



Item
Meeting 2015 May 25

COUNCIL REPORT

TO: CITY MANAGER 2015 May 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-19
Two High Rise Apartment Buildings with Townhouses and Low Rise Commercial Podium

ADDRESS: 6380 and 6420 Silver Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lots 72 and 73, DL 153, Group 1, NWD Plan 28967

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional District, and Metrotown Town Centre Development Plan Guidelines, and in accordance with the development plan entitled "6380 & 6420 Silver Avenue" prepared by IBI/HB Architects)

APPLICANT: Belford Properties Ltd.
788 – 601 West Broadway
Vancouver, BC V5Z 4C2
(*Attention: Bryan Zhang*)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 June 23.

RECOMMENDATIONS:

1. **THAT** the adjustment to the Metrotown Town Centre Development Plan, as outlined in Section 3.1 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 June 01, and to a Public Hearing on 2015 June 23 at 7:00 p.m.
3. **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, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- e. The utilization of an amenity bonus through the provision of a \$15,877,726 cash in-lieu contribution in accordance with Section 3.4 of this report.
- f. The dedication of any rights-of-way deemed requisite.
- g. The consolidation of the net project site into two legal parcels.
- h. The granting of any necessary statutory rights-of-way, easements and/or covenants including provision of an east-west mews through the site from Silver Avenue to the lane, as outlined under Section 3.8 of this report.
- i. The granting of any necessary Covenants, including but not necessary limited to, Section 219 Covenants:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - guaranteeing the provision and maintenance of public art;
 - providing for future air space parcels covering both the commercial and residential components to ensure that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as an integrated development;
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;

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- ensuring compliance with the approved acoustic study;
 - ensuring the provision and ongoing maintenance of EV cars and EV plug-in stations;
 - ensuring the provision and ongoing maintenance of end-of-trip facilities; and,
 - restricting the use of guest rooms.
- 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 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. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- p. The review of on-site residential and commercial loading facilities by the Director Engineering.
- q. The submission of an acoustic study to ensure compliance with the Council-adopted sound criteria.
- r. The undergrounding of existing overhead wiring abutting the site.
- s. The provision of a public pedestrian walkway statutory right-of-way from Silver Avenue to the lane, including the construction of a concrete walk and lighting to the approval of the Director Engineering.
- t. The submission of a comprehensive sign plan.
- u. The submission of a tenant assistance plan.

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- v. The deposit of the applicable Parkland Acquisition Charge.
- w. The deposit of the applicable Metrotown Public Open Space Charge.
- x. The deposit of the applicable GVS & DD Sewerage Charge.
- y. The deposit of the applicable School Site Acquisition Charge.
- z. 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 this rezoning is to permit the construction of two high-rise apartment towers (26 and 41 storeys), with low-rise townhouse, retail, childcare, and office components.

2.0 BACKGROUND

- 2.1 On 2014 July 21, Council received the report of the Planning and Building Department regarding the rezoning of the subject development site, which encompasses 6380 and 6420 Silver Avenue, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.2 The site is comprised of two lots at 6380 and 6420 Silver Avenue (see *attached* Sketches #1 and #2), which are zoned RM3 Multiple Family Residential District. The site is currently occupied by two older apartment buildings, each 3 storeys in height, constructed in the early 1960s, with 38 units and 71 units respectively. Across Beresford Street to the north of the site is the Metrotown SkyTrain Station; to the east across the lane is the recently completed "MetroPlace" high-rise mixed-use development (Rezoning Reference #08-05), to the south are existing older three storey apartment buildings; and, to the west is the "Silver" high-rise mixed use development that is nearing occupancy.
- 2.3 The Metrotown Town Centre Development Plan designates this overall site for high density apartment development under the CD Comprehensive Development District, utilizing the RM5s Multiple Family Residential District as a guideline. In terms of the

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governing allowable density for the site, the maximum allowable residential floor area ratio would be 5.0 FAR applicable to the net site, which is inclusive of the proposed use of the 1.6 FAR amenity bonus, as noted in Section 3.4 of this report. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit given its strategic location in relation to the nearby Metrotown SkyTrain station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

- 2.4 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres 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 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 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 and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies.

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

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

3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for two residential apartment buildings with low-rise street-oriented commercial and residential components. The development for the north apartment building measures 41-storeys in height, which includes a 6 ½ storey commercial office, retail and institutional podium with frontages on Beresford Street and

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Silver Avenue. The south apartment building measures 26 storeys in height, with a three storey townhouse component, oriented towards Silver Avenue and the proposed east-west mews.

