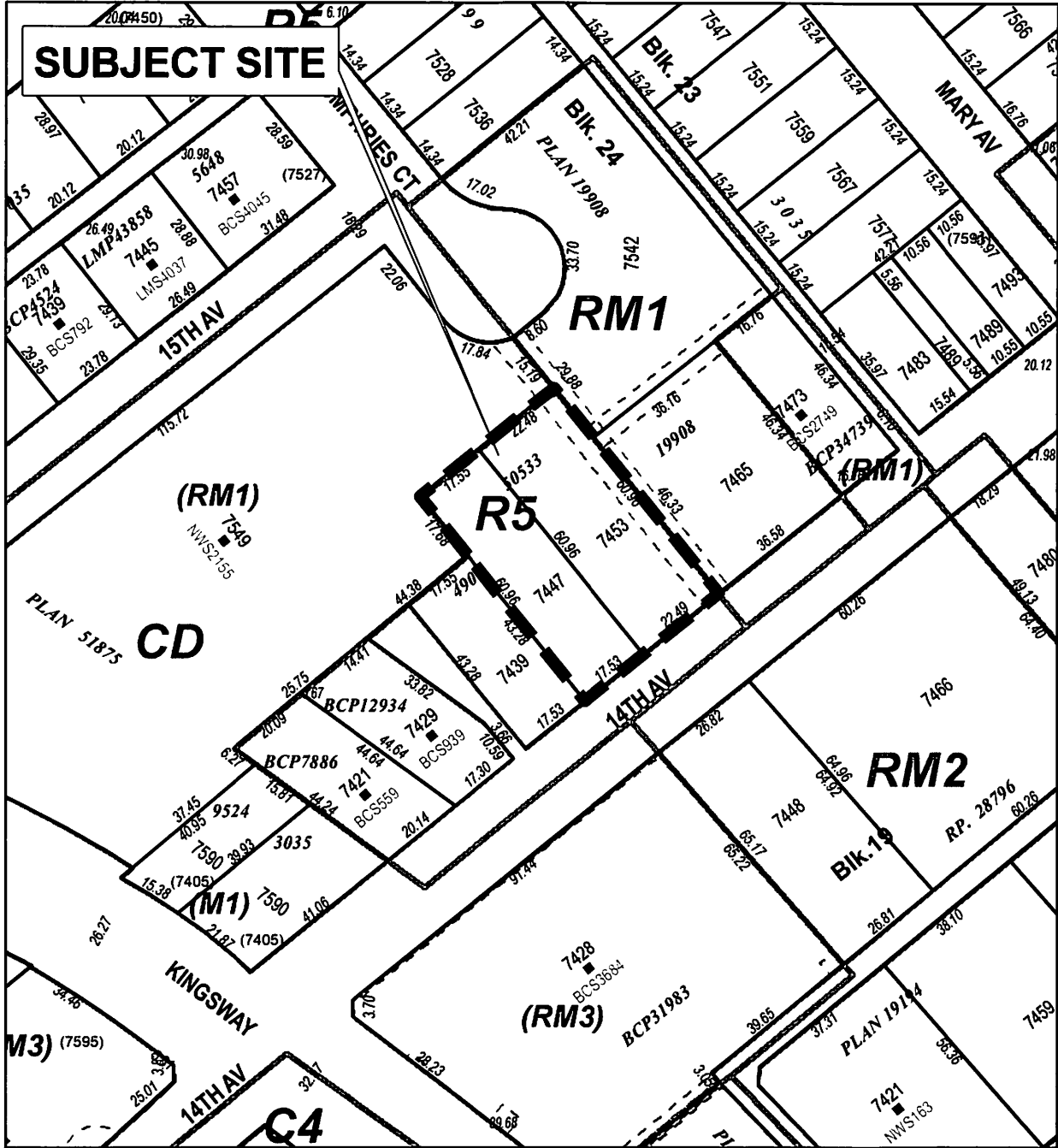
To: City Manager
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- 4.3 Height: - 3 Storeys
- 4.4 Unit Mix:
21 –3 Bedroom units - 90.5 – 111.9 m² (974 – 1,205 sq. ft.)
- 4.5 Parking:
 - Required and provided - 37 (including 5 visitor parking spaces plus 1 car wash stall)
 - 21 units @ 1.75 spaces per unit
 - Bicycle Parking Required and provided - 25 spaces (including 4 visitor spaces in racks)
 - @ 1 per unit and 0.2 spaces for visitors

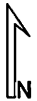

Lou Pelletier, Director
PLANNING AND BUILDING

DR:tn
Attachments

cc: City Solicitor
City Clerk




PLANNING & BUILDING DEPARTMENT

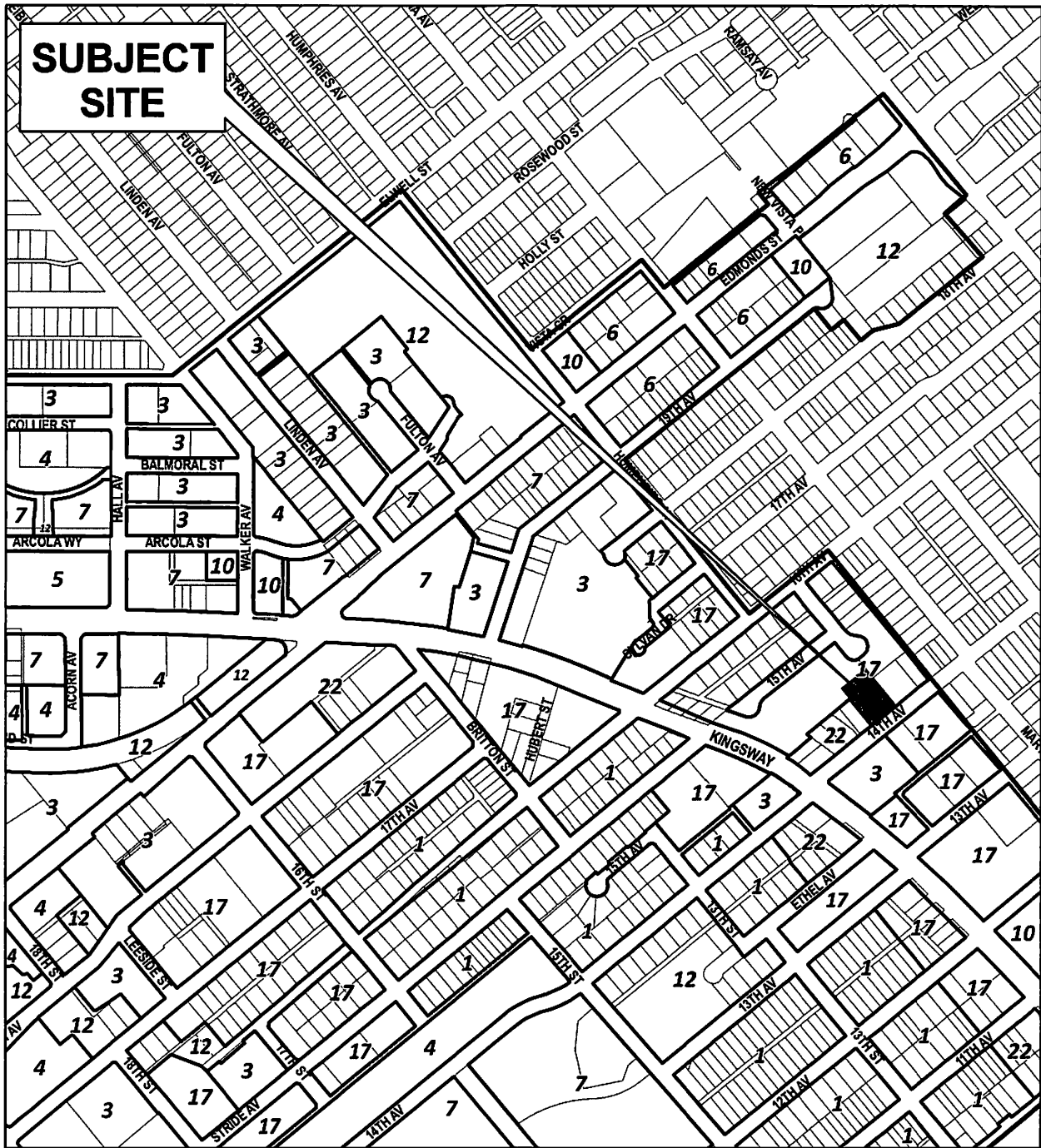


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REZONING REFERENCE #16-18
7447 AND 7453 14TH AVENUE

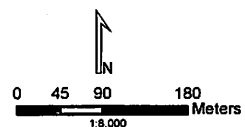
 Subject Site

Sketch #1



- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan Development Guidelines



Re Ref # 16-18 & 16-58¹⁾
Bylaw # 13913 & 13914

To: City of Burnaby
FAX: 604.294.7537

From: Greg Austin

City of Burnaby ZONING BYLAW AMENDMENTS

Public Hearing Tuesday, July 24, 2018 AT 7:00 pm

“Burnaby Zoning Bylaw 1965”

- ✓ 1) Amendment Bylaw No. 25. 2018 - Bylaw No. 13913
To: CD Comprehensive Development District
- ✓ 2) Amendment Bylaw No. 25. 2018 - Bylaw No. 13914
To: CD Comprehensive Development District
- 3) Amendment Bylaw No. 25. 2018 - Bylaw No. 13916
To: CD Comprehensive Development District *Cancelled*
- 4) Amendment Bylaw No. 25. 2018 - Bylaw No. 13917
To: CD Comprehensive Development District *Cancelled*

City of Burnaby position:

The alternative to sprawl is High-Rise (45+ Storeys) CD Comprehensive Development Districts.

This statement and position is not correct.

If the City of Burnaby had done the MATH they would not have proposed the above “Burnaby Zoning Bylaw 1965” Amendments.

MATH:

“When Niagara on the Lake just recently (2004) measured that for every dollar Assessment they get for their Low Density (39 acre sub-Urban) sprawl Development (to house 1,000 people), it costs a dollar forty (\$1.40) to service”.
Jack Diamond, architect

The extreme opposite of sprawl, the High-Rise (45+ Storeys) makes the 40% SUBSIDY of single family houses look like a bargain.

“At about 30 units an acre you can afford Public Transit.

We talk about Subsidies to Public Transit; Investment in Highways.

It tells you something about the mindset. And why we have the lowest investment in Public Transit, because they say people make choices. The fact is the choices are being helped by Public Policy, by default and by inadvertent favouring of particular ways. And let me tell you how it happens in Ontario and most of Canada.

