

## **CITY OF BURNABY**

### **PLANNING AND BUILDING REZONING REFERENCE #15-11 2015 March 25**

#### **ITEM #08**

#### **1.0 GENERAL INFORMATION**

- 1.1 Applicant:** Bentall Kennedy Canada (LP)  
Attn: Bobby Tam  
1800 – 1055 Dunsmuir Street  
Vancouver, BC V7X 1C4
- 1.2 Subject:** Application for the rezoning of:  
Lot 130, DL 32, Group 1, NWD Plan 36641 and Lot 1, DL 32, Group 1,  
NWD Plan LMP 8
- From:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and the Metrotown Development Plan as guidelines)
- 1.3 Address:** 4769 Hazel Street and 4758 Grange Street
- 1.4 Location:** The subject site is a single block site with frontages on Grange Street, Hazel Street and McMurray Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is trapezoidal in shape with a frontage on Grange Street of approximately 83.2 m (273 ft.), a frontage on Hazel Street of approximately 89.8 (295 ft.), and area of approximately 9,764.5 m<sup>2</sup> (105, 107 sq. ft.)
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit an in-fill market rental apartment building within an existing multiple-family residential development.

#### **2.0 NEIGHBOURHOOD CHARACTERISTICS**

- 2.1** The subject development site is currently improved with two high-rise rental apartment buildings with common underground parking. The buildings, which were constructed in

1971, are in good condition. Two points of vehicular access are provided from McMurray Avenue.

- 2.2 To the north, across Grange Street, are established single- and two-family neighbourhoods. To the west, across McKercher Avenue (barricaded portion of road), is a place of public worship (West Burnaby United Church). To the east, across McMurray Avenue, are high-rise multiple-family residential developments. To the south, across Hazel Street, are high-rise mixed-use developments that front Kingsway and Hazel Street (The Spectrum and Centre Point).

It is noted that the adjacent property to the west at 6050 Sussex Avenue (West Burnaby United Church) and portion of McKercher Avenue road right-of-way are the subject of a rezoning application, Rezoning Reference #14-44, for which the development concept involves consolidation of the site and redundant road right-of-way in order to permit a mixed-use development that encompasses a single high-rise apartment tower with a low-rise component oriented towards Hazel Street, and a new place of public worship oriented towards Sussex Avenue and Grange Street.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located within Sub-Area #1 of the Metrotown Development Plan (see *attached* Sketch #2). The adopted Plan designates the subject site for higher-density multiple-family residential development under the RM5s Multiple Family Residential District. In line with development under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for a reduced parking standard, given its intended use as a purpose-built rental building and strategic location in relation to the Metrotown core area and nearby Metrotown SkyTrain station. The provision of an acceptable Transportation Demand Management (TDM) strategy for the site will be required to support this parking standard.
- 3.2 The existing improvements within the development site were largely approved by Council under Rezoning Reference #15/69, which allowed for the development of two apartment buildings with common underground parking, based on a maximum allowable density of 2.14 FAR. The tower oriented towards Hazel Street (Tower A) is 18 storeys in height and contains 141-rental apartment units; the tower oriented towards Grange Street (Tower B) is 15 storeys in height and has 117-rental apartment units. In total, the existing improvements to be retained within the development site provides for 258 rental apartment units. A parking standard of 1.27 parking spaces per unit was also approved for the existing development under the above noted rezoning.

Most recently, under Preliminary Plan Approval #12-47 and #13-51, improvements were made to the common underground parking area and surface to provide a more updated

landscape treatment, including lawn and residential amenity space. A building permit has also recently been issued for building envelope work (Building Permit #14-1051).

#### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning from the CD Comprehensive Development District (based on the RM5 Multiple Family Residential District) to the Amended CD(RM5s Multiple Family Residential District) in order to pursue an in-fill development that encompasses a third rental apartment building within the site, a reconfiguration of the parking areas to provide full underground parking, and an improvement to the overall site's relationship to its three street frontages – Hazel Street, Grange Street and McMurray Avenue. As the proposal is for additional purpose-built (protected) rental units, a reduction to the established parking standard may be sought in connection with the subject rezoning application.