With regard to the commercial/institutional component of the development, it is considered minor, desirable and supportable, given the future direction articulated for Beresford Street as a public art walk/celebratory street and the site's proximity to the Metrotown SkyTrain station. As such, a minor amendment to the Metrotown Town Centre Development Plan is necessary to acknowledge the proposed commercial and institutional uses. With regard to the proposed mix of commercial/institutional uses within the development's podium, the ground floor is intended for a range of retail and service-commercial uses (10,758 sq.ft.), the second floor is intended to be a mix of restaurant (14,882 sq.ft.) and childcare uses (approx. 5,000 sq.ft. for approximately 37 children), with two and a half levels of office above (53,724 sq.ft.). At this time, as a specific operator and number of children has not been identified, and the necessary review by Fraser Health Authority has not been undertaken. A further more detailed rezoning application would be submitted at a later date for the proposed childcare facility.

- 3.2 Overall, the subject proposal is considered to embody exceptional 'urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality; thus meeting the high standard for such development in the City's town centre areas. As noted, the proposed development plan is for two high-rise apartment towers of 26 and 41 storeys in height with a low-rise office, institutional and retail podium oriented towards Silver Avenue and Beresford Street. The proposed development concept provides a high level of urban design at ground level through engaging street oriented retail and second floor restaurant uses along Beresford Street and its intersection with Silver Avenue. Further down Silver Avenue the development form engages with the ground plane through a low rise (3 storey) townhouse form. The towers themselves are a marked contrast from the other architecturally significant buildings proposed and constructed along Beresford Street, in that the design for the subject site is intended to be 'natural' in its form and materiality, contrasting the more modern character of surrounding developments. This natural form is punctuated in the site's use of terracotta panels that are present in an organized fashion along the podium, and then randomly ascend each tower terminating in a glass and terracotta lanterns reminiscent of the Coastal Mountain range.

To complement the public realm concept at ground level, a multi-layered landscape amenity concept is proposed for both the ground floor and podium deck levels. At the ground floor level a new central mews/lane is proposed connecting Silver Avenue to the lane east of the site. This mews will provide pedestrian and vehicular access through the site and will be constructed with special paving materials, landscaped boulevards and pedestrian scale lighting, and is intended to carry forward the mid-block pedestrian walkway achieved to the east with the MetroPlace development under Rezoning Reference #08-05. At the podium level, distinctive and separate landscape and amenity

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features to serve residents, office employees and childcare users include, children's play areas, garden plots, and seating areas. In addition to the amenities located within the podium level amenity deck, both towers are designed with rooftop amenity decks complete with glazed windscreens, specimen trees and fixed customized seating. However, most significant is the continuation of the Beresford Art Walk, complete with widened sidewalks, outdoor seating, rain gardens and the submission of a signature art piece. Overall, the subject proposal is considered to exemplify exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expected for 's' Category development in the City's Town Centre areas.

- 3.3 A total of 479 apartment units are proposed. All required residential and commercial parking is proposed to be located underground. Residential and commercial access for the northern tower is proposed to be taken from the east lane. Residential access for the southern tower is proposed from the internal mews.**

The development proposal meets the required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per residential unit (0.1 of which is for visitor parking) and 1 space per 70 m² (750 sq.ft.) of commercial gross floor area. To support the residential and commercial parking ratio, the developer has also provided for transportation alternatives. First, given the subject site's proximity to the Metrotown SkyTrain Station, the developer is providing 72 (15% of total residential units provided) transit passes (two zones) for two years to be made available to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking. Finally, the development will provide 48 Electric Vehicle (EV) plug-in stations (10% of off street residential parking) including all necessary wiring, electrical transformer and mechanical ventilation modifications, as well as 5 electric vehicles to be owned, operated and maintained by the future strata corporation. This arrangement would provide greater access to alternative transportation for a greater number of residents in that the cars would be for the exclusive use of the development's residents, with ownership resting with the strata corporation. Moreover, by providing a significant number of EV plug-ins, electric vehicle ownership in a multi-family context is facilitated, thus further enabling sustainable transportation choices. A Section 219 Covenant and sufficient security will be required to guarantee the provision and ongoing maintenance of Electric Vehicles and EV Plug-in stations.

The developer has also agreed to pursue green building design by committing to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating or equivalent.