The Provincial Governments pay for the Trunk Line Sewers and the Expressways (Highways).

The Private Sector only has to pay for Local and doesn't have to pay for the increment of making that land valuable by providing Trunk Line Access. You and I pay for it in the Downtown.

That burden is born by all of us for what the Pope calls extreme or excessive Capitalism.

But the Capitalism is actually being SUBSIDIZED by the Taxpayer to the tune of Expressways (Highways) and Trunk Line Sewers." Jack Diamond, architect

SUMMARY:

Burnaby like most cities only charges developers for the local connection to sewers (water in/out of buildings).

The Private Sector does NOT pay for ROADS, SEWER MAINS, or TRANSIT. Why?

Even with the maximum number of trains on the tracks, Skytrain can NOT handle even two 45+ High-Rise buildings at each of the 39 Expo and Millennium Skytrain Stations. Each building needs eight Skytrain cars at \$26.6 million NOT including buses away from the Skytrain. Total Taxpayer SUBSIDY just for two 45+ Storey High-Rises at each of the 39 Skytrain Stations is over \$2 Billion.

Kindly do the Math.

The solution to sprawl is NOT 45+ Storey High-Rises.

The real solution is SUSTAINABLE DENSITY HOUSING, something that Burnaby does not seem able to build. Kindly look to your neighbour cities for help.

Regards,
Greg Austin
436 Seventh St
New Westminster, BC
V3M 3L3



Item
Meeting 2018 July 09

COUNCIL REPORT

TO: CITY MANAGER 2018 July 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-58
New Child Care and Non-Market Rental Housing Uses

ADDRESS: 3755 Banff Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 133, DL 74, Group 1, NWD Plan 39624

FROM: P5 Community Institutional District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines, and in accordance with the development plan entitled “3755 Banff Avenue” prepared by Boni Maddison Architects)

APPLICANT: Boni Maddison Architects
 3725 West Broadway
 Vancouver, BC V6R 2C1
 (Attn: Anthony Boni)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 July 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 09 and to a Public Hearing on 2018 July 24 at 7:00 p.m.
2. **THAT** Council authorize staff to complete the necessary ground lease agreement, subdivision-road dedication, and rezoning for the subject City-owned property at 3755 Banff Avenue, as outlined in this report.
3. **THAT** Council approve the issuance of a Community Benefit Housing Fund grant to Burnaby Association for Community Inclusion (BACI) in the amount of \$1,726,287.00, as outlined in Section 3.3 of this report, subject to the completion of the rezoning.
4. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

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- 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, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The demolition of the existing child care building from the site prior to Final Adoption but not prior to Third Reading of the Bylaw.
- e. The dedication of any rights-of-way deemed requisite.
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants, including restricting enclosure of balconies and ensuring compliance with the accepted acoustical study.
- g. The review of a detailed Sediment Control System by the Director Engineering.
- h. 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.
- i. The registration of a new Lease Agreement, as outlined in Section 3.3 of this report.
- j. Compliance with Council-adopted sound criteria.
- k. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- l. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person.
- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #16-58
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REPORT

1.0 REZONING PURPOSE

The purpose of this rezoning amendment is to permit the redevelopment of a portion of the site to accommodate additional non-market rental housing units and replace the existing child care centre.

2.0 BACKGROUND

2.1 The subject site is a City-owned property that is leased to the Burnaby Association for Community Inclusion (BACI), a non-profit organization that supports people with developmental disabilities. The site is located on Banff Avenue between Canada Way and Woodsworth Street (see *attached* Sketch #1). It is currently improved with three low-rise buildings – one constructed in 1973 and two constructed in 1991, with various renovations performed over the years. To the north across Woodsworth Street and to the south across Canada Way are single family dwellings zoned R3 Residential District. Immediately to the west is the Canada Way Education Centre. Abutting the property to the east is an undeveloped City-owned property that is split zoned P2 Administration and Assembly District and R3 Residential District. A pathway is situated along the west property line of this undeveloped property, providing pedestrian access from Canada Way to Woodsworth Street and the single-family neighbourhood to the north. Vehicular access to the subject site is from Woodsworth Street.

2.2 The subject site is located in the Douglas-Gilpin neighbourhood within the southwest quadrant of the City and is in institutional use. The property is currently leased to BACI, with 15.5 years remaining on a 60 year lease. The site is improved with three buildings:

- ***Variety Hotelier House Children's Centre.*** This 559.7 m² (6,025 sq.ft.) building is located on the northern portion of the site and was constructed in 1973. Originally used for residential units, it was repurposed in 1991 as a licenced child care centre. The centre provided 36 child care spaces for children under the age of five. The building also contains one residential unit used for respite care. It is noted that child care services have relocated to 7200 Cariboo Road while the subject site is under rezoning.
- ***Filby Court Housing Development.*** This two-storey, 748 m² (8,053 sq.ft.) apartment building is located at the southwest corner of the site. It provides nine units of affordable rental housing (six one-bedroom units and three two-bedroom units) for 12 residents with development disabilities who live independently. This building was constructed in 1991 along with the Amenity Building described below.

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- **Amenity Building.** A 72.8 m² (784 sq. ft.) amenity building is located at the centre of the site and is used by residents and neighbours.

2.3 On 2017 May 24, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to continue 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. The preliminary development concept for the site encompasses the following:

- replacement of the existing childcare centre building, which has reached the end of its economic life, with a new mixed-use building that includes a new childcare centre for up to 36 children and new non-market rental housing units;
- development of a new non-market rental apartment building within the southeast portion of the site; and,
- retention of the existing Filby Court Housing Development (“Filby I”), which contains nine units including an accessible unit, as well as the Amenity Building.

BACI intends to development the new non-market rental housing units within the site in partnership with BC Housing and the City. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant is proposing to rezone the site to the CD Comprehensive Development District (utilizing the RM3 Multiple Family Residential District and P5 Community Institutional District as guidelines) in order to develop one two-storey mixed-use building to accommodate the replacement childcare centre (up to 36 children) and nine units of non-market rental housing (“Filby II”); one two-storey non-market rental apartment building with six units (“Filby III”); and, acknowledge the retention of the existing Filby Court Housing Development (“Filby I”) and Amenity Building within the site.

A total of 15 new non-market rental apartment units are proposed within the site, of which seven units are accessible and eight units are adaptable, for a total of 24 units within the site (including the nine existing non-market rental housing units within Filby I). It is noted that one of the units within Filby III is a three bedroom accessible unit that is to be licenced and staffed on a 24-hour basis in order to support individuals requiring long-term personal care and assistance. As such, for zoning classification purpose, this unit will be considered a “private hospital” unit, which is a permitted use in the P5 District. The P11e District minimum suite size standards are proposed for seven of the 15 new units: one studio unit and three one-bedroom unit in the Filby II building, and three studio units in the Filby III building. This smaller unit size standard is considered supportable as it adds to the range of unit size and affordability on the overall site. As

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well, all residents will have access to the amenity building at the centre of the site. Landscape upgrades, including new trees, shrub, and gardening plots are proposed for the site.

A proposed reduction to parking and loading space requirements is supported by staff, given the specialized nature of the proposed rental housing and the minimal loading needs of the site. The applicant has provided a report from a transportation consultant confirming that the proposed number of parking and loading spaces are expected to meet user demand. Vehicular access to the site will continue to be from Woodsworth Avenue. Bicycle parking is proposed for both childcare and residential uses.

3.2 With respect to the proposed zoning for the site, the proposed underlying P5 District reflects the institutional nature of both the child care facility and the specialized housing on the site, while the RM3 District is proposed for inclusion as the specialized housing on site is primarily intended for individuals who live independently, without support (whereas the P5 District only permits housing with support). Overall, the rezoning proposal is considered supportable, as it allows replacement of an aging childcare facility and achieves new non-market rental housing units to support Burnaby residents with development disabilities, and is in line with established directions within the City’s Social Sustainability Strategy.

3.3 As noted in this report, development of the proposed non-market rental housing is a partnership between BACI, BC Housing and the City. BACI, as the proponent, intends to extend its lease on the City-owned property for a 42-year term and develop the 15 additional non-market housing units. BC Housing has committed \$3.0 million in capital funding towards the project and for which Preliminary Project Approval has been issued.

Council has indicated support-in-principal for the allocation of Supplemental Community Benefit Bonus Housing Funds towards the project, for a total grant amount of \$1,726,287.00. This support-in-principle is subject to BACI achieving Final Adoption of the subject rezoning application and securing final capital funding approval from BC Housing.

Regarding the new ground lease, a prerequisite condition of the subject rezoning application will include registration of the new ground lease on the title of the subject property. Terms of the lease will include, but not be limited to the following:

- Land Lease: Duration of the land lease is 42 years for which BACI agrees to a pre-payment on the land lease in the amount of \$2,000,000.00 (\$500,000.00 at Final Adoption of the rezoning; \$1,500,000.00 at issuance of occupancy permit);
- Affordability levels of all non-market rental units are to be established by BACI and BC Housing. Rent rate increases are to be in compliance with the specific terms established between BACI and BC Housing for rental housing affordability, as

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From: Director Planning and Building
Re: Rezoning Reference #16-58
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outlined in their signed Investment in Housing Innovation (IHI) Operating Agreement;

- Construction and development of the site is to be in compliance with all City approvals including, rezoning, Preliminary Plan Approval and Building Permit (demolition and new construction). Commencement and completion of building construction are stipulated in the Building Permit:
 - 90 days (plus potential 90 days extension) to commence construction after Building Permit Issuance.
 - 24 months to complete construction and obtain occupancy permit (plus potential for extension at the discretion of Chief Building Inspector), but not exceeding 5 years.
- All land uses, buildings and structures on the site are to comply with the approved CD zoning and CD Plans: Non-market housing, private hospital, and child care facility, as well as compliance with all other pertinent City and Provincial Bylaws and regulations.

BACI has agreed to the above noted business terms of the new lease agreement, which is a prerequisite of this rezoning.

3.4 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:

- standard requirements for water main, sanitary sewers, and storm sewers;
- upgrades to Woodsworth Street, including construction of a new concrete curb and gutter and provision of boulevard grass;
- construction of a new interim standard sidewalk along the development frontage; and,
- upgrade of the existing pedestrian pathway connection along the west side of the adjacent City-owned property at 4803 Canada Way, from Canada Way to Banff Avenue.

