

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #15-01
2015 MAY 25

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Amacon Development (Imperial) Corp.
500 – 856 Homer Street
Vancouver, BC V6B 2W5
(Attn: Simon Taylor)
- 1.2 Subject:** Application for the rezoning of:
Lots 1, 4 & 5, DL 152, Group 1, NWD Plan 1292; Lot A, DL 152,
Group 1, NWD Plan 1292
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM5s Multiple
Family Residential District and Metrotown Town Centre
Development Plan as guidelines)
- 1.3 Address:** 6750 Dunblane Avenue, 5025 Imperial Street and 6729/6789
Marlborough Avenue
- 1.4 Location:** The subject site is located on Imperial Street, between Dunblane and
Marlborough Avenues (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Imperial Street of
approximately 71.3 m (233 ft.), a frontage on Dunblane Avenue of
approximately 38.2 m (125 ft.), a frontage on Marlborough Avenue
of approximately 58.3 m (191 ft.), and an area of approximately
3,441.3 sq. m (37,043 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
a high-rise apartment tower with street-oriented townhouses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject development site encompasses four properties at 6750 Dunblane Avenue, 5025 Imperial Street and 6729/6789 Marlborough Avenue. The properties are occupied by older apartment buildings, which are described as follows:

- 6750 Dunblane Avenue - older 8-unit, three-storey apartment building that was constructed in 1954. The building is currently vacant due to fire damage;
- 5025 Imperial Street - older 23-unit, three-storey apartment building in fair condition that was constructed in 1969;
- 6729 Marlborough Avenue - older 8-unit, three-storey apartment building in poor condition that was constructed in 1959; and,
- 6789 Marlborough Avenue - older 8-unit, two-storey apartment building in fair condition that was constructed in 1957.

Directly to the north is a single-family dwelling and three-storey apartment building, beyond which are low-rise apartment buildings. To the east (across Marlborough Avenue) and west (across Dunblane Avenue) are low-rise apartment buildings. To the south across Imperial Street is a newer low-rise multiple-family residential development and older single-family dwellings.

It is noted that there are a number of high-density multiple-family residential developments that are currently advancing through the development approvals process or under construction in proximity to the subject site, including but not limited to The Met 1 and 2 (Rezoning References #10-29 and #12-15); The Park (Rezoning Reference #13-17); and, Midori Residences (Rezoning Reference #13-14).

3.0 BACKGROUND INFORMATION

The subject site is within Sub-Area 6 of the Metrotown Town Centre Development Plan (see *attached* Sketch #2). The adopted Plan designates the subject site for higher-density multiple-family residential development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline. 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 the available 's' category parking standard of 1.1 spaces per unit given its strategic location in relation to the nearby Metrotown and Royal Oak SkyTrain stations, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and the Metrotown Town Centre Development Plan guideline) in order to permit the construction of a high-rise apartment tower with street-oriented townhouses on Marlborough Avenue and Imperial Street, with full underground parking.

In accordance with the CD (RM5s) District, the applicant would achieve a maximum residential density of 4.88 FAR, inclusive of the available 1.6 amenity density bonus.

The Legal and Lands Department will be requested to provide an estimate of value (\$ per sq. ft. buildable) for the bonused density.

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 Dunblane Avenue to its final Town Centre standard (local road) with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
- construction of Marlborough Avenue to its final Town Centre standard (local road) with separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;
- construction of Imperial Street to its final standard (collector road) with cycle track, separated sidewalks, street trees, enhanced boulevard and street and pedestrian lighting;
- provision for future pedestrian signal improvements at Imperial Street and Marlborough Avenue; and,
- storm, sanitary sewer and water main upgrades as required.

Required road widening dedications include a 2.4 m dedication along Imperial Street. A 2.2 m statutory right-of-way on Imperial Street is also required for a separated sidewalk. Pedestrian access to the site will be from Imperial Street, Dunblane Avenue and Marlborough Avenue. Vehicular access will be from Marlborough Avenue.

- 4.3 A tree survey of the site will be required to determine whether any existing trees are suitable for retention. The removal of trees over 20 cm (8 inches) in diameter will require a tree removal permit.
- 4.4 Due to the subject site's proximity to Imperial Street, a noise study is required to ensure compliance with the Council adopted sound criteria.
- 4.5 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.
- 4.6 Required covenants will include, but not be limited to, a restriction on the enclosure of balconies, provision that handicap accessible stalls remain as common property, and to ensure compliance with the approved acoustical study.
- 4.7 Submission of a Green Building strategy for the site is required.
- 4.8 Subdivision (consolidation) with road dedication is required.

- 4.9 Given the area of the development is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.10 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered Sediment Control System is required.
- 4.11 The provision of a covered car wash facility will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.12 Compliance with the Burnaby Solid Waste and Recycling guidelines is required, including the provision of an appropriately screened garbage handling and recycling holding area. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.13 The provision of an approved on-site residential loading facility is required.
- 4.14 Submission of a tenant assistance plan.
- 4.15 Applicable Development Cost Charges include:
 - a) Parkland Acquisition Charge
 - b) GVS & DD Sewerage Charge
 - c) School Site Acquisition Charge
- 4.16 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.

LR
ZT:spf
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

0 25 50 100
Meters
1:7,500

Sketch #2

A M A C O N

Amacon Development (Imperial) Corp
Suite 500 – 856 Homer Street
Vancouver, BC, V6B 2W5
604 602 7700

25th of February, 2015

Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC, V5G 1M2


Re: Rezoning Letter of Intent
6750 Dunblane Avenue, 5025 Imperial Street, 6729 & 6789 Marlborough Avenue
Metrotown Town Centre Development Plan

Dear Sir,

I, Simon Taylor of Amacon, have submitted this application to rezone 6750 Dunblane Avenue, 5025 Imperial Street, 6729 Marlborough Avenue and 6789 Marlborough Avenue from the current RM-3 zone to the CD Comprehensive Development District utilizing the RM5s Multiple-Family Residential District and the Metrotown Town Centre Development Plan as guidelines. The intent of this rezoning application is to develop a high-rise residential condominium tower with ground oriented townhouses fronting Marlborough Avenue and Imperial Street.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Simon Taylor
Development Manager

Amacon Development (Imperial) Corp.