- 3.4 Given the site's Town Centre location, the applicant is proposing to utilize the supplemental amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR, which translates into 134,557 sq.ft. of additional gross floor area (GFA) included in the development proposal. The Legal and Lands Department has established the value of the density bonus to be \$118**

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per sq.ft. buildable for a total value of \$15,877,726 (subject to legal survey). In accordance with Council's adopted Community Benefit Bonus Policy, it is recommended that the community benefit funds be received as an undesignated cash contribution-in-lieu for the future provision of a community benefit.

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. Of the \$15,877,726 associated with the subject amenity bonus, \$12,702,811 (80%) would be allocated to the Metrotown Town Centre Account. The remaining \$3,175,545 (20%) would be directed to the City-wide Housing Fund.

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

- construction of Beresford Street "Art Walk" to its final standard with separated sidewalks, street trees, rain gardens, street and pedestrian lighting with related public amenities;
- construction of Silver Avenue to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
- improvement to the existing north south lane adjacent the site as necessary, including the provision of pedestrian lighting;
- construction of a new east-west mews for vehicular and pedestrian movement through the site to be protected by statutory right-of-way;
- undergrounding of overhead lines abutting the property of the site on Beresford Street, Silver Avenue and the east lane; and,
- storm, sanitary sewer and water main upgrades as required.

3.6 A 10.06 m (33 ft.) dedication, equalling 617.50 m² (6,647 sq.ft.) in area, is required along the Beresford Street frontage to accommodate the road's ultimate widening to 20.12 m (66 ft.). Given the considerable dedications required from the site, it is proposed that the development density related to the required 10.06 m dedication (617.5 m² area) on Beresford Street be contributed to the net development site. This will be achieved by the transfer of the road dedication to the City at no cost as a fee simple parcel, with dedication of the parcel as road to follow, and to be consistent with the approach taken for other sites along Beresford Street in the area.

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No road dedication is required on Silver Avenue. A statutory right-of-way to ensure public vehicular and pedestrian access is required for the east-west mews, connecting Silver Avenue to the north/south lane with separated sidewalk, enhanced boulevard and street trees on the south side and abutting sidewalk on the north side.

- 3.7** The developer is providing 96 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. A total of 10 handicapped parking stalls have been provided in relation to the residential components of the development (7 spaces within the north apartment building; 3 spaces within the south apartment building). All of the stalls are located within the underground residential parking areas. Residential handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.8** Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant guaranteeing the provision and maintenance of public art;
 - 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;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of electric vehicles and EV plug-in stations, and to ensure that they remain common property;
 - Section 219 Covenant restricting the use of guest rooms;
 - Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of End of Trip facilities; and,
 - Statutory right-of-way guaranteeing public pedestrian and vehicular access to the proposed east west mews indicated on the development plans.
- 3.9** Due to the proximity of the subject site to the Expo SkyTrain Line and Central Boulevard, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.

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- 3.10 Provision of five separate car wash stalls is required.**
- 3.11 As the site will be fully excavated for development an arbourist'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.**
- 3.12 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.**
- 3.13 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis, after Final Adoption, for the necessary Preliminary Plan Approval and Building Permit.**
- 3.14 Bicycle storage space surface parking racks are to be provided for the residential and commercial tenants and visitors of the development.**
- 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 and commercial loading management plan to the approval of the Director Engineering is required.**
- 3.17 A site profile application is not required given the site's past residential use.**
- 3.18 A Comprehensive Sign Plan detailing sign numbers, locations sizes and attachment details will be required.**
- 3.19 The submission of a Tenant Assistance Plan is required in line with Council's adopted policy.**
- 3.20**
- a) Parkland Acquisition Charge of \$3.55 per sq.ft. of residential gross floor area**
 - b) School Site Acquisition Charge of \$600.00 per unit**
 - c) GVS&DD Sewerage Charge of \$590.00 per apartment unit**
 - d) Metrotown Public Open Space Charge of \$0.50 per sq.ft. of commercial floor area**

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4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area:	-	7,812.7 m ² (84,098 sq.ft.)
Density Transfer (Future Road/City Lot)	-	617.5 m ² (6,647 sq.ft.)
Net Site:	-	7,195.2 m ² (77,451 sq.ft.)