3.5 An approximate 2.5 m road dedication along Canada Way (to be confirmed by a detailed road geometric prepared by the applicant) is required to accommodate a future separated sidewalk.

3.6 Any necessary covenants are to be provided, including, but not necessarily limited to Section 219 Covenants restricting enclosure of balconies and ensuring compliance with the accepted acoustical study.

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- 3.7 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.8 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.
- 3.9 As the site is influenced by traffic noise from Canada Way, an acoustical report will need to be undertaken to ensure compliance with Council-adopted sound criteria.
- 3.10 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stalls are required.
- 3.11 The following Development Cost Charges apply:
 - Parkland Acquisition Charge
 - GVS & DD Sewerage Development Cost Charge
- 3.12 As outlined in Section 3.3 of this report, registration of a new ground lease on the title of the subject property is required.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 4,377.4 m² (47,118 sq. ft.)
Road Dedication - 106.7 m² (1,148 sq. ft.)
- 6.2 Site Coverage - 30%
- 6.3 Density and Gross Floor Area - 0.54 FAR, 2,293.65 m² (24,687 sq. ft.)
 - RM3 Multi-Family - 0.41 FAR, 1,737.65 m² (18,704 sq. ft.)
 - P5 Institutional (child care and “private hospital” unit) - 0.13 FAR, 556 m² (5,985 sq. ft.)
- 6.4 Unit Mix
 Filby I (Existing – no change)
 - 5 One BR units - 55.6 to 66.5 m² (598 to 716 sq. ft.) per unit
 - 1 One BR accessible unit - 70.2 m² (756 sq. ft.)
 - 3 Two BR units - 84.2 to 89.7 m² (941 to 965 sq. ft.) per unit
 - 9 units

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Filby II (New mixed use building)	
2 Studio units	- 34.0 to 47.8 m ² (366 to 515 sq. ft.) per unit
2 One BR adaptable units	- 50.0 m ² (538 sq. ft.)
2 One BR accessible units	- 52.9 to 60.0 m ² (569 to 646 sq. ft.) per unit
<u>3 Two BR accessible units</u>	- 76.2 to 78.2 m ² (820 to 842 sq. ft.) per unit
9 units	

Filby III (New residential building and private hospital unit)	
3 Studio units	- 31.9 to 32.4 m ² (343 to 349 sq. ft.) per unit
1 Studio accessible unit	- 39.1 m ² (421 sq. ft.)
1 One BR unit	- 63.8 m ² (687 sq. ft.)
1 Three BR accessible “private hospital” unit	- 125.0 m ² (1,346 sq. ft.)
<u>6 units</u>	

TOTAL NUMBER OF UNITS - 24 NON-MARKET RENTAL UNITS
(including one private hospital)

6.5 Building Height

Filby I (Existing – no change)	- 8.0 m (26.3 ft.) / two storeys
Filby II (New mixed use building)	- 10.0 m (32.9 ft.) / two storeys
Filby III (New residential building)	- 9.0 m (29.7 ft.) / two storeys

6.6 Vehicle Parking – Required and Provided

Residential – 23 units @ 0.8 spaces per unit	- 18 spaces
Private hospital – 1 unit @ 1 space per unit	- 1 space
Child care – 1 per 10 children, plus 1 per 2 staff	- 9 spaces
Total Provided	- 29 spaces

6.7 Bicycle Parking – Required and Provided

Residential	- 5 Class A spaces, 4 Class B spaces
Child Care	- 2 Class A spaces, 2 Class B spaces

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6.8 Loading – Required and Provided

Total Provided - 1 Loading / Handi-Dart space

6.9 Residential Communal Facilities

The development includes an existing 72.8 m² (784 sq.ft.) residential amenity building at the centre of the site. Outdoor residential amenity areas are also provided, including two outdoor seating areas as well as gardening plots.


Lou Pelletier, Director
PLANNING AND BUILDING

ZT:tn
Attachments

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2016\16-58 3755 Banff Avenue (BACI)\01 Reports\Rezoning Reference 16-58 PH Rpt 2018.07.09.Docx

Re Ref # 16-18 & 16-58 ²⁾
Bylaw # 13913 & 13914

To: City of Burnaby
FAX: 604.294.7537

From: Greg Austin

City of Burnaby ZONING BYLAW AMENDMENTS

Public Hearing Tuesday, July 24, 2018 AT 7:00 pm

“Burnaby Zoning Bylaw 1965”

- ✓ 1) Amendment Bylaw No. 25. 2018 - Bylaw No. 13913
To: CD Comprehensive Development District
- ✓ 2) Amendment Bylaw No. 25. 2018 - Bylaw No. 13914
To: CD Comprehensive Development District
- 3) Amendment Bylaw No. 25. 2018 - Bylaw No. 13916
To: CD Comprehensive Development District *Cancelled*
- 4) Amendment Bylaw No. 25. 2018 - Bylaw No. 13917
To: CD Comprehensive Development District *Cancelled*

City of Burnaby position:

The alternative to sprawl is High-Rise (45+ Storeys) CD Comprehensive Development Districts.

This statement and position is not correct.

If the City of Burnaby had done the MATH they would not have proposed the above “Burnaby Zoning Bylaw 1965” Amendments.

MATH:

“When Niagara on the Lake just recently (2004) measured that for every dollar Assessment they get for their Low Density (39 acre sub-Urban) sprawl Development (to house 1,000 people), it costs a dollar forty (\$1.40) to service”.
Jack Diamond, architect

The extreme opposite of sprawl, the High-Rise (45+ Storeys) makes the 40% SUBSIDY of single family houses look like a bargain.

“At about 30 units an acre you can afford Public Transit.

We talk about Subsidies to Public Transit; Investment in Highways.

It tells you something about the mindset. And why we have the lowest investment in Public Transit, because they say people make choices. The fact is the choices are being helped by Public Policy, by default and by inadvertent favouring of particular ways. And let me tell you how it happens in Ontario and most of Canada.

The Provincial Governments pay for the Trunk Line Sewers and the Expressways (Highways).

The Private Sector only has to pay for Local and doesn't have to pay for the increment of making that land valuable by providing Trunk Line Access. You and I pay for it in the Downtown.

That burden is born by all of us for what the Pope calls extreme or excessive Capitalism.

But the Capitalism is actually being SUBSIDIZED by the Taxpayer to the tune of Expressways (Highways) and Trunk Line Sewers." Jack Diamond, architect

SUMMARY:

Burnaby like most cities only charges developers for the local connection to sewers (water in/out of buildings).

The Private Sector does NOT pay for ROADS, SEWER MAINS, or TRANSIT. Why?

Even with the maximum number of trains on the tracks, Skytrain can NOT handle even two 45+ High-Rise buildings at each of the 39 Expo and Millennium Skytrain Stations. Each building needs eight Skytrain cars at \$26.6 million NOT including buses away from the Skytrain. Total Taxpayer SUBSIDY just for two 45+ Storey High-Rises at each of the 39 Skytrain Stations is over \$2 Billion.

Kindly do the Math.

The solution to sprawl is NOT 45+ Storey High-Rises.

The real solution is SUSTAINABLE DENSITY HOUSING, something that Burnaby does not seem able to build. Kindly look to your neighbour cities for help.

Regards,
Greg Austin
436 Seventh St
New Westminster, BC
V3M 3L3



Item
Meeting 2018 June 25

COUNCIL REPORT

TO: CITY MANAGER 2018 June 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-27**
A Single High-Rise Apartment Building with Street-Oriented Townhouses
and a Low-Rise Non-Market Rental Component
Metrotown Downtown Plan

ADDRESS: 6444 Willingdon Avenue and 4241 Maywood Street
 (see *attached* Sketches #1 and #2)

LEGAL: Lot G, DL 151, Group 1, NWD Plan 2069 and Lot 50, DL 151, Group 1, NWD
 Plan 25004

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s and RM3 Multiple
 Family Residential Districts and Metrotown Downtown Plan as guidelines and in
 accordance with the development plan entitled "Willingdon" prepared by GBL
 Architects Inc.)

APPLICANT: Anthem Properties Group Ltd.
 300-550 Burrard Street
 Vancouver, BC V6C 2B5
 Attention: Melissa Howey

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
 2018 July 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 09
 and to a Public Hearing on 2018 July 24 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.

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- 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 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 submission of an undertaking to remove all improvements for the site.
- e) The utilization of an amenity bonus through the provision of a 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- h) The granting of a Section 219 Covenant:
 - restricting enclosure of balconies;
 - restricting the use of the guest room;
 - indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant 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 a single, integrated development;
 - ensuring compliance with the approved acoustical study;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.5 of this report;
 - ensuring handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
 - guaranteeing the provision and ongoing maintenance of public art.

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- i) Submission of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) 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.
- l) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- m) 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.
- n) The provision of five 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.
- o) The review of on-site residential loading facilities by the Director Engineering.
- p) Compliance with the Council-adopted sound criteria.
- q) The undergrounding of existing overhead wiring abutting the site.
- r) Compliance with the guidelines for underground parking for visitors.
- s) The deposit of the applicable Parkland Acquisition Charge.
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- u) The deposit of the applicable School Site Acquisition Charge.
- v) 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.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single 42-storey apartment building located at the corner of Willingdon Avenue and Maywood Street, townhouse buildings fronting Maywood Street and Cassie Avenue, and a three storey non-market rental apartment building fronting Willingdon Avenue.

2.0 BACKGROUND

- 2.1 The subject development site is located within the Maywood neighbourhood of the Metrotown Downtown Plan Area (see Sketch #2 *attached*). The adopted Plan designates the subject development site for high-density multiple-family residential development. Specifically, the neighbourhood is intended to be pedestrian-oriented with neighbourhood linkages and a strong relationship to the Metrotown SkyTrain Station, the BC Parkway, the Metro Downtown neighbourhood to the north, and the single- and two-family neighbourhoods to the south. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums that do not exceed four storeys.
- 2.2 On 2018 April 18, Council received an initial rezoning report, Rezoning Reference #17-27, which proposed to rezone the subject development site from its prevailing RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines. The preliminary development concept indicated a proposal to develop the subject site with a single high-rise apartment building, street-oriented townhousing, and a low-rise non-market rental building.

The development concept has since been refined to encompass a 42-storey apartment building located at the corner of Willingdon Avenue and Maywood Street, three storey townhouse buildings fronting Maywood Street and Cassie Avenue, and a three storey non-market rental apartment building fronting Willingdon Avenue. The overall proposed density of the market residential component is 5.0 FAR (inclusive of the 1.6 FAR density bonus), and the overall proposed density of the non-market rental housing component is 0.32 FAR, which is in line with the proposed zoning district guidelines noted above.