In accordance with the CD (RM5s) District, the applicant could achieve a maximum residential density of 5.0 FAR, inclusive of the available 1.6 amenity density bonus. The unused portions of density made available through rezoning are as follows:

- up to 1.26 FAR (base + supplementary base density)
- up to 1.6 FAR (density bonus + supplementary density bonus)

In summary, the total additional density available to the proposed in-fill development is 2.86 FAR. The Legal Department will be requested to provide an estimate of value (\$ per sq. ft. buildable) for the bonused density. The value of the amenity density bonus to be derived from the development to contribute to future amenities in Metrotown will be provided in a further report to Council.

- 4.2 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:
- construction of Hazel Street to its final Town Centre standard;
  - construction of McMurray Avenue to its final Town Centre standard;
  - construction of Grange Street to its final Town Centre standard (construction of south side only);
  - contribution to a future pedestrian signal at McMurray Avenue and Hazel Street; and,
  - storm, sanitary sewer and water main upgrades as required.

Required road dedications from Hazel Street, Grange Street and McMurray Avenue will be determined by a detailed road geometric and outlined in a future report to Council. The above noted road geometric and future report to Council will also discuss the

potential closure of redundant portions of McMurray Avenue (cul-de-sac crescent) for consolidation with the development site. The McMurray Avenue road closure would be transferred to the site, given that necessary road dedications would exceed the road closure area.

- 4.3 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit required.
- 4.4 Due to this site's proximity to Grange Street and Kingsway, a noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.5 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided.
- 4.6 Subdivision with road dedication is required.
- 4.7 An on-site Stormwater Management Plan will be required for the new development.
- 4.8 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system is required.
- 4.9 Compliance with the Burnaby Solid Waste and Recycling guidelines is required for the new development, including the provision of an appropriately screened garbage handling and recycling holding area.
- 4.10 Applicable Development Cost Charges include:
  - a) Parkland Acquisition Charge.
  - b) GVS & DD Sewerage Charge.
  - c) School Site Acquisition Charge.
- 4.11 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.12 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing to a Public Hearing.