Net Site for Calculation of Density	-	7,812.7 m ² (84,098 sq.ft.) (subject to detailed survey)
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4.2 Density

Permitted and Provided

Residential Floor Area Ratio FAR	-	5.0 FAR.(inclusive of 1.6 FAR amenity bonus)
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Commercial Floor Area Ratio (FAR)	-	1.3 FAR
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Institutional Floor Area Ratio (FAR)	-	0.06 FAR
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COMBINED TOTAL F.A.R.	-	6.36 FAR
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Residential Gross Floor Area (GFA)	-	39,063.5 m ² (420,490 sq.ft.) (inclusive of 134,557 sq.ft. amenity bonus)
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Residential Amenity Space	-	1,890.6 m ² (20,351 sq.ft.) (exempted from FAR calculations)
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Adaptable Unit Exemption (20 sq.ft. / unit)	-	178.4 m ² (1,920 sq.ft.)
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Commercial Gross Floor Area (GFA)	-	10,156.5 m ² (109,327 sq.ft.)
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Institutional Gross Floor Area (GFA)	-	464.5 m ² (5,000 sq.ft.)
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COMBINED TOTAL GFA	-	49,684.5 m ² (534,817 sq.ft.) (excluding 20,351 sq.ft. of amenity space and 1,920 sq.ft. of adaptable unit area exemptions)
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Site Coverage:	-	55%
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4.3 <u>Height</u> (all above grade)	-	6 ½ storey retail, amenity, institutional and office podium fronting Beresford Street and Silver Avenue
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- 3 storey townhouses fronting Silver Avenue and internal mews
- 41 storey high-rise apartment tower fronting Beresford Street inclusive of a 6 ½ storey podium
- 26 storey high-rise apartment tower fronting Silver Avenue

4.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
Tower 1 (Beresford St.)	
37 Studio	495 – 597 sq.ft.
50 Studio (Adaptable)	540 – 550 sq.ft.
50 1 Bedroom + Den	603 – 609 sq.ft.
79 2 Bedroom	788 – 828 sq.ft.
52 2 Bedroom + Den	883 – 895 sq.ft.
1 3 Bedroom	1,049 sq.ft.
16 3 Bedroom + Den	1,045 - 1,340 sq.ft.

TOTAL: 285 High Rise Apartment Units

Tower 2 (Silver Ave.)

46 Studio	495 – 597 sq.ft.
46 1 Bedroom + Den (Adaptable)	651 – 658 sq.ft.
46 2 Bedroom	859 – 937 sq.ft.
23 2 Bedroom + Den	916 sq.ft.
23 3 Bedroom	1,045 sq.ft.
4 3 Bedroom + Den	1,143 – 1,291 sq.ft.

TOTAL: 188 High Rise Apartment Units

Townhouses

3 2 Bedroom	1,170 – 1,188 sq.ft.
3 3 Bedroom + Den	1,312 sq.ft.

TOTAL: 6 Townhouse Units

TOTAL UNITS: 479 UNITS

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4.5 Parking

Vehicle Parking

Residential Parking

	<u>Required</u>	<u>Provided Spaces</u>
479 Units @ 1.1 spaces/unit	- 527 (inclusive of 48 visitor spaces, 10 handicapped parking stalls and 48 EV plug-in stations)	528
Car Wash Stalls	- 5	5
Electric Vehicles	- 5	5
Residential Loading	- 2	2

Commercial Parking

	<u>Required</u>	<u>Provided Spaces</u>
92,039 sq.ft. retail/office @ 1 space / 750 sq.ft.	- 123	123
365 seat restaurant @ 1space / 5 seats	- 73	73
Commercial Loading	- 4	4

Childcare Parking

	<u>Required</u>	<u>Provided Spaces</u>
6 employees + 37 children @ 1 space / 2 employees + 1 space/ 10 children	- 7	7

Bicycle Parking

	<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 479 units	- 958 lockers	958 lockers
Visitor - 0.2/unit @ 479 units	- 96 spaces	96 spaces
Commercial – 10% of required parking	- 20 spaces	20 spaces

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4.6 Communal Facilities
(Excluded from FAR Calculations)

Communal facilities for residential tenants are located on the ground floor of both buildings, the second and eighth floor, and roof deck areas above the commercial/office podium. Amenities include amenity lobbies with seating area and concierge; multi-purpose meeting/media/games rooms; fitness rooms; swimming pool and spa; badminton court; virtual golf, music rooms, study/work centre area and outdoor seating, garden and children's play areas. The total internal amenity area measures 1,890.6 m² (20,351 sq.ft.), which is permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw. The applicant will also commission a substantial public art installation on the Beresford Art Walk as a requirement of the rezoning application.