- 2.3 Burnaby has and continues to benefit from sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centre areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

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The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus on jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options; improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

The subject rezoning application is consistent with these regional and municipal plans and policies.

- 2.4 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 a single 42-storey apartment building located at the corner of Willingdon Avenue and Maywood Street, three storey townhouse buildings fronting Maywood Street and Cassie Avenue, and a three storey non-market rental apartment building fronting Willingdon Avenue. All parking is to be provided underground with vehicular access provided via Cassie Avenue. Based on the proposed rezoning to the CD (RM5s, RM3) District, the overall density for the development would be 5.32 FAR, of which the market residential component is 5.0 FAR (inclusive of the 1.6 FAR density bonus) and the non-market rental housing component is 0.32 FAR. The overall proposed density is in line with the proposed zoning district guidelines.

A total of 333 strata apartment units are proposed (of which 22% are adaptable) and 15 strata townhouses. It is noted that the smaller one-bedroom apartment units are 51.5 m² (554 sq. ft.) in area, in accordance with the P11e District (SFU). This is balanced with a high percentage of two- and three-bedroom units proposed within the overall development, all of which exceed the minimum unit size requirements of the Zoning

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Bylaw. The use of the P11e District for smaller one-bedroom units supports the affordability of units for those looking to enter the housing market.

A total of 30 non-market rental units are proposed (of which 20% are adaptable) within the low-rise apartment building. It is noted that the smaller one-bedroom units are 50 - 50.2 m² (538 - 540 sq. ft.) in area, in accordance with the P11e District (SFU). The use of the P11e District for smaller one-bedroom units supports the affordability of the non-market rental units. Details regarding the proposed non-market rental housing component are discussed in Section 3.5 of this report.

- 3.2 Overall, the 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 standards and objectives for such development in the Marlborough Neighbourhood. To complement and soften the urban environment, a progressive landscape treatment is proposed which includes boulevards and street trees along Wellington and Cassie Avenues, Maywood Street, and the neighbourhood linkage proposed along the north property line. On-site planting is integrated with the outdoor amenity spaces, including a common patio, dog area, and outdoor fitness area.

All required parking for the development is proposed to be located underground, with access taken from Cassie Avenue. A parking ratio of 1.3 parking spaces per unit (0.1 of which is for visitor parking) is proposed for the market strata units, which exceeds the minimum standard of 1.1 parking spaces per unit required by the Burnaby Zoning Bylaw. To supplement the proposed parking standard, the developer will be providing a comprehensive Transportation Demand Management Strategy, as well as a communications strategy that provides the Owners, Strata and Strata Management Company an understanding of how best to use each of the alternative transportation options.

It has been determined that the parking demand for non-market rental component of the project is significantly below that of residential strata developments. As such, the applicant is proposing that 0.62 spaces per non-market rental unit, as supported by a Rental Parking Analysis and Transportation Demand Management Analysis. To supplement the proposed parking standard, a comprehensive Transportation Demand Management Strategy will be provided, as well as a communications strategy that provides the tenants and rental housing operators an understanding of how best to utilize each of the alternative transportation options.

- 3.3 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR in amenity bonus, which translates into 9,734.2 m² (104,778 sq. ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Public Safety and Community Services has initiated discussion with the applicant on the

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amenity bonus value. 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. Council approval of the density bonus value is a prerequisite condition of the rezoning.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Metrotown Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Metrotown Performance / Events Centre. In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the Community Benefit Housing Fund.

3.4 The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives.

3.5 The non-market housing component of the development is being advanced by the proponent, the New Vista Society (also the housing operator for this project) in partnership with Anthem Properties Group Ltd. (also referred to as Anthem) and BC Housing. Anthem has agreed to make the development site available for the construction of a low-rise non-market rental apartment building through an air space parcel subdivision of the land. Anthem has also agreed to undertake the construction and completion of the development, including the non-market housing component, as part of the overall rezoning process. BC Housing has indicated support for the project and has advised that their capacity to support the project include the following options:

- Financial resources and grants;
- Development expertise;
- Access to sector housing partners; and,
- Low cost financing

The New Vista Society would also be eligible to apply for a housing grant from the City through the Community Benefit Bonus Housing Fund to off-set permit fees and other development costs associated with the non-market housing component of the project. Any future grant application for use of the Community Benefit Bonus Housing Funds will be submitted through the Planning and Development Committee for Council's consideration and approval.

A Housing Agreement is required between the proponent (New Vista Society), developer (Anthem) and the City to address the following:

- Overall density and land use of the non-market housing component; and,
- Non-profit nature of the housing project with the provision of 30 non-market rental units.

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In terms of affordability levels, rental rates for the units would meet BC Housing's definition and criteria of affordable housing; and, the non-market objectives of the New Vista Society.

3.6 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of Willingdon Avenue to its final Town Centre standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
- construction of Maywood Street to its final Town Centre standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
- construction of Cassie Avenue to its final Town Centre standard including sidewalk, cycle track, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
- construction of a Neighbourhood Linkage along the north property line, connecting Willingdon Avenue to Cassie Avenue, with landscaping, shared pedestrian and cycle path and pedestrian lighting; and,
- storm, sanitary sewer and water main upgrades as required.

A 4.0 m (13 ft.) statutory right-of-way along the north property line is required for a Neighbourhood Linkage, connecting Willingdon Avenue to Cassie Avenue.

3.7 Any required road dedications and/or statutory rights-of-way along Willingdon Avenue, Maywood Street, Cassie Avenue are to be determined as part of a suitable road geometric.

3.8 The development is providing 74 adaptable units within the high-rise strata apartment building and 6 adaptable units within the low-rise apartment building, which is in line with the 20% minimum requirements of the Council-adopted Adaptable Housing policy. All handicap parking stalls provided as part of the development will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.9 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- restricting enclosure of balconies;
- restricting the use of the guest room;
- indicating that project surface driveway access will not be restricted by gates;

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- Section 219 Covenant 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 a single, integrated development;
 - ensuring compliance with the approved acoustical study;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.5 of this report;
 - ensuring that all handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
 - guaranteeing the provision and ongoing maintenance of public art.
- 3.10 The applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.11 Provision of five car/bike washes is required for the residential development.
- 3.12 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 existing trees to be removed from the site.
- 3.13 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.
- 3.14 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.16 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 3.17 A site profile application is not required given the sites past residential use.

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- 3.18 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 3.19 A Tenant Assistance Plan, in line with Council’s adopted policy, has been submitted and is being implemented accordingly.
- 3.20 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge
 - b) School Site Acquisition Charge
 - c) GVS&DD Sewerage Charge

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

Gross Site Area (area for calculation of density) - 6083.9 m² (65,486.24 sq. ft.)

Dedications
 (subject to a detailed civil design) - 495.7 m² (5,335.7 sq. ft.)

4.2 Site Coverage - 37.5%

4.3 Density and Gross Floor Area

Overall Residential Density - 5.32 FAR

Market Residential Tower and Townhouses - 5.0 FAR
 (inclusive of 1.6 FAR amenity bonus)

Non-Market Rental - 0.32 FAR

Market Residential Tower and Townhouses

Residential Gross Floor Area - 30,415.2 m² (327,386 sq. ft.)

Residential Amenity Space - 667.5 m² (7,185 sq. ft.)
 (Exempt from FAR calculations)

Adaptable Unit FAR Exemption - 204.4 m² (2,200 sq. ft.)

Non-Market Rental Apartment Building

Non-Market Residential Gross Floor Area - 1,915.9 m² (20,622 sq. ft.)

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Residential Amenity Space (Exempt from FAR calculations)	-	77 m ² (829 sq. ft)
Adaptable Unit Exemption	-	14.9 m ² (160 sq. ft.)

4.4 Residential Unit Mix

Market Residential Tower and Townhouses

<u>Unit Type</u>	<u>Unit Size</u>
6 – Three bedroom units + den units	- 143.1 m ² (1,540 sq. ft.)
2 – Three bedroom units	- 104.4- 123.2 m ² (1,124 – 1,326 sq. ft.)
37 – Three bedroom units (<i>adaptable</i>)	- 102.6 m ² (1,104 sq. ft.)
37 – Two bedroom + den units	- 85.6 m ² (921 sq. ft.)
140 – Two bedroom units	- 74.3 - 78.7 m ² (800 - 847 sq. ft.)
37 – One bedroom units	- 51.5 m ² (554 sq. ft.)
37 – Studio units	- 43.8 - 47.2 m ² (471 - 508 sq. ft.)
37 – Studio units (<i>adaptable</i>)	- 43.9 m ² (472 sq. ft.)
<u>15 – Townhouse units</u>	- 149.6 - 164.1 m ² (1,610 – 1,766 sq. ft.)

Total Number of Market Units: 348

Non-Market Rental Apartment Building

<u>Unit Type</u>	<u>Unit Size</u>
2 – Three bedroom units (<i>adaptable</i>)	- 84.9 m ² (914 sq. ft.)
8 – Two bedroom units	- 70.1 m ² (755 sq. ft.)
14 – One bedroom units	- 50 - 50.2 m ² (538 - 540 sq. ft.)
2– Studio units	- 37.3 m ² (401 sq. ft.)
<u>4 – Studio units (<i>adaptable</i>)</u>	- 37.1 m ² (399 sq. ft.)