## 5.0 RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

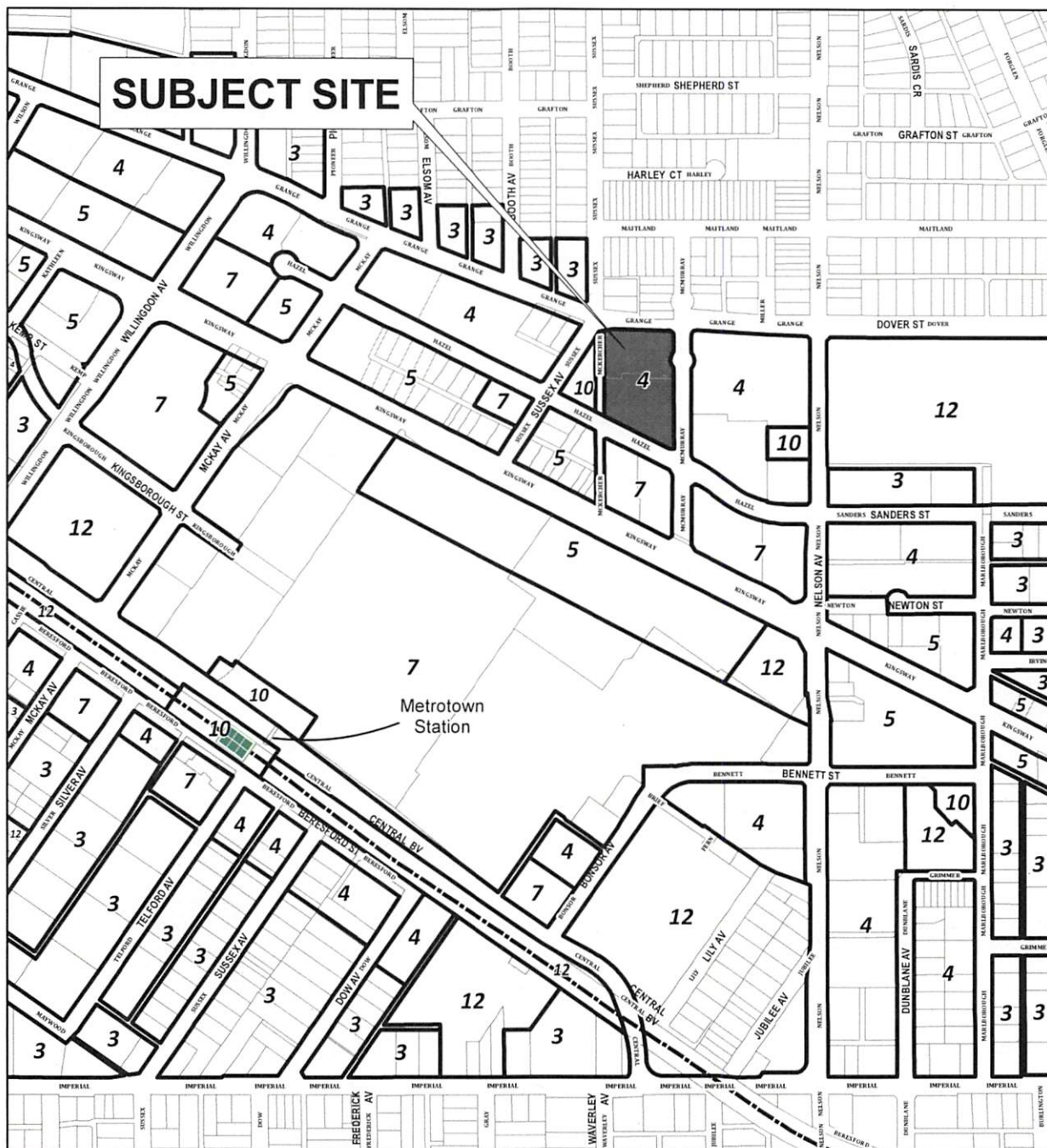
*LP.* ZT:tn  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk

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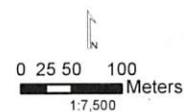
- |  |                                      |
|--|--------------------------------------|
| 2 Low Density Multiple Family Residential    | 7 High Density Mixed Use             |
| 3 Medium Density Multiple Family Residential | 10 Institutional                     |
| 4 High Density Multiple Family Residential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



Planning and Building Dept

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## Metrotown Plan



Sketch #2



**Bentall  
Kennedy**

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March 2, 2015

Mr. Lou Pelletier  
Director of Planning  
Planning & Building Department  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V8T 5K6

Dear Mr. Pelletier:

**Re: Rezoning Letter of Intent  
4769 Hazel Street and 4758 Grange Street**

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We are submitting an application to the City of Burnaby to consider the rezoning of the properties at 4769 Hazel Street and 4758 Grange Street from the current CD Comprehensive Development District (based on RM-5 Multiple Family Residential District guidelines) to an Amended CD Comprehensive Development District based on RM-5s Multiple Family Residential District and Metrotown Centre Development Plan guidelines.

The intent of the rezoning is to allow for the development of an infill market rental residential tower on an underutilized portion of the site, while retaining the two existing market rental towers.

Thank you for your consideration of this rezoning request. We look forward to working collaboratively with the City to achieve approval for this application.

Sincerely,

bcIMC Realty Corporation (Owner)

**Bobby Tam**  
AUTHORIZED SIGNATORY FOR bcIMC REALTY CORPORATION  
  
DIRECTOR, INVESTMENT MANAGEMENT  
BENTALL KENNEDY (CANADA) LP