Lou Pelletier, Director
PLANNING AND BUILDING

JBS:spf
Attachments

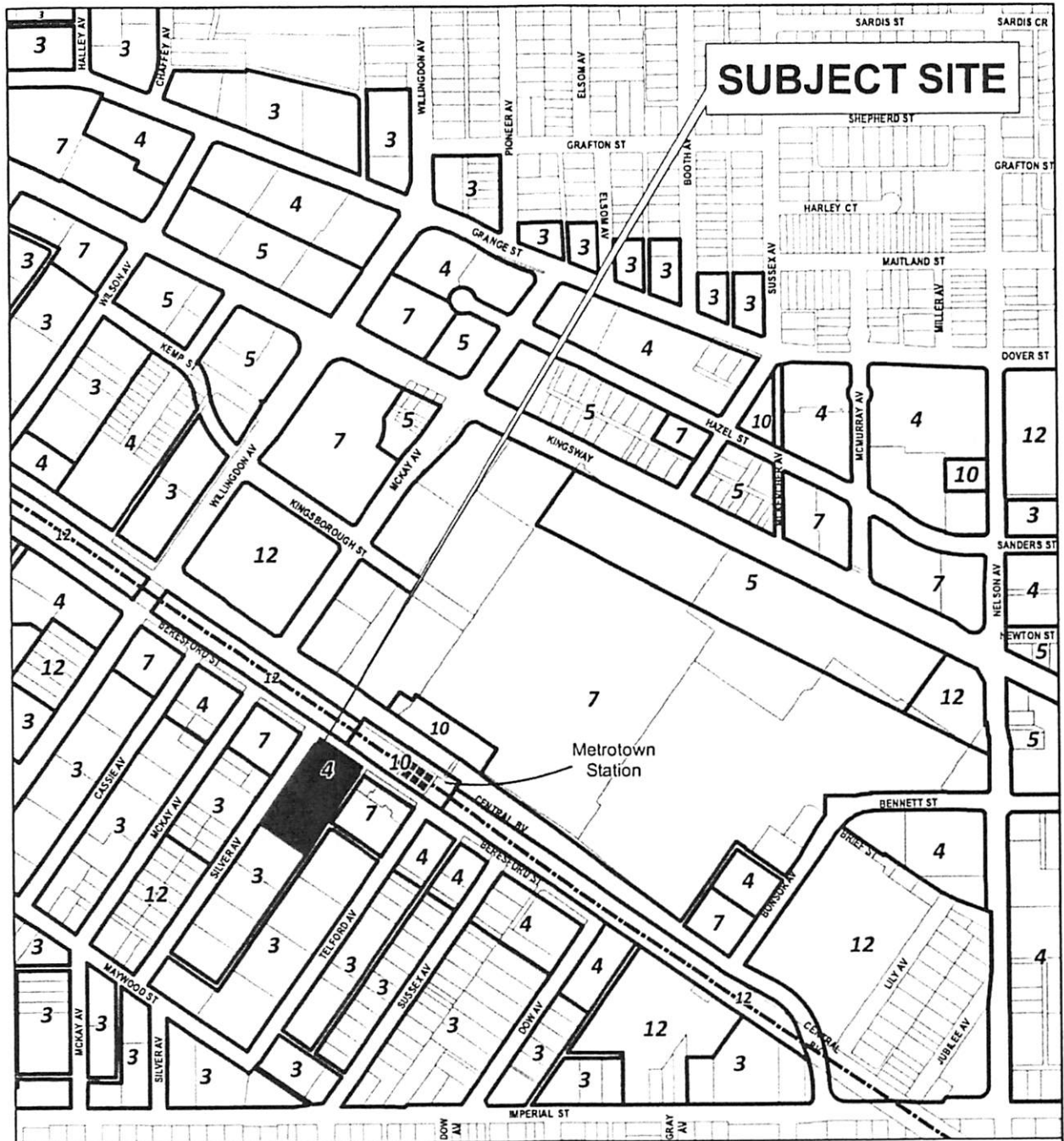
cc: Director Finance
Director Parks, Recreation and Cultural Services
Director Engineering
City Solicitor
City Clerk

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Subject Site

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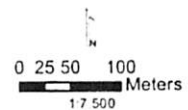
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| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
|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



Planning and Building Dept

Printed on July 8, 2014

Metrotown Plan



Sketch #2