Total Number of Non-Market Units: 30

Overall Unit Count: 378 units

4.5 Building Height

Market Residential Tower	131.2 m (430 feet); 42 storeys
Market Residential Townhouses	11.3 m (37 feet); 3 storeys
Non-Market Apartment Building	11.3 m (37 feet); 3 storeys

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #17-27
2018 June 20 Page 12

4.6 Vehicle Parking

Market Residential Tower and Townhouses

Required and Provided

348 units @ 1.1 spaces per unit:

Required: 383 spaces
Provided: 451 spaces

Non-Market Rental Apartment Building

Required and Provided

30 units @ 0.62 spaces per unit:

Required: 19 spaces
Provided: 19 spaces

4.7 Bicycle Parking/Storage Area

Market Residential Tower and Townhouses

Required and Provided

348 units @ 2 spaces per unit:

Required: 696 spaces
Provided: 696 spaces

Visitor Bicycle Parking

Required and Provided

348 units @ 0.2 spaces per unit:

Required: 70 spaces
Provided: 70 spaces

Non-Market Rental Apartment Building

Long-Term Bicycle Parking

Required and Provided

30 units @ 2 spaces per unit:

Required: 60 spaces
Provided: 60 spaces

Visitor Bicycle Parking

Required and Provided

30 units @ 0.2 spaces per unit:

Required: 6 spaces
Provided: 6 spaces

4.8 Loading


Required and Provided

- 2 spaces

To: City Manager
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4.9 Communal Facilities
(Excluded from FAR Calculations)

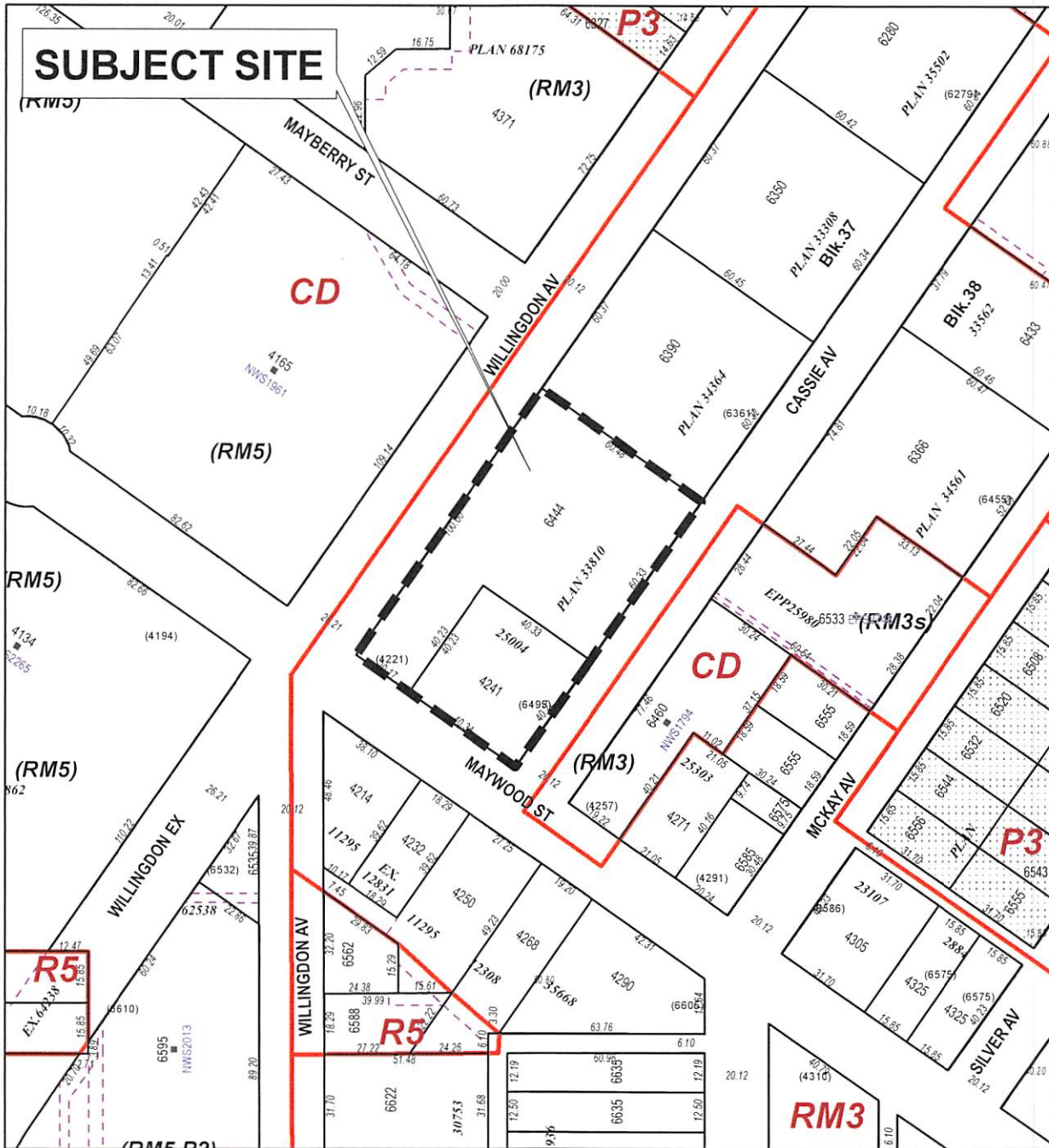
Common amenity facilities for market strata development are located over levels one and four. Level one includes an amenity lobby, seating area, cold package storage, concierge, sauna, fitness area, and lounge amenity. Level four includes meeting space, games room, media room and a guest suite. Collectively, this amenity area amounts to 667.5m² (7,185 sq. ft.), which is less than the 1,671.26 m² (17,989.25 sq. ft.), or 5% of Gross Floor Area, that is permitted to be exempted as amenity space within the Zoning Bylaw.




Lou Pelletier, Director
PLANNING AND BUILDING

JD:tn

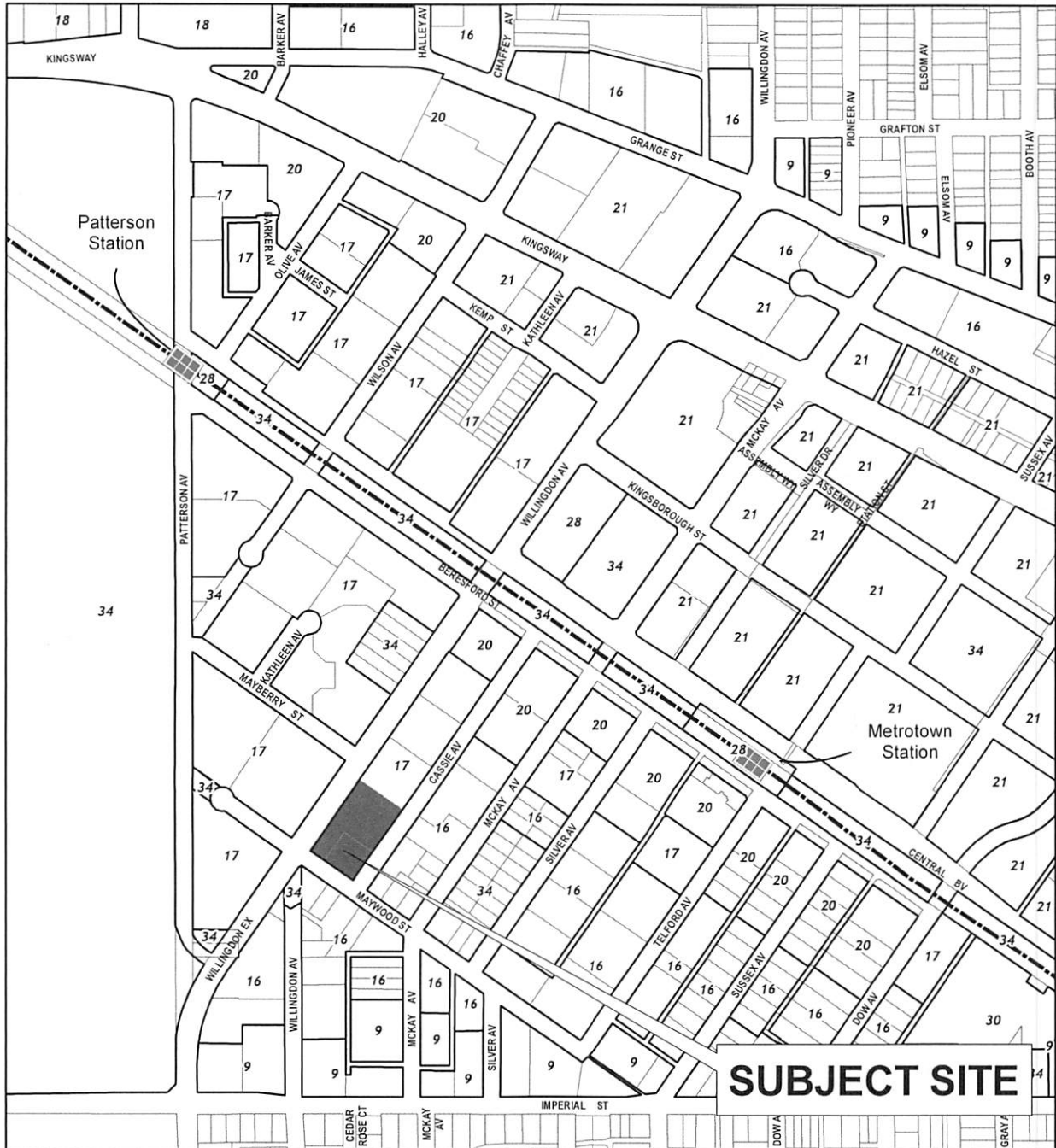
Attachments

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



		PLANNING & BUILDING DEPARTMENT	
DATE: MAR 06 2018		REZONING REFERENCE #17-27 4241 MAYWOOD STREET 6444 WILLINGDON AVENUE	
SCALE: 1:2,000		 Subject Site	
DRAWN BY: AY			

Sketch #1

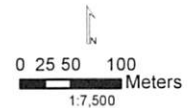


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| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
| 15 High Density Residential (RM5) | 21 High Density Mixed Use (RM5s/C3) |
| 16 High Density Residential (RM4s) | 28 Institutional |
| 17 High Density Residential (RM5s) | 30 Public School (P3) |
| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use (P3) |
| 19 High Density Mixed Use (RM4s/C3) | |



Planning and Building Dept

Metrotown Plan



Printed on March 6, 2018

Sketch #2



Item
Meeting 2018 June 25

COUNCIL REPORT

TO: CITY MANAGER 2018 June 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-28
A Single High-Rise Apartment Building with Street-Oriented Townhouses
and a Low-Rise Non-Market Rental Component
Metrotown Downtown Plan

ADDRESS: 6075 Wilson Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 114, District Lot 151, Group 1, NWD Plan 410022

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "6075 Wilson Avenue" prepared by GBL Architects Inc. and Connect Landscape Architecture)

APPLICANT: Anthem Properties Group Ltd.
 300-550 Burrard Street
 Vancouver, BC V6C 2B5
 Attention: Melissa Howey

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 July 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 09 and to a Public Hearing on 2018 July 24 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

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-28
 2018 June 20 Page 2

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 submission of an undertaking to remove all improvements from the site.
- e) The utilization of an amenity bonus through the provision of a 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 granting of any necessary statutory rights-of-way, easements and/or covenants, including but not limited to a 3.0 m statutory right-of-way along the north property line for an east-west neighbourhood linkage.
- h) The granting of a Section 219 Covenant:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant 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 a single, integrated development;
 - ensuring compliance with the approved acoustical study;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.5 of this report;
 - ensuring that all handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
 - guaranteeing the provision and ongoing maintenance of public art.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-28
 2018 June 20 Page 3

provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l) 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.
- m) The provision of three 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.
- n) The review of on-site residential loading facilities by the Director Engineering.
- o) Compliance with the Council-adopted sound criteria.
- p) The undergrounding of existing overhead wiring abutting the site (rear lane).
- q) Compliance with the guidelines for underground parking for visitors.
- r) The deposit of the applicable Parkland Acquisition Charge.
- s) The deposit of the applicable GVS & DD Sewerage Charge.
- t) The deposit of the applicable School Site Acquisition Charge.
- u) 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, high-rise strata apartment building with townhouses oriented towards Wilson Avenue and a low-rise non-market rental apartment building oriented towards Central Boulevard.

To: City Manager
 From: Director Planning and Building
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2.0 BACKGROUND

2.1 The development site is within the Central Park East neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationships to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain station. Specifically, high density multiple-family residential developments east of Central Park are intended to have a tranquil park-like neighbourhood character, enhanced with publically accessible pocket parks/open space as well as pedestrian and cycling linkages, which connect to Central Park, Kinnee Park, the BC Parkway and other parks within Metrotown. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums that do not exceed four storeys.

2.2 On 2018 April 18, Council received an initial rezoning report, Rezoning Reference #17-28, which proposed to rezone the subject development site from its prevailing RM3 Multiple Family Residential District to the CD Comprehensive Development District, utilizing the RM5s and RM3 Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines. The preliminary development concept indicated a single high-rise strata apartment building with a three-storey townhouse form oriented towards Wilson Avenue and a low-rise non-market rental housing component oriented towards Central Boulevard. Vehicular access to the site is via the rear lane.

The development concept has since been refined to encompass a single, 45-storey strata apartment building that is oriented towards the corner of Central Boulevard and Wilson Avenue with a four-storey townhouse podium oriented towards Wilson Avenue, and a four-storey low-rise non-market rental apartment building oriented towards Central Boulevard. The overall proposed density of the market residential component is 5.0 FAR (inclusive of the 1.6 FAR density bonus) and the overall proposed density of the non-market rental housing component is 0.37 FAR, in line with the proposed zoning district guidelines noted above.

2.3 Burnaby has and continues to benefit from sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centre areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within

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Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus on jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options; improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

The subject rezoning application is consistent with these regional and municipal plans and policies.

- 2.4 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 a single 45-storey, strata apartment building oriented towards the corner of Central Boulevard and Wilson Avenue with a four-storey townhouse podium oriented towards Wilson Avenue and a four-storey non-market rental housing component oriented towards Central Boulevard. It is noted that the four-storey low-rise non-market apartment building is designed in the same vernacular and materiality as the proposed tower, providing cohesion and integration with the overall development. All parking is to be provided underground with vehicular access provided via the rear lane. Based on the proposed rezoning the CD(RM5s, RM3) District, the proposed overall density for the development is 5.37 FAR, of which the market residential component is 5.0 FAR (inclusive of the 1.6 FAR density bonus) and the non-market rental housing component is 0.37 FAR. The overall proposed density is in line with the proposed zoning district guidelines.

A total of 347 market strata units are proposed (of which 20% are adaptable). It is noted that the smaller one-bedroom units are 563 sq. ft. in area, in accordance with the P11e District (SFU). This is balanced with a high percentage of two- and three-bedroom units proposed within the overall development, all of which exceed the minimum unit size requirements of the Zoning Bylaw. The use of the P1 1e District for smaller one-bedroom units supports the affordability of units for those looking to enter the housing market.

A total of 32 non-market rental units are also proposed (of which 20% are adaptable) within the low-rise apartment building. It is noted that the smaller one-bedroom units are

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538.21 sq. ft. in area, in accordance with the P11e District (SFU). The use of the P11e District for smaller one-bedroom units supports the affordability of the non-market rental units. Details regarding the proposed non-market rental housing component are discussed in Section 3.5.

- 3.2 Overall, the 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 standards and objectives for such development in the Central Park East Neighbourhood. To complement the built form, a progressive landscape treatment is proposed with the front and side yards, and bounding street, including broad separated sidewalks on Wilson Avenue and Central Boulevard, complete with rain gardens with curb bulges to help soften the urban environment. Substantial on-site landscaping is also proposed within the development.

All required parking for the development is proposed to be located underground, with access taken from the rear lane. A parking standard of 1.1 parking spaces per unit (0.1 of which is for visitor parking) is proposed for the residential strata component of the development, which is in line with the minimum standard of 1.1 parking spaces per unit required by the Burnaby Zoning Bylaw. To supplement the proposed parking standard, the developer will be providing a comprehensive Transportation Demand Management Strategy, as well as a communications strategy that provides the Owners, Strata and Strata Management Company an understanding of how best to utilize each of the alternative transportation options.

The non-market rental component of the project has submitted a Rental Parking Analysis and Transportation Demand Management Analysis, which has determined that the parking demand for residential rental spaces is significantly below that of residential strata developments. As such, the applicant is proposing that 0.65 spaces per rental unit be applied to the residential rental units with an additional 0.65 spaces per unit allocated to visitors. To supplement the proposed parking standard, a comprehensive Transportation Demand Management Strategy will be provided, as well as a communications strategy that provides the tenants and rental housing operators an understanding of how best to utilize each of the alternative transportation options.

- 3.3 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR in amenity bonus, which translates into 100,226 sq. ft. of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Public Safety and Community Services has initiated discussion with the applicant on the amenity bonus value. 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. Council approval of the density bonus value is a prerequisite condition of the rezoning.

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Under the Priority Amenity Program, the community benefit funds received will be directed into the Metrotown Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Metrotown Performance / Events Centre. In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the Community Benefit Housing Fund.

3.4 The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives.

3.5 The non-market housing component of the development is being advanced by the proponent, the New Vista Society (also the housing operator for this project) in partnership with Anthem Properties Group Ltd. (also referred to as Anthem) and BC Housing. Anthem, as the rezoning applicant, has agreed to make the development site available for the construction of the low-rise non-market rental apartment building through an air space parcel subdivision of the land. Anthem has also agreed to undertake the construction and completion of the development, including the non-market housing component, as part of the overall rezoning process (Rezoning Reference #17-28). BC Housing has indicated support for the project and has advised that their capacity to support the project include the following options:

- Financial resources and grants;
- Development expertise;
- Access to sector housing partners; and,
- Low cost financing

Both Federal and Provincial government funding will be sought in connection with this subject proposal, and it is noted that preliminary discussions with BC Housing indicate a high level of support, as noted above.

The New Vista Society would also be eligible to apply for a housing grant from the City through the Community Benefit Bonus Housing Fund to off-set permit fees and other development costs associated with the non-market housing component of the project. Any future grant application for use of the Community Benefit Bonus Housing Funds will be submitted through the Planning and Development Committee for Council's consideration and approval.

A Housing Agreement is required between the proponent (New Visa Society), developer (Anthem) and the City to address the following:

- overall density and land use of the non-market housing component; and,
- non-profit nature of the housing project with the provision of 32 non-market rental units.

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In terms of affordability levels, rental rates for the units would meet BC Housing's definition and criteria of affordable housing and the non-market objectives of the New Vista Society.

- 3.6 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Wilson Avenue to Town Centre two-lane collector standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
 - construction of Central Boulevard to a modified Town Centre two-lane collector standard (from Wilson Avenue to Olive Avenue) with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
 - upgrades to the rear lane as required; and,
 - storm, sanitary sewer and water main upgrades as required.
- 3.7 A 3.3 m dedication across the Wilson Avenue frontage of the site is required, as well as a dedication along Central Boulevard to align with the property line for 6088 Wilson Avenue.
- 3.8 The development is providing 74 adaptable units within the high-rise strata apartment building and 7 adaptable units within the low-rise apartment building, which is in line with the 20% minimum requirements of the Council-adopted Adaptable Housing policy. All handicap parking stalls provided as part of the development will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.9 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant 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 a single, integrated development;
 - ensuring compliance with the approved acoustical study;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.5 of this report;
 - ensuring that all handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,

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- guaranteeing the provision and ongoing maintenance of public art.
- 3.10 Due to the proximity of the subject site to the Patterson SkyTrain Station, Expo SkyTrain Line and Kingsway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
 - 3.11 Provision of five separate car wash stalls is required for the residential development.
 - 3.12 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption 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 existing trees to be removed from the site.
 - 3.13 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.
 - 3.14 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
 - 3.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
 - 3.16 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
 - 3.17 A site profile application is not required given the sites past residential use.
 - 3.18 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
 - 3.19 A Tenant Assistance Plan, in line with Council's adopted policy, has been submitted and is being implemented accordingly.
 - 3.20 Applicable Development Cost Charges are:
 - a) Parkland Acquisition Charge
 - b) School Site Acquisition Charge
 - c) GVS&DD Sewerage Charge

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 From: Director Planning and Building
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4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area (subject to detailed survey) - 5,819.6 m² (62,641 sq. ft.)
- Central Boulevard and Wilson Avenue Dedication Area - 1,095.8 m² (11,795 sq. ft.)
 (subject to detailed civil design)
- 4.2 Site Coverage - 43%
- 4.3 Density and Gross Floor Area
- Overall Density** - **5.37 FAR**
 Market Residential Apartment - 5.0 FAR (inclusive of 1.6 FAR amenity bonus)
 Non-Market Rental Apartment - 0.37 FAR
- High-rise Strata Apartment Building**
- Market Residential Gross Floor Area - 29,098 m² (313,208 sq. ft.)
 (inclusive of 100,226 sq. ft. in amenity bonus gross floor area)
- Residential Amenity Space (Exempt from FAR calculations) - 943.7 m² (10,158 sq. ft.)
- Adaptable Unit Exemption - 171.9 m² (1,850 sq. ft.)
- Low-Rise Non-Market Rental Apartment Building**
- Market Residential Gross Floor Area - 2,178.29 m² (23,447 sq. ft.)
- Residential Amenity Space (Exempt from FAR calculations) - 62.9 m² (678 sq. ft.)
- Adaptable Unit Exemption - 18.6 m² (200 sq. ft.)
- 4.4 Residential Unit Mix
- Apartment Building**
- 74 – Studio units - 44.1 m² (475 sq. ft.)
 37 – One bedroom units - 52.3 m² - 54.0 m² (563 sq. ft. - 581 sq. ft.)
 37 – One bedroom units (adaptable) - 52.3 m² - 54.0 m² (563 sq. ft. - 581 sq. ft.)
 37 – One bedroom + den units - 62.6 m² (674 sq. ft.)
 37 – Two bedroom units - 77.8 m² - 80.5 m² (838 sq. ft. – 867 sq. ft.)
 37 – Two bedroom units (adaptable) - 77.8 m² - 80.5 m² (838 sq. ft. – 867 sq. ft.)
 37 – Two bedroom + den units - 80.3 m² (864 sq. ft.)
 43 – Three bedroom units - 103.8 m² – 124.4 m² (1,117 sq. ft. – 1,339 sq. ft.)

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Townhouses

8 – Three bedroom units - 185.3m² (1,995 sq. ft.)

TOTAL NUMBER OF UNITS: - 347 MARKET RESIDENTIAL UNITS

Non-Market Rental Apartment Building

8– Studio units - 37 m² (398 sq. ft.)

6 – One bedroom units - 50 m² (538 sq. ft.)

4– One bedroom units (*adaptable*) - 50 m² (538 sq. ft.)

8 – Two bedroom units - 70 m²- 73 m² (754 sq. ft. – 786 sq. ft.)

4 – Two bedroom units (*adaptable*) - 70 m²- 73 m² (754 sq. ft. – 786 sq. ft.)

2– Three bedroom units - 93.6 m² (1,008 sq. ft.)

TOTAL NUMBER OF UNITS: - 32 NON-MARKET RENTAL UNITS

OVERALL UNIT COUNT: - 379 MARKET- AND NON-MARKET UNITS

4.5 Height of Building

High-rise Apartment Building - 129.7 m (425 ft.); 45 storeys

Low-rise Apartment Building - 12.8 m (42 ft.); 4 storeys

4.6 Vehicle Parking (Residential)

Total Required and Provided:

High-rise Strata Apartment Building

347 units @ 1.1 spaces per unit - 397 spaces (*including 36 visitors' parking*)

Handicap Accessible Parking Stalls - 9 spaces

Car Wash Stalls - 4 spaces

Low-rise Non-Market Rental Apartment Building

32 units @ 0.65 spaces per unit - 22 spaces (*including 4 visitors' parking*)

Handicap Accessible Parking Stalls - 1 space

Car Wash Stall - 1 space

TOTAL PARKING: - 419 spaces

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From: Director Planning and Building
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2018 June 20Page 12

4.7 Bicycle Parking

Total Required and Provided:

High-rise Strata Apartment Building

347 units @ 2.2 spaces per units - 764 spaces
(including 70 spaces in visitors' rack)

Low-Rise Non-Market Rental Apartment Building

32 units @ 2.2 spaces per units - 71 spaces (including 7 spaces in visitors' rack)

TOTAL BICYCLE PARKING: - 835 spaces

4.8 Loading

Total Required and Provided - 2 spaces

4.9 Communal Facilities

(Excluded from FAR Calculations)

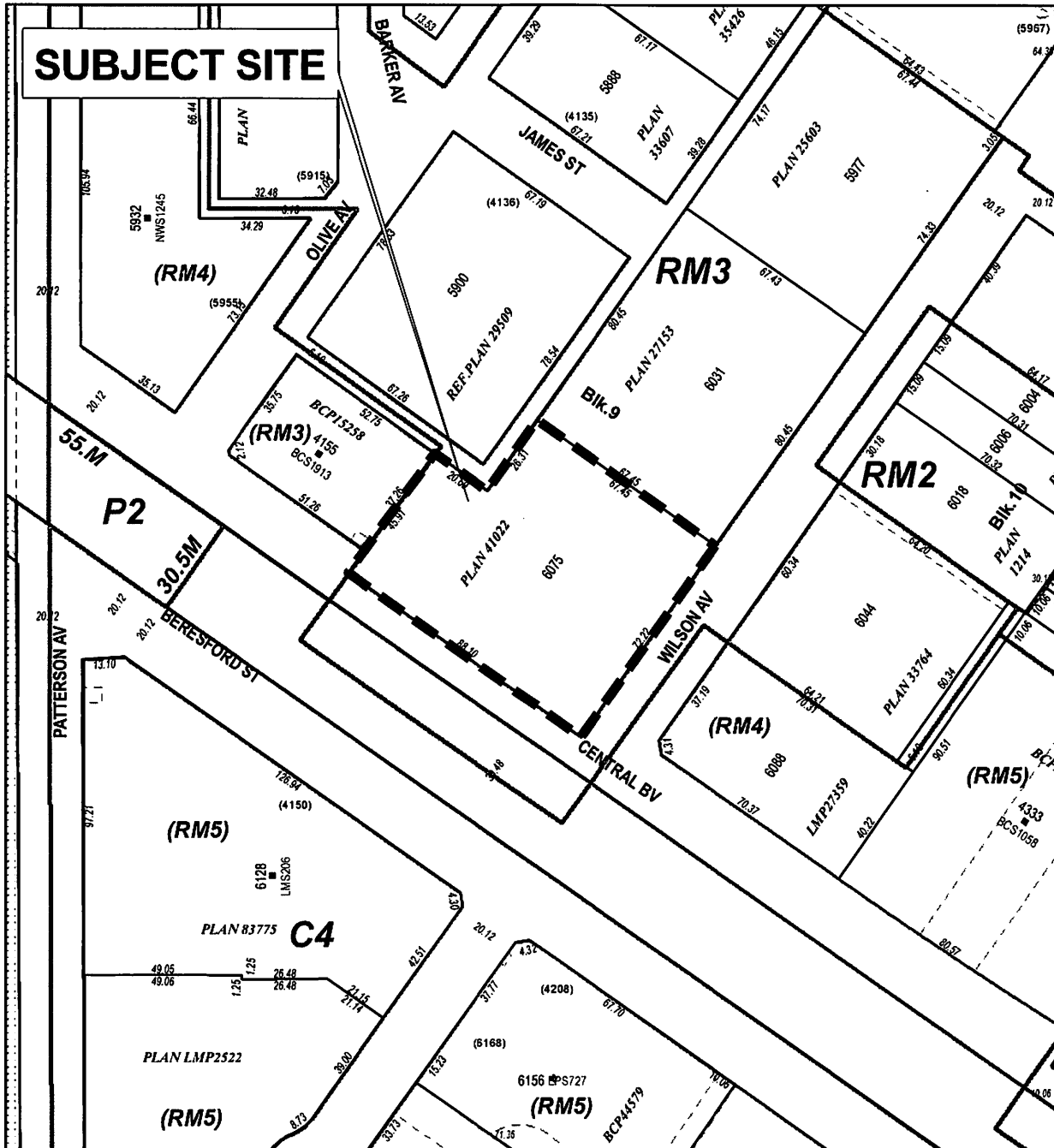
Primary communal facilities for market strata development are located over levels one and four. Level one includes an amenity lobby, seating area, mail room, concierge, lounge area (including kitchen, dining and seating), meeting/work room, and games and media room. Level four includes a fitness area, infrared sauna and steam room, multi-purpose room and guest suite. The amenity area amounts to 10,158 sq. ft., which is less than the permitted 5% exemption (15,660 sq. ft.) from Gross Floor Area permitted within the Zoning Bylaw.



Primary communal facilities for the non-market rental component are located on level two and consist of a 480 sq. ft. amenity room and 198 sq. ft. communal laundry room.


Lou Pelletier, Director
PLANNING AND BUILDING

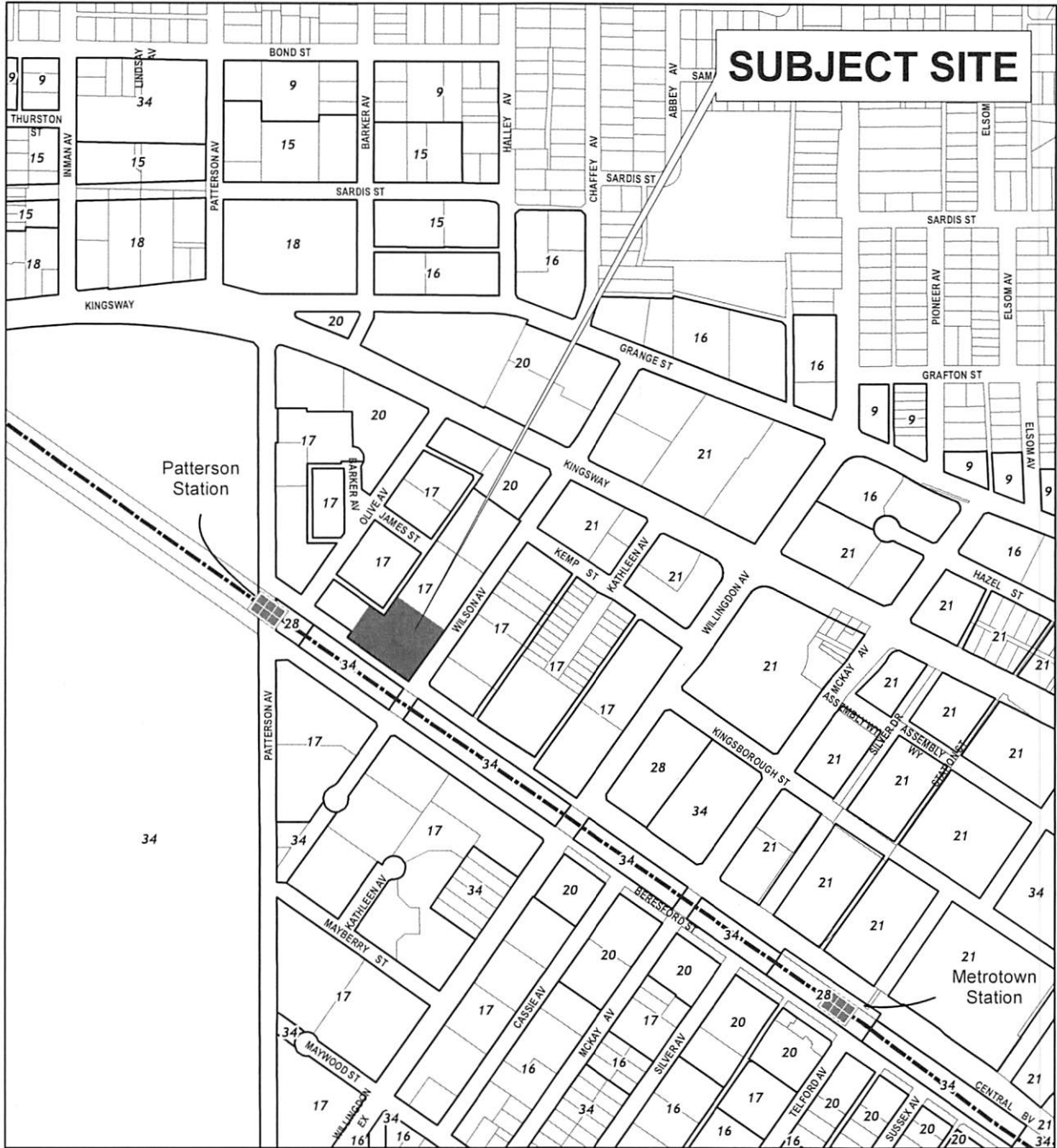
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Attachments

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



		PLANNING & BUILDING DEPARTMENT	
DATE: JUN 18 2018		REZONING REFERENCE #17-28 6075 WILSON AVENUE  Subject Site	
SCALE: 1:2,000			
DRAWN BY: AY			

Sketch #1

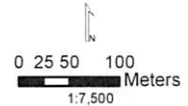


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| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
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| 19 High Density Mixed Use (RM4s/C3) | |



Planning and Building Dept

Metrotown Plan



Printed on June 18, 2018

Sketch #2

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENTS - 2018 JUNE

RECOMMENDATIONS:

1. THAT Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, for advancement to a Public Hearing on 2018 July 24.

REPORT

The Planning and Development Committee, at its meeting held on 2018 June 26, received and adopted the *attached* report proposing a number of text amendments to the Burnaby Zoning Bylaw to allow for fitness and health facilities in the C9 Commercial District, and beekeeping on a greater range of lot sizes providing more flexibility in siting beehives. The Bylaw appears elsewhere on this Council agenda.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

<p>Copied to: City Manager Director Planning & Building Chief Building Inspector Chief Licence Inspector City Solicitor</p>



Meeting 2018 June 26

COMMITTEE REPORT

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2018 June 21

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 42000 20
Reference: Text Amendment

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENTS – 2018 JUNE

PURPOSE: To propose a number of text amendments to the Burnaby Zoning Bylaw.

RECOMMENDATION:

1. **THAT** Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, for advancement to a Public Hearing on 2018 July 24.

REPORT**1.0 BACKGROUND INFORMATION**

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the intent of the bylaw and the general need to update the bylaw, text amendments are brought forward from time to time. These text amendment reports are submitted in order to provide clarification and improvements to the wording of the bylaw, and to respond to changes in related legislation and changes in forms of development, land uses and social trends.

This report presents two Zoning Bylaw amendments regarding 1) fitness and health facilities in the C9 District; and 2) beekeeping in Agricultural Districts.

2.0 PROPOSED BYLAW TEXT AMENDMENTS**2.1 Fitness and Health Facilities in the C9 District****Issue**

There is a desire to allow for fitness and health facilities in the C9 Commercial District, given that they are permitted in similar Commercial Districts, such as the C8 District.

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Discussion

Currently, fitness and health facilities are permitted in the C2, C3, C4, and C8 Commercial Districts, but not the C9 District. The C9 District was created in 2000, and is utilized in Urban Villages to provide for a wide range of commercial and retail establishments with medium density multiple-family dwellings located above. However, when the C9 District was adopted, fitness and health facilities were not included as a permitted use.

The exclusion of fitness and health facilities from the C9 District is inconsistent with both the intent of the C9 District, and their inclusion in similar Commercial Districts, such as the C8 District. Furthermore, staff also recognize the positive contribution that urban fitness and health facilities can make to both the health and social wellbeing of a community, and the vibrancy of a commercial district, given their broad appeal and visual interest when designed with visually permeable frontages.

Given the above, it is therefore recommended that the C9 District be amended to allow for fitness and health facilities.

Recommended Bylaw Amendment

1. **THAT** Section 309.2 (C9 District) of the Zoning Bylaw be amended by adding in subsection (18) with wording the same or similar to the following:

Fitness and health facilities

2.2 Beekeeping in Agricultural Districts

Issue

There is a need to amend the setback requirements applicable to the keeping of bees in the A1, A2, and A3 Agricultural Districts to allow for beekeeping on a greater range of lot sizes and to provide more flexibility in siting beehives to help improve the productivity of agricultural lands.

Discussion

In accordance with Sections 601.1(6), 602.1(4) and 603.1(3) of the Burnaby Zoning Bylaw, beekeeping is permitted in the A1, A2, and A3 Districts provided that all hives or structures used for such purposes are located at a distance of not less than 24.5 m (80.38 ft.) from all street or lot lines, and not less than 9.0 m (29.53 ft.) from a dwelling situated on the same lot.

The keeping of bees is also permitted as an accessory use in conjunction with a single-family dwelling in the R1, R2, R3, R4, R5, R10 and R11 Districts, subject to a number of conditions including a minimum lot area of 557.4 m² (6,000 sq. ft.), a width of not less than 15 m (49.2 ft.), and a limit of two beehives and two nucleus colonies. Beehives located on R District lots are also required to be sited in the rear yard and must either be surrounded by a solid fence or hedge not

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less than 1.8 m (5.91 ft.) in height, or setback at least 7.5 m (25 ft.) from all lot lines, or elevated not less than 2.5 m (8.0 ft.) above the ground.

However, the setback requirements applicable in the A Districts are inconsistent with those required in the above noted R Districts, and prevent the keeping of bees on many smaller A District zoned lots, where beekeeping would otherwise be permitted on an R District lot. For example, in the above noted R Districts, no setback is required from a lot line provided a 1.8 m (5.91 ft.) tall fence is constructed around the beehives, whereas in the A Districts, all beehives must be sited a minimum of 24.5 m (80.38 ft.) from a lot line, irrespective of whether there is a fence surrounding the hive. Likewise, on an applicable residential zoned lot, a beehive may be sited up against a dwelling unit, whereas on an agricultural zoned lot, a farmer is required to locate their hives at least 9.0 m (29.53 ft.) from their residence.

Given that A District lots are primarily intended for agricultural uses, and therefore benefit most from pollinators, there is a need to amend the setback requirements applicable to the keeping of bees in the A1, A2, and A3 Agricultural Districts to allow for beekeeping on a greater range of lot sizes, and to provide more flexibility in siting beehives to help improve the productivity of agricultural lands. Therefore, it is recommended that the setback requirements applicable to the keeping of bees in the Agricultural Districts be amended to generally align with the setback requirements applicable in the above noted Residential Districts.

Furthermore, given that there are a number of smaller A2 District lots (typically less than 2,000 m²) that are located in more urban areas and that function similar to residential lots, particularly in the Montecito Community Plan area, it is further recommended that on such lots, the keeping of not more than 2 beehives and 2 nucleus colonies be permitted, similar to residential zoned lots.

It should be noted that beekeeping is also regulated under the Provincial Bee Act, which requires honeybee colony operators and the location of their beehives to be registered with the BC Ministry of Agriculture and Lands. Provincial staff respond to nuisance complaints, inspect honeybee colonies and have the authority to remove or destroy hives if a beekeeper or beehive is not registered, or if the colony is diseased. This additional regulatory oversight helps to promote good management practices and minimise the occurrence of beehive related complaints.

Planning staff have reviewed beekeeping bylaws in the City of Surrey, Richmond, New Westminister and the District of North Vancouver. These municipalities generally require that beehives be setback a minimum of 7.5 m (25 ft.) from the property line, except in circumstances where the hive is 2.5 m (8 ft.) above the ground or behind a solid fence of a specified height. Further, the City of Richmond and New Westminister limit the number of hives to four where the lot area is less than 2,000 m² (0.2 ha). The City of Surrey and the District of North Vancouver are less restrictive with regards to the number of hives permitted on smaller lots. As such, the above noted amendments would generally be consistent with the planning practices of neighbouring municipalities.

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Recommended Bylaw Amendment

1. **THAT** references to the keeping of bees be removed from Sections 601.1(6) (A1 District) and 602.1(4) (A2 District) of the Zoning Bylaw.
2. **THAT** Section 601.1 (A1 District) of the Zoning Bylaw be amended by adding in subsection (13) with wording the same or similar to the following:

The keeping of bees, provided that all hives or structures used for such purposes are:

- (a) *surrounded by a solid fence or hedge not less than 1.8 m (5.91 ft.) in height; or*
- (b) *set back not less than 7.5 m (25 ft.) from all lot lines; or*
- (c) *elevated not less than 2.5 m (8.0 ft.) above the surface of the ground.*

3. **THAT** Section 602.1 (A2 District) of the Zoning Bylaw be amended by adding in subsection (7) with wording the same or similar to the following:

The keeping of bees, provided that all hives or structures used for such purposes are:

- (a) *surrounded by a solid fence or hedge not less than 1.8 m (5.91 ft.) in height; or*
- (b) *set back not less than 7.5 m (25 ft.) from all lot lines; or*
- (c) *elevated not less than 2.5 m (8.0 ft.) above the surface of the ground,*

except that on lots with an area less than 2,000 m² (0.2 ha), not more than two beehives and two nucleus colonies shall be maintained on the lot, and all hives or structures used for such purposes shall be located in the rear yard.

4. **THAT** Section 603.1(3) (A3 District) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

The keeping of bees, provided that all hives or structures used for such purposes are:

- (a) *surrounded by a solid fence or hedge not less than 1.8 m (5.91 ft.) in height; or*
- (b) *set back not less than 7.5 m (25 ft.) from all lot lines; or*
- (c) *elevated not less than 2.5 m (8.0 ft.) above the surface of the ground.*

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3.0 CONCLUSION

The above Zoning Bylaw text amendments are proposed in order to clarify certain aspects of the Bylaw, make amendments in support of existing practices and Council policies, and achieve other regulatory changes. It is recommended that Council approve the above proposed text amendments, as outlined in Section 2.0 of this report, for advancement to a Public Hearing on 2018 July 24.


Lou Pelletier, Director
PLANNING AND BUILDING

MN/KL:eb/tn

- cc: City Manager
- Chief Licence Inspector
- Chief Building Inspector
- City Solicitor
- City Clerk

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